



Govt. of Bihar
Sub Registry Office, Phulwarisharif

Summary of Endorsement

This document was presented for registration on **10/06/2022** by **Meena Sinha**. A stamp duty of Rs. **221200/-** and other fees of Rs. **20500/-** 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. **8557** in Book No. **1**, Volume No. **156** on pages from **151** to **167** and has been preserved in total **17** pages in C.D. No. **24** / Year **2022**.

Aditi Kumari

Signature with Date
(Aditi Kumari)

Registering Officer, Phulwarisharif

Date: 10/06/2022

Token No: 8809 /2022

T-8809
22

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(Development Agreement)

This development agreement executed and entered into on this 10th day of **June, 2022** (Two thousand and twenty two) of the Christian Era;

BETWEEN

(i) **Smt. Meena Sinha** aged about 68 years wife of Shri Surendra Nath Sinha, Occupation- Housewife, Mob. No. 7295943909. PAN-BDDPS6332Q.

(ii) **Shri Anshumani** aged about 45 years son of Shri Surendra Nath Sinha, both are resident of Flat No. 106, Asha Kunj Apartment, Ashok Nagar, Road No. 14B, Kankarbagh, Patna-800020, P.O.- Lohiya Nagar, P.S.- Kankarbagh, District-Patna, Occupation- Service, by Nationality Indian, hereinafter collectively called and/ or referred to as the "**LAND OWNERS**" (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and/ or successors-in-interest) of the **FIRST PART**. Mob. No. 9810091305. PAN-AIYPM3532D.

Sign. of Executant

Meena Sinha

10/6/22

10/6/22

Rajesh Kumar

10/06/22



धारा 101 रोड कान्काबाग
रोक से मुक्त
10/6/22
पञ्चमाली
10-6-22

Sub District Registry Office, Phulwarisharif

Token Number 8809

Reg. Year 2022

Serial Number 8636

Deed Number 8557

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajesh Kumar (Managing Director)						
Sig.	<u>Rajesh Kumar</u> 10/06/22						
Executant	Anshumani						
Sig.	<u>Anshumani</u> 10/6/2022						
Presented By	Meena Sinha						
Sig.	<u>Meena Sinha</u> 10/6/22						
Executant	Meena Sinha	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.	<u>Meena Sinha</u> 10/6/22						
Identified By	Anand Shankar						
Sig.	<u>Anand Shankar</u> 10/6/22						

SCORE Ver.4.0

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Meena Sinha
10/6/2022



(2)

AND

MUSKAN CONSTRUCTIONS PVT. LTD., a company incorporated under the companies Act 1956, having its Registration No. U45-200BR-2001-PTC 9627 having its registered Office at G-70, P. C. Colony, Kankarbagh, Near Rajendra Nagar Over Bridge, P.S.- Kankarbagh, Patna, PIN- 800020, Bihar, through its Managing Director **Sri Rajesh Kumar**, aged about 47 years, son of Sri Arjun Prasad Sinha, resident of G-70, P. C. Colony, Kankarbagh, Patna, PIN- 800020, Near Rajendra Nagar Over Bridge, P.S.- Kankarbagh, District- Patna, Bihar, Pin Code- 800020, Occupation- Business, Caste- Kurmi, Nationality Indian, hereinafter called the Promoter/Builder/Developer/ Vendor of the (which expression shall, unless repugnant to the subject or context, mean and include its executors, administrators, representatives, successors and assigns) of the FIRST PART.

Aadhar No. 3994 6471 7634.

PAN- AAICM8185H.

Mobile No. 9431047367.

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 measuring 2 Kathas purchased by Smt. Meena Sinha on 09.10.2019 from Smt. Sintu Devi wife of Shri Umesh Prasad, resident of Village- Bishunpur, P.O.- Ranipur, P.S.- Islampur, District- Nalanda, State- Bihar, which is Registered in the Office of the District Registration Office Patna in book no. 1, Volume no. 249, C.D.-37/2019, pages from 365 to 374 bearing Deed no. 10591/2019, Sl. NO. 12233, Token No. 12470/2019.

Land measuring 2 Kathas 9 Dhoors purchased by Smt. Meena Sinha on 12.05.2014 from Shri Arvind Singh son of Shri Bijendra Singh, resident of Village- Chainpur, P.O.- Mittanchak, P.S.- Gopalpur, District- Patna, State- Bihar, which is Registered in the Office of the District Registration Office Patna in book no. 1, Volume no. 64, C.D.-10/2014, pages from 203 to 212 bearing Deed no. 3298/2014, Sl. No.

Rajesh Kumar

10/6/22

Indra Kumar

10/6/22

Sign. of Executant

Meena Sinha

10/6/22



(3)

3398, Token No. 3434/2014.

Land measuring 3 Kathas purchased by Shri Anshumani on 12.05.2014 from Shri Arvind Singh son of Shri Bijendra Singh, resident of Village- Chainpur, P.O.- Mittanchak, P.S.- Gopalpur, District- Patna, State- Bihar, which is Registered in the Office of the District Registration Office Patna in book no. 1, Volume no. 64, C.D.-10/2014, pages from 213 to 222 bearing Deed no. 3299/2014, Sl. No. 3399, Token No. 3432/2014. Since then both the 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, Sampatchak vide Zamabandi no. 857, Bhag present 5, page no. 1161, Zamabandi/Page no. 27, Bhag present 7 and Zamabandi No. 858, Bhag present 5, Page No. 1163 respectively.

And whereas, the said land owner expressed their desire to develop the landed property and to construct multi-storied residential building situated at Mauza- Chainpur Shekhopur, Survey Thana- Phulwari, at present P.S.- Gopalpur, District- Patna bearing Thana no. 101, Tauzi Bihar Sarkar, Khata no. 54 (Fifty four), Survey Plot No. 186 (one hundred eighty six), total land measuring an area of 23.28125 Decimals or 7 Kathas 9 Dhoores 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.



Rajesh Kumar
10/6/22

Anshuman
10/6/22

Sign. of Executant

Pleerwa Smt/-
10/6/22

(4)

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi-storied residential Units on the said property and acquire built up area in the shape of, residential Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

Rajesh Kumar

10/06/22

Prabhu

10/6/22

Sign. of Executant

Meena Singh

10/6/22



(5)

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC/Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

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

(6) That the developer agreed to hand over 50% (Fifty percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in shape

Rajesh Kumar
10/06/22

Prakash
10/06/22

Sign. of Executant
Meena Smita
10/06/22



(6)

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 including parking 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

Rajesh Kumar

10/06/22

Prabhu

10/6/22

Sign. of Executant

Meena Smita

10/6/22



(7)

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 **(Thirty Months)** from the date of approval of map from competent authority, with further grace period of **Eight Months**.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

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

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

Rajesh Kumar
10/06/22

Prakash
10/06/22

Sign. of Executant

Meena Singh
10/06/22



(8)

(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.

Rajesh Kumar
10/6/22

Pradeep
10/6/22

Sign. of Executant
Meena Simha
10/6/22



(9)

(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

Rajesh Kumar
10/06/22

P. P. P. P.
10/06/22

Sign. of Executant
Pleena Sinha
10/06/22



(10)

said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over 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.

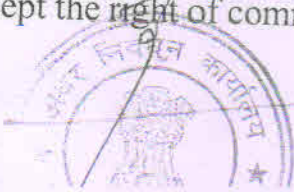
(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s 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.

Rajesh Kumar
10/06/22

Prashant
10/06/22

Sign. of Executant

Meena Singh
10/06/22



(11)

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

Rajesh Kumar
10/06/22

Prabhu
10/06/22

Sign. of Executant

Meena Singh
10/06/22



(12)

(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.

(P) That after handing over the possession of the flats of the land owners share by the developer, the land owner shall be liable for the taxes, rents, cess, duties etc. in respect of their share such as service tax, Municipal Tax, VAT, any other taxes as charged by the Govt. or competent authority.

(Q) That the developer shall develop the land adhered to the laws and regulations by the Real Estate (Regulation and Development) Act & Rules, 2016. The developer shall also register the project in the RERA as per rules specified under law.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 23.28125 Decimals or 7 Kathas 9 Dhors more or less subject to actual measurement situated at Mauza- Chainpur Shekhopur, Survey Thana- Phulwari, at present P.S.- Gopalpur, District- Patna bearing Thana no. 101, Tauzi Bihar Sarkar, Khata no. 54 (Fifty four), Survey Plot No. 186 (one hundred eighty six), in town and district of the Patna, within the limit of Nagar Parisad Sampatchak, Sub Registration Office Phulwari Sharif and District Registration Office Patna, Anchal- Sampatchak bounded as follows:-



Rajesh Kumar
10/06/22

Prasanna
10/6/22

Sign. of Executant

Meena Singh
10/6/22

Revenue Details of land.

1. Name of the District- Patna.
2. Name of the Revenue Anchal- Sampatchak.
3. Name of the Revenue Halka- Chipura.
4. Name of the Revenue Village- Chainpur.
5. Revenue Thana no. - 101.
6. Name of the Revenue Thana- Phulwari.
7. Zamabandi No. - 857, Bhag present 5, page no. 1161, Zamabandi/Page no. 27, Bhag present 7 and Zamabandi No. 858, Bhag present 5, Page No. 1163 respectively.

NORTH :- Sunil Singh.**SOUTH :- Main Road.****EAST :- Sunil Singh.****WEST :- Branch Road.**

Note :- Govt. value is mentioned at **Code No. 153 & Zone - 1** of M.V.R. 2016-17.

which market value of above land is ₹ 1,10,59,000/-
(Rupees One Crore ten lakh fifty nine thousand) only.

SCHEDULE- II**FEATURES AND SPECIFICATION OF UNITS****1. FLOORING:-**

- | | | | |
|----|--|----|---|
| A. | IN FLATS | :- | Vitrified Tiles finishing with Standard make company (Somany/ Kajaria). |
| B. | IN TOILETS | :- | Vitrified anti skid tiles finishing. |
| C. | KITCHEN | :- | Vitrified Tiles finishing. |
| D. | In Stair Cases, corridor, common areas :- Marble / 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. |



Rajesh Kumar

Rajesh Kumar
10/06/22

Sign. of Executant
Meena Smita

(14)

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 wood.

5. DOORS SHUTTER. :

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

6. WINDOW SHUTTERS:

Window shutters to be fully glazed and frames to be made of Hard UPVC made shutter/malysian sal wood.

7. CORNISEWORK :

Fan Ring & Cornise beating work in all Flat including commom area.

8. WINDOW GRILLS :

Window grills to be provided for safety and security.

9. 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.

10. T.V. POINT :

one T.V. Point to be provided in drawing room & master bed room.

11. TELEPHONE POINT :

(Not connection)

One telephone point to be provided in each bed room and one in the drawing/dinning room.

12. INTERCOM :

Advanced Model of Intercom with Reception to Flat, and Flat to Flat connection to be provided.

13. PARKING AREA :

Parking area flooring to be of Cut size Marble flooring

Rajesh Kumar
10/06/22

Angela
10/6/22

Meena Sharma
10/6/22



(15)

14. ELECTRICAL METER : One single phase meter to be provided for each flat.
15. 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.
16. 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(Kirloskar/Jakson).
17. LIFT: Otis/ Kone.
18. CCTV: To be provided in whole Building.

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. Anand Shankar
S/o Late C.S.N Shastri
G. B Colony, Rajayhat
Patna-800007

Meena Sinha
10/6/22
10/6/22

Signature of the Land Owner.

2. Suril Kumar
S/o Ramshewak Mishra
Ramipuz Nimtal
Patna city -800008

Rajesh Kumar
10/06/22
Signature of the Developer.

Drafted on the format provided by the Govt. of Bihar, Department of Registration website www.registration.bih.nic.in and as per instructions of the parties :-



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. 221200/-
Add. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 241700/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	19000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	500
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	1000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-									20000			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										20500			

Date: 10/06/2022

Registering Officer
Phulwarisharif

Endorsement under section 52

Presented for registration at Registration Office, Phulwarisharif on Friday, 10th June 2022 by Meena Sinha Surendra Nath Sinha by profession Others. Status - Executant

Meena Sinha
10/6/22

Signature/L.T.I. of Presentant

Date: 10/06/2022

Registering Officer
Phulwarisharif

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Anand Shankar' age '48' Sex 'M', 'Chaturvedi Shambhu Nath Sharma', resident of 'Babuaganj, Ganga Bridge Colony, Raja Ghat, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 10/06/2022

Registering Officer
Phulwarisharif

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Phulwarisharif in Book 1 Volume No. 156 on pages on 151 -167, for the year 2022 and stored in CD volume No. CD-24 year 2022 .The document no. is printed on the Front Page of the document.



Date : 10/06/2022

Registering Officer
Phulwarisharif

Token No. : 8809 Year : 2022 S.No. : 8636 SCORE Ver.4.1

Deed No. : d No. : 8557



INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No. : IN-BR34861580546145U
Certificate Issued Date : 10-Jun-2022 12:12 PM
Account Reference : NONACC (CB)/ brpccbk09/ PHULWARISHARIF/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRPCCBK0952514191524854U
Purchased by : MUSKAN CONSTRUCTIONS PVT LTD
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : MUSKAN CONSTRUCTIONS PVT LTD
Stamp Duty Paid By : MUSKAN CONSTRUCTIONS PVT LTD
Stamp Duty Paid (Rs.) : 0 (Zero)
Reg. fee (Rs.) : 0 (Zero)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 500 (Five Hundred only)

10.06.22

8809/22

Meena Simha



Do not write or type below this line

KC 0028296788

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Serial No. 13301

Deed No. 13178



Govt. of Bihar

Sub Registry Office, Phulwarisharif

Summary of Endorsement

This document was presented for registration on **08/09/2022** by **Kusum Devi**.
A stamp duty of Rs. **62400/-** and other fees of Rs. **20500/-** 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. **13178** in Book No. **1**, Volume No. **244** on pages from **67** to **85** and has been preserved in total **19** pages in C.D. No. **38** / Year **2022**

Signature with Date
(Arpana)

Date: 08/09/2022

Token No. 13503/2022

Registering Officer, Phulwarisharif

Scanned by

(Development Agreement)

This development agreement executed and entered into on this **8th** day of **September, 2022** (Two thousand and twenty two) of the Christian Era;

BETWEEN

SMT. KUSUM DEVI aged about 68 years wife of Sri Rameshwar Choudhary, resident of Mohalla- V.I.P. Colony, Rai Hasanpur, Char Tola, Bhikhana Pahari, P.S.- Kadam Kuan, P.O.- Bankipur, District- Patna, State- Bihar, Pin Code- 800004, Occupation- Housewife, by Nationality Indian, hereinafter 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 her heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART**
Aadhaar No.- 5846 9941 1923
Mob. No. 9835260011.

Rajesh Kumar
08/09/22Sign. of Executant
सौ. कुसुम देवी
08/09/22

तावेज की जांच किया गया।
अंकित विवरणों के अनुरूप सही पाया।
हस्ताक्षर एवं मुहर जाँचा, लिपिक
KUNDAN KUMAR
L.B.C.

34
89
लेक डेपुट
8/9/22

T. XI- 13503

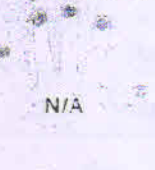
Sub District Registry Office, Phulwarisharif

Token Number 13503

Reg. Year 2022

Serial Number 13301

Deed Number 13178

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Muskan Constructions Pvt.Ltd. Through- Rajesh Kumar (Director)						
Sig.	<u>Rajesh Kumar</u> 08/09/22						
Presented By	Kusum Devi सही कुसुम देवी वा. रवि रंजन 08/09/22						
Executant	Kusum Devi सही कुसुम देवी वा. रवि रंजन 08/09/22						
Identified By	Ravi Ranjan Ravi Ranjan 08/09/22						

SCORE Ver.4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 2806sop026



सही कुसुम देवी
वा. रवि रंजन
08/09/22



(2)

AND

MUSKAN CONSTRUCTIONS PVT. LTD., a company incorporated under the companies Act 1956, having its Registration No. U45-200BR-2001-PTC 9627 having its registered Office at G-70, P. C. Colony, Kankarbagh, Near Rajendra Nagar Over Bridge, P.S.- Kankarbagh, Patna, PIN- 800020, Bihar, through its Managing Director **Sri Rajesh Kumar** aged about 47 years, son of Sri Arjun Prasad Sinha, resident of G-70, P. C. Colony, Kankarbagh, Patna, PIN- 800020, Near Rajendra Nagar Over Bridge, P.S.- Kankarbagh, District- Patna, Bihar, Pin - 800020, Occupation- Business, Caste- Kurmi, Nationality Indian, hereinafter called the Promoter/Builder/Developer/ Vendor of the (which expression shall, unless repugnant to the subject or context, mean and include its executors, administrators, representatives, successors and assigns) of the **SECOND PART.**

Aadhar No. 3994 6471 7634.

PAN- AAICM8185H.

Mobile No. 9431047367.

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the purchased property of the land owner, Land measuring 2 Kathas purchased by Smt. Kusum Devi on 29-04-2008 from Sri Bijendra Singh, son of Late Rajandhari Singh, resident of Chainpur Shekhopur, P.O.- Mitanchak, Survey Thana- Phulwarisharif, Present P.S.- Gaurichak, District- Patna, which is Registered in the Office of the District Registration Office Patna in book no. 1, Volume no. 133, C.D.-21/2008, pages from 124 to 131 bearing Deed no. 7702/2008. Since then the land Owner 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 through Circle Office, Sampatchak vide Zamabandi no. 221, Bhag present 3, page no. 1172, respectively.



Rajesh Kumar
08/09/22

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वा. सी. रंजन
08/09/22

(3)

And whereas, the said land owner expressed her desire to develop the landed property and to construct multi-storied residential building situated at Mauza- Chainpur Shekhopur, Survey Thana- Phulwari, at present P.S.- Gopalpur, District- Patna bearing Thana no. 101, Tauzi No. 28, Khata no. 54 (Fifty four), Survey Plot No. 186 (one hundred eighty six), total land measuring an area of 6.25 Decimals or 2 Kathas more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owner:-

- (i) That the said property is under her 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 Owner have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, 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 owner 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.

Rajesh Kumar
08/09/22

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सही कुसुम देवी
वा. शशि रंजन
08/09/22



(4)

And whereas, the land owner interested in getting constructed multi-storied residential Units on the said property and acquire super 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 owner to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the land owner (hereinafter referred to as the said building) and the land owner wanted and agreed to acquire Units and other Super built-up area of the said building as consideration for the part of the said property to be conveyed by the land owner 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 owner 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 owner do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owner 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

Rajesh Kumar
08/09/22

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08/09/22



(5)

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 Owner 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 Owner and other inmates of the building.

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

(6) That the developer agreed to hand over 50% (Fifty percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owner as absolute Owner 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 Features & Specification mentioned in Schedule-II.

(7) Whereas the Land Owner share may be more or less 6000 sq.ft. super built-up area, which is on 1st floor, 3rd floor & 5th floor respectively with additional car parking space, but the final area (50%) will be calculated after sanctioning of map with permissible F.A.R. from the concerning authority.

(8) That similarly, the developer will retain 50% (Fifty percent) of the total super built-up area. In the shape of

Rajesh Kumar
08/09/22

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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 Owner 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 owner 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 owner 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 Owner, 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 Super built-up area, built-up area, carpet area and common service area will be final and binding on both the parties.

(11) The Land Owner 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 area to the Owner within **(Thirty Months)** from the date of

Rajesh Kumar
08/09/22

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08/09/22



approval of map from competent authority, with further grace period of **Eight Months**.

(13) That the developer shall develop the said property themselves ~~or through any agency, company etc.~~ of their choice at their own cost and will be responsible for the development of the said land, but the Owner 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 is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owner find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(15) The Owner shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owner 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 Owner 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 Owner in this regard.

(17) The Land Owner 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 Owner shall at no point of time after the commencement of development activities

Rajesh Kumar
08/09/22

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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 Owner 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 owner 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 Owner,

(B) To indemnify the owner 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

Rajesh Kumar
08/09/22

Sign. of Executant

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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 Owner 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 Owner and Developer in the same proportion, as mentioned herein above.

(D) The Owner 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 Owner 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 Owner for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owner/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 Owner 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.

Rajesh Kumar
08/09/22



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(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 Owner and their nominee(s) shall become members of such an organization formed by the developer and the unit Owner, 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 Owner 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 Owner/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 Owner 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 Owner and the developer (or its allottees) jointly in the same proportion after handing over their respective shares of super built-up area in the said building.

(J) The Owner 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.

Rajesh Kumar
08/09/22

Sign. of Executant

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08/09/22



(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 Owner 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 Owner(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 Owner 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 be 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.

Rajesh Kumar
08/09/22

Sign. of Executant

सही कुशुम देवी
वा. रवि रंजन
08/09/22



(P) That after handing over the possession of the flats of the land owner share by the developer, the land owner shall be liable for the taxes, rents, cess, duties etc. in respect of their share such as Service Tax, Municipal Tax, VAT, any other taxes as charged by the Govt. or competent authority.

(Q) That the developer shall develop the land adhered to the laws and regulations by the Real Estate (Regulation and Development) Act & Rules, 2016. The developer shall also register the project in the RERA as per rules specified under law.

(R) That the Land Owner Smt. Kusum Devi willfully relinquish her share to one of her son Sri Shashi Bhushan S/o Sri Rameshwar Choudhary shall solely and exclusively be entitled to the Land Owner area and shall be fully entitled to use and enjoy the same or shall be fully entitled to transfer, convey, grant, otherwise alienate include his heir, Administrators, Executors, legal representatives and / or successors-in-interest in any manner as deemed fit by him to any person.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 6.25 Decimals or 2 Kathas more or less subject to actual measurement situated at Mauza- Chainpur Shekhopur, Survey Thana- Phulwari, at present P.S.- Gopalpur, District- Patna bearing Thana no. 101, Tauzi no. 28, Khata no. 54 (Fifty four), Survey Plot No. 186 (one hundred eighty six), Residential Main Road in town and district of the Patna, within the limit of Nagar Parisad Sampatchak, Sub Registration Office Phulwari Sharif and District Registration Office Patna, through Circle Office, Sampatchak vide Zamabandi no. 221, Bhag present 3, page no. 1172, respectively bounded as follows:-

Revenue Details of land.

1. Name of the District- Patna.
2. Name of the Revenue Anchal- Sampatchak.
3. Name of the Revenue Halka- Chipura.

Rajesh Kumar
08/09/22

Sign. of Executant
सती कुसुम देवी
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08/09/22



4. Name of the Revenue Village- Chainpur.
 5. Revenue Thana no. - 101
 6. Name of the Revenue Thana- Phulwari.
 7. Zamabandi No. - 221, Bhag present 3, page no. 1172 respectively.

Boundary of the Land

- NORTH :-** Smt. Meena Sinha.
SOUTH :- Main Road.
EAST :- Present Purchaser Sudha Devi.
WEST :- Shri. Anshumani.

Note :- Govt. value is mentioned at **Code No. 153 & Zone - 1** of M.V.R. 2016-17.

which market value of above land is ₹ 31,19,000/- (Rupees Thirty one lakh nineteen thousand) only in which land value of ₹ 29,69,000/- and Boundary wall value of ₹ 1,50,000/-

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

1. FLOORING:-

- A. IN FLATS :- Standard Size Marble / Vitrified Tiles finishing with Standard make company (Somany/ Kajaria).
 B. IN TOILETS :- Vitrified anti skid tiles finishing.
 C. KITCHEN :- Vitrified Tiles finishing.
 D. In Stair Cases, corridor, common areas :- Marble / 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.



Rajesh Kumar
08/09/22

Sign. of Executant
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- B. IN COMMON AREAS : Wall putty and two coat of good quality of cement Paints,
4. DOORS CHOUKHAT : Doors Choukhat of malysian sal wood.
5. DOORS SHUTTER. : Doors Shutter of 32 mm thick (Century or Green Ply). All door shutters shall be enamel painted.
6. WINDOW SHUTTERS : ~~Window shutters~~ to be fully glazed and frames of Hard UPVC (Fenesta) make double shutter with Net.
7. CORNISEWORK : Fan Ring & Cornise beating work in all Flat including commom area.
8. WINDOW GRILLS : Window grills to be provided for safety and security.
9. 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.
10. T.V. POINT : one T.V. Point to be provided in drawing room & master bed room.
11. TELEPHONE POINT : (Not connection)
One telephone point to be provided in each bed room and one in the drawing/dinning room.
12. INTERCOM : Advanced Model of Intercom with Reception to Flat, and Flat to Flat connection to be provided.
13. PARKING AREA : Parking area flooring to be of Cut size Marble flooring
14. ELECTRICAL METER : One single phase meter to be provided for each flat.
15. 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.



Rajesh Kumar
08/09/22

Sign. of Executant
सही कुसुम देवी
वा. रवि देव
08/09/22

- (15)
16. 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 (Kirloskar/Jakson).
17. LIFT : Otis/ Kone.
18. CCTV : To be provided in whole Building.
19. Fire Safety Provision : Fire fighting equipments provided in building for fire safety.

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

WITNESSES :- रवि रंजन राठी कुशुम देवी

1. Ravi Ranjan राठी रवि रंजन
S/o Shri Narendra Kumar 08/09/22
G-71, P.C colony
Kankarbagh, Patna-20

Signature of the Land Owner.

2. Rakesh Bhushan
S/o Shri Rameshwar Chaudhary
VIP Colony
Rai Hasanpur Chaintola
Bhikhana Pahari
Patna- 4
08-09-2022

Rajesh Kumar
08/09/22

Signature of the Developer.

May I Help You
Phulwari Sharif



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. 62400/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 82900/-

Registration Fee										LLR + Proc Fee		Service Charge		
FEE PAID	A1	20000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	500	
	A8	0	D	0	H2	0	K1b	0	Liii	0		Proc.Fee		0
	A9	0	DD	0	I	0	K1c	0	Mb	0				Total
	A10	0	E	0	J1	0	K2	0	Na	0				
	B	0	H1a	0	J2	0	Li	0						
	TOTAL-									20000				
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										20500				

Date: 08/09/2022


Registering Officer
Phulwarisharif

Endorsement under section 52

Presented for registration at Registration Office, Phulwarisharif on Thursday, 08th September 2022 by Kusum Devi Rameshwar Choudhary by profession Others. Status - Executant

सही कुसुम देवी
वा. रवि रंजन
08/09/22

Signature/L.T.I. of Presentant

Date: 08/09/2022


Registering Officer
Phulwarisharif

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravi Ranjan ' age '35' Sex 'M', 'Narendra Kumar ', resident of 'G-71 P.C. Colony Near Najdik R.N. Singh Nursing Home Kankarbagh Patna-800020'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 08/09/2022


Registering Officer
Phulwarisharif

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Phulwarisharif in Book 1 Volume No. 244 on pages on 67 -85, for the year 2022 and stored in CD volume No. CD-38 year 2022 .The document no. is printed on the Front Page of the document.

Date : 08/09/2022

Token No. : 13503 Year : 2022 S.No. : 13304



Deed No. : d No. : 13178


Registering Officer
Phulwarisharif