PATNA MUNICIPAL CORPORATION

बिहार सरकार

SAS No. :- PMC/55/0622371 RECEIPT F.Y.: 2013-2014 To 2019-2020

* QR Code

Receipt No.	Date	Related To
DTD0496121	20-09-2019	Tax and Revenue

Received From SRI SANTOSH KUMAR SARAN, SRI DIGVIJAY SARAN, SRI RAJ KUMAR SHARAN

Subject Property Tax Self-Assessment And Payment

Narration Circle : Kankarbagh Circle, Ward : 55, Property No. . Revenue Circle:50B, New Holding: , Old Holding:

Owner SRI SANTOSH KUMAR SARAN, SRI DIGVIJAY SARAN, SRI RAJ KUMAR SHARAN

Guardian Name SRI TRIPURARI SHARAN, SRI TRIPURARI SHARAN, SRI TRIPURARI SHARAN

Mobile No. 9334097799

Address KUMHRAR TALAB PAR PATNA 800026

Payment Mode	Amount(Rs.)	Cheque/DD No.	Cheque/DD Date	Bank Name
CHEQUE	43402.00	516946	20-09-2019	SBI

Bill No.	Bill Date	Details	Payable Amount(Rs.)		Received Amount(Rs.)	
			Arrears	Current	Arrears	Current
111612	20-09-2019	Holding Tax	22,784.00	3,724.00	22,784.00	3,724.00
111611	20-09-2019	Interest on Arrears Bill	14,393.52	2,000.00	14,393.52	2,000.00
111610	20-09-2019					
111609	20-09-2019					
111608	20-09-2019					
		Total Amount	37,177.52	5,724.00	37,177.52	5,724.00

Payable Amt.: Rs. **42,902.00** Rebate Amt. : Rs. **0.00** Rain Water Harvesting Rebate. : Rs. **0.00**

One Time Water Charge. : Rs. **500.00**

Adjusted Advance : Rs. **0.00** Adjusted Arrear : Rs. **0.00**

Actual Payable Amt. : Rs. **43,402.00**

Total Received Amt. Rs.: **43,402.00** Outstanding Amt. (Till Receipt Date).: Rs. **0.00**

Amount In Words **Fourty Three Thousand Four Hundred Two Rupees**

Received By PANKAJ KUMAR DAS **Dated** 20-09-2019 16:09:40

Note :

1. For any query dial Toll Free Number : **1800-121-8545.**
2. Cheque/Draft/ Bankers Cheque are Subject to realisation.
3. कर का भुगतान इमारत / ढाचों को कोई कानूनी हैसियत प्रदान नहीं करेगा और / या न ही भुगतान कर्ता को कोई कानूनी अधिकार प्रादन करेगा ।
4. दस्तावेजो की जाच के उपरान्त PID संख्या एक सप्ताह के अंदर दिया जाएगा ।

* You may validate receipt by scaning QR Code.

For Details Please Visit : https://patnamunicipal.net
OR Call us at 1800 121 8545
Phone No. : 0612-2578381

PATNA MUNICIPAL CORPORATION
In Collaboration with
Sparrow Softech Pvt. Ltd.

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बिहार भूमि

राजस्व एवं भूमि सुधार विभाग,बिहार सरकार

प्रपत्र-XIV ख

(देखें नियम-10)

लगान रसीद

ऑनलाइन
Running Unique No.: **0216107901**
(Receipt No.)

जिला:- Patna	अंचल:- Patna Sadar
हल्का:- Kankarbag	मौजा :- कुम्हरार
जमाबंदी सं0:- भाग वर्तमान:- 78 पृष्ठ संख्या:- 82	मौजा/थाना सं0:- 4/12
जमाबंदी रेयत का नाम:- SANTOSH KUMAR SARAN,DIGVIJAY SARAN,RAJKUMAR SARAN अभिभावक का नाम - TRIPURARI SARAN,TRIPURARI SARAN,TRIPURARI SARAN	पता:- G-4, BLOCK D LAXMI KANT NIKETAN PATNA,A/12 SAVITRI SADAN ANANDPURI WEST BORING CANNAL ROAD PATNA,A/12 SAVITRI SADAN ANANDPURI WEST BORING CANNAL ROAD PATNA

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
159	05	0 एकड़ 31.25 डिसमील 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	20.00	20.00	20.00	0.00	40.00	2018-2019 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	29.00	29.00	29.00	0.00	60.00	2018-2019 से 2019-2020
कुल	49.00	49.00	49.00	0.00	100.00	2018-2019 से 2019-2020

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	20.00	20.00	40.00	2018-2019 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	29.00	29.00	60.00	2018-2019 से 2019-2020	
कुल	49.00	49.00	100.00	2018-2019 से 2019-2020	

कुल बकाया-100.00
वसूल की गयी राशि शब्दों में- One Hundred Rupees

तिथि- 03-07-2019

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

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बिहार BIHAR

H 849746

ओम विजय कुमार, मुद्रांक विक्रेता
लo सo-25/87, समाहरणालय पटना

भारतीय गैर न्यायिक

पचास रुपये

₹50

FIFTY RUPEES

RS.50

सत्यमेव जयते

INDIA

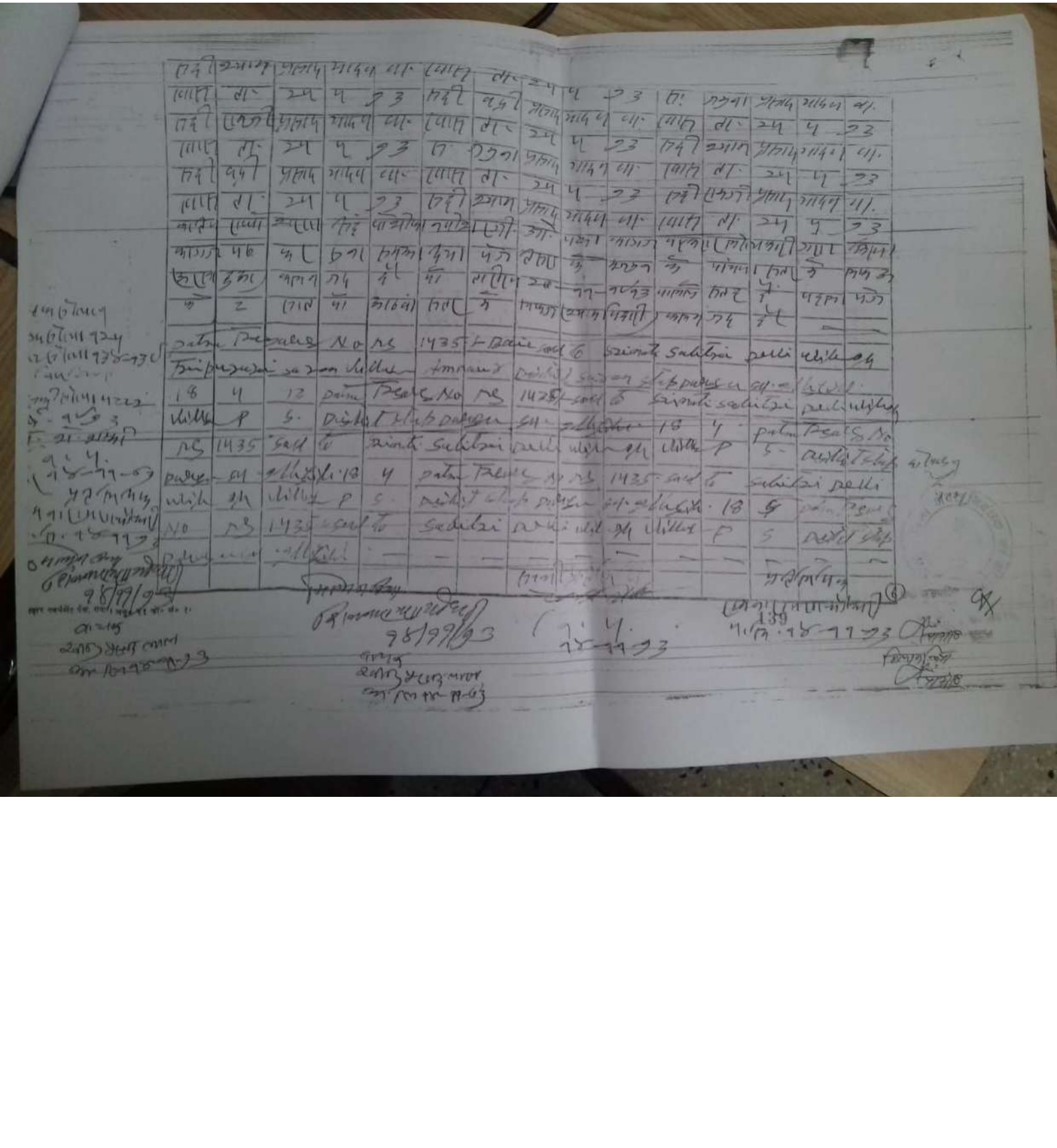
INDIA NON JUDICIAL

बिहार BIHAR

क्रमांक 7060 तिथि 20/6/2018 मूल्य 100/- स्टाट सं 9/ H 849747

क्रेता का नाम व पता

ओम विजय कुमार, मुद्रांक विक्रेता
ल० स०-25/87, समाहरणालय, पटना



Serial No. 9435 Circle:-:Patna City Book No. :- 1 Deed No. 10820

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

बिहार BIHAR AE 279264

Serial No. 9435 Deed No. 10820

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

This document was presented for registration on 13/08/2019 by **Santosh Kumar Saran**
A Stamp Duty of Rs. **681000**/- and other Fees of Rs. **26525**/- 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. **10820** in Book No. **1**, Volume No. **255** on pages from **209** to **226** and has been preserved in total **18** pages in C.D. No. **38** / Year **2019**

Date: 12/10/2019

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

दस्तावेज की जाँच किया 9589 /2019
एवं
दस्तावेज में अंकित/वर्णित विवरणी के अनुरूप सही पाया।

जाँच लिपिक
(अरूण कुमार महाराज)

SCANNED BY

(Development Agreement)

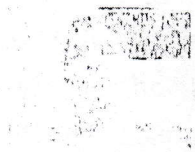
This development agreement executed and entered into on this **13th.** day of **August, 2019** (Two thousand and nineteen) of the Christian Era.

Ram Kaushal Prabhu Singh
Managing Director
13-8-19

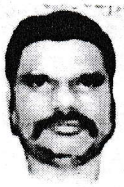
Scanned by CamScanner

District Registry Office, Patna

Token Number 9589 | Reg. Year 2019 | Serial Number 9435 | Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Ran Kaushal Pratap Singh(Dir)						
Sig.	Ran - Kaushal Pratap Singh 13/08/2019						
Executant	Digvijay Sharan						
Sig.	Digvijay Sharan 13/8/2019						
Executant	Raj Kumar Sharan						
Sig.	R. Sharan 13-08-2019						
Presented By	Santosh Kumar Saran						
Sig.	Santosh Kumar Saran 13-08-19						
Executant	Santosh Kumar Saran	Photo	Thumb	Index	Middle	Ring	Little
Sig.	Santosh Kumar Saran 13-08-19						
Identified By	Upendra Kumar Singh						
Sig.	Upendra 13/8/19						

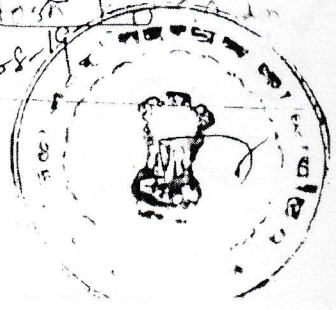
आदेशानुसा पारूपक/क्रेता/विक्रेता द्वारा दिखाये गये भूमि/संरचना/फ्लैट मौजा/मुहल्ला Kumhrar थाना/वार्ड नं० 12 हो० X अन्तर्गत Branch रोड का दस्तावेज में वर्णित चौहद्दी i.e. Part Plote द० Branch road प० B. road प० Nanda Bhagat के अनुरूप स्थल जांच किया गया। उपरान्त वर्णित चौहद्दी के अनुसार उक्त भूखण्ड पर भूमि/संरचना/फ्लैट सं० P-05 एवं वर्गफीट जो आवासीय/व्यावसायिक प्रयोजन/पुष्य/शासा/सड़क पर 300 (Rcc) + 700 (Asbestos) पाया गया है।



Resi - plot
Branch road
with boundary wall.

सुरेन्द्र प्रसाद सिंह
लिपिक, जिला निबंधन कार्यालय
23/9/2019

Photo Santosh Kr Saran 13-08-19



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BETWEEN

1. Sri Santosh Kumar Saran son of Sri Tripurari Sharan Sah, resident of G-4, Block-D, Laxmi Kant Niketan, Jamal Road, Patna-1, P.S.- Gandhi Maidan, District- Patna.
Mob. No. 9234491177

2. Sri Digvijay Sharan son of Sri Tripurari Sharan Sah, resident of A/12, Savitri Sadan, Anandpuri, West Boring Canal Road, Patna-1, P.S.- Sri Krishnapuri, District- Patna.
Mob. No. 9304526752.

3. Sri Raj Kumar Sharan, son of Sri Tripurari Sharan Sah, resident of A-12, Savitri Sadan, Anandpuri, West Boring Canal Road, Patna-1, P.S.- Sri Krishnapuri, District- Patna, State- Bihar, by Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNERS" (which** expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.** Mob. No. 8083072872.

AND

M/S SHREE VASI HOMES PVT. LTD., having its Regd. Office at Shop No. 001, Nutan Vihar Apartment, Kankarbagh, P.S.- Kankarbagh, Distt.- Patna A company incorporated under the companies Act 1956, having it's Registration No. U45200BR2009PTC015102 through its Managing Director **Sri Ran Kaushal Pratap Singh** son of Sri Shyam Nandan Prasad, resident of Flat No. 401, Nutan Vihar Apartment, Kankarbagh, P.S.- Kankarbagh, Distt.- Patna, Bihar, hereinafter called and 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) or the **SECOND PART.**
CIN No. U45200BR2009PTC015102.
PAN- AANCS6826L
GST NO. 10AANCS6826L1Z1.
Mob. No. 9334097799

Shree Vasi Homes Private Limited
Ran Kaushal Pratap Singh
Managing Director
13-8-19

13-8-19

13-8-19

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Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the purchased property of Smt. Savitri Devi wife of Sri Tripurari Sharan Sah through a Registered Deed of Absolute sale on 26.05.1973 executed by Sri Jamuna Prasad Yadav son of Late Mahabir Prasad Yadav, Badri Prasad Yadav, Sri Ramji Prasad Yadav, Sri Shyamji Prasad Yadav minor son of Arjun Prasad Yadav, all are resident of Mohalla- Kumhrar Talab, P.S.- Sultanganj, District- Patna, which is Registered in the Office of the District- Registration Office Patna in book no. 1, Volume no. 125, pages 134 to 139 bearing deed no. 5882/ 1973 on 26.05.1973. Since then she came in actual physical possession over the land. Since long she handed over the said land to her son's namely Santosh Kumar Saran, Digvijay Sharan, Raj Kumar Sharan. Since then the **three** Land Owners came in actual, physical, possession over the land fully described in Schedule no.- I at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar through Circle Office, Patna vide Zamabandi Present **Bhag-78, Page no. 82.**

And whereas, the said land owner expressed his/her/their desire to develop the landed property and to construct multi-storied residential building on Survey Plot no. 5 (Five), Khata No. 159 (one hundred fifty nine), Tauzi No. 26 (twenty six), Thana no. 4/12, situated at Mauza- Kumhrar, Survey Thana- Patna City, at present P.S.- Agamkuan, Distt-Patna, measuring an area of 10 Kathas (Ten Kathas) 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 Land Owner:-

(i) That the said property is under their 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.

For Shree Vasi Homes Private Limited
Ram Kewal Pratap Singh
Managing Director
13/08/2019

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(ii) That the land owners 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.

(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 P.R.D.A. (dissolved)/ PMC/Competent Authority, the PMC, 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 land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi-storied residential **Units** on the said property and acquire built up area in the shape of, residential Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners 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 land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of

For Shree Vasi Homes Private Limited
Ram Kewal Prabhu Singh
13/08/2019
Managing Director

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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 land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners 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 of the PRDA (dissolved)/PMC/Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners 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 Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "**SHREE SAVITRI LOK**" or as mutually agreed upon by both the parties.

Ram Kaushal Pratap Singh
13-8-19
Managing Director

13-8-19

13-8-19

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(6) That the developer agreed to hand over 50% (Fifty Percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same 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. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7) In case Owner's 50% of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 50% of the total built-up area. In the 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 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. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent 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 owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the

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Managing Director

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building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

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

(11) The Land Owners 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.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **(3 Years)** from the date of sanction of the building plan, with further grace period of **Six Months**.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners 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.

(14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,

(16) From the date of delivery of possession of Owner's area

13.8.19

13.8.19

13.8.19

For Shree Vasi Homes Private Limited
Managing Director

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to the Owners 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 Owners in this regard.

(17) The Land Owners 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 (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 Land Owners 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.

(18) 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.

(19) Similarly the Owners 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.

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

(21) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

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

13.8.19

13.8.19

13-8-19

13-8-19

13-5-19

For Shree Vasi Homes Private Limited

Managing Director

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THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they 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 Owners,

(B) To indemnify the owners 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 Owners 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 PRDA (Dissolved)/PMC/ Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D) The Owners 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 Owners 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 Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over

Dipti Ghosh 13.8.19

Rahman 13.8.19

Sarkar ke Sarkar 13.8.19

For Shree Vasi Homes Private Limited
Ram Kawal Pratap Singh
13.8.19 Managing Director

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to the Owner's society/association of Owners/allottees of UNITS.

(F) The construction of the said building will be 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 mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 50% (Fifty percent) in the residential constructed area to the land owner and 50% (Fifty percent) in the residential constructed area to the developers.

(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 Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their 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 developer for the maintenance and management of the entire building complex.

(H) The common area shall jointly be owned by all the Unit Owners 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 Owners/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.

(I) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC 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

For Shree Vasi Homes Private Limited
Ram Kaushal Pratap Singh
13.8.19
Managing Director

13.8.19

13.8.19

13.8.19

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paid by the Owners and the developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J) The Owners 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 developers.

(K) 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.

(L) That the Owners 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 Owners(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 Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(M) 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 he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

That any taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed area of the building then the same shall be paid by the land owner and developer proportionately.

For Shree Vasi Homes Private Limited
Ram Kawal Pratap Singh
13.5.19
Managing Director

13.5.19

13.5.19

13.5.19

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(O) 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 scheduled land altogether and land owner/s will have no objection regarding the same in future.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 10 Kathas (Ten Kathas) equivalent to 31.25 Decimals more or less with RCC Structure measuring 300 sq.ft. and Asbestos constructed area 700 sq.ft. with boundary wall subject to actual measurement situated at Mauza- Kumhrar, Survey Thana- Patna City, at present P.S.- Agamkuan, Distt-Patna bearing Survey Plot no. 5 (Five), Khata No. 159 (one hundred fifty nine), Tauzi No. 26 (twenty six), Thana no. 12 in town and district of the Patna within the limit of Municipal corporation area and under the Sub Registration Office Patna City and District Registration Office and District Patna and bounded as follows:-

NORTH :- Part Plot.
SOUTH :- Branch Road.
EAST :- Branch Road.
WEST :- Nanda Bhagat.

Note :- Govt. value is mentioned at **Code No. 007 & Zone- 3** of M.V.R. 2016-17.

which market value of above land is ₹ 3,40,00,000/- (Rupees Three crore forty lakh) only, in which land value of Rs. 3,25,00,000/- only and RCC structure value Rs. 3,00,000/- only, Asbestos structure Rs. 5,00,000/- only and Boundary wall value of Rs. 7,00,000/- only.

SCHEDULE- II

Specification

STRUCTURE

* RCC Frame Structure with No. 1 brick Filler Walls.
* Earthquake resistant structure with Tata Steel/ Sail/Zindal/ Electrosteel or equivalent.

For Shree Vasi Homes Private Limited
Ram Kaushal Pratap Singh
13.5.19 Managing Director

13.5.19

13.5.19

13.5.19

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FLOORING

* Vitrified Tiles 32" X 32" inside the drawing & dining hall and 2' x 2' in the room (Somany/ Jhonson/Kajaria/Nitco).

DOORS & WINDOWS

* Main Door & other all Decorative Panel and polished on front sides (Century/Green).
* Fully glazed windows, Aluminium (with M.S. Grill with paint)

KITCHEN

* Slabs are well Finished Granite Stone with Stainless Steel Sink and Drain Board, Glazed Tile dado wall up to 2' height over counter.
* Four Power plug with Hot & Cold Water Supply. Branded CP Fitting of Jaguar/ Mark/Somany, or Branded Company Wash Basin with Counter in both toilets.
* Power plug for geyser in each Bathroom.

ELECTRICAL

* Copper Wiring in Concealed P.V.C. Conduits, Sufficient light points.

Provision for T.V. Telephone Points in each Bedroom & Drawing Room (all of Havells/Philips/L&T).

* Modular type Switches of branded company (all of Havelles & Philips/L&T).

WATER

* 24 hours fresh WATER SUPPLY FROM OWN TUBE WELL.

PARKING

* Covered/Open Car Parking space on ownership basis on Ground/Basement.

LIFT

* One Kone/ equivalent make Automatic elevator in each Block with a capacity of 6 person.

SECURITY

* 24 Hours cable intercom system from the gate to all the flats of apartments for the greatest Security with CCTV Camera.
* Installation of Fire fighting arrangement at all floors (Water Based).

For Shree Vasi Homes Private Limited
Ram Kaushal Pratap Singh
13.8.19
Managing Director

R. S. Kaur 13.8.19

Authorised Signature 13.8.19

For Shree Vasi Homes Private Limited
13.8.19
Authorised Signatory

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* Air Conditioned Community Hall.
* 100% Power back up in common area & 300 watt, in each flat.

IN WITNESS WHEREOF the Land Owners 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.

13/8/19.

13-08-19

13/8/2019

13-08-2019

Signature of the Land Owners.

2

13/08/2019

For Shree Vasi Homes Private Limited

Managing Director 13/08/2019

Signature of the Developer

Printed:-

Drafted as per instructions by the parties :-

13/8/19

(SANJEEV KUMAR) Adv.
Advocate
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association,
Patna

License 1354/19

(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate
'Chamber', Collectorate Bar Association
Patna

सभी प्रकार के रोक से मुक्त

13/8

जाँच लिपिक

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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. 681000/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 706525/-

Registration Fee

FEE PAID										
	A1	1000	C	0	H1b	0	K1a	0	Li	0
	A8	0	D	0	H2	0	K1b	0	Lii	0
	A9	0	DD	0	I	5000	K1c	0	Mb	25
	A10	0	E	20000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
								TOTAL-		26025

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26525

Registering Officer
Patna

Date: 13/08/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 13th August 2019 by Santosh Kumar Saran Tripurari Sharan Sah by profession Others. Status - Executant

Santosh Kumar Saran
13-08-19

Signature/L.T.I. of Presentant

Date:13/08/2019

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Uparendra Kumar Singh' age '41' Sex 'M', 'Chandrika Prasad Singh', resident of 'Harpur Bochaha,bidyapati Nagar,distt-Samastipur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 13/08/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 255 on page no. 209 to 226 for the year 2019 and stored in CD Volume No. 38 , year 2019. The document no. is printed on the front Page of the document.

बिहार सरकार
SCORE 4.1

Registering Officer
Patna

Token No. : 9589 Year : 2019 S.No. : 9435 SCORE Ver.4.1 Deed No. and No. :
Date : 12/10/2019

DEED NO: 10820

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बिहार सरकार

Help

View GRN Details Live

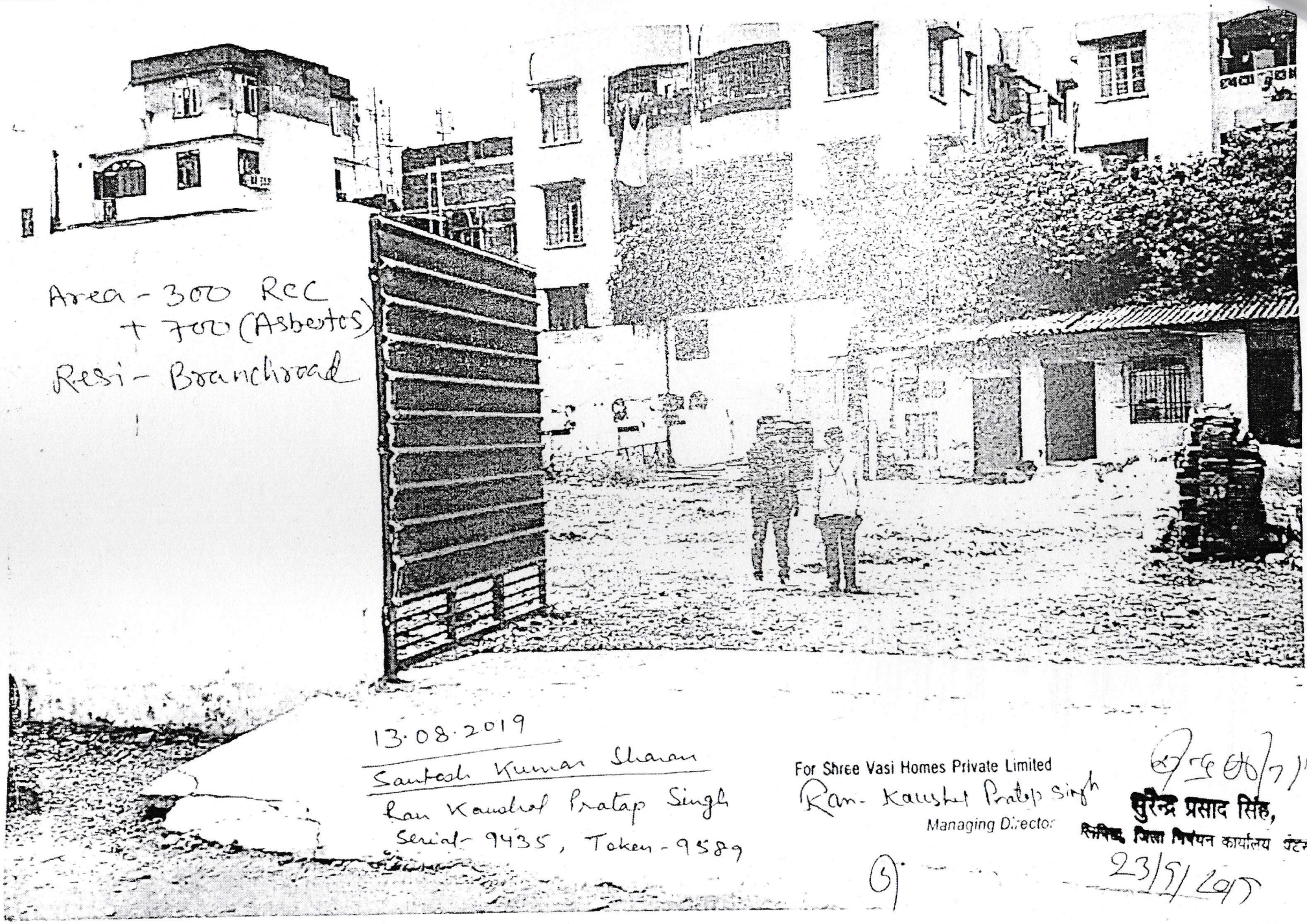
Download e-Challan

GRN	BHR201908169018M VIEW
DSRO CODE	**2800**
Party Name	**Shree Vasi Homes Pvt. Ltd.**
Stamp Duty-(R0030021030001)	**680000**
Registration & Other Fees-(R0030031040001)	**26025**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**706025**
Status	**Success**
Payment Date	2019-08-13 12:43:23.0
CIN	00001532019081049038

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Area - 300 RCC
+ 700 (Asbestos)
Resi - Branchroad

13.08.2019
Santosh Kumar Sharan
Ran Kawalpal Pratap Singh
Serial - 9435, Token - 9589

For Shree Vasi Homes Private Limited
Ran- Kaushal Pratap Singh
Managing Director

सुरेन्द्र प्रसाद सिंह,
लिपिक, जिला निबंधन कार्यालय पटना
23/5/2019

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सत्यमेव जयते

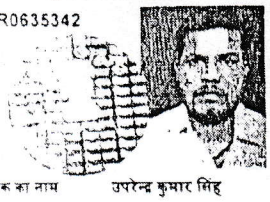
भारत निर्वाचन आयोग

पहचान पत्र

ELECTION COMMISSION OF INDIA

IDENTITY CARD

WZR0635342



निर्वाचक का नाम	उपरेन्द्र कुमार सिंह
Elector's Name	Uparendra Kumar Singh
पिता का नाम	चंद्रिका प्रसाद सिंह
Father's Name	Chandrika Prasad Singh
लिंग /Sex	पुरूष/Male
जन्म तिथि Date of Birth	X X X X 1 9 7 8

WZR0635342

पता : हरपुर बोचहा
शहर/गाँव - हरपुर बोचहा,
अंचल - विद्यापतिनगर,
जिला - समस्तीपुर,
848503

Address : Harapur Bochaha
Town/Vill - Harpur Bochaha,
Anchal - Vidyapatinagar,
Distt. - Samastipur,
848503

दिनांक / Date : 27/7/2010

136 सरायरंजन विधानसभा क्षेत्र के निर्वाचक निबंधन अधिकारी के हस्ताक्षर की प्रतिकृति

Facsimile Signature of Electoral Registration Officer 136.Sarayranjan Constituency

पता बदलने पर, नये पते पर अपना नाम निर्वाचक नामावली में दर्ज कराने तथा उस पते पर दूसरी वोटर का कार्ड पाने के लिए तत्संबंधित फार्म में इस कार्ड नम्बर अवश्य लिखें

In case of change in address, mention this card no. in the relevant form for including your name in the roll at the changed address and to obtain the card with the same number.

Upendra
13/8/19

पहचान

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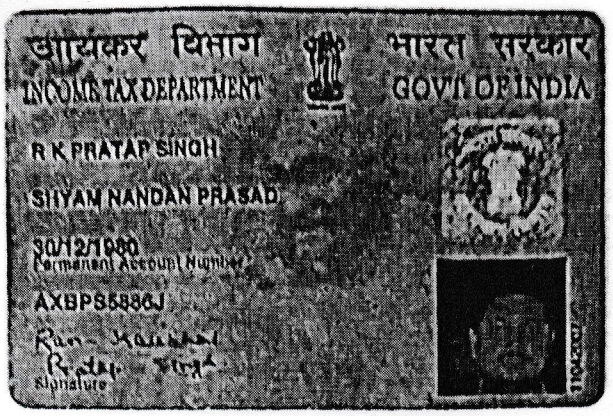
For Shree Vasi Homes Private Limited

Ram Kaushal Pratap Singh

Managing Director

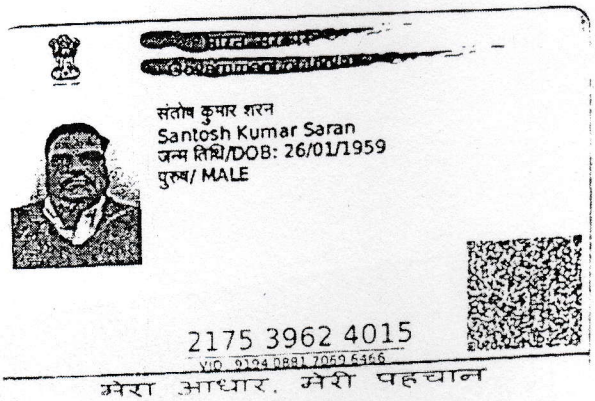
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
R K PRATAP SINGH
SHYAM NANDAN PRASAD
30/12/1980
Permanent Account Number
AXBPS5886J
Signature

Ran- Kaushal Pratap Singh
13/8/19

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Santosh Kumar Saran

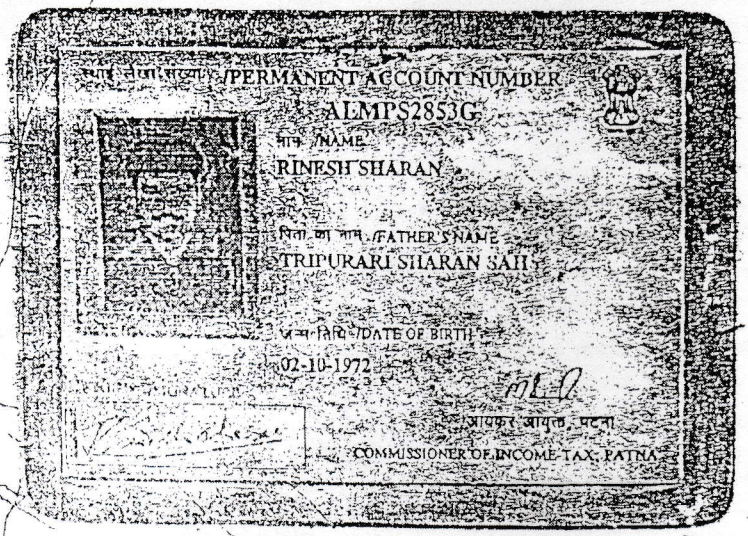
3/8/19

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Arvind Kr Sharma
13/8/19

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Rinesh Sharan

13/8/15

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भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम/Enrolment No.: 2017/81137/01897

To
रिनेश शरण
Rinesh Sharan
S/O: Tripurari Sharan Shah
Savitri Sadan,A/12,Anandpuri
West Boring Canal Road
Patna G.p.o.
Patna Patna G.P.O.
Bihar - 800001
9431840909

Download Date: 13/04/2017

Generation Date: 14/02/2016

आपका आधार क्रमांक / Your Aadhaar No. :

5535 7264 0823

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



रिनेश शरण
Rinesh Sharan
जन्म तिथि/ DOB: 02/10/1972
पुरुष / MALE

5535 7264 0823

मेरा आधार, मेरी पहचान

AADHAAR

सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आत्मज: त्रिपुरारी शरण शाह, सावित्री सदन,ए/12,आनंदपुरी, वेस्ट बोरिंग केनाल रोड, पटना जी.पी.ओ., पटना, बिहार, - 800001

Address:
S/O: Tripuran Sharan Shah, Savitri Sadan,A/12,Anandpuri, West Boring Canal Road, Patna G.p.o., Patna, Bihar - 800001

5535 7264 0823

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Rinesh Sharan
13/8/19

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भारत सरकार
GOVERNMENT OF INDIA

दिग्विजय शरण
Digvijay Sharan
जन्म तिथि/ DOB: 04/01/1962
पुरुष / MALE



8530 0497 5593

-आम आदमी का अधिकार

13/8/19

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: त्रिपुरारी शरण
साह, सावित्री सदन, ए/12
आनंदपुरी, वेस्ट बोरिंग
केनाल रोड, फुलवारी, पटना,
बिहार - 800001

Address
S/O: Tripurari Sharan Sah, savitri sadan, A/12 anandpuri, west boring canal road, Phulwari, Patna Bihar - 800001

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947, Bengaluru-560 001

13/8/19

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आयकर विभाग
INCOME TAX DEPARTMENT

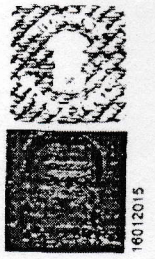
भारत सरकार
GOVT. OF INDIA

DIGVIJAY SHARAN

TRIPURARI SARAN SAH

04/01/1962

AELPK4519F



13/8/19

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भारत सरकार
GOVERNMENT OF INDIA



राजकुमार शरण
Rajkumar Sharan
जन्म तिथि/ DOB: 26/01/1966
पुरुष / MALE

2808 3374 8058

-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: त्रिपुरारी शरण
माह, सावित्री सदन ए/12
आनंदपुरी, वेस्ट बोरिंग
केनाल रोड; फुलवारी, पटना,
बिहार - 800001

Address:
S/O: Tripurari Sharan San, savitr
sadan A/12 anandpuri, west boring
canal road, Phulwari Patna
Bihar - 800001

2808 3374 8058

-Aam Admi ka Adhikar

13/8/15

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJ KUMAR SHARAN

TRIPURARI SHARAN SAH

26/01/1966
Permanent Account Number
AIWPS9947A

R. Sharan
Signature



21042015

R Sharan

13/8/19

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