Serial No. 20072 Circle:-:Mushahari (Town) Book No. :- 1 Deed No. 20063

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

BIHAR AN 027166

Serial No. 20072 Deed No. 20063

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

This document was presented for registration on **10/08/2022** by **Sakaldeo Prasad Singh Alias Sakaldeo Singh**
A Stamp Duty of Rs. **730400/-** and other Fees of Rs. **21000/-** has been paid in it.
The document was found admissible. The Names, Photographs, 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. **20063** in Book No. **1**, Volume No. **348** on pages from **81** to **103** and has been preserved in total **23** pages in C.D. No. **53** / Year **2022**

Token No: 20329 /2022

Signature with Date
(Rakesh kumar)
Registering Officer, Muzaffarpur

राजीव कुमार मिश्रा

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT was made and entered into at MUZAFFARPUR this 10th day of August, 2022.

For Malhotra Infratech Pvt. Ltd.

Director

Sakaldeo Prasad Singh

For Malhotra Infratech Pvt. Ltd.

Director

BETWEEN

SRI SAKALDEO PRASAD SINGH, alias SAKALDEO SINGH Age-80 Years S/o LateRameshwar Prasad Singh, resident of Aghoriya Bazar,Sadpura Road,P.S. Kazi Muhammadpur, Town & District Muzaffarpur, Pin - 842002, Bihar Indian Citizen, hereinafter referred to as "Land Owner",(which terms of expression shall unless excluded by or repugnant to include their heirs, executors, administrators, representatives and assigns) of ONE PART.

AADHAR NO- 6246 4471 6196 PAN-AJHPS5369J
MOB- 9661813789

AND

Malhotra Infratech Private Limited, (CIN No.U45402BR2022PTC058381)a Company incorporated under the Companies Act 1956, having its registered office at 45,Ganga Tower,L.C.T Ghat,Mainpura,P.S Patliputra Patna-800001, through its authorised Director, **Sri Sahil Malhotra**,Age 30Years Son of Sri Rakesh Chandra Malhotra, residing at 45, Ganga Tower, L.C.T. Ghat, P.S.- Patliputra, Distt..- Patna, hereinafter referred to as 'Developer' which terms of expression shall unless it be repugnant to the context or meaning thereof, mean and include their successors and assigns of the OTHER PART.

AADHAR No- 5061 0208 7455 PAN-AAPCM8641R
MOB-8073634068

Whereas the owner is seized and possessed of or otherwise sufficiently entitled to the property in the shape of plot of land measuring an area of **22 Decimal equivalent to 9582 Sq.Ft.** more or less Situated and laying at Mauza- Gannipur Aghoria Bazar, P.S.-Kazi Muhammadpur, ,Town&DistrictMuzaffarpur, bearing Thana no.- 343Anchal – Mushahri,, Khata no.483 , Reviosional Survey Khesra No. 412 Ka,Kha, Ga,Gha, present Municipal Holding No 517/1067and518/1068 WardNo.30NEW 30 Old,Jamabandino-1106 Halaka Ward no 30,within the limits of **NAGAR NIGAM,**

Satkaldeo Prasad Singh Alias Satkal alias Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.
Director 10/8/2022

For Malhotra Infratech Pvt. Ltd.
Director

MUZZAFFARPUR fully described in the Schedule-I at the foot of this agreement.

Whereas the property of Schedule No.I fully described at the foot of this deed is measuring an area of **22 Decimal** equivalent to 9582 Sq.Ft, more or less the self acquired property of **Shri SAKALDEO PRASAD SINGH,** S/o Late Rameshwar Prasad Singh, resident of Aghoriya Bazar, P.S.-Aghoriya Bazar, Muzaffarpur, Bihar Of from his own income and in his own name having no concern with others who has exclusive right, title and possession thereof and in passage of time the survey authorities found his exclusive right, title and interest followed with possession thereof and accordingly made a draft publication and finding no objection entertained,the concerned authority finally published the R.S.Khatiyan and he is in actual, physical possession of his property mentioned herein and mutated his name separate in the State Serista and paying rent to the Govt. of Bihar vide Bhag Vartman-05, Page no. 1114, Zamabandi no.1106

(A) And whereas the owner/owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments, and is in marketable condition and have in themselves good right, full power and absolute authority and title to transfer the whole and part of the said schedule property.

(B) And whereas the owner /owners is interested in getting a commercial cum residential property and acquiring a commercial cum residential super built-up area in the same as consideration in exchange for the full and final value of the land.

(C) Whereas the **Malhotra Infratech Private Limited,** in their own capacity decided to arrange funds from its customers and construct and develop the land offered by the owners on the terms and conditions mentioned

Sakaldeo Prasad Singh Alis Sakaldeo singh 19/8/22

For Malhotra Infratech Pvt. Ltd.

Director

For Malhotra Infratech Pvt. Ltd.

Director 10/08/2022

herein and authorised Director **Sri Sahil Malhotra** to enter into this agreement / contract.

(D) That the aforesaid company (Developer) offered to construct at their own cost out of the funds to be arranged from its members / customers a **Commercial Cum residential** building on the said premises (land, building) of the owner hereinafter referred to as the building and give a part of the total super built-up area(on percentage basis) of the building to the owner in construction for the value of the said premises and to allot / sell the remaining super built-up area of the building to the members/customers on such terms as to be determined by the Developer.

(E) Certain terms and conditions have been agreed to by and between the Landowners and the Developer with regard to the transfer of the said premises by the owner to the developer and the construction of the said building by the developer and disposal of the Shops,Offices , flats and parking spaces or any other tenements therein. The parties hereto are desirous of recording into writing the terms of such agreement as hereunder. Now this deed witnesses and is hereby irrevocably agreed and declared by and between the parties hereto as follows:

1. The owner above named hereby engage **Malhotra Infratech Private Limited,** as the Developer of the said premises (land with building) and entrust the rights to develop and make construction and to allot, sell, transfer and convey the said premises (land with buildings) to the members/customers/non-members of the company (hereinafter referred as developers) and or their nominees and the developers have agreed to undertake the Development of the said premises and to develop, plan, construct on the said premises out of the funds arranged by them from its members/purchasers and to allot/sell the Shops,Offices, flats and parking spaces, tenements etc., in the multi storeyed building constructed on the said premises.

Sahdeo Prasad Singh Alias Sahdeo Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.
Director 10/01/2022

For Malhotra Infratech Pvt. Ltd.
Sahil Malhotra
Director

2. As consideration for the value of the said premises to be transferred by the owners to the developer or their nominee / nominees, the developer agrees to construct, complete and deliver to the owner **50 percent** of the total new construction of the said premises in the shape of all super built up area.

3. Whenever required by the **Developer**, the owner will join as under and/or the confirming party in any agreement that the developers may enter into with any person or persons who desire to acquire a **Shop/ Office, Flat and Parking space** or any portions in the building on ownership basis. with the proportionate share of land being transferred to the Developer. All amounts receivable against developer's share of super built up area under such agreement for **Shop/ Office,flats and parking** space will be received by the developer as their own money for their own use.

4. Upon completion of the "Super structure work and as and when desired by the developer, the owner will make, execute and register in favour of the developer or their nominees, allottees a proper conveyance or such other deeds for development share only, as the developer may deem necessary for assuring or perfecting the legal title of the Developer and/or their allottees to the said land/premises and also to their respective Shops,Offices,flats with their undivided proportionate share and rights in the land.

5. That the Land Owner hereby grant to the said Developer/Builder the said property mentioned in the above paras and more fully described in Schedule-I at the foot of this Agreement in the manner hereinafter appearing on the terms, conditions and stipulations hereinafter mentioned.

6. That owners hereby, give possession of the said premises and make entire land available to the Developer which is more fully and clearly described above and in the Schedule below on the date of signing of this Agreement to develop, plan, construct

Sakal deo prasad singh Alias sakal deo singh 10/8/22

For Malhotra Infratech Pvt. Ltd.

Director 10/8/22

For Malhotra Infratech Pvt. Ltd.

Director

and to allot, sell and transfer the developer's share only in the proposed building.

7. That the land owners have assured that the entire land is free from all encumbrances, charges, and there has not been any notifications for its acquisition either fromGovt. or **NAGAR NIGAM MUZAFFARPUR** etc. nor there is any prohibitory order or restriction in construction of Multi storeyed building on the said land and on the assurance being given by the landowners that there will be no obstacle in getting the Map and Plan sanctioned for Construction of Multi Storeyed building (Commercial Cum Residential or of any type) in the name of the Land Owner. The owners agree to provide all the relevant/required original documents to prove their title on the premises to the satisfaction of local development authorities and financial bodies. The Developer too has agreed to develop the said property described in its schedule by constructing thereon one or more buildings consisting of Blocks –Shops,Offices **flats** spaces, dwelling units, garages and other tenements in accordance with the building plans duly approved by **NAGAR NIGAM MUZAFFARPUR** in the name of the land owners. The building will be constructed by the Developer in the name and style of **"V.S.REGALIA"**

8. That the entire multi storeyed complex shall be constructed in one block or more as per the planning or design allows and duly sanctioned by the **NAGAR NIGAM MUZAFFARPUR**.After the construction of the said complex at the cost or out of the finance arranged by the developer who will hold 50 percent of the constructed habitable area of the land with building, the developer shall give **50 percent** of the constructed habitable area of the land with building to the land owner jointly on proportionate basis of the multi storeyed complex constructed therein. The actual position of shops,offices, flats and parking space in

Sahdeo Prasad Singh Alias Sahdeo Rao Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.
Director 20/08/2022

For Malhotra Infratech Pvt. Ltd.

Director

each floor will be finally determined mutually after the plan is sanctioned by the **NAGAR NIGAM MUZAFFARPUR**.All the remaining constructed or unconstructed portion e.g.. Road, Sahan, passages, Stair case , Space for lift and the lift if fitted together with all such constructions for common use and for facilities of supplying water; electricity or generator room and even common hall or after such construction for common use by the owners, their heirs, allottees, transferees and assigns and by the Developer and their heirs, nominees, allottees, transferees and assignees as well who all shall have the right to use such common premises or space as per convenience and rules if any ever framed by the occupants of the entire premises or the owners and the developers. The builder will make efforts to achieve maximum F.A.R.

9. That the land owners shall have right to deal with, allot, enter into agreement transfer, by way of sale, gifts, lease etc. the aforesaid **50 percent** of the constructed super built up area i.e. owner's share in the way they like and similarly the developer / builder shall have the right to deal with, allot enter into agreement or transfer by way of sale, gift, lease etc. the aforesaid **50 percent** of the constructed super built up area, i.e. developer's share with the facilities give under this agreement as per provisions of Bihar Apartment ownership Act 2006.

10. The owners jointly, hereby, authorize the Developer to do if required all acts, deeds, matters, things and particulars for the furtherance and execution of the Scheme as per sanctioned plan :-

(a) To have the plans of the proposed building or buildings to be constructed on the said property as per approved plan or amended in accordance with rules and regulations of the concerned authorities and in the name of the owners with their consent and to do and sign, all writings and undertakings as may be necessary

Sahadeo prasad Singh & his Sahadeo Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.
Director 12-08-2022

For Malhotra Infratech Pvt. Ltd.

Director

in connection with the approval and sanction of such plan.

(b) To engage Architects, Surveyors, Engineers and Contractors or petty contractors or other persons relating to development over the premise in question.

(c) To make applications to the concerned Authorities for obtaining permits after applying for quotas of cement, steel and other control building materials and for obtaining electrical connection or water connection or sewerage and drainage connection etc.

(d) To accept service of any writ, summons or other legal notices and to appear and represent the owners in any court Judicial Tribunals and other Statutory authorities or Board in connection with the said development work and to commence or file suits, action/actions, or other proceedings in any court or before Public Officer or Tribunal relating to the said work of development over the said property and for any of the purposes aforesaid, to sign, execute and deliver or file all necessary Vakalatnamas Affidavits, Plaints, orders application and other documents, papers and writings etc. subject to the terms of this agreement.

(e) To give and grant on ownership basis or other basis the said shops,offices,flats/tenements and parking space etc. in the building constructed on the said land and to receive and appropriate to their own account the sale price in respect thereof and likewise the owner will do the same in respect of their shares as per the agreed terms and stipulations stated above and earmarked for them.

(f) To mortgage out of the said property to the limit of **50 percent** of the saleable area i.e. **developer's share** with financing institutions, or bank for enabling the purchasers of shops, offices flats/ tenements etc. to obtain loans against their shops, offices, flats etc.

Sahadeo Prasad Singh & His Sahadeo Singh 10/8/22

For Malhotra Infratech Pvt. Ltd. Director 10-08-2022

For Malhotra Infratech Pvt. Ltd.

Director

(g) To display by the Developer his Sign Board at the site and to give it under advertisement in local papers and daily NewsPapers and Social Medias.

(h) To sign and execute and to deliver any conveyance or conveyances for the proposed shops, offices, said flats and parking spaces in respect to 50% share only.and all other deeds instruments and assurances which they shall consider necessary and to join as confirming party in the conveyance of the proposed sale and to present any such conveyance or conveyances for registration to admit execution and receipt of consideration before the Sub Registrar having authority, for and to have the said conveyance registered.

(i) To transfer the said property or part or parts thereof from time to time to its members of the cooperative society in respect to 50% share only.

(j) And generally to do all acts, deeds, and things for developing the said property.

(k) AND WHEREAS after the Registration of this Development Agreement in the Registry Office, the Owner and Developers shall be entitled to sale or enter into agreement for sale or other agreement or mortgage their respective shares directly to its prospective buyers or any financial Institutions. The Developer shall not mortgage 50% Owner's Share.That after the completion of the construction of the building/ project, the land owners and Developers/Promoters shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per provisions of Bihar Apartment Ownership Act, 2006 u/s 5(1) & 5(2) and others.

(l) That the final /deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be

Satchadeo Prasad Singh Alias Satchadeo Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.
Director 10-08-2022

For Malhotra Infratech Pvt. Ltd.

Director

executed and registered by the developer/promoter or the land owner, as the case may be, as per sub-section (1) in favour of the prospective apartment purchasers.

11. The Development of the said property shall be by and on account of the Developer and neither the Owners themselves jointly or individually nor any other persons claiming through the owner shall have any right in the Development of the said property as per agreed and approved plan and specification by the **NAGAR NIGAM MUZAFFARPUR** . The Developer shall alone be responsible and liable to the Govt./**NAGAR NIGAM MUZAFFARPUR** and such other concerned authorities for the discharge of the said work and shall alone be like wise liable for the loss if any or for any claim arising from the Development work and shall keep the owners well indemnified in respect of all his actions, proceedings, demands, claims, costs, charge, expenses, losses, damages, compensations or penalties of any sort or nature whatsoever the owner may be put to sustain or in connection with the said work or for the default, failure or breach of contract by the Developer till the period of completion of the constructions. Similarly because of the owners or any one of the owners, if the developer, or the work of development is hampered in any way the owners will indemnify the developer/ developers or their agents and representatives.

12. All the outgoings in respect of the said property from the date of possession to be given to the Developer hereunder shall be borne and paid by the Developer but prior to the period relating to such possession shall be the liability of the owners alone.

13. All out of pocket costs, charges and expenses of incidental charges including the stamp duty and Registry fees on conveyances or conveyances be borne and paid by the allottees/or the transferees in respect of their allotted flats, tenements fallen under the share of each parties. Any other expenditure relating to the Advocates relating to Development will be borne by the Developer.

Sahdeo Prasad Singh Alias Sahdeo Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.
Director
12/09/2022

For Malhotra Infratech Pvt. Ltd.

Director

14. The Developer alone shall be entitled to recover or accept refund of any deposit made after this Agreement with any concerned authorities e.g. **NAGAR NIGAM MUZAFFARPUR** , Collector, or Town Planning authorities or with any Govt. or Semi Govt. Bodies, Courts.

15. The project will be completed within **Three years** from the date of Rera Registration after sanction of maps by **NAGAR NIGAM MUZAFFARPUR**and the Developershall get RERA Registration within 3 months of Sanction Of Maps. The Owner agrees to allow a grace period of **SIX** months over the aforesaid period. The period of completion is subject to the principle of force majeure, fire, tempest, neighbour problem, handing over of vacant possession of the entire premises, owners problem or other inevitable act, God or Government affecting work, then so much of the time as is so lost will be further added to the period of completion. The owner accords his consent for RERA Registration of the Project and also agrees to sign, swear and execute all affidavits and other documents, consent letter to submit with RERA, Bihar.

16. That development of the said property shall be by and on account of the developer and neither the owner nor any other person or persons claiming through the owners shall have any right in the development of the said property as per agreed plan and specification and as approved by **NAGAR NIGAM MUZAFFARPUR** The developers shall develop the said property at its own cost for development of the said property and shall alone be liable for the loss, if any or for any claim arising from the development of the said property and shall indemnify and keep indemnified the owners and their estate against and in respect of all actions, proceedings, demands, claims, costs, charges, expenses, losses, damages, compensation and/or penalties of all sort or nature what-so-ever the owner may be put to, sustain or

Sakaldeo Prasad Singh Alis Sakaldeo Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.

Director

For Malhotra Infratech Pvt. Ltd.

Director

incur due to and / or arising out of or in connection with the development of the said property.

17. That on completion of the construction of buildings in terms of this Agreement and handing over of owner's share of the super built-up area thereof to the land owners, the land owners shall execute and register all deeds and documents and do all things as may be necessary for finally perfecting the right title and possession of the developer in respect of their allottees or in favour of its nominees and assignees individually or collectively in case it is allotted or assigned to any cooperative society as and when so required by the developer and similarly the developer shall also execute and register all deeds and documents that may be necessary for perfecting the rights, title and possession of the land owners over the owner's share of the super built-up area allotted to them in their favour individually or collectively as and when so required by the land owners.

18. The Owners will have no right to interfere or to put any obstruction in construction being executed as per the map approved by the **NAGAR NIGAM MUZAFFARPUR.** Owner's approval of Maps will be required before submission of Maps to**NAGAR NIGAM MUZAFFARPUR** for sanction.

19. The Land Owner shall execute an irrevocable power of Attorney and Register the same in the Registering Officer as the developers desire, to get the work successfully and smoothly done as lawful Attorney for and on behalf of the land owners to do any act, things, deeds for the interest of the project and to carry on the Development work legally without let or hindrance from any person through or under land owner.

20. That the owner will not be entitled to take steps to dispossess the Developer society or their men provided the construction work is carried on and completed in terms of this development agreement within the specified period as stated above and the owner will be

Sakaldeo Prasad Singh Alias Sakaldeo Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.

Director

For Malhotra Infratech Pvt. Ltd.

Director

bound to execute and register the deed of conveyance of the absolute transfer deed or deed of release as stated hereinafter and in case of failure to do so the developer will have all right to maintain possession over the land and super built up area and will also have right to get the sale deed executed and registered through the process of the court at cost of the owner and the owner will have no objection or plea to refuse or object to the execution and registration of the sale deed / transfer deed/deed of release/deed of conveyance/deed of exchange etc. as per provisions of Bihar Apartment Ownership Act. 2006.

21. For the purpose of verifying the correctness of the declaration made above regarding the absolute ownership of the said property and their hereto being marketable free from all encumbrances, and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof same and except as herein above provided the developers will be entitled to access all necessary original documents including title relating to the property for the purpose of verification as aforesaid including investigation of the owner title to the property. The owner undertakes to hand over copies of all such relevant papers of its use at the time of execution of this development agreement and shall hand over the respective original as and when required by the developer.

22. The Land Owners hereby undertake not to sell, dispose, alienate the said property or any part thereof and except putting the Developer in possession thereof for the purpose of Developments in pursuant to this Agreement with the ultimate object of granting, conveying and transferring the same to get it developed by the Developer and shall do nothing in contravention of the Agreement and as otherwise agreed upon by the owners and Developers in writing.

23. That in case of any difference and disputes arising out or so called to arise relating to the lands and

Sakal deo prasad singh Alis Sakaldeo Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.

Director 10/08/2022

For Malhotra Infratech Pvt. Ltd.

Director

construction thereon out of this Agreement, will be settled by reference to the Arbitrators one each to be nominated by the parties and the two together will mutually select and umpire and their decision, findings and verdicts so given, shall be binding, and conclusive under the provision of the Arbitration Act with the jurisdiction of the court at Patna.

24. That even in case of any difference or dispute the construction once started can not be stopped as per the sanctioned plan by any of the parties, but the Arbitrators or the court as the case may be can only get the site and construction inspected by any expert and call for a report.

25. In any event the owner without prejudice to foregoing declaration agree and undertake to remove all obstacles and clear outstanding doubts or defects if traced out/ pointed out at their own cost to vest the said property in Developer or their nominees as said in preceding clauses.

26. The owner agree that if any levy is imposed by the **NAGAR NIGAM MUZAFFARPUR** or any other public body(ies) or the Govt. for the development/ betterment of the area in which the said premises is located then the same shall be borne and paid by the owner and the developer jointly in the same proportion as their respective shares of land and super built up area in the building.

27. In case, at any time in future additional super built-up area above proposed square feet on the said premises is permitted or sanctioned or constructed by the developer, this will be shared mutually with the same terms as contained in this agreement.

28. The builder will use the best quality building Material. Land Owners can independently examine the building materials used for their genuineness and if substandard material is used, developers can be forced to change names.

Sakaldeo Prasad Singh Atis Sakaldeo Singh 10/8/22

For Malhotra Infrastructure Pvt. Ltd.

Director 10/08/2022

For Malhotra Infrastructure Pvt. Ltd.

Director

29. That the land owner and builder will register the sale deed in favour of the purchaser with terms and conditions stipulated in the declaration approved by the **NAGAR NIGAM MUZAFFARPUR** or Competent authority.

30. This agreement has three Schedules i.e. Schedule no. I of total land of this agreement and Schedule no. II SALIENT FEATURES OF SHOP/ OFFICE/ FLATS and Schedule no III is of Government Value of the land.

31. All legal and lawful procedures and actions are subject to Patna Civil/High Court Jurisdiction.

Sakaldeo Prasad Singh Alis Sakaldeo Singh
10/8/22

For Malhotra Infratech Pvt. Ltd.
Director
10/08/2022

SCHEDULE –I

Description of this land/Property under this Development Agreement.

All that piece and parcel of land measuring an area of 22 Decimal equivalent to **9582 Sq. Ft** Situated and laying at Mauja-Gannipur Aghoria Bazar Anchal-Mushari, P.S.-Kazi Muhammadpur,,Town & District-Muzaffarpur, bearing Thana no.- 343, present Municipal Holding No 517/1067, and 518/1068 Ward No. 30 New 30 OLD, Jamabandi no-1106,HalakaWard No. 30 Khata no.483 , Reviosional Survey Khesra No. 412 Ka,Kha, Ga,Gha, within the limits of **NAGAR NIGAMMUZAFFARPUR** Sub Registry Office Muzaffarpur and the same is bounded as follows : -Principal Road Comercial

Boundary-

North- Devendra Bhushan Choudhary
South- Road
East- Laxmi Arcade
West- Shankar Sah & Brothers

For Malhotra Infratech Pvt. Ltd.
For Malhotra Infratech Pvt. Ltd.
Director
Director

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS A) FLOOR & WALL TILING :

1. The flooring in the living room, bed room, dining area, kitchen and balcony will be of Ceramic Tiles of Orient/ Somany/Johnson/Kajaria or equivalent make.

2. The flooring in bathrooms, toilets will be of Anti Skid Ceramic tiles .

3. Ceramic/glazed tiles will be provided in toilets upto 7' ht. from finished floor level in kitchen it will be upto ht. of 2'-0" from kitchen platform.

B) SANITARY WARE & FITTINGS:

1. All Water closet and wash basins will be in whiteceramic, with low level white cisterns made up of PVC depending upon bulk availability. Sanitary ware will be of Johnson/Hindware/Parryware/Jaquar or equivalent make.

2. All tap fittings will be of chromium plated brass.In case of non-availability in bulk, these will be substituted by some other suitable materials.

C) KITCHEN PLATFORM & SINK :

Top of the kitchen platform will be of granite with Stainless steel sink.

D) DOORS & WINDOWS :

1. Door frame in the toilet, kitchen and other door frame will be made of locally available hardwood and door shutters will be of factory made 30 mm thick hard core flush shutters painted with two coats of synthetic enamel over a coat of primer. Main door will have one side veneer finished.

2. Window frame and shutters will be of Aluminiumand with MS Frame and grills will be finished with enamel paint over primer.

3. The Main door will be provided with a night latch,magic eye and a aldrop.All other doors fittings will be of anodised aluminium.

CEMENT:Cement will be used of ACC/Lafarge/Ambuja/ Prism/UltraTech/ J.P./ Birla or equivalent make.

Sakaldeo Prasad Singh Alis Sakaldeo Singh 10/8/22

For Malhotra Pvt. Ltd.

Director 10/08/2022

For Malhotra Infratech Pvt. Ltd.

Director

STEEL: Steel will be used of High Quality of ISI Mark.

WALLS :

1. Interior walls will be decorated with plaster of paris with one coat of cement primer.

2. Exterior wall will be finished with cement based snowcem permanent finish depending upon bulk availability.

PLUMBING AND WASTEWATER LINES :

1. All concealed plumbing for supply water will be P.P.R.PVC pipes and external soil or waste water lines will be PVC pipe in a two stack system with geyser line connection in the bathroom.

ELECTRICITY SUPPLY AND WIRING :

1. Wiring will be concealed and suitable for 1/3 phase supply. The actual supply may be of single or 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energised by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the flat-owners shall be deemed to have given permission to the Builder for allotment of such space. Location of the transformer and main Board will be decided by the company and Bihar State Electricity Board.

2. Each flat will be provided with a separate meterlocated on the main electrical panel board. A separate meter(s) for common services will be provided on the main electrical board.

3. All bedrooms, living and dining areas shall have 1 plug point, 2 light points, 1 fan point, 1-5A plug point. In addition the master bedroom living and dining area shall have a 15 A plug point. One 15 A plug point will also be provided in the kitchen and toilet of the master bed room.

TELEPHONE AND T.V CABLES :

1. Telephone cable will be provided from each flat up to common junction point (tag-block) at the gate

Sakal deo Prasad Singh Abis Sakal deo Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.

Director

For Malhotra Infratech Pvt. Ltd.

Director

or other suitable location. No wires will be drawn beyond this stretch.

2. Individual Television cables will be provided through concealed conduits for television connection from the terrace to each flat.

3. Intercom facility shall be provided to the flats.

EXHAUST FAN OPENING :

If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided.

Notes:- All specification, sizes and layout etc. are subject to minor variations, additions, alteration by the company upon suggestion of its consultants. Any features not included in this list but desired by a flat owner may be given at company's discretion at additional cost.

AMENITIES :

WATER:

24 hrs. water supply will be provided to all the flats or common areas from their own central boring systems as per the design of P.H.E.D. consultants.

SWERAGE :

Suitable arrangement for rain storm and soil water disposal shall be provided as per the design of P.H.E.D. consultants.

SERVANT ROOM/PARKING :

There is a provision of reserve parking space as per requirements from the competent authority. Some of them may be opened and some covered depending upon the availability of space.

If the total car parking space and servant room is less than the total number of occupants, individual allotment as reserve parking space/servant room will be done on a first cum first serve basis at an extra cost by the company.

OTHER CHARGES AND DEPOSITS : FOR FLATS.

Sakal deo Prasad Singh Ali Sakal deo Singh 10/8/22

For Mahot... Pvt. Ltd.

Director 10/09/2022

Land Owners will not be responsible for any expenses regarding transformer electric connection and Lift, Generator and Intercom.

The Land Owner is liable to Pay GST of his share of Shops, Offices, Flats, Parking Space as per GST Law.

In witness whereof the parties hereto have set their respective hands to this Agreement made on the day month and year as 1st. written above in presence of the attesting witnesses after having been read over and explained its contents and being understood by both the parties thereto.

Sakaldeo Prasad Singh Alias Sakaldeo Singh 10/8/22

For Malhotra Infratech Pvt. Ltd.

Director 10/08/2022

SCHEDULE III

AREA OF CONSTRUCTION 3520 Sqft. R.B.C RESIDANCAIL:-

GOVT VALUE OF CONSTRUCTION: - 35,20,000/-

GOVT VALUE OF LAND: - 3,30,00,000/-

TOTAL GOVT VALUE: - 3,65,20,000/-

Attesting witnesses with address :



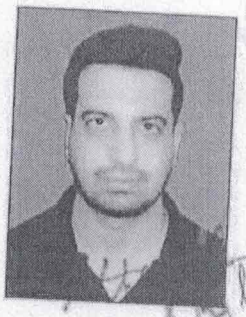
1. ABHAY KUMAR
Son of Sakaldeo Pd. Singh.
Address – Aghoria Bazar
P.S. - Kaji Mohammadpur
Distt. – Muz.
10/8/22

Attested
For Malhotra Infratech Pvt. Ltd.

SIGNATURE OF LAND OWNERS.

Sakaldeo Prasad Singh Alias Sakaldeo Singh

2. Shashank Singh.
S/O Binay Kumar Singh
Address – Aghoria Bazar
P/S - Kaji Mohammadpur
District – Muzaffarpur
10/8/22



SIGNATURE OF DEVELOPERS.

For Malhotra Infratech Pvt. Ltd.

Director

Prepared by me
Sahil Malhotra
10/08/2022

For Malhotra Infratech Pvt. Ltd.

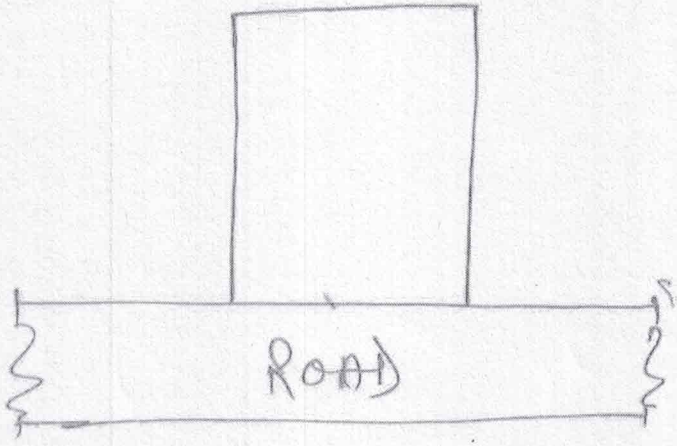
Director 10/08/2022

Director

NAJRI - NAKSA

Vendor :- Sri Sakaldeo Prasad Singh alias Sakaldeo Singh
R/o :- Aghoriya Bazar Sadipura P.S. Kazi Mohammadpur
Dist - Muzaffarpur

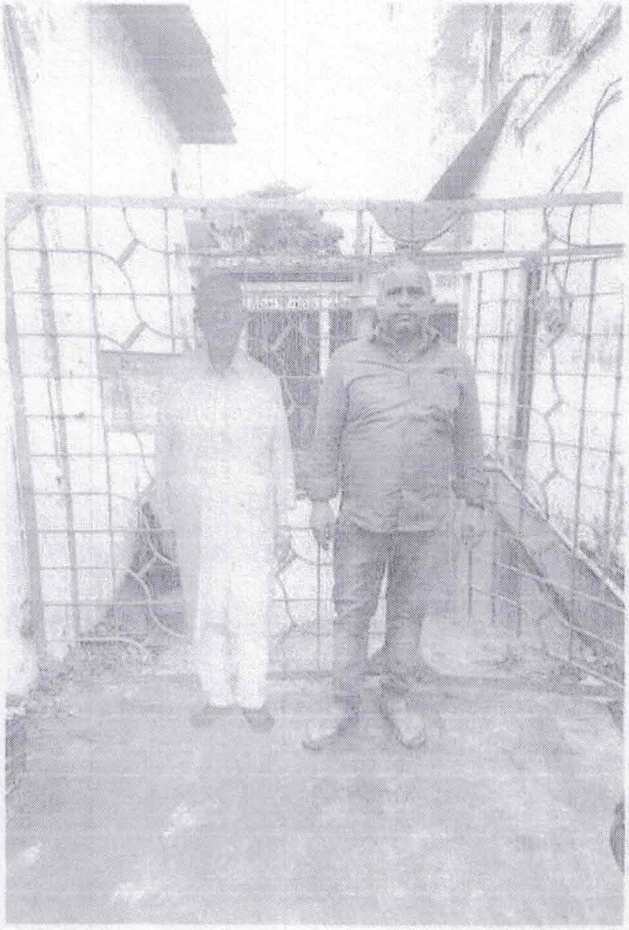
Vendee :- Malhotra Infratech Private Limited. Director
Sri Sahil Malhotra s/o - Sri Rakesh Chandra
Malhotra R/o - 45, Ganga Tower I.C.I Club
P.S. Patliputra Dist - Patna.



Sakaldeo Prasad Singh Alk Sakaldeo Singh
10.08.22
Vendor

For Malhotra Infratech Pvt. Ltd.
Director
10.08.22
Vendee

For Malhotra Infratech Pvt. Ltd.
Director



For Malhotra Infratech Pvt. Ltd.

Director

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR389586676263 40U
Certificate Issued Date	:	06-Aug-2022 03:53 PM
Account Reference	:	NONACC (CB)/ brmccbk09/ MUZAFFARPUR SRO/ BR-MUZ/ MUZ
Unique Doc. Reference	:	SUBIN-BRBRMCCBK09606823778553 67U
Purchased by	:	MALHOTRA INFRATECH PRIVATE LIMITED
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MALHOTRA INFRATECH PRIVATE LIMITED
Stamp Duty Paid By	:	MALHOTRA INFRATECH PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	7,29,400(Seven Lakh Twenty Nine Thousand Four Hundred only)
Reg. fee (Rs.)	:	20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	7,50,400 (Seven Lakh Fifty Thousand Four Hundred only)

SHCIL ACC * The Muzaffarpur Central Co-operative Bank Ltd * MUZAFFARPUR

20329
2022

e-Stamp Locked

Do not write or type below this line

For, Malhotra Infratech Pvt. Ltd.

Director

0017729065

Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp Act	Rs.	730400/-	Amt.Paid By N.J Stamp Paper	Rs.	1000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	750400/-

Registration Fee

FEE PAID												
	A1	20000	C	0	H1b	0	K1a	0	Lii	0		
	A8	0	D	0	H2	0	K1b	0	Liii	0		
	A9	0	DD	0	I	0	K1c	0	Mb	0		
	A10	0	E	0	J1	0	K2	0	Na	0		
	B	0	H1a	0	J2	0	Li	0				
									TOTAL-	20000		

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Date: 10/08/2022

Registering Officer
Muzaffarpur

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur on Wednesday, 10th August 2022 by Sakaldeo Prasad Singh Alias Sakaldeo Singh Late Rameshwar Prasad Singh by profession Others. Status - Executant

Sakaldeo Prasad Singh
Alic Sakaldeo Singh

Signature/L.T.I. of Presentant **Date:10/08/2022**

Registering Officer
Muzaffarpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Abhay Kumar' age '53' Sex 'M', 'Sakaldeo Prasad Singh', resident of 'Vill-Aghoriya Bazar, Near Petrol Pump, Ramna Ward No. 30, Rohua Apuchh, Muzaffarpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 10/08/2022

Registering Officer
Muzaffarpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur in Book 1 Volume No. 348 on pages on 81 -103, for the year 2022 and stored in CD volume No. CD-53 year 2022 .The document no. is printed on the Front Page of the document.

एकीकृत किया गया

डाटा ऑपरेटर

Date : 10/08/2022

Registering Officer
Muzaffarpur

Token No. : 20329 Year : 2022 S.No. : 20072 SCORE Ver.4.1 Deed No. : 2 No . : 20063

For Malhotra Infra[illegible] Pvt. Ltd.

Dir[illegible]