Serial No. 476 Circle:-:Patna Book No. :- 1 Deed No. 425

Serial No. 476 Deed No. 425

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

This document was presented for registration on **15/01/2024** by **Ranjit Kumar Sinha Alias Ranjit Kumar Singh**
A stamp duty of Rs. **660200**/- and other fees of Rs. **42000**/- 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. **425** in Book No. **1**, Volume No. **10** on pages from **160** to **181** and has been preserved in total **22** pages in C.D. No. **2** / Year **2024**

15/1/2024
Signature with Date
(**Dhananjay Kumar Rao**)
Registering Officer, **Patna**

Date: 15/01/2024 Token No: 478 /2024

बिहार सरकार

SCORE-4.1

For BLISSFUL BUILDTECH PRIVATE LIMITED
Director

(Development Agreement)

This development agreement executed and entered into on this 15th day of January, 2024, at Patna,

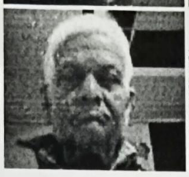
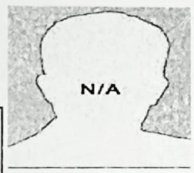
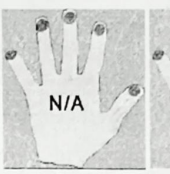
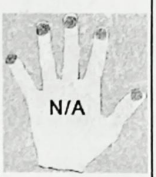
BETWEEN

1. **SRI RANJIT KUMAR SINHA @ RANJIT KUMAR SINGH,** aged about 46 years, Son of Sri Ramjatan Singh, resident of Ramjichak Digha, P.S. Digha, District Patna, presently residing at Flat No. 701, O -Wing Haware Glory, Plot No. 56, Sector-20, Near Shilp Chouk, Kharghar, Navi Mumbai, Raigarh, Maharashtra, 410210, having **Aadhar No. 8315 0071 3876, PAN: AYGPS1968M, Mob. No. 8080805541,** occupation Service, by faith Hindu, Indian Citizen,

जिला अवर निबंधक का कार्यालय पटना

District Registry Office,Patna

Token Number 478 | Reg. Year 2024 | Serial Number 476 | Deed Number 425

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Ranjit Kumar Sinha (Manging Director)						
Sig.	15/01/24						
Executant	Lalit Kumar Alias Lalit Kumar Singh						
Sig.	15/01/2024						
Executant	Ramjatan Singh						
Sig.	रामजतन सिंह 15-01-2024						
Presented By	Ranjit Kumar Sinha Alias Ranjit Kumar Singh						
Sig.	15/01/24						
Executant	Ranjit Kumar Sinha Alias Ranjit Kumar Singh						
Sig.	15/01/24						
Identified By	Rabita Devi						
Sig.	रबिता देवी 15-1-2024						





आदित्य कुमार द्वारा जांच किया
गया तथा उनके द्वारा दिए गए
निर्देशानुसार
15/01/24

15/01/24

2. **SRI LALIT KUMAR @ LALIT KUMAR SINGH,** aged about 41 years, Son of Sri Ramjatan Singh, resident of Ramjichak Digha, P.S. Digha, District Patna, presently residing at Flat No. B1-806, Cherry County, Techzone-4, Near Ek Murti Chowk, Bishrakh, I.a. Surajpur, Gautam Buddha Nagar, Uttar Pradesh-201306, having **Aadhar No. 9353 3710 9163, PAN: ASAPK9936B, Mob. No. 9891281303,** occupation Service, by faith Hindu, Indian Citizen,

3. **SRI RAMJATAN SINGH,** aged about 69, Son of Late Rajdev Singh, resident of Ramjichak Digha, P.S. Digha, District Patna, having **Aadhar No. 3831 9469 8928, PAN: BSYPS7629J, Mob. No. 9852229526,** occupation Farmer, by faith Hindu, Indian Citizen,

All hereinafter collectively referred to as the **"LAND OWNERS",** (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their successors, executors, administrators, legal representatives, nominees and assignees) of the **FIRST PART.**

AND

M/S BLISSFUL BUILDTECH PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 2013, having its **PAN No. AAICB6267D,** Registered office at 701, O -Wing Haware Glory, Plot No. 56, Sector-20, Near Shilp Chouk, Kharghar, Navi Mumbai, Raigarh, Maharashtra, 410210 through its Managing Director **SRI RANJIT KUMAR SINHA**, 46 years, Son of Sri Ramjatan Singh, resident of Flat No. 701, O -Wing Haware Glory, Plot No. 56, Sector-20, Near Shilp Chouk, Kharghar, Navi Mumbai, Raigarh, Maharashtra, 410210 having **Aadhar No. 8315 0071 3876, Mob. No. 8080805541,** Indian Citizen, hereinafter referred to as the Builder (Which expression shall unless excluded by or repugnant to the context mean and include its Successor-in-office, Executors, Administrators and assign) of the **SECOND PART.**

WHEREAS, the above named landowners are the absolute owners of 56.6207 decimals of land, pertaining to part of Survey Plot No. 1150 & 1148, situated in mauza Digha, P.S. Digha, District Patna. Out of the aforesaid land, 34.625 decimals land of plot No. 1150 and the remaining 21.9957 decimals land of Plot No. 1148.

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For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
15/01/24

WHEREAS, out of the aforesaid land, only 41.19 decimal land is the subject matter of this Development Agreement, the details of which are clearly mentioned in First Schedule of this Development Agreement.

WHEREAS, out of aforesaid 41.19 decimals land, 21.9957 decimals land of Plot No. 1148 and the remaining 19.1943 land of plot No. 1150.

WHEREAS, total 76 decimal land, including the aforesaid 41.19 decimals land originally belonged to Late Murlidhar Mahto, the great grandfather of landowner Nos. 1 & 2 and grandfather of landowner No. 3, who acquired altogether 76 decimals land, pertaining to Part of Survey Plot No. 1148 & 1150 by virtue of a registered deed of exchange dated 02/04/1935, being deed No.1778.

WHEREAS, the said Murlidhar Mahto died leaving behind his only son Sri Rajdev Singh as his only legal heirs. After the death of Murlidhar Mahto, Sri Rajdev Singh acquired the aforesaid property by the right of survivorship and inheritance. He also got his name mutated in government records and was paying ground rent to the State of Bihar through Circle office and accordingly rent receipt was issued in his name.

WHEREAS, subsequently, Sri Rajdev Singh died leaving behind his only son Sri Ramjatan Singh and two grandsons namely Sri Ranjit Kumar Singh @ Ranjit Kumar Sinha and Sri Lalit Kumar Singh @ Lalit Kumar (both sons of Sri Ramjatan Singh) as his only legal heirs. After the death of Rajdev Singh, Sri Ramjatan Singh and his above named two sons jointly inherited the aforesaid property by the right of survivorship and inheritance.

WHEREAS, for better management of the aforesaid property, Sri Ranjit Kumar Singh @ Ranjit Kumar Sinha got his name mutated in government records vide जमाबंदी सं0 .7207, भागवर्तमान सं0- 45, पृष्ठ सं0 -10815, with respect to 21.9957 decimals of land, pertaining to part of plot No. 1148 and since then he is paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in his name.

WHEREAS, similarly, Sri Lalit Kumar Singh @ Lalit Kumar also got his name mutated in government records vide जमाबंदी सं0. 7208, भागवर्तमान सं0- 45 पृष्ठ सं0 -10819, with respect to 34.625 decimals of land, pertaining to plot No. 1150 and since then he is paying ground rent to the State of Bihar

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For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
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through Circle office and accordingly rent receipt is being issued in his name.

WHEREAS, Sri Ramjatan Singh, the landowner No.3 being the karta of the family sold and transferred 1657.5 Sq.ft. equivalent to 3.80579 decimals land, pertaining to part of survey plot No. 1148 to Smt. Shalini Singh by a registered deed of absolute sale dated 06/12/2010, being deed No. 28802, entered in Book No.1, Volume No. 468, pages from 317 to 326, registered at Registration office Patna. Besides the aforesaid land, Sri Ramjatan Singh, the landowner No.3 being the karta of family sold and transferred 3055 Sq.ft. equivalent to 7.0146 decimals land, pertaining to part of survey plot No. 1148 to Sri Suresh Kumar Singh, father of Smt. Shalini Singh by a registered deed of absolute sale dated 10/03/2010, being deed No. 5526, entered in Book No.1, Volume No. 88, pages from 404 to 413, registered at Registration office Patna.

WHEREAS, after purchasing the aforesaid land, the said Sri Suresh Kumar Singh transferred the aforesaid 3055 Sq. ft. equivalent to 7.0146 decimals land, pertaining to part of survey plot No. 1148 to his daughter Smt. Shalini Singh by virtue of a registered deed of Gift dated 06/02/2020, being deed No. 3454, entered in Book No.1, Volume No. 88, pages from 298 to 308, registered at Registration office Patna.

WHEREAS, after execution and registration of the aforesaid gift deed, Smt. Shalini Singh became the absolute owner of 10.8157 decimals of land, pertaining to part of survey plot No.1148.

WHEREAS, later on Smt. Shalini Singh, Sri Lalit Kumar Singh @ Lalit Kumar and Sri Ramjatan Singh entered into a deed of exchange and got the same registered on 16/07/2021, being deed No. 8589, entered in Book No.1, Volume No. 215, pages from 357 to 372, C.D. No. 31/2021 registered at Registration office Patna. As per the said deed of exchange, the aforesaid 10.8157 decimals land, pertaining to part of survey plot No.1148 transferred to Sri Lalit Kumar Singh @ Lalit Kumar and Sri Ramjatan Singh.

WHEREAS, as on date 34.625 decimal land, pertaining to part of survey Plot No.1150 is in possession of the above named landowners and Sri Lalit Kumar Singh @ Lalit Kumar is paying ground rent to the State of Bihar and accordingly rent receipt is being issued in his name.

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Director
15/01/24

WHEREAS, as on date 10.8157 decimals land pertaining to part of survey plot No.1148 is in possession of the Landowner No. 2 and Landowner No. 3 and the ground rent is being paid by Sri Ramjatan Singh and Sri Lalit Kumar Singh @ Lalit Kumar are paying ground rent to the State of Bihar and accordingly rent receipt is being issued in their joint names.

WHEREAS, as on date 11.18 decimal land, pertaining to part of survey Plot No.1148 is in possession of the above named landowners but the ground rent receipt is being issued in the name of Sri Ranjit Kumar Singh @ Ranjit Kumar Sinha.

WHEREAS, from the aforesaid flat is clearly that as on date 56.62179 decimals land pertaining to part of plot Nos. 1148 & 1150 is in possession of the above named land owners but the subject matter of this Development Agreement is only 41.19 decimals of land pertaining to plot Nos. 1148 & 1150, the details of which are clearly mentioned in First Schedule of this Development Agreement.

WHEREAS, the above named landowners got interested to develop and construct a multistoried building over the scheduled land. When the above named directors of the builder company came to know the desire of the landowners, they approached the landowners and showed their willingness to develop the aforesaid land and construct a multistoried building complex over the Scheduled land by adhering to all the applicable law, Rules, bye-laws including the mandates of the Real Estate (Regulation and Development) Act, 2016. After negotiation and discussion, the landowners considered the request of the developer and agreed to develop the scheduled land through the above named developer. During negotiation, the landowners represented and declared that :-

(A)

(i) The Scheduled property is under their exclusive possession with absolute right, title, and Interest, having a fully marketable title thereby.

(ii) The landowners have 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.

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For BLISSFUL BUILDTECH PRIVATE LIMITED

Director

(iii) 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, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) 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) The landowners have not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.

(B) And whereas, the landowners are interested in getting constructed a multi-storied building complex on the said property and acquire built up area in the shape of Units, parking spaces, etc. as consideration for the value of the land.

(C) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied building complex on the said land (hereinafter referred to as the said building) and the landowners agreed to acquire Units and other built-up area of the said building as consideration for the part of the said property.

(D) As a result of the negotiations between the parties hereto and on the representation and declarations made by the landowners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon the 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 landowners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to develop the Scheduled property, who hereby accepts from the landowners the exclusive right, possession, and license to develop the said property, fully described in the First Schedule

For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
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hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That soon after execution and registration of this Development Agreement, the landowners shall be handed over the scheduled land to the developer and authorize to construct a multistoried building complex after registration of the project under the provisions laid down in the Real Estate (Regulation and Development) Act, 2016 and the entire cost to be incurred for construction of the same shall be borne and paid by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the competent authority.

(3) It is also agreed between the parties that within 06 months from the date of execution and registration of this Development Agreement, the Developer shall prepare a building plan or drawing through a registered architect and will submit the same with the competent authority for its approval in its own name and signature for the entire land but all the expenses to be incurred to get the building plan approved shall be borne and paid by the developer. The architect shall make plans, lay out plans of the multistoried building and all floors with specifications and as required under law. The developer shall provide a building plan to the land owners. All the papers/ documents to be required for approval of the said building plan shall be provided by the landowners, which are in their possession to the developer.

A. That it is agreed by the parties that the developer shall develop the project in accordance with the approved lay-out plans, floor plans and specification. The developer undertakes to strictly abide by such plans and the bye-laws Patna Municipal Corporation building Rules and Regulation, FAR and density norms and shall not make any variation/ alteration, modification in plans otherwise in the manner prescribed in law.

(4) The Developer and the landowners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by the competent authority on the said property,

For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
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whose built–up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by and between the parties. The above super built–up area does not include saleable parking space, if it is open, but the parking space will also be distributed on the same percentages i.e. landowners will have right of 50% parking space as the landowners' area.

(5) That after securing building plan from the competent Authority, the developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The landowners shall extend all co-operation to the developer by providing all papers, which are in their possession, required consent letter, Authority etc.

(6) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the landowners' area/ share to the landowners within **42 (Forty Two)** months from the date of registration of the project with the office of RERA (Real Estate (Regulation and Development) Act, 2016 or from the date of handing over the vacant possession of the scheduled land, whichever is later. In case the builder fails to complete the construction work within the stipulated time as mentioned above, then the landowners will provide **06 (Six)** months more time to the developer as grace period.

(7) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the construction work, it would be seen and judged mutually by the land owner and the Developer.

(8). It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 05 of this Development Agreement.

For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
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(9) That the developer will be exclusively responsible for any accident or incident caused during the period of construction and they will be responsible and answerable before the court of law for the same. The Landowners will not be responsible for the same in any way.

(10) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid 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 Landowners and the other inmates of the building.

(11) That the landowners hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The landowners have not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(12) The name of the proposed multistoried building complex shall be **"BALAJI AANGAN"** or any other name as the parties mutually agreed upon.

(13) That the developer agreed to hand over 50% (Fifty percent) of the total built up area to the landowners and the remaining 50% (Fifty percent) of the total built-up area would be retained by the developer and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. It is agreed between the parties that the developer will first hand over the vacant possession of the landowners' share to the landowners with all amenities and then only they hand over possession to its purchasers but the developer may enter into an agreement for sale with its intending buyers soon after execution and registration of this Development Agreement and after registration of the project under the Real Estate (Regulation and Development) Act, 2016.

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For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
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15/10/2024
15/10/24
15-7-24

(14) That after execution and registration of this Development Agreement and sanction of the building plan, the landowners and the developer will take joint exercise to distribute and allocate their respective shares. The details of units to be allotted to the landowners in lieu of their 50% shares will be clearly mentioned in the said Distribution Agreement. The share / portion of the landowners and the developer shall be mutually carved out on pro-rata basis as mutually agreed upon by the parties hereto i.e. first choice to the landowners and Second choice by the developer and thereafter the first choice by the developer and the second choice by the landowners and so on.

(15) That the landowners will retain 50% of the total built-up area in shape of complete Units and car parking spaces in consideration of cost of land with an absolute, right, title and interest over the same and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

(16) That similarly, the developer will retain 50% of the total built-up area in shape of Units 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 their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

(17) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties. In case of any doubt, the architect will take exercise to measure the built-up area and common service area in presence of both the parties or their authorized representative.

(18) The landowners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement. The landowners agree to hand over the scheduled land immediately after execution and registration of this Development Agreement.

For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
15/01/24

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(19) That the developer shall develop the said property themselves at its own costs and expenses and will be responsible for the development of the said land, but the landowners 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 of this Development Agreement.

(20) That the landowners are entitled to verify and supervise the quality of materials to be used by the developer for construction of the building. If the landowners find that the materials to be used for construction is not up to mark and not of good quality, then the landowners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once. The landowners will not force to stop the construction work, if the developer does the work as per the agreement.

(21) From the date of delivery of possession of the landowners' area to the landowners or their 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 in this regard.

(22) The landowners 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 do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The landowners 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 save and except as provided in these present.

(23) 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 landowners' area whenever required by the Developer by adhering the provision laid down under the Real Estate Regulation and Development Act (RERA), 2016.

For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
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(24) Similarly, the landowners shall be fully entitled to enter into agreements for sale or otherwise for allotted UNITS comprised in the landowners' area in the said building and which does not form part of the Developer's area.

(25) That the material to be used for construction of proposed multistoried building complex and its specifications are clearly mentioned in Schedule-II of this Development Agreement and it will be treated as part of the Development Agreement.

(26) After the Registration of this Development Agreement and registration of this project under the Real Estate (Regulation and Development) Act, 2016, the landowners and the Developer shall be entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution.

(27) That after the completion of the construction of the building project, the developer/promoter/ landowners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Ownership Act, 2006.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That the developer will not do any act of commission, omission, expressly or impliedly, directly, or indirectly by which the landowners' 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 landowners' area to the landowners.

(B) That the Developer shall be entitled to mortgage its own share to any financial institution for taking project loan to complete the construction of the proposed multistoried building complex. The individual purchasers of the flats and car parking spaces may obtain loan from any financial institution, or any other authority concerned to purchase flat and car parking spaces by mortgaging the said unit to be purchased by the intending purchasers and the purchasers are solely responsible to repay the said loan.

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For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
15/01/24

(C) To indemnify 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 and / or for construction, breach of any law, Act statue, Rules and bye-laws.

(D) That it is also agreed between the parties that the parking space will not to be sold or given to any outsider or stranger other than the inmates of the building.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the landowners till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Landowners' area/ share to the Landowners.

(F) After the delivery the Landowners' area/ share to the Landowners all out going in respect of the said property and the said building thereon shall be borne and paid by the Landowners and the Developer and their nominees separately and proportionately in proportion to their respective share in the total super built-up area.

(G) In case any Sale-tax, VAT, purchase tax, GST or any other government duty or tax (not being the Income Tax) is payable in relation to the landowners' share, then the landowners liable to pay the same. The landowners indemnified the Developer against all such claim or demand that may be made by any authority.

(H) The Landowners 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 Competent Authority, the same may be constructed by the developer at its own costs but the constructed area would be distributed between the parties in same ratio as mentioned above.

For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
15/01/24

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(I) The Landowners 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 Landowners' title thereto and the Landowners agree to co-operate with the developer in such examination of the Landowners' 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.

(J) 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 Landowners for inspection whenever required by the developer. However, after completion of the building/ project, all the original documents shall be handed over to the developer.

(K) The developer and / or the Landowners may form as it deems proper, a Co-operative housing society /association of persons, and body corporate etc. for maintenance of the common service area of the building and all the unit holder including the Landowners will be members of such housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owner's association of the apartment for the maintenance and management of the entire building complex, except the internal part of units.

(L) The common area shall be jointly owned by the Landowners said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No inmates of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.

(M) The Landowners agrees that in case any fine or penalty/fee to be imposed on the said building for any breach of law and for any alleged deviation from the sanctioned plan, resulting in any excess

For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
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construction of the built-up area within the bye-laws then the same shall be borne and paid by the developer only.

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

(O) That the Landowners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the scheduled property or claiming his/ their right, title or interest though the 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 Landowners and in this respect the Landowners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.

(P) That in case of any dispute or differences between the parties arising out or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator(s) 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, within the limit of Patna.

(Q) That only courts of Patna/ Bihar, shall have the exclusive jurisdiction over all the matters or dispute arising with respect to this this agreement.

(R) That if the adjacent Landowners enter into an agreement for development with the second part, then the second part amalgamate the entire land and shall prepare a revised building plan for the entire land after taking approval of the Landowners.

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SCHEDULE- I
DETAILS OF LAND OWNED BY THE LAND OWNERS FIRST PART.
LOT-A

All that piece & parcel of vacant land measuring 10.8157 decimals, pertaining to part of Survey Plot No. 1148, Khata No. 1820, under Thana No.1, Tauji No. 5584, situated in mauza Digha, P.S. Digha, District Patna, भागवर्तमान सं0- 178, पृष्ठ सं0-65, standing in the name of Sri Lalit Kumar Singh @ Lalit Kumar, within the limit of Patna Municipal Corporation, Sub. and Sadar Registry office Patna, and the same is bounded and butted as follows:-

BOUNDARY

North :- Land of Sri Ajit Singh, Plot No.1147
South :- Land of Sri Ranjit Kumar Singh, part plot No.1148
East :- Land of Sri Ranjit Kumar Singh, part plot No.1148
West :- Land of Sri Hari Nandan Rai, Plot No.1146.

LOT-B

All that piece & parcel of vacant land measuring 11.18 decimals, pertaining to part of Survey Plot No. 1148, Khata No. 1820, under Thana No.1, Tauji No. 5584, situated in mauza Digha, P.S. Digha, District Patna, जमाबंदी सं0 .7207, भागवर्तमान सं0- 45, पृष्ठ सं0-10815, standing in the name of Sri Ranjit Kumar Singh @ Ranjit Kumar Sinha, within the limit of Patna Municipal Corporation, Sub. and Sadar Registry office Patna, and the same is bounded and butted as follows:-

BOUNDARY

North :- Land of Sri Ajit Singh, Plot No.1147
South :- Land of Sri Rajeshwar Thakur, now Brijnandan Singh, plot No.1149,
East :- Part plot No.1150 of Sri Lalit Kumar Singh @ Lalit Kumar.
West :- Part plot No. 1148 of Sri Lalit Kumar Singh @ Lalit Kumar and Land of Sri Hari Nandan Rai, Plot No.1146.

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LOT-C

All that piece & parcel of vacant land measuring 19.1943 decimals out of 34.625 decimal, pertaining to part of Survey Plot No. 1150, Khata No. 1663, under Thana No.1, Tauji No. 5584, situated in mauza Digha, P.S. Digha, District Patna, जमाबंदी सं0.7208, भागवर्तमान सं0- 45, पृष्ठ सं0-10819, standing in the name of Sri Lalit Kumar Singh @ Lalit kumar, within the limit of Patna Municipal Corporation, Sub. and Sadar Registry office Patna, and the same is bounded and butted as follows:-

BOUNDARY

North :- Land of Sri Ajit Singh, Plot No.1147
South :- Part plot No.1150,
East :- Survey road.
West :- Part plot No. 1148 of Sri Ranjit Kumar Singh @ Ranjit Kumar Sinha.

FEATURES AND SPECIFICATION OF UNITS

1. FOUNDATION As per Architects/ Structural consultants with Earth Quake resistance.

2. CHOWKHATS Door frame of sal wood.

3. WINDOWS All windows frames will be UPVC with glass and frame with UPVC or aluminum.

4. DOOR Wooden chaukhat with flush door of thick plywood appropriate for door.

5. ELECTRICAL WORK:

(1) All electric wiring of standard makes in in concealed conduits with copper wires. Sufficient provision and distribution.

(2) All l modular electric switches.

6. WATER SUPPLY : Through Deep Tube well and overhead tank.

7. T.V. & TELEPHONE : Cable T.V. point , telephone point in master bedroom & drawing room.

8. LIFT : Standard make (OTIS/ KONR) or equivalent

9. PARKING SPACE : One parking for each flat.

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For BLISSFUL BUILDTECH PRIVATE LIMITED
Director
15/01/24

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NOTE: The specification are tentative and subject to minor modification through mutual agreement.

VALUATION

17941 Sq.ft. equivalents to 41.19 decimals @ Rs. 8,00,000/- per decimals, under , Thana Code No. 01

Total Rs. 3,29,52,000/-

IN WITNESS WHEREOF the Land Owner and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned, in the presence of the following witnesses.

WITNESSES :-

1. रविता देवी
पति, राम जतन सिंह
रामजी चक
दिघा, बाटा, पटना

2. जितेंद्र सिंह
पिता स्व० रामाधार सिंह
रामजी चक दिघा
बाटा पटना-18

राम जतन सिंह
15-1-24
15/01/2024

15/01/24
Signature of the Land owner

For BLISSFUL BUILDTECH PRIVATE LIMITED

15/01/24
Director
Signature of the Developer

जिला अवर निबंधक का कार्यालय
पटना

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. 659040/-**
Addl.Stamp duty paid under Municipal Act **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	Rs. 0/-
Amt.paid through Bank Challan	Rs. 702200/-

Registration Fee

FEE PAID												
	A1	0	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	20000	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

Registering Officer
Patna

Date: 15/01/2024

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 15th January 2024 by Ranjit Kumar Sinha Alias Ranjit Kumar Singh Ramjatan Singh by profession Others. Status - Executant

Registering Officer
Patna

15/01/24

Signature/L.T.I. of Presentant **Date:15/01/2024**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rabita Devi' age '67' Sex 'F', 'Ramjatan Singh', resident of 'Ramjeechak Bataganj, Digha, Patel Gali, Dist.- Patna.'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 15/01/2024

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 10 on pages on 160 -181, for the year 2024 and stored in CD volume No. CD-2 year 2024 .The document no. is printed on the Front Page of the document.

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Registering Officer
Patna

Date : 15/01/2024

Token No. : 478 **Year : 2024** **S.No. : 476** **SCORE Ver.4.1** **Deed No . :d No . : 425**

INDIA NON JUDICIAL
Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2400064080
Certificate Issue Date	:	11-Jan-2024 12:29 PM
GRN No.	:	BHR20240100050753E
Unique Doc Reference	:	EST-BR-2800-2400000599
Party Name	:	BLISSFUL BUILDTECH PRIVATE LIMITED
Purchased by	:	BLISSFUL BUILDTECH PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	660200 (Six Lakh Sixty Thousand Two Hundred Only)
Reg. Fee (Rs.)	:	41000 (Forty One Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	1000 (One Thousand Only)
Total Amount (Rs.)	:	702200 (Seven Lakh Two Thousand Two Hundred Only)

For BLISSFUL BUILDTECH PRIVATE LIMITED

Director

15/01/2024

15/01/2024

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IN 2400064273

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.


Reserv
RESIDENTIAL
Blissful Buildtech
Call: 8
GPS Map
Camera Lite
Danapur, Patna, 800011, BR, India
Latitude
25.636845
Longitude
85.078555
Local 02:06:51 PM
GMT 08:36:51 AM
Altitude 54.6 meters
Wednesday, 01/17/2024

17/01/24