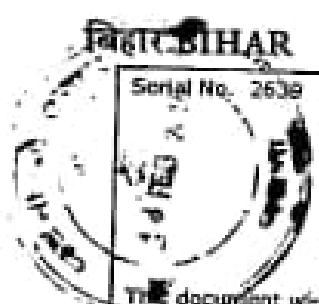
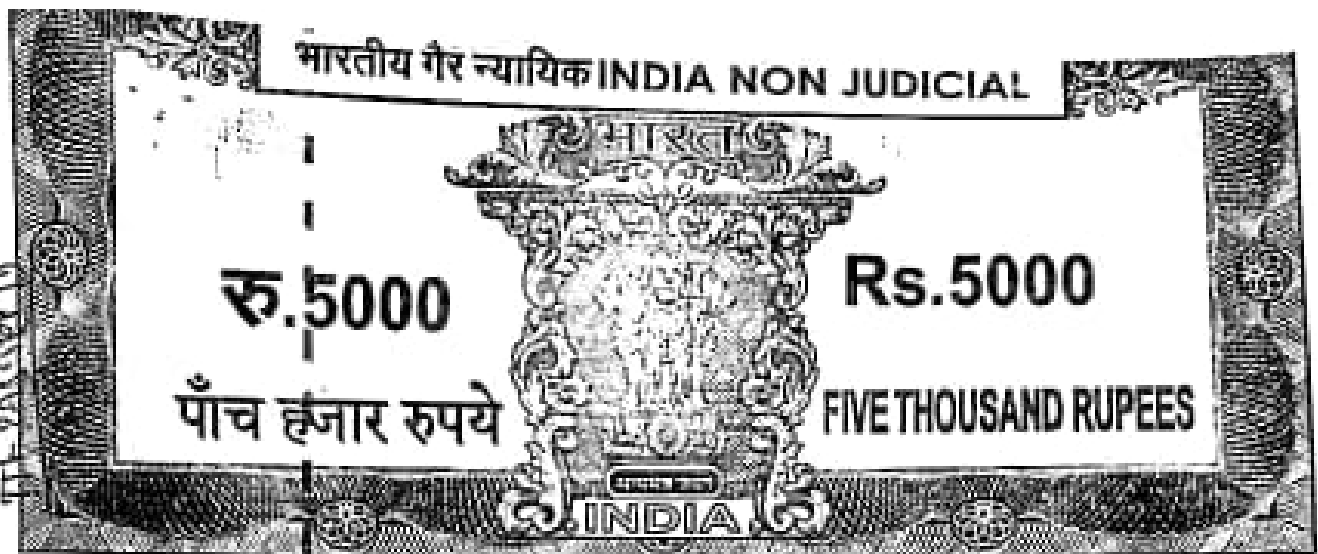




डिड नं. 2638/16-2 A 516230
गोरी बंशधर
District Registry Office, Patna
Summary of Endorsement
अजीत कुमार, मुख्तियार विक्रम
लॉन्ग-30/87, समझौता, पटना

The document was presented for registration on 18/02/2016 by Avinash Prasad (Smt. Kusum Sinha).
A Stamp Duty of Rs. 398000/- and other Fees of Rs. 27525/- 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. 2631 in Book No. 1, Volume No. 62 on pages from 378 to 395 and has been preserved in total 18 pages in C.D. No. 9 / Year 2016



18/02/2016

Token No: 2753/2016

Signature with Seal
(Prashant Kumar)
Registering Officer, Patna
MANAGING DIRECTOR
15/02/16

सचिव, न्यायिक

DEVELOPMENT AGREEMENT

This development agreement executed and entered into this 18th day of February, 2016.

BETWEEN

दस्तावेज जाँच
कॉपी
प्रमाणित

Smt. Kusum Sinha, Wife of Sri Shailendra Kumar Sinha,
resident of Salimpur Ahira, P.S.- Gandhi Maidan, Distt.- Patna, in



Kusum Sinha
18-02-2016

Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Identified	Avinash Srivastava (Dir)						
Sig.	Avinash K. Srivastava 18/02/16						
Identified	Avinash Srivastava (Dir)						
Sig.							
Identified	Kusum Sinha						
Sig.							
Identified	Shailendra Kumar Sinha						
Sig.	Shailendra Kumar Sinha 18/02/2016						

यह दस्तावेज श्री अश्विनी कुमार सिंह द्वारा
 पुनः प्रमाणित किया गया है।
 मैं निम्नलिखित किया है कि यह प्रमाणित है या नहीं, इसकी
 जांच करने के लिए उसके द्वारा भारतीय संविधान
 अधिनियम (इंडियन रिजिस्ट्रेशन एक्ट) सं. 16, 1908
 की धारा 38, उपधारा 1 के अधीन
 श्री विजय कुमार सिंह, निवासी गुरुदासपुरा
 के नाम पर प्रमाणित किया गया है।



(2)

the State of Bihar, Indian Citizen. Hereinafter collectively called and/or referred to as the **Land Owner** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include her heir, Administrators, Executors, legal representatives and/or successors-in-interest) of the **FIRST PART. 9431493301**

AND

M/s MATRI HOMES PVT. LTD., a Company incorporated under the Companies Act, 1956, having its office at 208, Nilamber Apartment, East Boring Canal Road, Patna-800001, through its Managing Director Sri Avinash Srivastava Son of Late Rajendra Prasad Srivastava, resident of 208, Nilamber Apartment, East Boring Canal Road, Patna-800001, Bihar, hereinafter called and/or referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and/or successors-in-office) of the **SECOND PART. 6873344999**

RECITALS

The owner is seized and possessed of the property of Schedule No. I fully described at the foot of this deed is the purchased property of the land owner namely Smt. Kusum Sinha on 13.04.1994 through two registered deed of absolute sale from Sandhya Sinha D/o Sri Shailendra Kumar Sinha, resident of Salimpur Ahra, P.S.- Gandhi Maidan, District- Patna, which is Registered in the Office of the Sub Registration Office Danapur in Book no. 1, Volume no. 536/2006, pages 227 to 240, bearing Sale deed no. 2338/1994 on 22.12.2006, measuring an area 10 Decimal and Book no. 1, Volume no. 543, pages 225 to 238, bearing Sale deed no. 2600/1994 on 28.12.2006, measuring an area 10 Decimal. Since then she came in actual, physical, possession over the land as absolute owner and paying rent to the State of Bihar to Circle Office, Danapur vide Zamabandi No. 938.

AND WHEREAS, the said land Owner expressed her desire to develop the landed property and to construct multi-storied building bearing Thana no. 20 (Twenty), Tauzi No. 5224 (Five thousand two hundred twenty four), Khata No. 686 (Six hundred eighty six), Survey Plot No. 670 (Six hundred seventy), situated at Mohalla- Vishwesharia Nagar, Mauza- Dhanaut, Pargana- Phulwari, Thana- Danapur, in the District of Patna in the State of

MATRI HOMES PVT. LTD.
Avinash K. Srivastava

MANAGING DIRECTOR
15/02/16

Kusum Sinha
13-02-2016



आज दिनांक 18-02-2016 से अपराधन में अदालत
 साहसीपुर अदालत निगर पुनर्निर्माण हो, आना
 आनी मैदान निगर घटना से पट्टाकार से अदालत
 श्रीमती कुसुम बिष्टा पति श्री शैलेंद्र कुमार सिंह
 निवासी साहसीपुर अदालत आना जावे मैदान निगर
 घटना नही, नही, आनी पट्टाकार अदालत पति
 श्री शैलेंद्र कुमार बिष्टा निवासी साहसीपुर अदालत
 आनी मैदान निगर घटना से अदालत से अनुमति
 की है, अतः श्रीमती कुसुम बिष्टा ने अदालत नही अदालत
 दस्तावेज अदालत ने निष्पादित नही है
 निष्पादित निवेदन
 18-02-2016.
 कनिष्ठ नर

V.C. 48
 V.C. NO-1/2016



Kusum Singh
 18-02-2016



Kusum Singh
 18-02-2016

V.C. 49
 V.C. NO-1/2016



Witors:- Shailendra Kumar Singh
 S/o Late Jannicharan Singh
 Nubal - Sahipur Nara (Barbar)
 Po. - Kadan Kuan
 P.S. - Janki Maithan
 Dist. - Sahar - 800003.
 18/02/2016

उपयुक्त रिपोर्ट से मेरा समाधान हो गया कि
 उक्त श्रीमती कुसुम बिष्टा
 ने यह दस्तावेज निष्पादित की है तदनुसार
 मैं इसे निर्वाधन के लिए स्वीकृत कर रहा हूँ।

निर्वाधन पदाधिकारी घटना

(3)

Bihar, measuring an area of 20 Decimal (Twenty Decimal) more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Owner:-

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

(ii) That the Owner has not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance 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 DNP/Competant Authority, the DNP Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the Owner has not entered in the past in any agreement for sale or development of the said property or any part thereof nor has made any arrangement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS, the Owner is interested in getting constructed multi-storied residential flats on the said property and acquire super built up area in the shape of residential flats, parking spaces, etc. as consideration for the value of the lands of the said property when conveyed by the Owner to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the Owner (hereinafter referred to as the said building) and the Owner wanted and agreed to acquire flats and other built-up area of the said building as consideration for the part of the said property to be conveyed by the Owner to the developer or its nominees etc.



or MATRI HOMES PVT. LTD.

Arvind K. Sinha

MANAGING DIRECTOR

18/02/16

Kushal Sinha
18-02-2016

(4)

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the Owner as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

(1) The aforesaid Owner do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Owner the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule -I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the developer. The developer will construct the proposed building as per the sanctioned building plan with his own signature by the DNP/Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and he will be responsible and answerable before court of law for the same. The land Owner will not be responsible for the same in any way.

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the land Owner and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "Kusum Homes".

(6) That the developer agreed to hand over 57.1% (Fifty seven point one percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided

MATRI HOMES PVT. LTD.
Anuradha Srinivasan
MANAGING DIRECTOR
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Kusum Singh
18-02-2016



(5) share with all right, title and interest in the said building. For the use and occupation of the land Owner as absolute Owner the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell, grant, lease or otherwise alienate her interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as she may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the Owner with all amenities. However the developer will hand over 57.1% of the entire flat and parking spaces to the land owner.

(7) That similarly, the developer will retain 42.9% (Forty two point nine percent) of the total super built-up area of flat alongwith 42.9% of the entire parking spaces. In the shape of flats and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease or otherwise alienate his interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as he may deem fit and proper. Both the land Owner and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(8) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Danapur Nagar Parishad (DNP)/Competant Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owner 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 Owner 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 Owner, 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.

(9) That the certificate of the architect regarding measurement of the super built-up area, built-up area and common service area will be final and binding on both the parties.

(10) The Owner shall, after the execution of this agreement allow every facility to the Developer, his staff, Engineers,



OF MATRI HOMES PVT. LTD.
Anirudh K. Srivastava
MANAGING DIRECTOR
18/02/16

Kusum Singh
18-02-2016

(6)

Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(11) That the Developer will develop and construct the proposed building with all amenities therein on and give peaceful vacant possession of the Owner's area to the Owner within Two Years from the date of sanction of the building plan (map) and vacant possession of the schedule property given to the developer, with further grace period of Six Months (Six months). If developer failed to complete the construction in the said period then Rs. 1,00,000/- per month the developer will pay to the land owner.

(a) If the developer will not start the construction works within 120 Days from the execution of this Development Agreement, then the land owner may cancel the said development agreement.

(b) The developer at his cost will provide to the land owner's flat:

(i) Marble floor (Indian white Makrana approx Rs 110/sq ft) & Granites of Italian Black Galaxy for Kitchen platform in two flats only including Exhaust fans, Two geysers (20 L) in two bathrooms of one flat & Chimney in one Kitchen.

(ii) Wardrobe in one kitchen & wardrobe in all three rooms of one flat.

(iii) In one flat the Developer will do POP including plastic paint.

(iv) Electricals : Concealed copper wiring of Havells or equivalent brand, Modular switches and accessories of ISI mark, one telephone & T.V. points in hall, Master bed room & other two rooms in one flat. Concealed copper wiring of Havells or equivalent brand with points for Air Conditioners in all rooms including Drawing/Dining hall.

(v) One loft above the entrance gallery with door in one flat.

(c) The developer will hand over the share to the land owner as follows:-

- (i) Entire First Floor, in the shape of 4 Flats
- (ii) Three flats in Third floor (One Front + Two Rear flats)
- (iii) Two flats in Fourth floor (Both Front flats)
- (iv) 11 reserved car parking spaces

OF MATRI HOMES PVT. LTD.
Anand K Shrivastava
MANAGING DIRECTOR
18/02/11

K W D W M SIMHA
16-02-2016



(7)

(d) The developer will retain the share as follows :

- (i) Entire Second Floor in the shape of 4 Flats
- (ii) One Flat in Third floor (Front flat)
- (iii) Two flats in Fourth floor (Both rear flats)
- (iv) 08 reserved car parking spaces

(12) That the developer shall develop the said property himself through any agency, company etc. of his choice at his own cost and will be responsible for the development of the said land, but the Owner will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(13) That the land Owner is entitled to verify and supervise the quality of materials to be used for construction of the building. If the land Owner find that the materials used for construction is not up to the marks and not of good quality then she should intimate the same to the developer and suggest to use better quality materials. If the developer failed to do according to the specification given then the land lord has the right to object and stop further construction until the matter is resolved between the owner and Developer. In this case the owner will not be responsible for the delay in anyway and the completion time of the project will remain unaltered.

(14) The Owner shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owner shall, if necessary execute all such deeds and documents as may be required by the developer in this regard, However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Owner.

(15) From the date of delivery of possession of Owner's area to the Owner and/or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owner in this regard.

(16) The Owner hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to

for MATRI HOMES PVT. LTD.
Kusum K. Shrinani
MANAGING DIRECTOR
18-02-2016

Kusum Shrinani
18-02-2016



(8)

do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Owner shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(17) The developer shall be entitled to enter into agreement for sale, or otherwise allot units in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

(18) Similarly the Owner shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area whenever required by the Owner.

(19) A separate list of detailed specifications for the said building in schedule II is part of this Development Agreement.

(20) After the Registration of this Development Agreement and after commencement of the construction work of the building, the Land Owner and Developer shall be entitled to sell or enter into agreement for sale to the intended purchasers. The intended purchasers shall have right to mortgage the property to be purchased by them to the bank or any financial institution for the purpose of raising loan.

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

(i) 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 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.

MATRI HOMES PVT. LTD.
Anand K. Sinha
MANAGING DIRECTOR
15/02/16

Kubum Sinha
15-02-2016



(9)

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That he will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owner.

(B) To indemnify the Owner and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(C) The Owner and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Patna Regional development authority, shall be distributed between the Owner and developer in the same proportion, as mentioned herein above.

(D) The Owner will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owner agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies/ Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owner for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owner/allottees of UNITS.

(F) The construction of the said building will be of super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the

" MATHI HOMES PVT. LTD.

Atchann K. Srinivasan

MANAGING DIRECTOR

12/04/16

K. Srinivasan
12-04-2016



(10)

mentioned total area, the Owner and the developers will share the additional area in said ratio i.e. 57.1% in the residential constructed area to the land Owner and 42.9% in the residential constructed area to the developer.

(G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owner and his/her nominee(s) shall become members of such an organization formed by the developer and the unit Owner, his/her nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time, and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the organization for the maintenance and management of the entire building complex.

(H) The nominee/s of the developer shall own and hold possession of the building comprised in the developer's area according to the standard agreement finalized by the developer, the Owner and her nominees(s) shall be bound to hold and own possession of the Owner's area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreement.

(I) The common area shall jointly be owned by all the Unit Owner of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owner/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(J) The Owner agree that if any levy is imposed by Danapur Nagar Parishad/Competant Authority or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owner and the developer (or its allottees) jointly in the same proportion as their respective shares of super

MATHI HOMES PVT. LTD.

Arjun K. Srinivasan

MANAGING DIRECTOR

18/02/16

Kusum Srinivasan

18-02-2016



(11)

built-up area in the said building.

(K) The Owner agree that in case any fine or penalty/fee/ fine to be ~~imposed on the said building~~ for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developer.

(L) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/ expenses etc.

(M) ~~That the Owner agree and undertake~~ that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owner(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owner shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(N) That the entire cost to be incurred for registration of this development agreement shall be borne by the developer and the land Owner will have no concern with that.

(O) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(p) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(q) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and Schedule land altogether and land owner/s will have no objection regarding the same in future.

(r) The developer will give non-refundable amount to the land

MATRI HOMES PVT. LTD.

Anil Kumar V. Sinha

MANAGING DIRECTOR
18/02/16

Kubum Sinha

18-02-2016



(12)
owner of Rs. 6,50,000/- (Rupees six lac fifty thousand) only within one week after the sanction of the map plan or 120 days from the date of execution of this Development Agreement, whichever is earlier.

(s) The Developer will hand over possession of Owner's share of flat as per agreed specification prior to handing over possession of flats under his share.

(t) The Developer undertakes to provide maintenance guarantee for the apartment and common areas for a period of 12 months from the date of taking over possession of flat.

(u) The Developer shall additionally provide an open cantilever type portico to the owner which will be constructed at the level of plinth of ground floor towards the south-east of the building subject to the sanction of the map plan.

DETAILS OF THE PROPERTY:

SCHEDULE-I

Land measuring 20 Decimals more or less subject to actual measurement with boundary wall, bearing Thana no. 20 (Twenty), Tauzi No. 5224 (Five thousand two hundred twenty four), Khata No. 686 (Six hundred eighty six), Survey Plot No. 670 (Six hundred seventy), situated at Mohalla-Vishwesharia Nagar, Mauza- Dhanaut, Pargana- Phulwari, Thana- Danapur, in the District of Patna in the State of Bihar, within the Municipal corporation area and under the sub-registrar, Danapur, and District Registry Office Patna and Bounded as follows-

NORTH :- Kameshwar Prasad Singh & Nagendra Prasad Singh (Part Plot No. 670)
SOUTH :- Mahendra Singh & others (Part Plot No. 670)
EAST :- Jagdeo Singh and Shital Singh purchased from Harihar Mahto.
WEST :- Main Road.

Note :- Govt. value is mentioned at Code No. 072 & Zone- 3 of M.V.R. 2016-17.

which market value of above land is Rs. 1,90,00,000/- (Rupees One crore ninety lacs) only, in which value of boundary wall is Rs. 2,00,000/- (Rupees Two lac) only



MATHI HOMES PVT. LTD.
Anuradha K. Srinivasan
MANAGING DIRECTOR
18/02/16

Kusum Singh
18-02-2016

(13)

SCHEDULE II

CONSTRUCTIONS SPECIFICATIONS

The Amenities and Specifications to be provided in the proposed Apartment named "Kusum Homes" shall be as follows:-

- (1) Foundation : As per the design of the structural Engineers.
- (2) Structure: RCC Framed Structure.
- (3) Super Structure : 5" thick 1st Class Burnt Brick Masonry in frames or as per the design of the Architect.
- (4) Flooring: 1'6"X2'0" Marbles or ISO Certified 2'0" X2'0" Vitrified Tiles in all rooms and halls. 1'0"X1'3" Marbles or 12"X12" Ceramic tiles in Bathrooms & Kitchens up to door level only.
- (5) Doors : Sal Wood Frames and water-proof flush doors panel, painted with two coats of synthetic enamel paints over a coat of primer.
- (6) Windows: Fully Glazed aluminium windows.
- (7) Toilets : 7'0" high glazed tiles dado, white glazed Branded vitreous sanitary wares, good quality chromium plated fittings of Jaquar or equivalent Brand, One hot and cold point in each bathroom.
- (8) Kitchen : Granite platform, 2 ft. high glazed tiles dado over it, steel kitchen sink.
- (9) Electricals : Concealed copper wiring of Havells or equivalent brand, Modular switches and accessories of ISI mark, one telephone & T.V. points in hall & Master bed room, Sufficient Lighting & Fan Points in each rooms and Drawing/ Dining Hall, Concealed copper wiring of Havells or equivalent brand with points for Air Conditioners in all rooms including Drawing/Dining hall.
- (10) Internal Finishes : Sand Cement Plaster on walls covered with plain POP. paints will be charged extra.
- (11) External Finishes : Sand Cement plaster covered with 2 coats of weather coat /exterior emulsion paint.
- (12) Loft : In Kitchen & rooms shall be charged extra.
- (13) Single Phase Electric & 500 watt Generator connections.
- (14) Intercom connection.
- (15) Lift: of standard quality Kavin shall be provided with V3F Drive arrangements.

OF MATRI HOMES PVT. LTD.

Anil K. Srivastava

MANAGING DIRECTOR

18/02/16

Kusum sim

18-02-2016



(14)

- (16) Fire Safety : shall be provided as per the sanctioned plan.
- (17) Water Supply: through deep-tube well-submersible pump of crompton or equivalent brand of sufficient capacity.
- (18) (i) Water supply connection and electrical point in one balcony for installation of Washing machine.
- (ii) That the developer shall develop a space as lawn including landscaping and plant ornamental trees & plants at his own cost .
- (iii) That the developer shall construct a roof top open shed of 20 Sq m with benches in one side of the building roof at his own cost.
- (iv) The developer shall make provision and plant ornamental plants/flower plants along the parapet on one side of the roof and provide two water connections for watering the plants at his cost.

IN WITNESSES WHEREOF, the parties have executed this deed of development agreement on the date, month and year first mentioned above it.

WITNESSES:-

1. Shailendra Kumar Singh
S/o Late Gauri Chandra Singh
Satimpur Attra (Baudia)
P.O. - Kailash Kuan
P.S. - Gandhi Maidan
Distt. - Patna
18/02/2016

2. Mridul Kumar
S/o Madan Lal Srivastava
304, Nilambar Apt. Cont
Boring Canal Road
Patna - 800001.


18/02/2016.

Kusum Sinha
18-02-2016
Signature of Land owners.

vs MATRI HOMES PVT. 'TD.
Anand K. Srivastava

MANAGING DIRECTOR
18/02/16
Signature of Developers.

Drafted as per instnction of the parties.

Printed By:-


(Manoj Kumar)
UDDYOGLI'S CHAMBER,
Collectorate Bar Association
Patna.

Jay Prasad 40/2007
chamber of
(Dr. ANIL KUMAR SINHA "UDDYOGI")
Advocate
'Chamber', Collectorate Bar Association,
Patna


18/02/16



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. The document is kept pending for Commission

Stamp duty paid under Indian Stamp Act Rs. 398000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.I Stamp Paper	Rs. 5000/-
Amt. paid through Bank Challan	Rs. 420525/-

Registration Fee										LLR + Proc Fee		Service Charge		
FEE PAID	A1	0	C	0	H1b	0	K1a	0	L1	0	LLR	0	500	
	A8	0	D	0	H2	0	K1b	0	L11	0	Proc.Fee	0		
	A9	0	DD	0	I	5000	K1c	1000	Mb	25	Total	0		
	A10	0	E	21000	J1	0	K2	0	Na	0				
	B	0	H1a	0	J2	0	L1	0						
	TOTAL-										27025			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -												27525		

Date: 18/02/2016

[Signature]
Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 18th February 2016 by Avinash Srivastava(Dir) S/O Late Rajendra Prasad Srivastava by profession Business. Status - Claimant

Avinash K. Srivastava
18/02/16
Signature/L.T.I. of Presentant

Date: 18/02/2016

[Signature]
Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Shalendra Kumar Sinha' age '50' Sex 'M', 'Gauncharan Sinha', resident of 'Salimpur, kadamkuan, patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 18/02/2016

[Signature]
Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 62 on page no. 378 to 395 for the year 2016 and stored in CD Volume No. 9 , year 2016. The document no. is printed on the front Page of the document.

Token No. : 2753
Date : 23/02/2016

Year : 2016



SCORE Ver.3.0

[Signature]
Deed No. :
Registering Officer
Patna

DEED NO: 2631

अक्षर मो. शब्दों में (रु.) मात्र।

चतुर्थ प्रति
(असाक्षी हेतु)

बिहार सरकार
निबंधन विभाग

गैर नगरीय

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टांप शुल्क / निबंधन शुल्क
एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक प्रशान

1. प्रदाता का नाम पति/पत्नी का नाम/पिता
(जिसकी ओर से जमा किया जा रहा है)
M/s MATRI HOMES PVT. LTD., office at 300, Nilamber Apartment, East Boring Canal Road, Patna-800001

2. दस्तावेज का प्रकार Development Agreement
3. निबंधन कार्यक्षेत्र जिला निबंधन कार्यक्षेत्र, पटना
4. बैंक का नाम एवं शाखा भारतीय स्टेट बैंक, मुख्य शाखा, पटना

5. भुगतान की जानेवाली राशि का विवरण:

क्र.सं.	भुगतान का गढ़ एवं सीर	रकम
(क)	स्टाम्प शुल्क-मुख्य सीर-0030- स्टांप एवं पंजीकरण-उप-मुख्य सीर 02- स्टांप गैर आधिकारिक सीर-103- दस्तावेजों का स्टांप शुल्क-उप सीर 0001 सकल प्रारम्भिक इकाई 75 49 सकल प्रारम्भिक विवरण कोड - R0030021030001	393000
(ख)	निबंधन शुल्क-मुख्य सीर - 0030- स्टांप एवं पंजीकरण शुल्क-उप मुख्य सीर- 03-पंजीकरण-शुल्क, सपु सीर-104- दस्तावेजों का पंजीकरण शुल्क- उपसीर- 0001, प्रारम्भिक इकाई 75 49 सकल प्रारम्भिक विवरण कोड - R0030031040001	20000 1000 1000 5000 25 27025
(ग)	भूस्वामी शुल्क-मुख्य सीर-0029- भू स्वत्व सपु सीर-000 अन्य प्रारम्भिक- उपसीर-0006-अन्य गढ़-प्रारम्भिक इकाई -75 49 भूमि निबंधन शुल्क से अन्य विवरण कोड - R0029008000005	0
	भुगतान का माध्यम: नगद/ बैंक/ड्राफ्ट कुल राशि शब्दों में	420025

स्थान *Patna*

तारीख *16/2/16*

*बैंक/ ड्राफ्ट का विवरण वीठ पर अंकित पर कर दें।

नोट: शुल्क की राशि अदायगी होने के पश्चात् ही सत्य होगी

R. Kumar

जमाकर्ता का नाम
एवं हस्ताक्षर

TAPAN

6/2003/854

जमा करें/ Pay-in-slip नगद/भुगतान/CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

शाखा/Branch *Patna*

दिनांक/Date *16/2/2016*

जमा करने का प्रकार : नगद बैंक/चालू खाता/आवृत्ति जमा/विशेष
नगद/चालू/संचयन/मुद्रा खाता से/Type of Account :
SB/CA/RO/CC/BL/TL A/C. No.

11645725161642

के बैंक खाते में जमा करने हेतु/For the credit of the Bank
Account of *Patna*

नगद/चालू बैंक विवरण/चालू बैंक खाते/Details of Cash/Current/Overleaf

जमा करने वाले का नाम/Cash Deposit in the account *50000*

नगद/चालू शुल्क/Cash Handling charges

कुल जमा/Total Deposit

रकम (शब्दों में),/Rupees (in words) *Five thousand*

(आवृत्ति जमा/चालू/ FOR CASH/TRANSFER)

FOR USE OF THE BANK

जमा कालम संख्या - 05 से दिए गये विवरण के अनुसार
रुपये प्राप्त किया।

573

प्राप्तिकृत पदाधिकारी का
हस्ताक्षर एवं मुहर