Serial No. 9695 Deed No. 8768

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

This document was presented for registration on **04/09/2017** by **Meena Kumari**
A stamp duty of Rs. **314800**/- 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. **8768** in Book No. **1**, Volume No. **198** on pages from **465** to **482** and has been preserved in total **18** pages in C.D. No. **31** / Year **2017**

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

Date: 04/09/2017 Token No: 10127 /2017

15
8419
TH10129

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणों के अनुरूप सही पाया।
जाँच लिपिक
(अरुण कुमार महाराज)

SCANNED BY

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17 Managing Director

Meena Kumari
4/9/17

DEVELOPMENT AGREEMENT

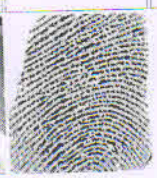
This agreement executed and entered into this 4th day of **September, 2017**.

BETWEEN

Smt Meena Kumari, D/o Sri Harishchandra Singh, R/o East Lohanipur, Kadamkuan, Patna, P.O. & P.S.- Kadamkuan,

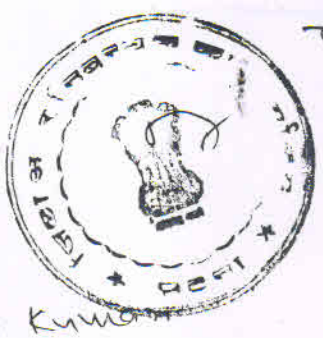
District Registry Office,Patna

Token Number 10127 | Reg. Year 2017 | Serial Number 9695 | Deed Number 8768

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajesh Kumar(Dir)						
Sig.	Rajesh Kumar. 4/9/17.						
Presented By	Meena Kumari						
Sig.	Meena Kumari 4/9/2017						
Executant	Meena Kumari	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Identified By	Anand Shankar						
Sig.	Anand Shankar 4/9/17						

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop028

स्थल निरीक्षण किया पक्षगण एवं
दस्तावेज सरकृद्वारा दिखाया गया
स्थल का स्वामी, कब्जा एवं चौहद्दी
बॉण्डपरानुसार सरन पाया।
4/9/17



Meena Kumari
4/9/2017



District- Patna, PIN-800003, Bihar, at present Flat No. B-5, Friends House Apartment, Montessory Lane, Boring Road, Patna-800001, by ~~Nationality, Indian, Hereinafter~~ collectively called and/ or referred to as the **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.**

Mobile : 9334371128

AND

Messers Muskan Constructions Pvt. Ltd., Regd. Office G-70, P.C. Colony, Kankarbagh, Near Rajendra Nagar Over Bridge, P.S.- Kankarbagh, Patna-800020, Town and District Patna A company incorporated under the companies Act 1956, having it's ~~Registration No. U45-200BR-~~2001-PTC 9627 through its Managing Director **Sri Rajesh Kumar,** Son of Sri Arjun Prasad Sinha, resident of G-70, P.C. Colony, Kankarbagh, Patna-20, near Rajendra Nagar over bridge, P.S.- Kankarbagh, Distt.- Patna, Bihar, hereinafter called and referred to ~~as the "DEVELOPER"~~ (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the SECOND PART.

Mobile : 9431047367

WHEREAS, the property more fully described in schedule-I below at the foot of this deed is the purchased property of the land owner namely Smt. Meena Kumari through a Registered sale deed of absolute sale executed by Sri Mukesh Kumar ~~Sinha~~ son of Sri Rajeshwar Prasad Singh, R/o Gola Road, Danapur, P.O + P.S.- Danapur, District- Patna, which is Registered in the Office of the Sub Registrar Danapur in Book no. ~~1, Volume no. 691, pages 141~~ to 206, bearing Deed No. 1446 on 21.04.1999. Since then she came in actual, physical, possession over the land fully described in Schedule no. I at the foot of this deed and mutated her name in State Sirista and paying rent to the State of Bihar to Circle Office, Danapur, vide Zamabandi No. 9048/1 Mutation Case No. 1796 year 2001-02.

Meena Kumari 4/9/17

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17
Managing Director

AND WHEREAS, the said land owner expressed her desire to develop the landed property and to construct multi-storied building under Thana No. 21, Survey Plot no. 838, Khata No. 720, Tauzi No. 11/802C, situated at Mauza- Danapur Shahjadpur, Mohalla- Danapur Sainik Colony, Pargana- Phulwari, P. S.- Danapur, in town and district of the Patna, measuring a total area of 10710 Sq.ft. equivalent to 24.5912 decimal more or less subject to actual measurement.

(A) It is further represented and declared by the 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 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, the PMC/DNP Nizamat, 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 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 owners are interested in getting constructed multi-storied residential flats on the said property and acquire super built up area in the shape of, residential flats, parking spaces, etc. as consideration for the value of the lands of the said property when conveyed by the owners to the Developers.

WITNESS -
Methoileshwar Prasad Singh
S/o: Sudesh Narain Singh
R/S, Friends Home, Apt.
Boring Rd, Patna
4.9.17

Meena Kumari
4/9/17

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17 Managing Director

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the owners (hereinafter referred to as the said building) and the owners wanted and agreed to acquire flats, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the 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 owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties subject 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 owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the 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/Nagar Parisad Danapur Nizamat.

(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

Witness :-
1. Pawan Kumar
S/o Late Ambika Prasad Sinha
Vill - Mojeu bigha
P.O - Mojeu bigha
P.S - Bakhtiyarpur
Dist - Patna
4.9.17

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17
Managing Director

Meena Kumari
4/9/17

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 **"Meena Residency"**, or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% of the total super-built up area to the land Owner in consideration of the cost of land and building in shape of undivided share with all right, title and interest in the said building. For the use and occupation of the land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

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

(8) That similarly, the developer will retain 50% of the total super built-up area in the shape of flats and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease 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 Owner and the developer will have absolute right, title and interest over their respective shares of super built-up area.

AND WHEREAS, the land owner shall get 50% of her share on entire 1st floor and 3rd floor and similarly the developer shall get 50% of their share on entire 2nd floor and 4th floor.

(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/Nagar Parisad Danapur Nizamat 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

Meena Kumari 4/9/17

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar 4/9/17 Managing Director

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 flat or building and demand share in the land.

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

(11) The 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 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 **(30 months)** from the date of sanction of the building plan, with further grace period of **6 Month** (Six month). This period shall be exclusive of any of force majored and such happenings as fire, tempest, accident exceptionally inclement weather, rioting etc. and any other act of natural calamities, i.e., vis majeure, which shall also include any of terrorism. If there is any further delay, beyond aforesaid total period in giving delivery of possession of the Owner's area without any of the aforesaid reasons then the Developer shall pay to the Land Owner compensation at the rate of Rs. 30,000/- (Rupees Thirty thousand) Only per month from the date after expiry of the aforesaid grace period till a further period of 3 (Three) months after which the amount of compensation shall be increased by Rs. 500/- (Five thousand) only per day till the Land Owner portion is finally handed over.

And whereas developer approached to Nagar parisad Danapur, Nizamat for sanction of map and D.NP. Nizamat Sanctioned the map vide Building plan no. 26/17-18 on 24.05.2017.

Neeraj Kumar 4/9/17

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17 Managing Director

(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 Owner or her representatives is entitled to verify and supervise the quality of materials to be used for construction of the building. If the land Owners find that the materials used for construction is not up to the marks and not of good quality then she should intimate the same to the developer and suggest to use better quality materials. The developer is responsible for use of good quality materials and indemnifies the owner in this respect.

(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, However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Owners.

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

(17) The 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 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.

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17
Managing Director

(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) AND WHEREAS after the Registration of this Development Agreement in Registry Office, 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/land owner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

(i) That the final /deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer/promoter or the land owner, as the case may be, as per sub-section (1) in favour of the prospective apartment purchasers.

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

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17
Managing Director

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 Patna Regional development authority/Nagar Parisad Danapur Nizamat, 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

Mrinal Kumar 4/9/17

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Rajesh Kumar. 4/9/17
Managing Director

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

(I) The common area shall jointly be owned by all the Unit 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.

(J) The Owners agree that if any levy is imposed by Patna Regional development authority/PMC/Nagar Parisad Danapur Nizamat 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.

(K) 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.

Meena Kumari 4/9/17

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar. 4/9/17
Managing Director

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

(M) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claming 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.

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

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

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

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

DETAILS OF THE PROPERTY:

SCHEDULE- I

Land measuring measuring a total area of 10710 Sq.ft. equivalent to 24.5912 decimal more or less subject to actual measurement bearing Thana No. 21, Survey Plot no. 838, Khata No. 720, Tauzi No. 17802C, situated at Mauza- Danapur

Moonal Kumari 4/9/17

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar.
4/9/17.
Managing Director

Shahjadpur, Mohalla- Danapur Sainik Colony, Pargana- Phulwari, P. S.- Danapur, in town and district of the Patna within the Jurisdiction of Nagar Parisad Danapur Nizamat, Sub Registration Office Danapur and District Registration Office Patna and **Bounded as follows-**

NORTH :- Part Plot No. 838.
SOUTH :- Survey Plot No 839
EAST :- Part Plot No. 838.
WEST :- Survey Aahar

Total value of the property **Rs. 1,57,39,000/-** (Rupees One crore fifty seven lakh thirty nine thousand) only

Note :- Govt. value is mentioned at **Code No. 085 & Zone - 2** of M.V.R,2016-17.

SCHEDULE II

1. **FLOORING:-**

A. In Stair Cases, corridor, common areas :- Marble / Tiles finishing

B. IN FLATS :- Vitrified Tiles finishing with Standard make company (Somany/ Kajaria).

C. IN TOILETS :- Vitrified anti skid tiles finishing.

D. KITCHEN :- Vitrified Tiles finishing.

2. **WALL FINISHING:-**

A. OUTER WALLS : Wall Putty and two coats of good quality of weather Coat.

B. INNER WALLS : Wall Putty with one coat of cement primer.

C. TOILETS : Dado upto 7'-0" with white /color tiles.

D. KITCHEN : Cooking slab of Granite, tiles upto 2 'above of cooking slab.

3. CEILING FINISHING:-

A. IN FLAT : Wall Putty with one coat of cement primer over plaster ceiling.

B. IN COMMON AREAS : Wall putty and two coat of good quality of cement Paints,

4. DOORS CHOUKHAT : Doors Choukhat of malysian sal/ equivalent hard wood.

5. DOORS SHUTTER. : Doors Shutter of 32 mm thick (Century or Equivalent). All door shutters shall be enamel painted.

6. WINDOWS CHOWKHAT: Window Choukhat of malysian

Meena Kumari 4/9/2017

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17
Managing Director

		sal/ equivalent hard wood.
7. WINDOW SHUTTERS	:	Window shutters to be fully glazed and frames to be made of Hard Aluminium made shutter
8. CORNISEWORK	:	Fan Ring & Cornise beating work in Flat
9. WINDOW GRILLS	:	Window grills to be provided for safety and security.
10. ELECTRICAL WIRING	:	All Electrical wiring pipes, conduit from I.S.I. marked materials. Concealed wiring to be provided. One -point for air conditioner to be provided in all bed room.
11. T.V. POINT	:	one T.V. Point to be provided in drawing room & master bed room.
12. TELEPHONE POINT	:	(Not connection) One telephone point to be provided in each bed room and one in the drawing/dinning room.
13. INTERCOM	:	Advanced Model of Intercom with Reception to Flat, and Flat to Flat connection to be provided.
14. PARKING AREA	:	Parking area flooring to be of Cut size Marble flooring
15. ELECTRICAL METER	:	One single phase meter to be provided for each flat.
16. WATER SUPPLY	:	24 Hours water supply from own boring. Internal water supply from concealed G.I. /P.V.C. Pipes Sewage and waste disposal through UPVC Pipes.
17. GENERATOR POWER	:	500 watts of electrical power to be made available for each flat from the generator common areas lighting are also connected with generator.

Meenu Kumari 4/9/17

For MUSKAN CONSTRUCTIONS PVT. LTD.
Rajesh Kumar
4/9/17
Managing Director

18. Additional specification in three flats of land owner share, which shall be exclusively for land owner share:

(a) Modular Kitchen.

(b) One Wardrobe in Master Bed room.

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

WITNESSES:-

1. Anand Shankar
S/o Late C. S. N. Sharma
G. B colony, Rajayhat
Patna-800007
4/9/17

Meena kumari
4/9/17.

2. Shiv Shankar
A/54, Alkapuri,
Gardanibagh,
Patna-2.
98380-59519
93344-74519
4/9/17-

Signature of Land owner.

For MUSKAN CONSTRUCTIONS PVT. LTD.

Rajesh Kumar.
4/9/17. **Managing Director**

Signature of Developers.

Drafted as per instructions of the parties.

4/9/2017

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

Printed By:-
(Manoj Kumar)
Advocate
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

4.9.17

4/9/17

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.	314800/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	341325/-

Registration 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	500
Proc.Fee	0	
Total	0	

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

Registering Officer
Patna

Date: 04/09/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 04th September 2017 by Meena Kumari D/O Harischandra Singh by profession House Wife. Status - Executant

Meena Kumari
4/9/2017

Signature/L.T.I. of Presentant **Date:04/09/2017**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anand Shankar' age '37' Sex 'M', 'Chaturvedi Shambhu Nath Sharma', resident of 'Babuaganj,ganga Bridge Colony,raja Ghat,dhanuki,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 04/09/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 198 on pages on 465 -482, for the year 2017 and stored in CD volume No. CD-31 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 04/09/2017

Token No. : 10127 **Year : 2017** **S.No. 9695** **SCORE Ver.4.1** **Deed No . :d No . : 8768**

बिहार सरकार

Help

View GRN Details

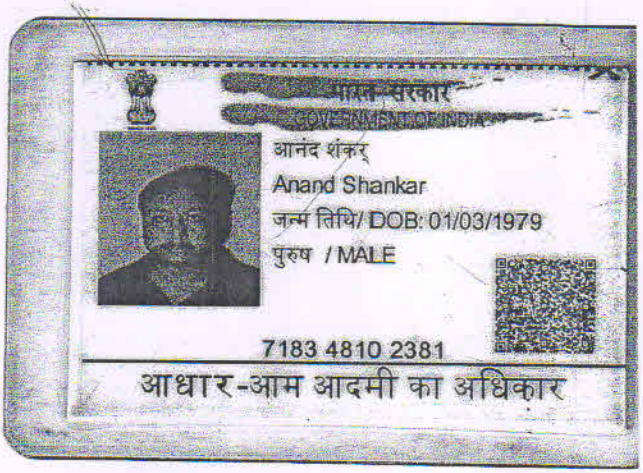
Download e-Challan

GRN	: BHR201709001317M VIEW
DSRO CODE	**2800**
Party Name	**Muskan Constructions Pvt. Ltd.**
Stamp Duty-(R0030021030001)	**314800**
Registration & Other Fees-(R0030031040001)	**26025**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**340825**
Status	**Success**
Payment Date	2017-09-04 13:03:28.0
CIN	00001532017090128289

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Anand Shankar
4/9/17

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TNP-10127
NP-8768
Date- 4/9/17

4/9/17

