Serial No. 12857 Circle:-:Patna City Book No. :- 1 Deed No. 11619

Serial No. 12857 Deed No. 11619

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

This document was presented for registration on **08/11/2016** by **Braj Nandan Sharma**
A stamp duty of Rs. **697100**/- and other fees of Rs. **26525**/- 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. **11619** in Book No. **1**, Volume No. **274** on pages from **413** to **432** and has been preserved in total **20** pages in C.D. No. **42** / Year **2016**

Signature with Date
(**Prashant Kumar**)
Registering Officer **Patna**

Date: 08/11/2016 Token No: 13431/2016

SCANNED BY

This development agreement executed and entered into on this ..8th.. day of **November, 2016** (Two thousand and sixteen) of the Christian Era.

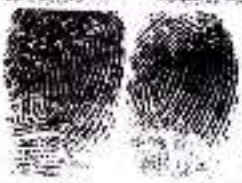
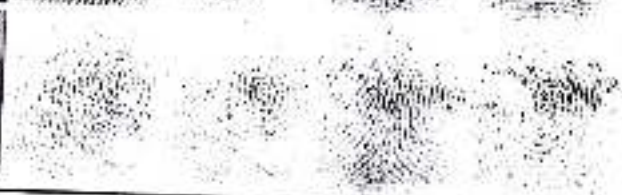
BETWEEN

1. **Sri Braj Nandan Sharma** son of Late Indradeo Singh, aged 68 years, resident of Nadwan, P.S.- Dhanrua, District- Patna; M06-9470610397

2. (i) **Sri Sachidanand Sharma,** aged 58 years, (ii) **Sri Ashutosh Kumar,** aged 54 years, (iii) **Sri Yashwant Kumar,** aged 52 years, son of Late Rajeshwar Singh Mother of Late Sumitra Devi and (iv) **Smt. Meena Sharma**, wife of Sri Sahjanand Sharma, aged 45 years, all are resident of Village- Veerpur, Naubatpur, District- Patna;

District Registry Office,Patna

Token Number 13433 Reg. Year 2016 Serial Number 12857 Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring
Claimant	Shahid Ahmed (Dir)					
Sig.	Shahid Ahmed 08/11/2016					
Executant	Aditi Sharma					
Sig.	अदिति शर्मा 8-11-2016					
Executant	Ashutosh Kumar					
Sig.	आशुतोष कुमार 8/11/16					
Executant	Basanti Devi					
Sig.	बसन्ती देवी 8/11/16					
Presented By	Braj Nandan Sharma					
Sig.	ब्रज नन्दन शर्मा 8-11-16					
Executant	Braj Nandan Sharma	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring ☒ Little
Sig.						
Executant	Gupteshwar Nath Singh					
Sig.	Gupteshwar Nath Singh 8/11/16					
Executant	Jai Nath Singh					
Sig.	जय नाथ सिंह 8/11/16					



SCORE Ver.[illegible].0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop021

ब्रज नन्दन शर्मा
8-11-16

3. **Smt. Aditi Sharma** D/o Late Pranata Devi and Late Kapildeo Sharma, aged 63 years, resident of Gaura Jagdishpur, P.S.- Naubatpur, District- Patna;

4. (i) **Sri Jai Nath Singh** son of Late Chandrika Singh, aged 65 years, (ii) **Sri Gupteshwar Nath Singh** son of Sri Ram Nath Singh, aged 42 years, resident of Jafra Bhagwanpur, P.S.- Naubatpur, District- Patna;

5. **Smt. Basanti Devi** wife of Late Suman Pandey, aged 68 years, resident of Village- Sitalpur, P.S.- Dighwara, District- Saran, Bihar;

6. **Sri Nageshwar Prasad Sharma**, son of Late Sidheshwar Prasad Sharma, aged 76 years, resident of Dariyapur, P.S. - Ekangar Sarai, District- Nalanda, 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 PARTY.**

AND

Green Ghar Infrastructure and Construction Pvt. Ltd., a company incorporated under the provision of companies Act., 1956 having its Regional office at 302, Third Floor, K.C.Tower, in front of KFC, Main Road, Kankarbagh, Patna in the State of Bihar through its **Director Mr. Shahid Ahmed** son of Md. Shafiqur Rahman, resident of Eye Care Optical, Main Road, P.O. & P.S.- Rafiganj, District- Aurangabad, 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 PARTY.**

Whereas, as the property of Schedule no. - I fully described at the foot of this deed is the purchased property of the land owners. Land owner Braj Nandan Sharma have purchased land measuring 2 Kathas on 08.09.1975

executed by 1. Sri Dhanersh Chandra Choudhary son of Late Isri Prasad Choudhary, 2. Sri Prithvi Chandra Choudhary, 3. Sri Prem Chandra Choudhary, Sri Prakriti Choudhary, Sri Prakash Chandra Choudhary minor sons of Sri Dhanesh Chandra Choudhar, all are resident of Mogalpura, P.S.- Khajekalan, Patna City, District- Patna, which is Registered in the Office of the District Registration Office Patna in Book no. 1, Volume no. 06, pages 290 to 295 bearing Deed No. 761/1975.

Land owners Smt. Sumitra Devi wife of Sri Rajeshwar Singh and Smt. Pranta Devi wife of Sri Kapildeo Sharma have purchased land measuring 3 Kathas on 08.09.1975 executed by 1. Sri Dhanersh Chandra Choudhary son of Late Isri Prasad Choudhary, 2. Sri Prithvi Chandra Choudhary, 3. Sri Prem Chandra Choudhary, Sri Prakriti Choudhary, Sri Prakash Chandra Choudhar minor sons of Sri Dhanesh Chandra Choudhar, all are resident of Mogalpura, P.S.- Khajekalan, Patna City, District- Patna, which is Registered in the Office of the District Registration Office Patna in Book no. 1, Volume no. 10, pages 107 to 110 bearing Deed No. 771/1975. Land owner Sumitra Devi died leaving behind her three son namely Sachidanand Sharma, Ashutosh Kumar and Yashwant Kumar and one daughter-in-law namely Meena Sharma wife of Sri Sahjanand Sharma and land owner Pranata devi died leaving behind one daughter namely Aditi Sharma. All came in actual physical possession over the land after death of their mother.

Land owner **(i) Sri Jai Nath Singh** son of Late Chandrika Singh, aged 65 years, **(ii) Sri Gupteshwar Nath Singh** son of Sri Ram Nath Singh, aged 42 years, have purchased land measuring 2 Kathas on 08.09.1975 executed by Sri Dhanesh Chandra Chaudhary & Others, which is Registered in the Office of the Sub Registration Office Patna City in Book no. 1, Volume no. 10, pages 102 to 106 bearing Deed No. 770/1975.

Land owner Smt. Basanti Devi have purchased land measuring 1 Kathas on 17.09.1990 executed by Sri Upendra Nath Pandey son of Late Deo Dutt Pandey, resident of Village-Nadwan, P.S.- Dhanarua, District- Patna, which is Registered in the Office of the Sub Registration Office Saran in Book no. 1, Volume no. 26, pages 323 to 325 bearing Deed No. 8013/1990.

Land owner Sri Nageshwar Prasad Sharma have purchased land measuring 3 Kathas on 26.02.1974 executed by Sri Dhanersh Chandra Choudhary son of Late

Isri Prasad Choudhary, resident of Mogalpura, P.S.- Khajekalan, Patna City, District- Patna, which is Registered in the Office of the District Registration Office Patna in Book no. 1, Volume no. 109, pages 299 to 303 bearing Deed No. 2552/1974. Since then the all 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 No. 974 & 1194, 461, 973, 1735/1, 1921

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential building on Municipal Survey Plot no. 583 & 584, Khata No. 144, Tauzi No. 284, Thana no. 16, situated at Mauza- Rasidachak, Survey Thana- Patna City, at present P.S.- Byepass, Distt- Patna measuring total area of 11 Kathas (Eleven Kathas) equivalent to 34.375 decimals 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.

(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/commercial 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 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 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 **"GREEN GHAR"** or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (Fifty percent) of the total built up area to the land Owner in consideration of the cost of land and building in shape undivided share of Units and car parking spaces 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% (Fifty percent) 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% (Fifty percent) 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 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; subject to mandatory confirmation in writing of Land owners'.

(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 **(36 Months)** from the date of this agreement, with further grace period of **Six Months** subject to admissibility and approval of Land owners' If the developer /Second party fails to handover share of Land owner/First Party within above such period with the conditions contained therewith, compensation @18% p.a. of the cost of land as mentioned in the Schedule-I shall be given by Developer to the land owners.

(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 specified quality then he should intimate through owners' representative the same to the developer

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and suggest using better quality materials which shall be mandatory for implementation by the developer.

(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 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.

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 he handed over 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 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.

(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 only after getting written permission from owners' representative.

DETAILS OF THE PROPERTY:
SCHEDULE- I

All that piece & parcel land measuring total area of 11 Kathas (Eleven Kathas) equivalent to 34.375 decimals more or less subject to actual measurement bearing Municipal Survey Plot no 583 & 584, Khata No. 144, Tauji No. 284, Thana no. 16, Ward No.- 56 situated at Mauza Rasidachak, Survey Thana- Patna City, at present P.S. Bypass, Distt- Patna in town and district of the Patna within the Municipal corporation area and under the

registration Office Patna City and District Registration Office Patna Sadar and bounded as follows:-

NORTH :- E.C.R. Boundary wall (Gulzarbagh).
SOUTH :- Raja Gope and others.
EAST :- :- Purposed Main Road 30 feet.
WEST :- Part Plot No. 583.

Note :- Govt. value is mentioned at **Code No. 507 & Zone - 2** of M.V.R. 2016-17.

which market value of above land is 3,48,05,000/- (Rupees Three Crore forty eight lakh five thousand) only.

SCHEDULE- II

FEATURES AND SPECIFICATION OF FLATS

A. FLOOR & WALL TILING :

1. The flooring in the living room, bed room, dining area, kitchen and balcony will be of Class-I Marble.
2. The flooring in bath rooms, toilets will be of Skid proof Ceramic tiles.
3. Ceramic/glazed tiles will be provided in toilets upto 7' ht. from finished floor level in kitchen it will be upto ht. of 2'-0" from kitchen plat form.

B. SANITARY WARE & FITTINGS:

1. All Water closet and wash basins will be in white ceramic, with low level white cisterns made up of PVC.

C. KITCHEN PLATFORM & SINK :

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

D. DOORS & WINDOWS :

1. Standard Wooden door frame in toilet, kitchen and other door frame will be made of Standard hard wood and door shutters will be of factory made 30 mm thick hard core flush shutters painted with two coats of synthetic enamel over a coat of primer.
2. Window frame and shutters will be of Aluminum and will be finished with coated Glass.

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E. WALLS :

1. Interior walls will be decorated by wall Putti.
2. Exterior wall will be finished with wheatherseal paint of any standard brand.

F. PLUMBING AND WASTE WATER LINES :

All concealed plumbing for supply water will be of PVC and UPVC and external soil or waste water lines will be G.I pipe in a two stack system with geyser line connection in bath room.

G. ELECTRICITY SUPPLY AND WIRING :

1. Wiring will be concealed and suitable for 1/3 phase supply. The actual supply may, be of single or 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energized by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the flat-owners shall be deemed to have given permission to **Green Ghar Infrastructure and Construction Pvt. Ltd.,** for allotment of such space. Location of transformer and main Board will be decided by the company and Bihar State Electricity Board.
2. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter(s) for common services will be provided on main electrical board.
3. All bed rooms, living and dining areas shall have 1(5 amp) plug point, 3 light points, 1 fan point, 2 nos. 15A plug point. One 15 A plug point will also be provided in kitchen and toilet of master bed room.
4. Power Backup 24 hrs. stand by Generator Providing by Builder/ Developer.

H. TELEPHONE AND T.V CABLES :

1. Telephone cable will be provided from each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn beyond this stretch.
2. Individual Television cables will be provided through concealed conduits for television connection from the terrace to each flat.
3. Intercom facility shall be provided to the flats.

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I. EXHAUST FAN OPENING :

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

J. OTHER FACILITIES:

Washing machine point with suitable inlet and outlet at a convenient location. Wash Basin in Dining area wherever possible.

K. COMMON AREA:

Stair case will be finished with Kota Stone. Entrance Lobby and other common area inside building Marble/Kota Stone Flooring.

AMENITIES:

L. WATER:

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

M. SEWERAGE :

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

N. PROTECTIVE TREATMENTS

White Ant treatment at the time of earthwork will be carried out. The roofs shall be treated for heat proofing and water proofing. Fire Safety arrangements shall be installed as per the standard government norms.

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

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. ...
पिता - ...
ग्राम - ...
पो० - ...
पी० - ...
थाना - ...
जिला - ...
8/11/016

Signature of the Land Owner

2. अशोक कुमार
पिता - श्री ब्रजनन्दन शर्मा
ग्राम + पो० - बदवाँ
थाना - पालिआ
जिला - पटना
पि1 - 804453
08/11/2016

Signature of the Developer

GREENGHAR INFRASTRUCTURE AND CONSTRUCTION PVT. LTD.
Authorised Signatory

Drafted as per instructions of the parties.

(Sanjeev Kumar), Advocate
Collectorate Bar Association,
Patna

Endorsement of Certificate of Admissibility

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

paid under Indian Stamp Act	Rs. 697100/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 723625/-

Registration Fee

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

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

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

Registering Officer
Patna

te: 08/11/2016

Endorsement under section 52

esented for registration at Registration Office, Patna on Tuesday, 08th November 2016 by Braj Nandan Sharma Late dradeo Singh by profession Others. Status - Executant

8-11-16

Registering Officer
Patna

Signature/L.T.I. of Presentant

Date:08/11/2016

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sawan' age '24' Sex 'M', 'Lalbabu Pandey', resident of 'Madapur, Mushahari, Muzaffarpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 08/11/2016

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 274 on pages on 413 -432 , for the year 2016 and stored in CD volume No. CD-42 year 2016. The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 08/11/2016 Token No. : 13433 Year : 2016 S.No. : 12857 SCORE Ver.4.0 Deed No . : 11619

Serial No. 14806 Deed No. 27

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

This document was presented for registration on **19/12/2018** by **Kanti Devi**
A stamp duty of Rs. **50000**/- and other fees of Rs. **26525**/- 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. **27** in Book No. **1**, Volume No. **1** on pages from **340** to **357** and has been preserved in total **18** pages in C.D. No. **1** / Year **2018**

Date: 02/01/2019 Token No: 15067 /2018

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

दस्तावेज की जाँच किया
एवं
यह में अंकित कंडिका विवरणी के अनुरूप सही पाया।
जाँच लिपिक
(अरुण कुमार महासेज)

SCANNED BY

10%

(Development Agreement)

This development agreement executed and entered into on this .19.... day of **December, 2018** (Two thousand and eighteen) of the Christian Era.

BETWEEN

Smt. Kanti Devi wife of Sri Raj Kumar Sinha, resident of Noawn, P.S.- Asthawan, District- Nalanda, Bihar, Present Address Plot No. J/2, Road No. 5, Saketpuri, Near Mauas Mandir Vijay Nagar, Hanuman Nagar, District- Patna- 800026, by Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNER"** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

District Registry Office,Patna

Token Number 15067 Reg. Year 2018 Serial Number 14806

PresType	Name	Photo	Thumb	Index	Middle	Ring
Claimant	Shahid Ahmed(Dir)					
Sig.	Shahid Ahmed 19/12/2018					
Presented By	Kanti Devi					
Sig.	कांति देवी 19/12/2018					
Executant	Kanti Devi	Photo	Thumb	Index	Middle	Ring
Sig.						

Identified By	Rajkumar Prasad Sinha		
Sig.	17/12/18		

अंगूठा/अन्य पहचान द्वारा किया गया अंगरेखा
निशान (स्पर्श नहीं) का स्थान जहां लिया गया
रेखांकित करें। पृष्ठ संख्या 143, फोलियो 586
दिखाया। (स्पर्श) अन्य विवरण दस्तावेज के अनुसार
किसी अंगरेखा पहचान स्थान पर स्थित पाया।

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800s



सुरेन्द्र प्रसाद सिंह,
जिला निबंधक, जिला Patna
20/12/20

कांति देवी

AND

Green Ghar Infrastructure and Construction Pvt. Ltd., a company incorporated under the provision of companies Act., 1956 having It Branch Office 2nd Floor Kanti Bhawan, Vishwnath Prasad DSP Choti Pahadi Road, Agarm Kuan, Patna, in the State- Bihar, through its Managing Director **Mr. Shahid Ahmed** son of Md. Shafiqur Rahman, resident of Eye Care Optical, Main Road, P.O. & P.S.- Rafiganj, District- Aurangabad, 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.

Whereas, as the property of Schedule no.- 1 fully described at the foot of this deed is the purchased property of the land owner through a registered deed of Absolute sale on 12.10.1988 executed by Sri Bhola Yadav son of Late Sital Yadav self and on behalf of his son Kanhai Yadav, Baldeo Yadav, Gorak Yadav son of Sri Bhola Yadav, all are resident of Tulsi Mandi, Pargana- Azimabad, P.S.- Alam Ganj, District- Patna, which is Registered in the Office of the District Registration Office Sonpur in Buok no. I, Volume no. 56, pages 393 to 397 bearing Deed No. 5355/1990 on 12.12.1990. Since then the all Land Owners came in actual, physical, possession over the land fully described in Schedule no.- 1 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 No. 676 Year 2015-16.

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi -storied residential building on Survey Plot no. 586, Khata No. 143, Tauzi No, 284, Thana no. 1 6, situated at Mauza- Rasidachak, Survey Thana- Patna City, at present P.S.- Byepass, Distt- Patna measuring total area of 1 Kama (one Katha) equivalent to 3 . 1 25 decimals 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.

Shahid Ahmed 19/12/2018

अतिरिक्त देखें 19/12/2018

(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/commercial Units on the said property and acquire built up area in the shape of, residential/commercial 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/ commercial 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

Deal'g Atty
19/12/2018

19/12/2018

and other inmates of the building.

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

(6) That the developer agreed to hand over 50% percent) of the total super-built up area (i.e. @1800 sq. ft. flat at 2nd floor) 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 % (fifty percent) 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% (Fifty percent) 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

19/12/2018

19/12/2018

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 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 **(36 Months) from** the date of sanction of the building plan, with further grace period of **Six month.** If the developer/Second party fails to hand over share of land owner/First party, @ 18% p.a. on total land value as a compensaiton given by developer a compensation of share of land owners.

(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

Qualid Ahmed 19/12/2018

अतीक देवी 19/12/2018

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 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

19/12/2018

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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.

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

Sign. of Executant

19/12/2018

19/12/2018

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 he handed over 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

Sign. of Executant

19/12/2018

13/12/2018

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 paid by the Owners and the developer (or its allottees) 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

Sign. of Executant

Khalid Alam 12/12/2018

अतीक्षा देवी 12/12/2018

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.

(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 total area of 1 Khatha (one Kathas) equivalent to 3.125 decimals more or less subject ot actual measurement bearing Survey Plot No. 586, Khata No. 143, Tauzi No. 284, Thana No. 16, situated at Mauza- Rasidachak, Survey Thana- Patna City, at present P.S.- Byepass, intown and district of the Patna, within the Municipal corporation area and under the Sub registration Office Patna City and District Registration Office Patna Sadar

Sign. of Executant

Owais'd Ahmad
19/12/2018

15/12/2018

and bounded as follos :

NORTH :- **Neej Developer**
SOUTH :- **Branch Road**
EAST :- **Branch Road**
WEST :- **Part Plot No. 586**

Note :- Govt. value is mentioned at **Code No. 507 & Zone - 2** of M.V.R. 2016-17 which market value of above land is ₹ 25,00,000/- (Rupees Twenty five lakhs) only.

SCHEDULE- II

FEATURES AND SPECIFICATION OFFLATS

A) FLOOR & WALL TILING:

1. The flooring in the living room, bed room, dining area, kitchen / and balcony will be of Class-I Marble.
2. The flooring in bath rooms, toilets will be of Class-I Marble flooring.
3. Ceramic/glazed tiles will be provided in toilets upto 7' ht. from finished floor level in kitchen it will be upto ht. of 2'-0" from kitchen plat form.

B) SANTTARYWARE & FITTINGS:

1. All Water closet and wash basins will be in white ceramic, with low level white cisterns made up of PVC depending upon bulk availability.
2. All top fittings will be of chromium plated brass. In case of non-availability in bulk, these will be substituted by some other suitable materials.

C) KITCHEN PLATFORM & SINK:

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

D) DOORS & WINDOWS:

1. Wooden door frame in toilet, kitchen and other door frame will be made of locally available hard wood and door shutters will be of factory made 30 mm thick hard core flush shutters painted with two coats of synthetic enamel over a coat of primer.
2. Window frame and shutters wil l be of wood and with ms Frame and grills will be finished with enamel paint over primer.
3. All the doors will be provided with a night latch, magic eye and a Ldrop. All other door fittings will be of onodised aluminium. WALLS:
1. **Interior walls will be** decorated by plaster of paris with one **coat of cement** primer.
2. Exterior wall will be finished with cement based snowcem permanent finish depending upon bulk availability. **PLUMBING AND WASTE WATER LINES:**

Signature of the Land Owner.

Sign. of Executant

1. All concealed plumbing for supply water will be of G.I. Tata pipes and external soil or waste water lines will be PVC pipe in a two stack system with geyser line connection in bath room. **ELECTRICITY SUPPLY AND WIRING:**

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

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

3. All bed rooms, living and dining areas shall have I plug point, 2 light points, 1 fan point, l-5Aplug point. In addition the master bed room living and dining area shall have a 15 Aplug point. One 15 A plug point will also be provided in kitchen and toilet of master bed room. **TELEPHONE AND T. V CABLES:**

1. Telephone cable will be provided from each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn beyond this stretch.

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

3. Intercom facility shall be provided to the flats. **EXHAUST FAN OPENING:** If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided.

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

A 24hrs. water supply will be provided to all the flats or common area from own central boring systems as per the design of P.H.E.D. consultants. **SWERAGE:** Suitable arrangement for rain storm and soil water disposal shall be provided as per the design of P.H.E.D. consultants. **SERVANT ROOM/PARKING:**

There is a provision of reserve parking space as per requirements of Patna Regional Development Authority/PMC. (Municipal Authority) Some of them may be opened and some covered depending upon the availability of space.

As the total car parking space and servant room is less then the total number of occupants Individual-allotment as reserve parking space/ .servant room will be done on first cum first serve basis at an extra cost by the company.

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 abvoe mentioned in the presence of the following witnesses.

1. Md Shadab

2. S/o Md Yaqub L.S Cottage near Noori Masjid Islampur Road Muzaffarpur 19/12/18

Signature of the Land Owner

Khalid Ahmad 19/12/2018

Signature of the Developer.

2 Rajkumar 19/12/18

Rajkumar Pd. Sinha
S/o Late Bihari Sinha
Plot no. 3/2, Vijainagar
Hanumannagar
Patna.

Ramayan Pd. (Adv) 19/12/18
C.B.A Roll
F.No- 304/2009

सभी प्रकार के रोक से मुक्त पाया

जाँच लिपिक

Endorsement of Certificate of Admissibility

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

p duty paid under Indian Stamp Act	Rs. 50000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 76525/-

gistration Fee

FEE PAID

A1	1000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	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: 19/12/2018

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 19th December 2018 by Kanti Devi Raj Kumar Sinha by profession House Wife. Status - Executant

कांति देवी
19/12/2018

Signature/L.T.I. of Presentant

Date:19/12/2018

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajkumar Prasad Sinha' age '67' Sex 'M', 'Late Bihari Sinha', resident of 'Vijay Nagar,hanuman Nagar,patna'. .), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 19/12/2018

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 1 on page no. 340 to 357 for the year 2018 and stored in CD Volume No. 1 , year 2018. The document no. is printed on the front Page of the document.

Registering Officer
Deed No . :d No .Patna

Token No. : 15067 Year : 2018 SCORE Ver.4.1

Date : 02/01/2019

DEED NO: 27

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR011176319634600Q
Certificate Issued Date	:	20-Dec-2018 02:54 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01012219082763360
Purchased by	:	SHAHID AHMED
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SHAHID AHMED
Stamp Duty Paid By	:	SHAHID AHMED
Stamp Duty Paid (Rs.)	:	10,400(Ten Thousand Four Hundred 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.)	:	10,400 (Ten Thousand Four Hundred only)

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TQ 0008201916

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

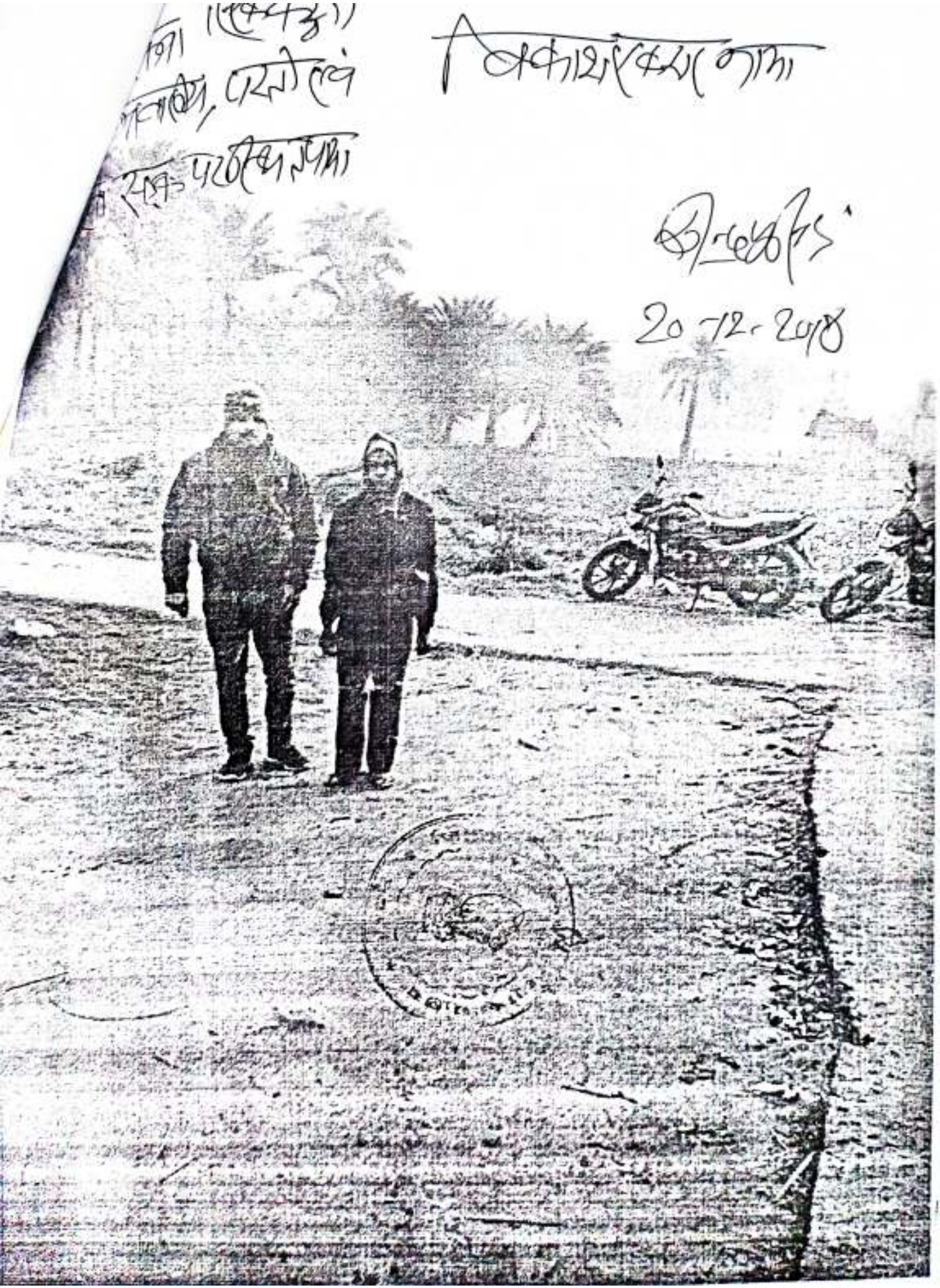
Certificate No.	:	IN-BR01104991062392Q
Certificate Issued Date	:	19-Dec-2018 02:47 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01012062619246 20Q
Purchased by	:	SHAHID AHMED
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SHAHID AHMED
Stamp Duty Paid By	:	SHAHID AHMED
Stamp Duty Paid (Rs.)	:	50,000(Fifty Thousand only)
Reg. fee (Rs.)	:	26,025 (Twenty Six Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	76,025 (Seventy Six Thousand And Twenty Five only)

Shahid Ahmed 19/12/2018

19/12/2018

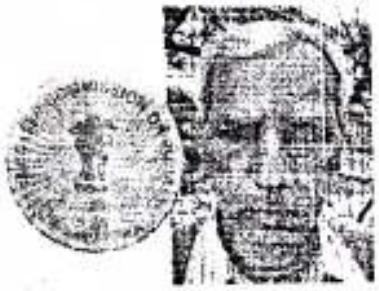
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TQ 0008201040



ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
पहचान पत्र

JDK6177083



Elector's Name	: Rajkumar Prasad Sinha
निर्वाचक का नाम	: राजकुमार प्रसाद सिन्हा
Father's Name	: Late.Bihari Sinha
पिता का नाम	: स्व.बिहारी सिन्हा
Sex / लिंग	: Male /पुरुष
Age	: 57 Years as on 1.1.2004
आयु	: ५७ वर्ष १.१.२००४ को

Address : J-2,Vijay Nagar,Hanuman Nagar,
Kankarbagh,
Town/Vill - Patna,
Anchal - Patna Sadar,
Distt - Patna - 800020

पता : जे-२,विजय नगर,हनुमान नगर, कंकड़बाग,
शहर/गाँव - पटना,
अंचल - पटना सदर,
जिला - पटना - ८०००२०

Facsimile Signature of
Electoral Registration Officer
189,PATNA (CENTRAL) Constituency
१८९, पटना (केन्द्रीय) निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति

JDK6177083

Place : Patna Sadar
स्थान : पटना सदर

Date : 16/02/2005
दिनांक : १६/०२/२००५

This Card may be used as an Identity Card under different Government Schemes.
इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत पहचान पत्र के रूप में प्रयोग किया जा सकता है ।

भारत सरकार
GOVERNMENT OF INDIA



शहीद अहमद
Shahid Ahmed
जन्म तिथि/ DOB: 16/01/1990
पुरुष / MALE



4238 1630 0079

धार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: मो शाफीकुर रहमान, मेन रोड रफीगंज, छोटी मस्जिद, आइ केर ओपटिकाल, रफीगंज, औरंगाबाद, बिहार - 824125

Address:
S/O: Md Shafiqur Rahman, MAIN ROAD RAFIGANJ, CHHOTI MASJID, EYE CARE OPTICALS, Rafiganj, Aurangabad, Bihar - 824125

4238 1630 0079

Aadhaar-Aam Admi-ka Adhikar

Shahid Ahmad
17/12/2018

भारत सरकार

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1046/30031/46801

To,
कांति सिन्हा
Kanti Sinha
W/O Raj Kumar Prasad Sinha
Plot No- J/2
Road No- 5 Saketpuri
Near Manas Mandir Vijay Nagar Hanuman Nagar
Kankarbagh
Patna
Lohia Nagar Patna
Bihar 800020
8969440369

04/06/2011

Ref: 847 / 17E / 1050027 / 1050394 / P

UE482036098IN

आपका आधार क्रमांक / Your Aadhaar No. :

4236 5866 9098

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

कांति सिन्हा
Kanti Sinha
जन्म वर्ष / Year of Birth : 1952
महिला / Female

4236 5866 9098

आधार — आम आदमी का अधिकार

कांति देवी