Serial No. 2984 Circle:-:Patna Book No. :- 1 Deed No. 2846

Serial No. 2984 Deed No. 2846

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

This document was presented for registration on **04/03/2022** by **Sweta Kochar**
A stamp duty of Rs. **886640/-** and other fees of Rs. **22000/-** 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. **2846** in Book No. **1**, Volume No. **67** on pages from **539** to **561** and has been preserved in total **23** pages in C.D. No. **10** / Year **2022**

4/3/2022

FOR SRIGOBINDA CONSTRUCTION PRIVATE LIMITED
DIRECTOR

Date: 04/03/2022 जाँच किया एवं दस्तावेज में उक्त वर्णित विवरणी के अनुरूप सही पाया। Token No: 3110 /2022

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

4/3/2022
लिपिक
(अरूप कुमार महाराज)

DEVELOPMENT AGREEMENT

This development agreement is made and entered into at Patna on this the 4th day of March, 2022 of the Christian Era

IN BETWEEN

1. **Mrs. Sweta Kochar**, w/o Mr. Jasbir Singh Kochar, resident of F-1702-03, Asmok Gardens, Tokershi Jivraj Raod, Sewere, Mumbai- 400 015 (Maharashtra),
(**PAN** – AMAPK7292A; **Mobile No.** – 92345 11007)

2. **Mrs. (Dr.) Meghna Pandey**, w/o Dr. Suwarn Chetan, resident of Flat No. F-41, Ridge Wood Estate, Near Galleria Market, DLF, Phase- 4, Galleria DLF-IV, Gurgaon- 122 009 (Haryana),
(**PAN** – AGNPP3700D; **Mobile No.** – 88268 56664), and

3. **Dr. Divya Pandey**, d/o Dr. (Late) Anil Kumar Pandey, resident of 9/39, Sector- 9, Vikas Nagar, Near Shadab Apartment, Lucknow- 226 022 (Uttar Pradesh),
(**PAN** – ATBPP5209Q; **Mobile No.** – 86194 42485),

- hereinafter jointly referred to as "the Landowners", which expression, unless repugnant to the context or meaning thereof, shall mean and include their administrators, executors, legal representatives, successors-in-interest and/or nominee(s) of the **First part**.

AND

SRIGOBINDA CONSTRUCTION PVT. LTD., a company registered under the Companies Act, 1956 vide Certificate of Identity No. U74900BR2010PTC15696 of the year 2010, having its Registered Office at Tarang Press Road, Shivpuri, Patna, having its registered office at Tarang Press Road, Shivpuri, Patna, represented through one of its directors, **Sri Rajeev Kumar**, son of Sri Krishna Nand Sharma, resident of Tarang Press Road, Shivpuri, P.O. Shastrinagar, P.S. Shastrinagar in the town and District of Patna,
(**PAN**- AAOCS6195D; Mobile No. 94310 11931)

- hereinafter referred to as "the Developer" which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, administrators, executors, legal representatives, successors-in-interest and/or nominee(s) of the **Second Part.**

Whereas a piece and parcel of land measuring an area of 6 katha, lying and situated at Mauza- Dujra under Revenue Survey Thana- Phulwari, Thana No. 4, Tauzi No. 805, present P.S. - Digha in the Town & District of Patna, within Municipal Circle No. 245, Ward No. 34 of the Patna Municipal Corporation, bearing Cadastral Survey Plot No. 1060 appertaining to Khata No. 143, was purchased by Sri Girija Dutt Pandey in the name of Sri Anil Kumar Pandey by virtue of Deed of Absolute Sale dated 11.12.1956, registered with the Registration Office, Patna Sadar vide Deed No

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8064, recorded there in Book-1, Volume- 3 at page no. 491 to 498;

And whereas on the same very date, an adjacent piece and parcel of land towards the eastern side of the land of Sri Anil Kumar Pandey, measuring an area of 3 katha, lying and situated at Mauza- Dujra under Revenue Survey Thana- Phulwari, Thana No. 4, Tauzi No. 805, present P.S. - Digha in the Town & District of Patna, within Municipal Circle No. 246, Ward No. 34 of the Patna Municipal Corporation, bearing Cadastral Survey Plot No. 1060 appertaining to Khata No. 143, was purchased by Smt. Kusum Singh, wife of Dr. Kameshwar Prasad Singh, by virtue of Deed of Absolute Sale dated 11.12.1956, registered with the Registration Office, Patna Sadar vide Deed No. 8063, recorded there in Book-1, Volume- 3 at page no. 483 to 490;

And whereas an adjacent strip of land towards the northern side of the land of Sri Anil Kumar Pandey and Smt. Kusum Singh, with the dimension 147 feet towards north and south, and 18 feet 3 inch towards east and 16 feet 3 inch towards west, lying and situated at Mauza- Dujra under Revenue Survey Thana- Phulwari, Thana No. 4, Tauzi No. 805, present P.S. - Digha in the Town & District of Patna, within Municipal Circle No. 245, Ward No. 34 of the Patna Municipal Corporation, bearing Cadastral Survey Plot No. 1060 appertaining to Khata No. 143, was purchased jointly in the name of Sri Anil Kumar Pandey and Smt. Kusum Singh, by virtue of Deed of Absolute Sale dated 18.01.1958, registered with the Registration Office, Patna Sadar vide Deed No. 433, recorded there in Book-1, Volume- 38 at page no. 156 to 162;

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And whereas the northward dimension of the said piece and parcel of land measuring an area of 6 katha of Sri Anil Kumar Pandey being 97 feet 5 inch and the northward dimension of the said piece and parcel of land measuring an area of 3 katha of Smt. Kusum Singh being 48 feet 7 inch, the share of Sri Anil Kumar Pandey in the adjacent strip of land towards the northern side with the dimension 147 feet towards north and south, and 18 feet 3 inch towards east and 16 feet 3 inch towards west, measured an area of 1692 sq. ft. which fell in his exclusive share;

And whereas upon attaining majority, Sri Anil Kumar Pandey became the absolute title holder to the said 6 katha of land togetherwith 1692 sq. ft. of land adjacent towards northern side of the 6 katha land, admeasuring an area of 8166 + 1692 = 9858 sq. ft. equivalent to 7.24 katha or 22.635 decimals, lying and situated at Mauza- Dujra under Revenue Survey Thana- Phulwari, Thana No. 4, Tauzi No. 805, present P.S. - Digha in the Town & District of Patna, within Municipal Circle No. 245, Ward No. 34 of the Patna Municipal Corporation, bearing Cadastral Survey Plot No. 1060 appertaining to Khata No. 143;

And whereas a consolidated description of both the aforesaid pieces of land of Sri Anil Kumar Pandey is given in the Schedule of Property written hereunder;

And whereas Sri Anil Kumar Pandey in his life time remain in peaceful physical possession of the scheduled property, kept the same fenced by a boundary wall and got constructed a residential building over there to live in with respect to which Holding No. 595/1/5A424 stands established in his name by the Patna Municipal Corporation;

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And whereas Sri Anil Kumar Pandey and his wife, Dr.. Sarojini Sinha, died intestate leaving behind themselves three daughters, named, **Mrs. Sweta Kochar, Dr. Meghna Pandey** and **Dr. Divya Pandey**, as their legal heirs and successors;

And whereas the entire piece of land admeasuring an area of 9858 sq. ft. equivalent to 7.24 katha or 22.635 decimals, lying and situated at Mauza- Dujra under Revenue Survey Thana- Phulwari, Thana No. 4, Tauzi No. 805, present P.S. - Digha in the Town & District of Patna, bearing Cadastral Survey Plot No. 1060 appertaining to Khata No. 143, devolved jointly upon **Mrs. Sweta Kochar**, **Dr. Meghna Pandey** and **Dr. Divya Pandey** who happen to be the absolute title holders and seized and possessed of the same;

And whereas it is Further Represented and Declared by the Landowners first party:-

1. That their piece of land is under their exclusive possession with absolute right, title and interest, capable of being transferred and conveyed in whole or in part, having a fully marketable title thereby.
2. That the Landowners have not created any encumbrance on the said land or any part thereof by way of sale, exchange, gift, mortgage, lease, trust, assessment, lien, license, permission, rent, possession, charges or in any other manner whatsoever.
3. That no notice or notification for any acquisition/requisition under any of the statute of the past or presently enforce, have been received by or served upon them or passed by the Patna Municipal Corporation, Income tax Department or any other Government

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Authority for acquisition or requisition of the said land or any part thereof.

4. That apart from the Landowners none else is entitled to have any share, right, title and/or interest in the said land or in any part thereof.

And whereas the landowners of the First Part are desirous of raising their respective property for the development and construction of a multistoried residential building complex over there through a developer of repute who would develop and construct a residential building complex at his own cost and allot and give to them a share in built-up area of the said building complex in the shape of flats & car parking spaces etc. as consideration for the value of a share in the said land to be given by the Landowners to the Developer;

And whereas the aforesaid Developer of the Second Part offered to develop and construct at its own cost a multistoried residential building complex (hereinafter referred to as "the said Building") on the said land and the aforesaid Landowners agreed to accept and acquire flats and car parking spaces etc. in "the said Building" as consideration for the value of a share in "the said Land" to be conveyed by the Landowners to the Developer or its nominee/s including a cooperative housing society, firm, association of persons, a body corporate etc.;

And whereas on account of negotiations between the parties hereto, the aforesaid Landowners, the party of the **First Part,** and the aforesaid Developer, the party of the **Second Part,** and upon representations and declarations made by the parties, a **Development Agreement** is entered into between the parties hereto upon the terms and conditions hereinafter appearing.

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NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. That the terms of this agreement become enforceable with immediate effect and shall remain enforceable till discharge of this agreement by performance and for all acts, deeds and/or things done pursuant to the terms and conditions of this agreement.
2. That the Landowner appoints the aforesaid Developer as the Developer of "the said Land" and grant to the Developer, who has accepted from them the said Land, described in the Schedule of Property hereunder written, in the manner and on the terms and conditions and stipulations hereinafter mentioned.
3. That the Developer and the Landowner have agreed that the Developer will construct entirely at its own cost, without any pecuniary contribution from the Landowners, the said residential building complex as per plan mutually agreed upon by the Developer and the Landowners and the said building complex may be distributed over several floors of more than one block.
4. That it has been mutually agreed upon between the parties that the Developer would construct a multistoried residential building complex upon the said piece of land subject to approval of the map by the Patna Municipal Corporation and approval of the project by the Real Estate Regulatory Authority and/ or any other authority competent in the said regard for "the said Land" and adherence to the law, rules and regulations applicable in the said regard which shall be binding upon both the parties.
5. That the aforesaid Developer has agreed to construct at its

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own cost the said multistoried residential building complex on the said Land of the Landowners and has also agreed to give 50% (fifty percent) of the total built-up area of the building and car parking spaces to the Landowners (with undivided proportionate share in the land to be retained by the Landowners) in consideration for the value of 50% (fifty percent) of the built-up area and car parking space to be retained by the Developer togetherwith undivided proportionate share in the land being transferred by the Landowners.

6. That apart from the aforesaid share of the total built-up area of the building and car parking spaces, the Landowners have also received from the Developer, by way of consideration for the said Land, an aggregate amount of Rs. 75,00,000/- (Rupees seventy-five lakhs) vide cheque no. 865758, 865759 & 865760, each for Rs. 25,00,000/-, all dated 19.01.2021, drawn on State Bank of India.
7. That the name of the said building complex shall be decided amicably by both the parties.
8. That after completion of the said building complex, the Landowners and the Developer shall become absolute owners of their respective shares in the said residential building complex togetherwith proportionate undivided share in the said land by virtue of application of the provisions of the Bihar Apartment Ownership Act, 2006.
9. That the Developer and the Landowners shall have right, title, interest, claim, demand, easement and appurtenance to their respective shares in the said building and shall hold, possess, occupy, use and enjoy their respective shares as full and absolute owners in any manner according to their desire, without any hindrance, obstruction, claim or demand

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Amrita Kochhar
4/03/22

whatsoever from the other party or anybody claiming through or under them. The parties shall further be entitled, and at liberty, to transfer their respective shares in any manner as they shall like either by way of sale, exchange, gift, mortgage, lease or in whatsoever manner they shall consider themselves proper to do so and both the parties shall be bound to co-operate one another and fulfill legal requirements in such transaction.

Provided, however, that the Developer may make an allotment and enter into an agreement for transfer, but shall not make any transfer, of his share in the said Building complex unless and until the share of the Landowners is given to them in fully finished form as per the terms and specifications of this agreement and to the complete satisfaction of the Landowners.

10. That the respective shares of both the parties to this agreement in terms of flats and car parking spaces in the multistoried residential building complex shall be well delineated immediately after approval of construction plan by the Patna Municipal Corporation or any other authority competent in the said regard.

11. That the both the parties shall have separate car parking spaces commensurate to their share of flats in the said building complex.

12. That the difference in allocable area in terms of percentage and actual area delivered shall be worked out in terms of money consideration as per mutual agreement between the parties and shall be made up by the advantageous party to the party relinquishing his share.

13. That the balance of the total constructed area of the said building after excluding the Landowners' area and the

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Developer's area shall be construed as common area to which both the parties shall be jointly entitled and shall be used by both the parties and/ or persons claiming through or under them without ever creating inconvenience to others in the enjoyment of their rightful claim.

14. That, if ever, it is possible to construct any additional construction/ area due to relaxation in the Building Bye-Laws or for some other reasons, the same shall be done after revision of construction plan having been approved by the competent authority and both the parties shall have share in the said additional area also in the same percentage as herein above agreed under Clause 5.

15. That within 30 days from the execution of this Development Agreement, the Landowners and the Developer agree to hand over/ take over the vacant, peaceful and unencumbered possession of the said Land for the purpose of implementation of the terms of this agreement.

16. That immediately after the execution of this agreement the Developer shall proceed expeditiously with the preparation of plans and drawings for the said building in consultation with the Landowners and shall make all endeavours in getting the same approved at the earliest by the authority competent in the said regard. The Developer shall also obtain permission of other authorities as may be required under the law of the land viz. Real Estate Regulatory Authority, Fire Fighting Authority, Water Board, Airport Authority etc.

17. That the Developer agrees to construct the building complex and give to the Landowner their share within a period of **2 ½ years** from the date of approval of the construction plan by the Danapur Nizamat Nagarpalika/ Patna Municipal

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Corporation and registration of the proposed project by the Real Estate Regulatory Authority, Bihar, whichever is later, with a **grace period of 6 months** subject to *force majeure* and such happenings as are beyond the control of the Developer e.g. fire, tempest, accident, strike, lock out, earthquake, exceptionally inclement weather and/ or any other Acts of God.

Provided if the Developer fails to handover the possession of the Landowner's share even after lapse of the grace period without any valid excuse, the Developer shall be liable to pay Rs. 6000/- per flat per month for the Landowners' share until delivery of possession of its share in finished form.

18. That the parties to this agreement shall have no objection in signing any necessary paper(s) required for obtaining approval of the Real Estate Regulatory Authority, Patna Municip[al Corporation and /or from any other authority or body. However, all fees, charges, costs and expenses relating to such approvals/ sanctions, shall be borne by the Developer.

19. That it is further agreed that there may be alternations or revision of the aforesaid plan within the parameters of the Patna Municipal Laws/ any other municipal laws which may become necessary, and the same shall require further approval by the Landowners and the Developer which would be binding on them.

20. That the Landowners will, after the execution of this agreement, allow every facility to the Developer, his staff, engineers, architects and workers etc. to enter upon the said land to enable the Developer to carry out the various development works as stipulated in this agreement.

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21. That this agreement shall not even be deemed to constitute a partnership of any sort between the parties hereto.

22. That the Landowners hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said land and to take up and proceed with the development, planning and construction of the said building in terms of this agreement. The license granted to the Developer by the landowner shall be a license as contemplated under section 60 (b) of the Indian Easement Act, 1982. It is agreed that any agreement or arrangement made or entered into at any time by the Landowner either prior to execution of this agreement or thereafter in breach of or in violation to the terms and conditions of this development agreement shall be null and void.

23. That the Developer shall have unfettered right to enter into agreement to sell or otherwise allot flats, parking spaces and other tenements of its area in the said building complex whenever required and the Landowner shall join as consenting parties in all such agreement, sale or allotment etc. made by the Developer, if need be.

24. That, similarly, the Landowners shall also be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces and other tenements comprised in their area in the said building whenever required and the Developer will join as consenting party in all such agreement, sale or allotment etc. made by the Landowners, if need be.

25. That for the purpose aforesaid and for purposes ancillary and incidental thereto, the Landowners have authorised **Sri Rajeev Kumar**, son of Sri Krishna Nand Sharma, resident of Tarang Press Road, Shivpuri, P.O. Shastrinagar, P.S. Shastrinagar in the town and District of Patna, to do and

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execute all or any of the following acts, deeds, and/or things in their name and/or on their behalf:

I. To carry out, comply with and do every act, deeds and things as may be required under the provisions of this development agreement.

II. To make and prepare and/or cause to be made all such plans, estimates, specifications and designs and/or any alteration/modification/revision of the said plans, designs or specification as may be necessary and advisable for the purpose of construction of multi storied building complex on the said land, for obtaining approval and/or sanction of the Patna Municipal Corporation and/or Local bodies, Town Planning Authority and to engage the services of any Architects, contractor, Engineer and other person or party, subject to adherence of all safety norms, and to sign all or any of such contract of such engagements as may be necessary.

III. To present plans etc. including correction/endorsement thereof, if any, with the signature of the Landowners for getting the same approved by the Patna Municipal Corporation and/or any other Authority or Authorities and swear affidavits and file undertaking and/or other papers/documents as may be required by the Patna Municipal Corporation and/ or any other Authority or Authorities for sanctioning the said plan and/or condoning deviations, if any, from the sanctioned plans and/or for representing for sanction of extra built-up space due to relaxation in the building Bye-laws or due to any other reasons and/or against repayment of extra or penal fee etc.

IV. To apply for and to obtain sanction or revision of plan prepared with alteration, addition and modification and also

FOR SIDDHIVINAYAK CONSTRUCTION PRIVATE LIMITED
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to apply for and to obtain the occupation certificate and/or completion certificate in respect of the building constructed or to be constructed on the said land.

V. For any of the purposes mentioned hereinabove, to sign all applications, papers, undertakings, terms and conditions etc. as may, from time to time, be advisable and required.

VI. To commence, carry out and complete and/or cause to be commenced carried out and completed construction work on the said land in accordance with the sanctioned plans and specification and/or with deviation as may be advised by the architects.

VII. To deal with and carry on correspondence on behalf of the Landowners with all concerned Central and/or State Government authorities and bodies, Patna Municipal Corporation in connection with or relating to the construction on the said land

VIII. To appear on behalf of and represent the Landowners before any concerned authority and party as may be necessary or advisable for or in connection with the development of the said land and to make agreements and arrive at such arrangement as the said attorney likes.

IX. To ask, demand, sue for, enforce payment of and recover and receive from any person or persons rents and compensation and profit and/or deposit in respect of the construction other than reserved for the land owners under the said development agreement which now or at any time hereinafter may become due and payable.

X. To demolish and remove the existing structure on the said land and to display its own signboard over the said land and in order to mobilize funds from its prospective buyers, publish and advertise the proposal of Housing Scheme in its

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own name as the Developer/Builder by means of paper publication or through any other means and to book and allot and enter into agreement to sale or execute deed of transfer by way of sale, gift, exchange or mortgage or any of them in respect of Developer's share in land and building.

XI. To sign agreement to sell, on ownership basis, flat/ apartment to its member allottees with respect to the Developer's share on such terms and conditions as he may deem fit and proper and to receive and appropriate all money whether received on account of such allotment as member contribution or as loan from the financial institution.

XII. To sell, mortgage, gift or otherwise transfer in any manner, the entire construction relating to Developer's share as also proportionate share in land to anyone as may be desired by the Developer.

XIII. To raise loans, without ever creating mortgage or security of the said land for project loan, from any Bank/Financial Institution for the purpose as may be required by the Developer and to execute for the purpose aforesaid any deed, document or paper as may be necessary without ever creating any charge on the said land.

XIV. To arrange for the execution and registration of flats in favour of prospective buyers of Developer's share and to execute and sign deeds/documents for transfer of flats with proportionate share in land on their behalf after completion of the building complex in all respect and handing over the Landowner's share.

XV. To do in general all or any of the acts, deeds or things ancillary and incidental to the construction, management and transfer of the Developer's share in the multistoried building complex.

FOR SHIVSHAKTI CONSTRUCTION PRIVATE LIMITED

4/03/22

4/03/22

4/03/22

26. That the Developer shall keep the Landowners indemnified against any claim of any person arising out of any loss or injury caused in course of development of the said land and construction of the proposed multistoried building over there.

27. That the Developer has taken the scheduled property for development having fully satisfied itself with the nature and quality of the property.

28. That it is covenanted between the parties to these present that the Developer and/ or anybody claiming through or under them shall not, in future or at any time, impose any liability upon the Landowner with respect either to the quality or nature of the property or to the things attached therein and if ever, the Developer and/or anybody claiming through or under them shall impose any liability upon the Landowner in respect of the foregoing, the same shall not be legally sustainable.

29. That in case there be any defect in title of the Landowner or there be any liability or any encumbrance which might be cured and discharged then in such event the Developer shall get such defect cured and/ or liability cleansed for and on behalf of the landowners and at their own cost and expenses without ever demanding any compensation from the Landowners.

30. That all outgoings including municipal taxes and other charges in respect of the said land shall be borne and paid by the Landowner till the date of handing over the vacant possession of the said land.

31. That after delivery of possession of the Landowners' area to them free from all encumbrance, all outgoings in respect of the said land and the said building thereon shall be borne

FOR SAIGOBINDA CONSTRUCTION PRIVATE LIMITED

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and paid by the Landowners and the Developer and/or their nominees/ allottees proportionately to their respective shares in the total built-up area.

32. That upon delivery of possession of the Landowners' area by the Developer, the Landowners as well as the Developer shall be entitled to transfer their respective shares in the said building complex by way of sale, gift, exchange, mortgage, lease or in whatever manner they desire as the absolute owner and to that end would be entitled to execute and register deed of conveyance(s) in their own capacity.

33. That the Developer may form, as he may deem fit and proper, a co-operative housing society, association of persons or a body corporate of all the persons owning tenements in the said building. The Landowner and their nominee shall become members of such an organisation. All members forming such a body shall abide by the rules and regulations as framed by such an organisation from time to time and they shall be bound to contribute towards the cost of formation of such an organisation as well as to pay regular maintenance charges as may be fixed for the maintenance and management of entire building complex.

34. That the allottees/ nominees(s) in the said building complex, either of the Landowners' area or the Developer's area, shall own and hold their portion of the building according to the standard agreement/ deed finalised by the Landowners and the Developer with their mutual consent.

35. That the common areas shall be jointly owned by all the owners of the portions of the said building with equal entitlements to use all common areas and facilities of the said building on similar terms and conditions applicable for all. No owner of any part of the said building will have

FOR SRIGOBINDA CONSTRUCTION PRIVATE LIMITED

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exclusive right, title and interest over the common areas and common facilities, such as, common walls & roofs, staircase, stair landings, common passage & lobby on each floor, pump room, meter room, generator room, guard room, water tank and top floor etc.

36. That it is agreed that if any levy is imposed by the Patna Municipal Corporation or any other public body or the Govt. 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 Landowners and the Developer and/ or their nominees/ allottees jointly in the same proportion as their shares of built-up area in the said Building.

37. 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, court fees and other registration charges including miscellaneous expense.

38. That in case of any dispute arising between the parties relating to this development agreement, the same shall be settled by reference to the dispute or provision of the Arbitration Act 1996, as amended from time to time, or by the appropriate Court of Law having jurisdiction.

In witness whereof the parties hereto have executed this development agreement on the day, month and year first hereinabove written before witnesses herein mentioned.

FOR SRIGOBINDA CONSTRUCTION PRIVATE LIMITED
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Schedule of Property

Piece and parcel of land measuring an aggregate area of 6858 sq.ft. equivalent to 7.24 katha or 22.635 decimals, lying and situated at Mauza- Dujra under Revenue Survey

Thana- Phulwari, Thana No. 4, Tauzi No. 805, present P.S. - Digha in the Town & District of Patna, within Municipal Circle No. 245 (old)/ 246 (new), Ward No. 34 of the Patna Municipal Corporation, bearing Cadastral Survey Plot No. 1060 appertaining to Khata No. 143, within the jurisdiction of Sub- & Sadar Registry of Patna and bounded as follows:-

North :- 12 feet wide road;

South :- Survey Plot (Khesra) No. 1058:

East :- Survey Plot No. 1060 of Smt. Kusum Singh;

West :- Survey Plot (Khesra) No. 1061;

Value of the Property under this Development Agreement

(As per prevalent MVR- Thana Code- 233, Zone- 5)

Total area of the land- 22.635 decimals.

Total value of the land

@ Rs. 16,25,000/- per decimal- **Rs. 3,67,82,000/-**

Witnesses-

Subodh Kumar 04.03.2022

1. Sri Subodh Kumar
S/o Sri Bhikhari Thakur
R/o Boring Canal Road.
P.S.- Budha Colony
Patna

Sweta Kochar 4/03/22
(Sweta Kochar)

Meghna Pandey 04/03/22
(Meghna Pandey)

Divya Pandey 4/3/22
(Divya Pandey)

Signature of the Landowners

सुजीत कुमार 4-3-2022

2. Sri Sujit Kumar
S/o Sri Dashrath Saw
R/o Bakerganj, Saloon Gali,
Near Dunda Shahi Complex,
Patna- 800 004.

FOR SRIGOBINDA CONSTRUCTION PRIVATE LIMITED

DIRECTOR

Signature of the Developer

Drafted by:-

A. K. Sinha 04/03/2022

(Anup Kumar Sinha)
Advocate

4/3/22

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.	886640/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs. 908640/-

Registration Fee

FEE PAID												
	A1	21000	C	0	H1b	0	K1a	0	Lii	0		
	A8	0	D	0	H2	0	K1b	0	Liii	0		
	A9	0	DD	0	I	0	K1c	0	Mb	0		
	A10	0	E	0	J1	0	K2	0	Na	0		
	B	0	H1a	0	J2	0	Li	0			TOTAL-	21000

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 22000

Registering Officer
Patna

Date: 04/03/2022

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 04th March 2022 by Sweta Kochar Jasbir Singh Kochar by profession Others. Status - Executant

Sweta Kochar 4/03/22
Signature/L.T.I. of Presentant

Date:04/03/2022

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajan' age '37' Sex 'M', 'Ram Bilash Mahto', resident of 'Chandmari Road, Kankarbagh, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 04/03/2022

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 67 on pages on 539 -561, for the year 2022 and stored in CD volume No. CD-10 year 2022 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 04/03/2022

Token No. : 3110 **Year : 2022** **S.No. : 2984** **SCORE Ver.4.1** **Deed No . :d No . : 2846**

Government of Bihar
e-Stamp

Certificate No.	:	IN-BR301235194376 40U
Certificate Issued Date	:	03-Mar-2022 03:09 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0142961472377415U
Purchased by	:	SRIGOBINDA CONSTRUCTION PVT LTD
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SWETA KOCHAR MEGHNA PANDEY DIVYA PANDEY
Second Party	:	SRIGOBINDA CONSTRUCTION PVT LTD
Stamp Duty Paid By	:	SRIGOBINDA CONSTRUCTION PVT LTD
Stamp Duty Paid (Rs.)	:	1,000(One Thousand only)
Reg. fee (Rs.)	:	1,000 (One Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	2,000 (Two Thousand only)

FOR SRIGOBINDA CONSTRUCTION PRIVATE LIMITED
4-3-22
DIRECTOR

Meghna Pandey 04/03/22
Divya Pandey 04/03/22
Sweta Kochar

Do not write or type below this line

KC 0024546010

VOID VOID VOID

Government of Bihar
e-Stamp

Certificate No.	:	IN-BR30134515298832U
Certificate Issued Date	:	03-Mar-2022 05:22 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01429801874688843U
Purchased by	:	SRIGOBINDA CONSTRUCTION PVT LTD
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SWETA KOCHAR MEGHNA PANDEY DIVYA PANDEY
Second Party	:	SRIGOBINDA CONSTRUCTION PVT LTD
Stamp Duty Paid By	:	SRIGOBINDA CONSTRUCTION PVT LTD
Stamp Duty Paid (Rs.)	:	7,35,640(Seven Lakh Thirty Five Thousand Six Hundred And Forty only)
Reg. fee (Rs.)	:	20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	7,56,640 (Seven Lakh Fifty Six Thousand Six Hundred And Forty only)

PATNA

FOR SRIGOBINDA CONSTRUCTION PRIVATE LIMITED

DIRECTOR

Megha Pandey

Swetha Kochar
4.03.22

Do not write or type below this line

KC 0024546043

VOID VOID VOID

Certificate No.	:	IN-BR30171064806826U
Certificate Issued Date	:	04-Mar-2022 12:50 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01430428055543555U
Purchased by	:	SRIGOBINDA CONSTRUCTION PVT LTD
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SWETA KOCHAR MEGHNA PANDEY DIVYA PANDEY
Second Party	:	SRIGOBINDA CONSTRUCTION PVT LTD
Stamp Duty Paid By	:	SRIGOBINDA CONSTRUCTION PVT LTD
Stamp Duty Paid (Rs.)	:	1,50,000(One Lakh Fifty Thousand only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	1,50,000 (One Lakh Fifty Thousand only)

Stock Holding Corporation of India Limited PATNA

FOR SRIGOBINDA CONSTRUCTION PRIVATE LIMITED

DIRECTOR

Meghna Pandey 04/03/22

Swetha Kochar 4/3/22

Do not write or type below this line

KC 0024546061

Void Void Void


GPS Map
Camera Lite
J49F+VPQ, Sri Krishna Nagar, Kidwaipuri, Patna, Bihar 800001, India
Latitude
25.61973852°
Longitude
85.12436748°
Local 11:32:51 AM
Altitude -3.14 meters
Friday, 04-03-2022

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

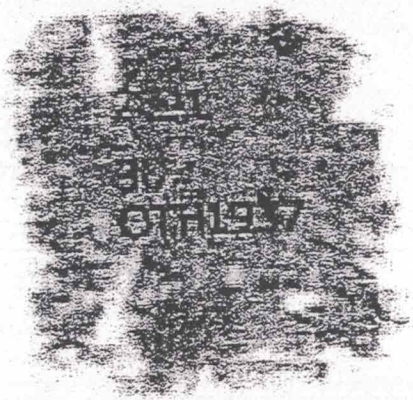
SWETA KOCHAR

ANIL KUMAR PANDEY

15/08/1971

Permanent Account Number

AMAPK7292A





Sweta Kochar

Signature

Sweta Kochar
4/03/22

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MEGHNA PANDEY

ANIL KUMAR PANDEY

11/03/1976

Permanent Account Number
AGNPP3700D

Signature



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

DIVYA PANDEY

ANIL KUMAR PANDEY

14/12/1985

Permanent Account Number

ATBPP5209Q

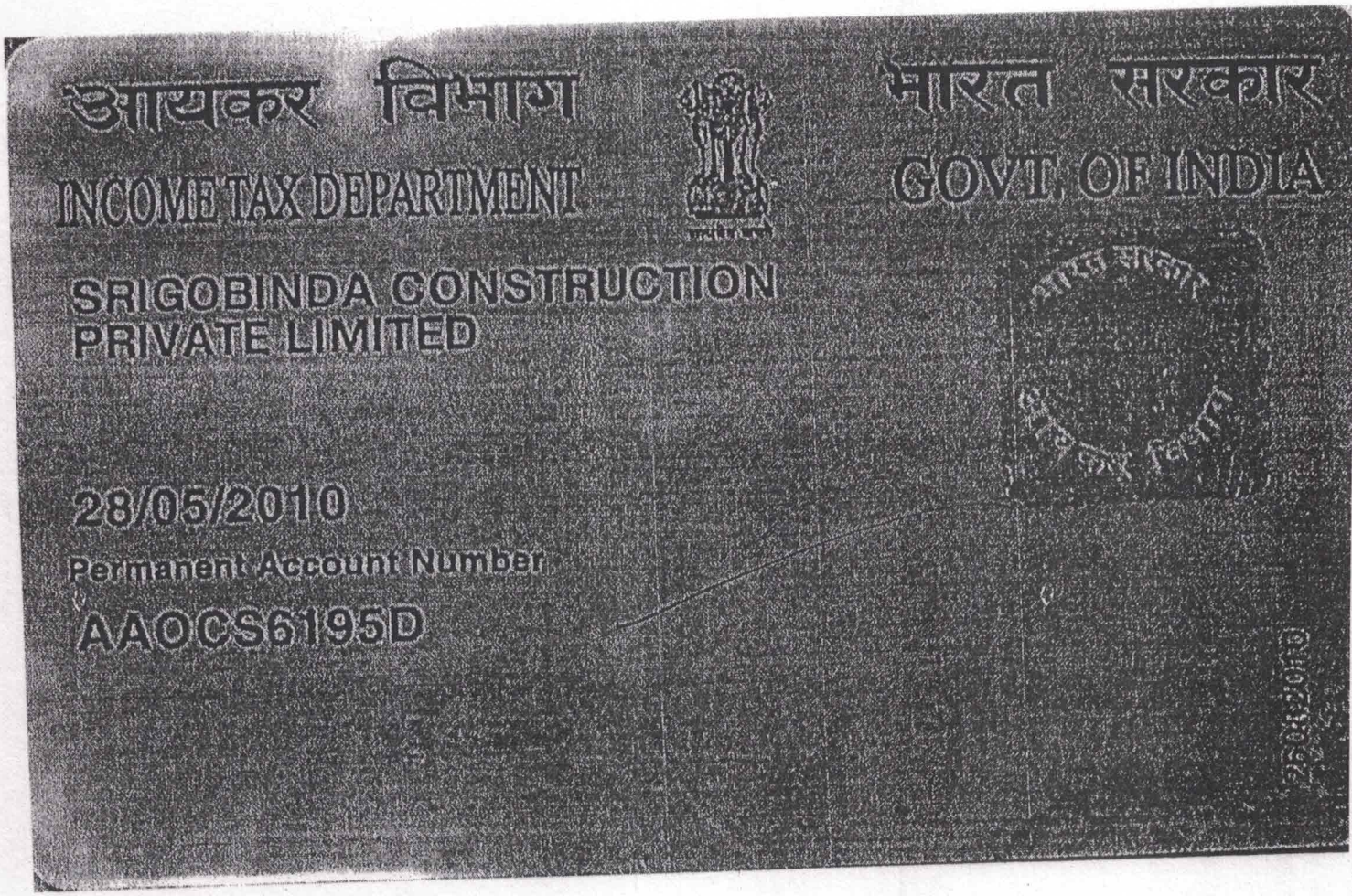
Divya Pandey

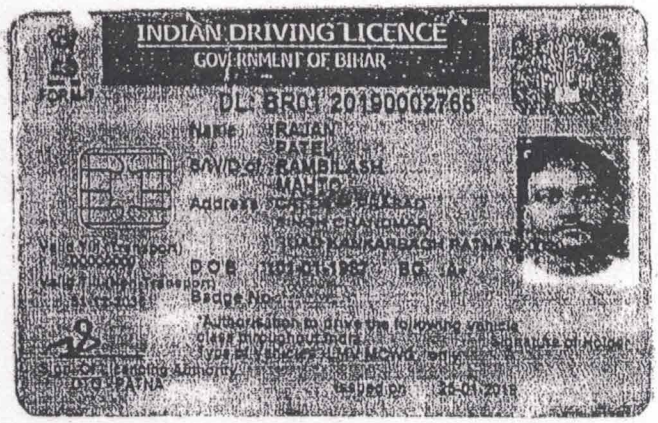
Signature

Divya Pandey
A/S/22



07/12007


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SRIGOBINDA CONSTRUCTION
PRIVATE LIMITED
28/05/2010
Permanent Account Number
AAOCS6195D


INDIAN DRIVING LICENCE

GOVERNMENT OF BIHAR

DL: BR01 20190002766

Name : RAJAN PATEL

S/W/D of : BANDILASH MAHTO

Address :

DOB :

Badge No :

Authorisation to drive the following vehicle

Signature of Holder

Issuing Authority
DTO - PATNA

Issued on : 25-01-2019

DL: BR01 20190002766

Original LA : BR01
Old DL No

Date of Issue : 25-01-2019

Class of Vehicles

Vehicle Class	Issue Date
LMV	25-01-2019
MCWG	25-01-2019


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SRIGOBINDA CONSTRUCTION
PRIVATE LIMITED
28/05/2010
Permanent Account Number
AAOCS6195D

INDIAN DRIVING LICENCE

GOVERNMENT OF BIHAR

DL: BR01 20190002766

Name: RAJAN PATEL

S/W/D of: RAMBILASH

Address: MAHTO TOLA PO CHHAPRA SINGH CHANDMARI ROAD KANKARBAGH PATNA

D.O.B: 01-01-1987 BG: A+

Valid till (Transport): 00000000

Valid till (Non-Transport): 31-12-2034

Badge No:

Authorisation to drive the following vehicle class throughout India Type of Vehicles: LMV MCWG only

Signature of Holder

Sign. Of Issuing Authority DTO PATNA

Issued on: 25-01-2019

DL: BR01 20190002766

Original LA: BR01

Old DL No:

Date of Issue: 25-01-2019

Class of Vehicles

Vehicle Class	Issue Date
LMV	25-01-2019
MCWG	25-01-2019