Serial No. 5589 Circle:-:Danapur Book No. :- 1 Deed No. 5121

Serial No. 5589 Deed No. 5121

Govt. of Bihar
District Registry Office ,Patna
Summary of Endorsement

This document was presented for registration on **26/04/2024** by **Narmada Devi**
A stamp duty of Rs. **1210140**/- and other fees of Rs. **47025**/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. **5121** in Book No. **1**, Volume No. **120** on pages from **242** to **266** and has been preserved in total **25** pages in C.D. No. **19** / Year **2024**

26/4/2024

Signature with Date
(**Dhananjay Kumar Rao**)
Registering Officer, **Patna**

Date: 26/04/2024 Token No: 5716 /2024

Kumari Aditya 26/04/24

Jairam Prasad 26/04/24

Sangita Kumari 26/04/24

Narmada Devi 26/04/24

DEVELOPMENT AGREEMENT

This development agreement is executed and entered on 26th day of April, 2024.

BETWEEN

(I) SMT. NARMADA DEVI, *aged about 62 years, Wife of Sri Satyendra Kumar Sharma, resident of Village- Maour, P.O.- Maour, P.S.- Barbigha, District- Munger, now Sheikhpura, hereinafter referred to as the land owner No.1 (which expression shall unless excluded, by or repugnant to the context be deemed to include it's successors in interest, executors, administrators and assigns)*

PAN.-ADGPD3066N ***Mobile No.-8987134151***

Aadhar No.-3471 6108 3172

26/4

***(II) SRI JAIRAM RAJAK ALIAS JAIRAM PRASAD**, aged about 55 years, Son of Sri Janki Ram alias Janki Prasad, Resident of Village-Rupaich, P.O.- Usri, P.S.- Mehandia, District- Arwal, herein referred to Land Owner No.-2 (which expression shall unless excluded, by or repugnant to the context be deemed to include it's successors in interest, executors, Administrators and assigns)*

PAN.-AGTPP1577G** **Mobile No.-9931823220

Aadhar No.-7637 3531 2819

(III) SMT. SANGITA KUMARI**, aged about 51 years, Wife of Sri Jairam Prasad, resident of Village- Rupaich, P.S.- Mehandia, P.O.- Usari, District- Arwal hereinafter referred to Land Owner No.-3 (which expression shall unless excluded, by or repugnant to the context be deemed to include it's successors in interest, executors, administrators and assigns) of the **FIRST PART.

PAN.-ADLPK4188K** **Mobile No.-9939868660

Aadhar No.-8843 6938 7175

AND

***VANASTHALI HOME LLP**, having **LLPIN AAO- 1833** at Flat No.202, Tinku's K.D, Vihar Apartment, East Boring Canal Road, P.O.- G.P.O, P.S.- Srikrishnapuri, Patna- 800001, Bihar through its partner LLP, **SRI KUMAR ADITYA**, aged about 28 years, Son of Rajesh Kumar, Resident of Hai Tower, Friends Colony, Ashiananagar, Town and District- Patna, Pin.-800025, authorized through board resolution dated **25.04.2024** by all the partners of LLP. herein referred to as the developer/ Builder (which expression shall unless excluded, by or repugnant to the context be deemed to include it's successors in interest, executors, administrators and assigns).*

Kumar Aditya 26/04/24

Jairam Prasad 26/04/24

Sangita Kumari 26/04/24

Nawada Devi 26/04/24

The aforesaid VANASTHALI HOME LLP and its partners jointly referred to as the Developer of the **SECOND PART.**

PAN.-AARFV3499H **Mobile No.- 9108768540**

Aadhar No.-5964 1445 6364.

VANASTHALI HOME LLP
Kumar Aditya
Designated Partner

WHEREAS, the land owners No. (I), (II) and (III) are owning and possessing the land of different dimensions described in Schedule-I of the Development Agreement as Serial No.1, 2 and 3 respectively of Schedule-I of this deed.

AND WHEREAS, the land owner of the Land owner No. One (1) of Schedule-I property through registered Deed of Absolute Sale Vide Deed No.-2432, Book No.-1, Volume No.-24, Page No.-478 to 485 dated 18/04/1984 from Sri Jagdish Singh, Sri Surendra Prasad and Sri Birendra Prasad, all residents of Village- Mustafapur, P.S.- Danapur, District- Patna and since the date of purchase she is owning and possessing the same as absolute and exclusive owner and she has mutated her name in the State of Serista, Circle Office Danapur and land revenue receipt is being issued in her name through Bhag Vartman-7, Prishta No.-61091, Jamabandi- No.**546/671** and land revenue is being paid to the Bihar Government through the Circle officer Danapur.

Laxmi Prasad

The land owner No. (II) has acquired the land described in Serial No.(II) of Schedule-I through registered Deed of Absolute Sale Vide Deed No.4050, Book No.-1, Volume No.-345, Page No.-516 to 527 date-21/06/2007 from Sri Binod Prasad Singh son of Sri Ramashrya Sharma, resident of Village- Karaut, P.S.- Jehanabad, District- Jehanabad at present residing at

Somitra Kumar

Narendra De Vi

Nasriganj, P.S.- Danapur, District- Patna and since the date of purchase he is owning and possessing the same as absolute and exclusive owner and he has mutated his name in the State of Serista, Circle Office Danapur and land revenue receipt is being issued in his name through Bhag Vartman-20, Prishta No.-58550, Jamabandi No.**2189** and land revenue is being paid to the Bihar Government through the Circle officer Danapur.

AND

The land owner No. (III) has acquired the land described in Serial no. (III) of the Schedule-I through registered Deed of Absolute Sale Vide Deed No.5673, Book No.-1, Volume No.-372, Page No.-37 to 44 date-28/08/2007 from Sri Upendra Kumar Son of Sri Musafir Sao, Resident of Ashopur, P.O.-Khagaul, P.S.- Danapur constituted attorney of Sri Binod Prasad son of Sri Ramashrya Sharma, resident of Karaut, P.S.-Jehanabad, District- Jehanabad through registered power of attorney, Vide Deed No.-439, Book No.-4, Volume No.-11, Page Nos.-476 to 485, registered at Sub Registration Office, Danapur on 21.06.2007 since the date of purchase he is owning and possessing the same as absolute and exclusive owner and she has mutated her name in the State of Serista, Circle Office Danapur and land revenue receipt is being issued in her name through Bhag Vartman-20, Prishta No.-58292, Jamabandi No.**2188** and land revenue is being paid to the Bihar Government through the Circle officer Danapur.

AND WHEREAS, the Developer of the Second part is LLP Partnership Firm and is a LLP within the 'meaning of LLP Act 2008' registered with ministry of affairs government of India is a

VANASTHALI HOME LLP
Kumar Aditya
Designated Partner

Jeviram Prasad
26/04/24

Namrada Devi Sangita Kumari
26/04/24

corporate body constituted of its partners named above being Limited liability partners of **VANASTHALI HOME LLP**, carrying on the business of Civil Construction Work, Builders, Contractors, Engineers, Erectors, Construction of building houses, Apartment, Structures etc. and other activities related with construction under the name and style of **M/s VANASTHALI HOME LLP** having LLP AAO- 1833 at Flat No.202, Tinku's K.D., Vihar Apartment, East Boring Canal Road, Patna – 800001, Bihar in terms of the LLP Agreement dated 13/02/2019.

VANASTHALI HOME LLP
Kumar Aditya
Designated Partner

AND WHEREAS, the Land Owners aforesaid jointly declared their intention to develop their land total measuring area **35.5625 Decimals** equivariant to **15488.18 Sq.ft.** jointly or with other land if so possible and a multistoried residential-cum-commercial building constructed there over on the cost of the developer and in lieu of the expenses made on the construction there over to share absolutely the construction common area easement land etc.

Lairam Prasad
26/04/19

AND WHEREAS, the land owners jointly declared and represented to the developer:-

i. That the said land is under their exclusive possession with absolute right, title and interest free from all encumbrances to transfer and convey the whole or part of the said land, having a fully marketable title thereby.

Somwara Kumari
26/04/19

ii. That the owners have not created any encumbrances on the said land or any part thereof by way of sale, agreement to sell mortgage, exchange, lease, trust assessment, right, lien,

Manorama Devi
26/04/19

leave and license, permission, rent, possession, charges, or any other encumbrances whatsoever.

iii. That no notice or notification for acquisition / requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Patna Municipal Corporation and earlier by the Patna Regional Development Authority or by state or any of its instrumentality or organization for acquisition or requisition of the said land or any part thereof.

iv. That there is no order of attachment and there are no claims, demands, suits, decrees, injunction orders, notices, petitions or adjudication orders affecting the said land or any part thereof.

v. That apart from the land owners, non-else is entitled to or has any share, right, title and / or interest, over and in respect of the said land or any part thereof in any manner whatsoever.

vi. That the land owners have not entered in the past in any agreement for sale or development of the said land or any part thereof, nor made any arrangement with any one whatsoever regarding the said land or any part thereof.

vii. That there is no dues against the said property of any government department or local body or any Bank or Institution.

AND WHEREAS the aforesaid owners are desirous of getting the said land measuring about **35.5625 Decimals** equivariant to **15488.18 Sq.ft.** more or less developed through some reputed Developer, who can develop and construct at from their resources a multistoried residential-cum-commercial

VANASTHALI HOME LLP
Kuman Aditya
Designated Partner
26/04/17

Laxman Prasad
26/04/17

Nadra Adv Pe Vi
26/04/17

building complex on the said land and to acquire, part of the built-up area in the same building complex in the shape of Flats and Car Parking Spaces as consideration for the same.

AND WHEREAS *the aforesaid Developer offered to develop and construct at its own cost a residential-cum-commercial building complex on the said land hereinafter referred to as the said building and agreed to handover part of the built-up area in the shape of finished residential flats & commercial, Car parking space and/or other constructed area of the said building as consideration, for the said land.*

AND WHEREAS *as a result of negotiations between the parties hereto, the aforesaid owners of the First Part and the aforesaid Developer of the Second Part and on the representations and declarations made by the land owner, as herein recorded, Agreement for development of the said land has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.*

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. *That the land owners agreed on their part to convey their Schedule-I landed property to the Developer for the construction of the entire said multi-storied residential-cum- commercial complex to be named and displayed as* ***"ANJU SUMITRA TOWER"***

VANASTHALI INFRA LLP
Kumar Aditya
Designated Partner
28/04/24

Jeiram Prasad
28/04/24

Sangita Kumari
28/04/24

Narayan Devi
28/04/24

2. The Developer agreed on their part to develop and construct the entire said multistoried building entirely and wholly at from their resources and the owners of the land will not bear any expenses whatsoever in the development and constructions of the said multistoried residential-cum-commercial building. All costs of construction including the cost of water connection, sewerage, electrification, toilets, lift, generator, fire protection measures etc. in the form of complete building will be borne and paid by the developer.

3. As agreed by the Developer to develop and construct a total built-up area as per the sanctioned by competent authority of the said **"ANJU SUMITRA TOWER"** residential-cum- commercial complex, the owner and the developer both agreed to share the total built-up area as per each 50%-50% total built-up share or super built-up area.

i) In pursuance of the aforesaid share of the land owner and developers the allocation of the built-up area in the multistoried building shall be in the manner, given at the foot of this deed.

ii) The owners and their properly appointed nominees(s) or Successor(s) shall solely and exclusively be entitled to the owners area and they shall have absolute right, title and interest over the owners area and shall be fully entitled to use and enjoy the same either themselves individually or collectively.

iii) The developers shall act as an independent Developer in constructing the said building over the Schedule-I landed property of the owners and shall keep the owners and the owners area indemnified from and against all claims and

VANASTHALI HOME LLP
Kumar Aditya
Designated Partner

Jeevan Prasad
26/04/24

Narendra Da Yi Sangita Kumawat
26/04/24

liabilities and the third parties claims and liabilities arising out of any act or omission against the development in or relating to the constructions of the said building.

iv) The construction of the said building will be of first-class quality detailed specification to be attached and will form part of this agreement and if the developer manages to construct any additional area (within the limits of upper floor) more than the above-mentioned total area the Owners and the Developers will share the additional area in the said ratio i.e. 50% to the owners and 50% to the Developers (more fully described in share division which is mentioned in this development agreement).

v) **AND WHEREAS** after the registration of this Development Agreement for building Flats & Commercial spaces the land owner and the developer shall be competent to enter into agreement for sale of proposed flats of their share directly to prospective buyers or any financial institution. This is exclusively for facilitating the buyers of flats for obtaining loan from Bank or other financial institutions for paying to the land owners / developer.

That after the completion of the construction of the building project developer / land owner shall be absolute owners of their respective shares and they will be fully entitled to sell / transfer as per Provisions of Bihar Apartment Ownership Act, 2006 u/s-5(1) & 5(2) and others.

vi) The owners hereby grant to the developer and the developer hereby accepts from the land owners the right to develop the said property more particularly mentioned in the First Schedule-I of this agreement.

VANASTHALI HOME LLP
Kumar Aditya
Designated Partner
26/04/24

Jeevan Prasad
26/04/24

Mohammad Vi Samgita Kumari
26/04/24

vii) That the Developers shall appoint an Architect for drawing and preparing the Map Plan, designs, drawings and elevation of the intended building complex to be constructed on the said property, all expenses to be incurred and fees to be paid to the said architect shall be paid and borne by the developer. It is further agreed and settled that the Developers shall develop the said property ensuring the construction to the maximum permissible F.A.R to the building sanctioning authority i.e. Patna Municipal Corporation, Patna or other competent authority. The developers would also hand over a copy of the planned project map to the owners.

viii) The Developer and the owners have jointly shared based on the total land area of **35.5625 Decimals** equivariant to **15488.18 Sq.ft. more or less of the said property and the** presently permissible F.A.R, as per Patna Municipal Corporation building By-Laws, RERA or other competent authority, and it shall be possible to construct total built up area as per the sanctioned by competent authority on the said property, which shall be distributed as per terms and condition of this Agreement between the parties. The Land owners and Developers have agreed that any reduction in the present F.A.R of 2.50 by the concerned authority will be acceptable to both the parties of this Development Agreement will be done on the basis of area as per Map approved by the Patna Municipal Corporation or other competent authority.

ix) The Developers shall submit the building Map Plan prepared by the said Architect to Patna Municipal Corporation or other competent authority in the name of the owners or in

VANASTHALI HOME LLP
Kumar Aditya
Authorised Partner

Laxman Prasad.

Sangita Kumari

Nagendra Devi

their own name as may be required and shall sign the said building Map Plan for themselves or if needed on behalf of the owners and costs and expenses in relation in to above / shall be paid and borne by the Developers.

x) That the land owners shall provide every facility to the developers, their staffs, workers, Engineers, Architects and Agents etc. to enter into the said property to enable the developers to carry out the various developmental works as stipulated in this agreement.

xi) That total time for the construction shall be ***04 (Four) years*** *calculated from the date of sanction of plan by Nagar Prisahd Danapur Nizamat or competent authority and approval from the RERA with further grace period of 6 (six) months shall be allowed to the developer by the owners for the project development and for completing the project.*

xii) It is agreed by the parties that in case the Developer fails to complete the project within said time limit including the grace period of 6 (six) months for reasons not beyond their control and not unavoidable excluding force majeure the Developer with the ***express consent of the land owner may avail additional grace*** *period not exceeding 06 (six) months for completing the project. However, if the project does not bear up and the developer becomes unable to complete the project on any account whatsoever the landowners and the developer shall assess the value of the construction and other expenses which shall be* ***paid to the developer and the landowners be free to complete*** *the construction through own resources or through another* ***developer.***

VANASTHALI HOME LL
Kumar Aditya
Designated Partner

Jeeman Prasad

Sangita Kumari

Nandan Dev Ji

xiii) The Developer shall be entitled to allot and sell Flats, Car Parking Space etc. directly falling within the 50% share in their share as mentioned above to its prospective buyer / buyers and shall be entitled to execute sale deeds in their favour in respect of super built-up area / built-up area.

xiv) It has been mutually agreed between the parties in this agreement that the construction of the proposed building namely **ANJU SUMITRA TOWER** details of which is given in Schedule-I of this agreement shall be completed according to the norms of the Architectural specification Map Plan, approved by the Patna Municipal Corporation, Patna or other competent authority.

xv) That the specification of the said building shall be as per the specifications given in Annexure-1 to this Agreement.

xvi) That there is no subsisting agreement or arrangement in respect of the aforesaid property and if the developers find any such arrangement the developers shall be entitled to revoke the agreement and realize suitable amount of expenses as assessed so that developer should not suffer any monetary loss in any manner.

xvii) That the developer will bear all the cost including Architect, Material, labour, sub-contractor, agent etc. for the purpose of construction of the said building.

xviii) That all out of pocket cost, charges and legal expenses of and incidental to this Development Agreement including the stamp duty and registration charges of this development

VANASTHALI HOME LL
Kumar Aditya
Designated Partner
06/04/24

Laxman Prasad
06/04/24

Nagina Devi Sangita Kumari
06/04/24

agreement shall be borne and paid by the developers or its nominee and nominees.

xix) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Nagar Parishad Danapur Nizamat Building Rules and Regulation which may be deemed necessary during or after the sanction after building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land Owners and developer as per the above-mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

xx) That Developer shall on completion of the entire building complex and development on the said property, deliver possession of owner's share as per share division to the land owners which shall form and be deemed to form always an adequate consideration for the same. The Developer and Owners will sign and execute all such deeds and documents which may be required for perfecting the right, title and interest of both the parties on their respective share of built-up area. The land owner shall bear GST, the Service Tax, Education Cess, other cess and levies, VAT, Income Tax and other Taxes and duties if applicable for transfer of owner's share of built-up area to the owners by the Developer.

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Kumar Adity
Authorised Partn

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26/04/19

Sangita kumari
26/04/19

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26/04/19

xxi) Failing amicable settlement of disputes if any during the subsistence of this Agreement of afterwards the same shall be referred to Arbitrator(s) by the landowners and developer mutually, if not separately one each and the arbitrator shall appoint an Empire for Arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996. Court of Patna shall have only jurisdiction.

xxii) Once the development agreement has been executed and the ownership of the flats are transferred from the developer to the land owners, it will be the exclusive obligation of the respective flat owners or the land owners to pay any charge, municipal tax or any other tax, rent, GST or any other cess, tax or levy payable to the state government or any autonomous state body or authority in respect of the said ownership flats and the developer is in no way responsible for any such future liability. A GST payable on owners' share of flats/lands has to be paid by the land owners as soon as the project is completed and liability of GST accrues. Entire GST amount or similar charges payable on land owner's share of flats/lands has to be paid by the land owners as soon as it becomes due and payable on completion of the project in terms of requirements of RERA and Nagar Parishad Danapur Nizamat failing which all the penalty and interest to be levied on account of its nonpayment has to be borne by the land owners and will not be of the responsibility of the developer in any manner and until clearance of all such payments the developer will not be obliged to hand over possession to the land owners with respect to their share of flats/lands.

VANASTHALI HOME LI
Kumar Aditya
Authorised Signatory

Laxman Prasad
26/04/24

Sangita Kumari
26/04/24

Nanda Devi
Authorised Signatory

xxiii) That the Developer shall be entitled to raise loan by mortgage of the said land or otherwise to the extent of Developer's share which under this agreement would be **50%** in favour of any Bank or financial institution in order to raise loan or funds in their own name or in the name of their purchasers for construction of the multistoried building or for transferring the same in favour of its purchasers which will be a charge over their **50%** of saleable flats, shops, offices and car parking area and proportionate right in the land. Creation of such mortgage would not in any way affect the land owners right on his **50%** share in the land and" built up area in form of flats, shops, offices and car Parking Space. The land owner agrees to give his consent for the said purpose where ever such consent is required.

SCHEDULE-I

Land Owner No.1

(I) All that land measuring **5 Katha 15 Dhurs 4 Dhurki** i.e. **18 Decimals** and equivalent to **7839.36 Sq.ft.** Situated at Principal Road of Mauza-**Mustafapur**, Pargana- Phulwari, P.S.- Danapur, District- Patna, in the State of Bihar, **within the limit of Danapur Nizamat or Competent Authorities,** bearing Thana No.**36**, Tauzi No.**5276**, Khata No.**275**, part of Survey Plot No.**705** out of 36 decimals in the north bounded as under:-

NORTH :- Awdesh Singh
SOUTH :- Kripanand Singh
EAST :- Sarwadanand Singh
WEST :- Khanta
Government Value Rs.3,06,00,000/-

VANASTHALI HOME LLP
Kumar Aditya
Designated Partner
26/04/24

Devi Prasad
26/04/24

Samjhita Kumari
26/04/24

Mahmada Devi
26/04/24

अवर निबंधक का कार्यालय
पटना

अवर निबंधक
26/4/24

Land Owner No.2

(II) All that land measuring ***3 Katthas*** *of land equal to about* ***9.0375 decimals*** *and* ***4083 Sq.ft.*** *Situated Commercial Principal Road of Mauza-* ***Mustafapur****, Pargana- Phulwari, P.S.- Danapur, District- Patna, in the State of Bihar,* ***within the limit of Danapur Nizamat or Competent Authorities,*** *bearing Thana No.****36****, Tauzi No.****5276****, Khata No.****275****, part of Survey Plot No.****705*** *out of 18 decimals in the south bounded as under:-*

BOUNDARY

NORTH :- *Smt. Narmada Devi*

SOUTH :- *Kripanand Singh*

EAST :- *Sarwadanand Singh*

WEST :- *Sangita Kumari*

Government Value Rs.1,59,38,000/-

Land Owner No.3

(III) All that land measuring ***2 Kattha 12 Dhur 8 Dhurki*** *of land equal to about* ***8.1875 decimals*** *and* ***3565.90 Sq.ft.*** *Situated at Commercial Principal Road of Mauza- Mustafapur,* ***(Danapur M.V.R. Serial No.-157, Zone-2, Year-2017),*** *Pargana- Phulwari, P.S.- Danapur, District- Patna, in the State of Bihar,* ***within the limit of Danapur Nizamat or Competent Authorities,*** *bearing Thana No.****36****, Tauzi No.****5276****, Khata No.****275****, part of Survey Plot No.****705*** *out of 18 decimals in the south bounded as under:-*

BOUNDARY

NORTH :- *Smt. Narmada Devi*

SOUTH :- *Kripanand Singh & others*

EAST :- *Jairam Rajak alias Jairam Prasad*

WEST :- *Survey Aahar & Khanta*

Government Value Rs.1,39,19,000/-

VANASTHALI HOME LL
Kumari Aditya
Partner

Hariram Prasad
26/04/2019

Narmada Devi
Sangita Kumari
26/04/2019

GOVT. VALUATION OF SCHEDULE-I PROPERTY

(i) Total land measuring **35.5625 Decimals** i.e. **15488.18 Sq.ft.**
@ **Rs.17,00,000/-/-Per Decimal**
Or **Rs.3903.3798 Per Sq.ft. i.e.** **Rs.6,04,57,000/-**

(Rupees Six Crore Four Lakhs Fifty Seven Thousand only).

SHARE DISTRIBUTION BETWEEN LANDOWNERS AND DEVELOPER ARE AS FOLLOWS:-

Share of Land Owners in Commercial Units

1st Floor:- Shop No.01 (Land Owner- Sri Jairam Rajak alias Jairam Prasad and Sangita Kumari)
1st Floor:- Shop No.02 (Land Owner- Smt. Narmada Devi)
2nd Floor:- Shop No.02 (Land Owner jointly)

Share of Land Owners in Residential Flats

Entire 3rd Floor (Sri Jairam Rajak alias Jairam Prasad and Sangita Kumari jointly)
Entire 4th Floor (Smt. Narmada Devi)
5th Floor:- Flat No.-504 (Sri Jairam Rajak alias Jairam Prasad and Sangita Kumari)
Flat No.-505 (Narmada Devi)
50% in Flat No.-503(Jointly Land owner No.-1,2,3)

Parking:- N 1 to N 22 (Land Owners) in Basement Floor
[Parking No. 1 to 11 (Narmada Devi)]
[(Parking No.- 12 to 22 (Sri Jairam Rajak alias Jairam Prasad and Sangita Kumari)]

VANASTHALI HOME LLP
Kumar Aditya
Authorised Partner

Jairam Prasad

Sangita Kumari

Narmada Devi

Share of Builder/Developer in Commercial Units

Ground Floor:- Shop No. 01 and 02

2nd Floor:- Shop No.01

Share of Builder/Developer in Residential Flats

5th Floor:- Flat No.-501, 502

50% in Flat No.-503

Entire 6th Floor

Entire 7th Floor

Parking:- N 23 to N 44 (Builder/Developer) in Basement Floor

SPECIFICATION

STRUCTURE :

R.C.C. frame structure building with seismic zone Enforcement: TATA STEEL /SAIL / RASTRIYA ISPAT NIGAM

DOORS:

MAIN DOORS: Sal wood frame including decorative Wooden bead round. Solid core flush door (Green ply/Century/Mayur) make, Teak veneer finish with natural polish on both side.

PLASTER:-

Cement mortar wall 1:5, ceiling 1:4

TOILET DOOR:

Sal wood frame including decorative Wooden bead round. Solid core flush door (Green ply/Century/Mayur) or equivalent make. Teak veneer finish with natural polish on front side and white laminate finish on internal side.

INTERNAL DOORS:

Sal wood frame including decorative wooden bead around. Solid Solid core flush door (Green ply/Century/Mayur) or equivalent make. Teak veneer finish with natural polish on front side and synthetic enamel Finish on internal side.

Balcony Door : Wooden // UPVC sliding shutter.

VANASTHALI HOME LLP
Kumar Aditya
Partner

Jeiman Prasad
29/04/24

Nagmadi Devi
29/04/24

WINDOWS:-

UPVC / Wooden frames and shutters with 3mm reflective/clear glass.

ROOF:-

R.C.C. Water proof.

FLOORING:

Main Lobbies: Granite/Marble/Vitrified tile
Common lobbies and corridor: Granite/Marbel/Vitrified tile
Staircase: Granite/Marble/Kota stone
Parking : Parking grade tile flooring.

APARTMENT FLOORING:

Living & Dining Room : Vitrified tile.
Master Bed Room : Vitrified tile.
Toilets : Anti skid ceramic tiles.
Balconies : Anti skid ceramic tiles.
Lift/Lobbies: Vitrified/Granite/Decorative tiles.
Toilets: Provision for hot and cold water systems.
Glazed ceramic tiles upto 7' ht.
White Sanitary Ware fixtures of Jaguar, Hindware or equivalent make.
Kitchen

ELECTRIC OUTLINE SPECIFICATION:

All electrical wiring in concealed conduct and using PVC insulated copper wires with modulo switches of PR Kable/Havells or equivalent make. Adequate lighting/power point socked and outlets in each room.

PLUMBING:-

As per PHE design.

AC POINTS:

All bedrooms & living room: Provision for AC (Wring and external socket point only.)

VANASTHALI HOME LLI
Kumar Aditya
Designated Partner

Jairam Prasad 26/04/24

Sangita Kumari 26/04/24

Nayyad Devi 26/04/24

T.V. POINTS:

Living Room & Master Bedroom: Complete With wiring & outlet.

DTH Connection : DTH conduit shall be provided in the ducts from terrace to the Individual unit. TV ing up to the ducts from living and master bedrooms only.

WASHING MACHINE POINT:

Complete With wiring & outlet in utility.

SECURITY SYSTEM:

CCTV for ground floor common area and campus Intercom from main security cabin to all apartments.

GENERATOR:

Kirloskar or equivalent silent generator of adequate capacity.

LIFT:

Otis/ Kone-2 nos. of lift

WATER PROOFING:

Terrace and Sunken Slad water proofing by Dr.Fixit/ Choksey chemical or equivalent.

BORING AND TUBE WELL:

Boring and tube well of adequate capacity with adequate size ISI mark submersible pump.

PAINTING:-

External Finish - Weather coat exterior paint

Internal walls and ceilings- Plaster of Paris/ interior grade wall putty surface only

INTERNAL WORK:

Common area Interior work shall be as design drawing and specification of Architect.

VANASTHALI HOME L
Kumar Aditya
Designated Parti
26/04/24

Devinam Prasad
26/04/24

Nandini Pd Vi Sangita Kumari
26/04/24

In witness whereof the land owners and developer have set their hands on 26/04/2024 after having read and understood its contents with their free will and pleasure in sound state of health, body and mind in presence of the witnesses below mentioned.

SIGNED & DELIVERED TO EACH OTHER BY THE ABOVE-NAMED OWNERS AND DEVELOPERS IN THE PRESENCE OF WITNESSES.

WITNESSES :-

1. Ashish Kumar Jha
S/o - Manoj Kumar Jha
Village - Habibhouar
Darbhanga - 847233
Ashish Kumar Jha
26/04/2024

(I) Narmada Devi
26/04/24

(I) Jairam Prasad.
26/04/24

(II) Sangita Kumari
26/04/24

Signature of the Land Owners

VANASTHALI HOME LLP
Kumar Aditya
Designated Partner
26/04/24

Signature of the Developers.

2. Nishant Kumar Singh
S/o Ram Kumar Singh
Rk. Solonifus
Patna
26/04/2024

Endorsement of Certificate of Admissibility

ible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

duty paid under Indian Stamp Act **Rs. 1210140/-**
tamp duty paid under Municipal **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	1257165/-

ration Fee

A1	41000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	46025

	LLR + Proc Fee	Service Charge
LLR	0	
Proc.Fee	0	1000
Total	0	

otal amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 47025

Registering Officer
Patna

26/04/2024

Endorsement under section 52

nted for registration at Registration Office, Patna on Friday, 26th April 2024 by Narmada Devi W/O Satyendra r Sharma by profession Others. Status - Executant

Narmada Devi
26/04/24
ature/L.T.I. of Presentant

Date:26/04/2024

Registering Officer
Patna

Endorsement under section 58

ution is admitted by those Executants and Identified by the person (Identified by 'Ashish Kumar Jha' age '27' 'M', 'S/O Manoj Kumar Jha', resident of 'Habibhouar Bahera Darbhanga'.), whose Names, Photographs, erprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

: 26/04/2024

Endorsement of Certificate of Registration under section 60

stered at Registration Office Patna in Book 1 Volume No. 120 on pages on 242 -266, for the year 2024 and stored volume No. CD-19 year 2024 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

e : 26/04/2024

n No. : 5716 Year : 2024 S.No. : 5589 SCORE Ver.4.1 Deed No . :d No . : 5121

INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2400524674
Certificate Issue Date	:	25-Apr-2024 11:02 AM
GRN No.	:	BHR20240400709690E
Unique Doc Reference	:	EST-BR-2800-2400007208
Party Name	:	VANASTHALI HOME LLP
Purchased by	:	VANASTHALI HOME LLP
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	1210140 (Twelve Lakh Ten Thousand One Hundred Forty Only)
Reg. Fee (Rs.)	:	46025 (Forty Six Thousand Twenty Five Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	1000 (One Thousand Only)
Total Amount (Rs.)	:	1257165 (Twelve Lakh Fifty Seven Thousand One Hundred Sixty Five Only)

Jairam Prasad 26/04/24

Kumar Aditya 26/04/24

Sangita Kumari 26.04.2024

Hariyana Devi 26/04/24

IN 2400526484

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.


27/4/24
GPS Ma
Camera Lite
J24V+757, Mustafapur, Mainpura, Patna, Bihar 801503, India
Latitude
25.60545899°
Longitude
85.04306939°
cal 02:49:49 PM
MT 09:19:49 AM
Altitude 53 meters
Saturday, 27.04.2024