Serial No. 3006 Deed No. 2688

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

This document was presented for registration on **28/03/2017** by **Anil Kumar**
A stamp duty of Rs. **472300**/- 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. **2688** in Book No. **1**, Volume No. **61** on pages from **398** to **417** and has been preserved in total **20** pages in C.D. No. **10** / Year **2017**

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

Date: 28/03/2017 Token No: 3152/2017

दस्तावेज श्री ... किया
साक्ष्य में अंकित वर्णित विवरणों के अनुरूप सही पाया।
जाँच लिपिक
(अरुण कुमार महाराज)

SCANNED B
Seen
(SHASHI BHUSHAN PATHAK)
OPERATOR

DEED OF DEVELOPMENT AGREEMENT
BETWEEN OWNERS AND DEVELOPERS

This deed of agreement between owners and developers executed on **28th.** day of **March, 2017.**

BETWEEN

OWNERS :

1. Dr. Anil Kumar son of Sri Surendra Kumar Sinha, resident of Village- Baidrabad, P.S. Arwal, District- Gaya, now District- Arwal.

2. Smt. Bibha Devi wife of Late Shashi Kumar, resident of Village- Baidrabad, P.S.- Arwal, District- Gaya, now District- Arwal.

For MAGADH GREEN HOMES
Deepak Kumar
Partner

3. Sri Laxmi Prasad son of Sri Ram Lal Mahto,

4. Sri Prabhakar Kumar &

5. Sri Atul Kumar sons of Sri Laxmi Prasad, all are resident of Mohalla- Arfabad, (Gur ki Mandi), P.O.- Gulzarbagh, P.S. Alamganj, District- Patna,

All by faith Hindu, Indian citizen hereinafter referred to as 'OWNERS' which expression shall mean and include their heirs, successors, legal representatives, executors, receivers, administrators and assigns of the one part, unless there is anything repugnant or contrary to the context.

Mobile no. 9431105560.

AND

M/s MAGADH GREEN HOMES

a Partnership Firm under Indian Partnership Act, 1961 having its office at Naya Tola, Near Scoda Show Room, Main Road Kankarbagh, Town and Distt.-Patna consisting of four partners namely **1. Sri Deepak Kumar** son of Sri Umesh Prasad Singh, resident of Village- Chainpur, P.O.- Sartha, P.S.- Harnaut. District-Nalanda, Bihar **2. Sri Dipesh Kumar** son of Sri Umesh Prasad Singh, resident of Village- Chainpur, P.O.- Sartha, P.S.- Harnaut, District- Nalanda, Bihar, **3. Sri Rajeev Kumar** son of Sri Umesh Prasad Singh, resident of Village- Chainpur, P.O.- Sartha, P.S.- Harnaut, District- Nalanda, Bihar & **4. Sri Manoj Kumar** son of Sri Birendra Kumar, resident of Village-Sripalpur, P.O.- Sripalpur, Punpun, District- Patna, Bihar represented by two of its partners **Sri Deepak Kumar** s/o Sri Umesh Prasad Singh, resident of village Chainpur, P.O.-Sartha, P.S.-Harnaut, Distt.-Nalanda, Bihar **and Sri Rajiv Kumar** s/o Sri Umesh Prasad Singh, resident of village Chainpur, P.O.-Sartha, P.S.-Harnaut, Distt.-Nalanda, Bihar, hereinafter called the DEVELOPERS (which expression shall unless excluded by or repugnant to the context be deemed to include their executors, administrators, legal representatives and assigns).

Mobile no. 9955884444

WHEREAS, the property more fully described in schedule-I below at the foot of this deed is the ancestral property and possessed the same as absolute owner, and they are in peaceful physical and exclusive possession over the same.

Whereas as total land 22.65625 Decimal land of Khata



For MAGADH GREEN HOMES

Deepak Kumar

Partner

No. 98, C.S. Plot No. 1397, Sheet No. 45, Ward No. 24 purchased land owner, land measuring 6.25 decimals of land purchased by Dr. Anil Kumar son of Sri Surendra Kumar Sinha through a registered sale deed on 27.07.1983 from Sri Laxmi Prasad son of Late Ram Lal Mahto, self and on behalf of Sri Lal Babu and Jay Babu minor son of Sri Laxmi Prasad, resident of Arfabad, P.S.- Alamganj, District- Patna, which is Registered in the Office of the Sub Registration Office Patna City in Book no. 1, Volume no. 47, pages 332 to 336 bearing deed no. 4648/1983. Since then he came in actual physical possession over the land and mutated in the state serista and paying rent through Circle Office Patna vide Zamabandi no. 3870.

Land measuring 3 Kathas of land purchased by Sri Shashi Kumar son of Sri Surendra Kumar Sinha through a registered sale deed on 23.002.1984 from Sri Laxmi Prasad son of Late Ram Lal Mahto, self and on behalf of Sri Lal Babu and Jay Babu minor son of Sri Laxmi Prasad, resident of Arfabad, P.S.- Alamganj, P.O.- Gulzarbagh, District- Patna, which is Registered in the Office of the Sub Registration Office Sonpur in Book no. 1, Volume no. 37, pages 596 to 600 bearing deed no. 1109/1984. Since them Sri Shashi Kumar came in actual physical possession over the land mutated in the state serista and paying rent through Circle Office Patna vide Zamabandi no. 3869. After some time Sri Shshi Kumar died leaving behind his wife Smt. Bibha Devi. After death of her husband Smt. Bibha Devi came in actual physical possession over the land as absolute owner.

Land measuring 2.25 Kathas of land is ancestral property of the land owner namely Laxmi Prasad, Prabhakar Kumar and Atul Kumar, which is recorded in the Survey Khatiyan Khaderan Mahto son of Late Sukhan Mahto. Khatiyani Raiyat Khaderan Mahto died leaving behind his one son namely Moti Mahto. After some time Moti Mahto died leaving behind one son namely Ram Lal Mahto and Ram Lal Mahto also died leaving behind his one son namely Laxmi Prasad. Laxmi Prasad have two son namely Prabhakar Kumar and Atul Kumar. All are came in actual physical possession over the land as absolute owner and mutated their names in the State Serista and paying rent through Circle officer Patna Sadar vide Zamabandi no. 677, 1855 & 1856 respectively.

For MAGADH GREEN HOMES

Deepak Kumar

Partner

THE OWNERS represented that they are absolutely seized and possessed of the said plot of land or otherwise well and sufficiently entitled to the LAND PROPERTY described in the Schedule. The land is free from all encumbrances, charges, liens, debts and any type of defects in its title and possession and is transferable, and saleable to any person.

Description of Land : A piece and parcel of land measuring more or less 22.65625 Decimals more or less situated at Mauza- Sandalpur, Survey P.S.- Patna City, at present P.S.- Alamganj, in the town and Distt.- Patna, Thana no. 11, Tauzi No. 293, Khata No. 145, Survey Plot No. 1397, Ward No. 18/24, Sheet No. 145, M.S. Piot No. 1125, within the jurisdiction of Patna Municipal Corporation, sub registration Office Patna City, and Sadar Registration Office Patna Annual Ground Rent Rs. 5/- Cess payable to the Government of Bihar through the Circle Officer, Sadar Patna, having following boundary.

Boundary :

North : Branch Road and Plot No. 1383.

South : Branch Road.

East : Survey Plot No. 1397 (part).

West : Survey Plot No. 1399/Dagar.

NOW THE INDENTURE WITNESSETH

It is hereby agreed by and between the parties hereto as follows:

ARTICLE–I : COMMENCEMENT

The aforesaid Developer offered to develop and construct at its own cost, a multi-storeyed residential building on the said property of the owner and the owner agreed to acquire flats, parking spaces, other built-up area of the said building and left space/land as consideration for part of the said property to be share of the Owner or its nominees for which this agreement shall be deemed to have commenced on and from with effect from the date of execution of this agreement.

ARTICLE–II: The Owner hereby appoints the aforesaid Developer as the Developer of the said property and grant to the Developer, who hereby accepts from the owner, the right to develop the said property in the manner and on the

For MAGADH GREEN HOMES

Deepak Kumar

Partner

terms, conditions and stipulations hereinafter mentioned :-

2.1 Immediately after the execution of this Development Agreement, the Developer shall proceed expeditiously with preparation of the plans and drawing for the said building.

2.2 The Developer shall obtain consent/approval in writing of the Owner of the final plans of the said building before submitting the same for sanction to PRDA/PMC or any local authority.

2.3 The Owner shall have no objection if the aforesaid building plans are submitted to the local authority/ies for sanction in the name of the Owner and the permissions, approvals are obtained in their name and agree to sign all such papers that may be deemed necessary by the Developer for the same. However, all fees, costs, charges and expenses relating to such approvals/sanctions, shall be borne by the Developer including deviation and correction charges, fees or fines etc.

2.4 That the distribution of flats, parking and other portions of the building as well as un-constructed portion of the land shall be distributed between the Owners and Developers as per their respective percentage of share.

2.5 The Owners and their nominees shall solely and exclusively be entitled to the owners area and they shall have absolute right, title and interest over the owners area who shall be fully entitled to use and enjoy the same either themselves individually or collectively and shall be fully entitled to transfer, convey, grant otherwise alienate their interest, in any manner as deemed for by them to any person, association of persons, firms, body corporate, co-operative societies, Government agencies etc. on such terms and conditions as may be decided by the owners.

2.6 The Developers agree to construct and give possession of the Owners area to the Owners within a period of **Four** years with a grace period of One Year. This stipulated period of Five years will start and counted from the date of sanction of building plan from the PMC/PRDA and handing over physical possession of the plot to the developers and Allotment Agreement of Flats between Owners and Developers, whichever is later. Developer shall submit the building plan to PRDA/PMC for sanction within

For MAGADH GREEN HOMES

Deepak Kumar

Partner

three months from the date of agreement after completion of all required papers.

The name of the proposed building shall be **"Mehta Residency",** as mutually decided.

In case the Owner's area is not delivered fully finished and complete in all respect within the stipulated period of **Four years** including the period of grace of One Year, the Developer shall pay to the Owners a sum of Rs. 2/- (Rupees Two) only per sq.ft. of the share area per month by way of damages till delivery of possession on pro-rata basis of physical possession of owner's flat.

2.7 This agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

2.8 The owners shall be fully entitled to enter into Agreements for sale or otherwise allot flats, parking space and other tenements, comprised in the Owner's area in the said building which is 50% of the total saleable area and same does not form part of the developers area. Whenever required by the owners, the Developers will join as confirming party in all such Agreements, sale deeds, deed of allotment etc., that the owner may enter into and the owner shall exclusively be entitled to realize all amounts receivable under such Agreements, Sale deeds, deeds of allotment etc. for their own use.

2.9 The developer 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. However, the Developer shall have and hold right and discretion to get the said land mortgaged in regard to developer's share only with financial or other institutions through the owners for the purpose of arranging loans. In that event, the owners shall sign all the relevant papers, deeds etc. for the said purpose.

2.10 The developer shall indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensations or expenses payable in consequence of any injury or accident sustained by any

For MAGADH GREEN HOMES

Deepak Kumar

Partner

work men, artisan or invites or other persons in the property 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 there on.

2.11 The Developer shall not create any charge or encumbrances over said property for its own benefit without the written consent of the owners.

2.12 It is specifically agreed that the Developers shall not create any charge of any nature on owner's share which is 50% and the charge created by the Developers shall be confined to his share i.e. 50% of the built-up area. In any event, the Developer shall not create any charge on the land under development.

2.13 The Developers shall handover building completion certificate, occupancy certificate, copy of approved plan and other required documents issued by competent authority as soon as obtained without any delay to owners. However physical possession of the share portion will be given immediately on completion.

At the time of handing over possession completion certificate will be given by the builders/architect along with approved plan.

2.14 The constructed area shall be within statutory limitation and not beyond statutory limitation.

2.15 The Developers shall hand over 50% of entire constructed and vacant area within a stipulated period of Four years with a grace period of One Year. This stipulated period of Four years and One Year will start and counted from the date of sanction of building plan from the PMC/ PRDA and handing over physical possession of the plot to the developers and Allotment Agreement of Flats between Owners and Developers, whichever is earlier.

2.16 The Developers/Builders shall be responsible for any irregularity/illegality in the construction of the building and in case of any proceeding in the regard by any competent building regulatory authority/authorities, including PRDA and PMC – only the Developers/Builders shall be answerable.

The Developers/Builders shall apply for sanction of the building plan and after grant of sanction by PRDA/PMC shall

For MAGADH GREEN HOMES

Deepak Kumar

Partner

construct the building as per the sanctioned plan, the landowners shall not be liable for deviation/deviations, if any, in construction of the building from the sanctioned building plan and in case of such happening the Developers/ Builders shall take steps for regularization of such offending portions of the building before the concerned authorities. The Developers/Builders shall take steps for regularization of such offending portions of the building the concerned authorities in accordance with law. The Developers/ Builders shall be liable to pay the requisite amount towards condonation fee etc. to the concerned authorities.

2.17 To prepare/revise/amend the building plan (subject to the consent and approval of the owners in writing) of the proposed multistoried building on the said property, process/s submit the same for the approval and sanction to the competent authority concerned in their own name and/or in the name of their nominees at their cost.

2.18 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.

2.19 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.

2.20 That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land Owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will

Deepak Kumar
28/3/17

For MAGADH GREEN HOMES

Deepak Kumar
Partner

have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

ARTICLE –III: OWNER'S RIGHT AND REPRESENTATION

3.1 The OWNERS are absolutely and indefeasibly seized and possessed of land or otherwise will be sufficiently entitled to all that the said land.

3.2 The said land is free from all encumbrances, charges, liens, lispendences, attachments, trusts, whatsoever and howsoever.

3.3 There is no notice or order passed by the PRDA/ Patna Municipal Corporation and/or other body or authority for set-back thereof and there is no requisition of what so ever nature by the municipality or other body or authority relating the said property or of any part thereof as per master plan.

3.4 That there are no statutory claim, demands, attachments or prohibitory orders made by the taxation authorities, revenue authorities or any government or other local bodied or authorities concerning or relating to the property or any part thereof.

ARTICLE –IV: DEVELOPER'S RIGHT

4.1

The OWNERS shall after the delivery of physical possession of the premises to the developer will allow their staffs, workers, engineers, architects and agents etc. to enter into the said property, to enable the developers to carry out the various development works as mentioned in this agreement.

4.2

The owner hereby grant subject to terms and conditions provided hereinabove the exclusive right to the developers to build, construct and erect and complete the building at their exclusive cost and expenses and to commercially exploit the same by entering into agreement for sale/ or transfer and/or construction in respect of the developers allocation in accordance with the plan to be sanctioned by the PRDA/Patna Municipal Corporation with or without amendment and / or modifications made or caused by the developers.

For MAGADH GREEN HOMES

Deepak Kumar

Partner

4.3

That the developers shall be entitled to prepare, modify or alter the plan and to submit the same to the PRDA/Patna Municipal Corporation in the name of the developers/owners at Developers costs and the developers shall pay and bear all costs and fees including sanction fees, charges and expenses required to be paid or deposited for obtaining the sanction of the building plan by the PRDA/Patna Municipal Corporation for construction of the building on the said land.

ARTICLE V: OWNER'S & DEVELOPERS SHARE

5.1

The developers shall at their own costs and expenses construct, erect and complete in all respects the building to be constructed on the said land and shares of both will be as under:

5.2

Owner's Share : 50% of the saleable area in form of Flats, Parking Space with all proportionate common facilities, amenities, spaces, electrical connection, genset, pump-water connection, stairs, roof, set-backs, lift and land etc.

5.3

Developer's Share : 50% of the saleable area in form of Flats, Parking Space with all proportionate common facilities, amenities, spaces, electrical connection, genset, pump-water connection, stairs, roof, set-backs and land etc.

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.

Entire cost of construction of the aforesaid Multistoreid Complex will be borne and paid by the developers.

In case any fine or penalty is imposed on the said building for extra builtup area constructed in excess of the sanctioned plan, then the same will be borne and paid by the developers.

For MAGADH GREEN HOMES

Deepak Kumar

Partner

lawfully required to be done in the matters and the owners shall execute such power of attorney and / or authorities as may be required by the developers for the purposes subject, of course, to the provisions of this agreement and without making the owner liable for any acts, deeds, and things as may be done by developers under such power of lawful works, either herself or through power of attorney.

9.7 However, common roof of the top will be common between the owners, developers and all purchasers/flat owners of the said premises. They will be entitled to install their respective T.V. Antenna on the roof and they will also be entitled to raise any temporary structures as pandal etc. and to use the same purely on temporary basis for holding any social and marriage function but shall not have any right, title and interest to occupy thereof or any portion therein permanently or to retain the panda! or structures on the said roof.

9.8 The builders shall cover the entire area with boundary wall with lighting facility etc. as per requirement.

SCHEDULE DESCRIPTION OF PROPERTY

All that a piece and parcel of combined land measuring 22.65625 Decimals more or less situated at Mauza-Sandalpur, Survey P.S.- Patna City, at present P.S.- Alamganj, in the town and Distt.- Patna, Thana no. 11, Tauzi No. 293, Khata No. 145, Survey Plot No. 1397, Ward No. 18/24, Sheet No. 145, M.S. Plot No. 1125, within the jurisdiction of Patna Municipal Corporation, sub registration Office Patna City, and Sadar Registration Office Patna Annual Ground Rent Rs. 5/- Cess payable to the Government of Bihar through the Circle Officer, Sadar Patna, having following boundary.

Boundary :

North : Branch Road and Plot No. 1383.

South : Branch Road.

East : Survey Plot No. 1397 (part).

West : Survey Plot No. 1399/Dagar.

For MAGADH GREEN HOMES

Deepak Kumar

Partner

Note :- Govt. value is mentioned at **Code No. 500 & Zone - 2** of M.V.R. 2016-17, which market value of above land is ₹ **2,35,63,000/-** (Rupees Two crore thirty five lakh sixty three thousand) only.

IN WITNESS WHEREOF, both the parties hereto have set and subscribed their respective hands the day, month and year first above written.

Witnesses:

1. सुनील कुमार
पिता- श्री शत्रुघ्न सिंह
ग्राम- रसूलपुर
पोस्ट- अलगीला
थाना- परसविगहा
जिला- अरवल
28/03/17

2. आशिष आनन्द
पिता → स्व० अशोक कुमार
ग्राम → मराद पुर कुजरा
पो० → बैदराबाद
थाना → अरवल
जिला → अरवल
28/3/2017

1. Anil Kumar 28.03.17
2. 28/3/17
3. 28/3/17
4. 28/3/17
5. Anil Kumar 28/03/17

Signature of Land owners.

Deepak Kumar
28/3/17

Rajeev Kr
28/03/17

Signature of Developers.

Drafted as per instructions of the parties.

Jay Anand 28/03/2017 Advocate

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

Printed By:-

(Sanjeev Kumar), Advocate.
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

भलान का [illegible] किया।

सभी प्रकार के रोक से मुक्त पाया

For MAGADH GREEN HOMES
Deepak Kumar
Partner

Endorsement of Certificate of Admissibility

sible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the n 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. 472300/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 498825/-

Registration Fee

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

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

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

Registering Officer
Patna

Date: 28/03/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 28th March 2017 by Anil Kumar Sri Surendra Kumar Sinha by profession Others. Status - Executant

Registering Officer
Patna

Anil Kumar
28.03.17
Signature/L.T.I. of Presentant

Date:28/03/2017

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sunil Kumar' age '40' Sex 'M', 'Jatun Singh', resident of 'Rashulpur,arwal Bihar'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 28/03/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 61 on pages on 398 -417, for the year 2017 and stored in CD volume No. CD-10 /year 2017 , the document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 28/03/2017 **Deed No. :d No. : 2688**

Token No. : 3152 **Year : 2017** **S.No. : 3006** **SCORE Ver.4.1**

For MAGADH GREEN HOMES

Deepak Kumar
Partner

28/3/2017

..... शब्दों में (रू. .....) मात्र !

र्य प्रति
ाकर्ता हेतु)

बिहार सरकार
निबंधन विभाग

गैर मानक

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क / निबंधन शुल्क एंव भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1.पक्षकार का नाम पिता/ पति का नाम/पता (जिसकी ओर से जमा किया जा रहा है)	M/s MAGADH GREEN HOMES, Office at Naya Tola, Near Scoda Show Room, Main Road Kankarbagh, Town and Distt.-Patna
2.दस्तावेज का प्रकार	Agreement for sale
3.निबंधन कार्यालय	जिला निबंधन कार्यालय, पटना
4.बैंक का नाम एवं शाखा	भारतीय स्टेट बैंक, मुख्य शाखा,पटना

5.भुगतान की जानेवाली राशि का विवरण:

क्र.स.	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030- स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02 - स्टाम्प गैर न्यायिक लघु शीर्ष-103- दस्तावेजों का स्टाम्प शुल्क लगाना - उप शीर्ष 0001 सकल प्राप्तिया प्राथमिक इकाई 75 49 सकल प्राप्तिया विपत्र कोड - **R0030021030001**	200000
(ख)	निबंधन शुल्क-मुख्य शीर्ष - 0030- स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष- 03 पंजीकरण शुल्क, लघु शीर्ष-104- दस्तावेजों का पंजीकरण शुल्क- उपशीर्ष- 0001, प्राथमिक इकाई 75 49 सकल प्राप्तिया विपत्र कोड - **R0030031040001**	0
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029- भू राजस्व लघु शीर्ष-800 अन्य प्राप्तिया- उपशीर्ष-0006-अन्य मद-प्राप्तिया इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड - **R0029008000006**	0
	भुगतान का माध्यम: नगद/ चेक*/ड्राफ्ट* कुल योग कुल राशि शब्दों में दो लाख रुपये मात्र	200000

स्थान Patna

तारीख 27-3-17

*चेक/ ड्राफ्ट का विवरण पीठ पर अंकित पर कर दें।

*चेक/ ड्राफ्ट की राशि अन्तरित होने के पश्चात् ही मान्य होगी

P. Kumar
ाकर्ता का नाम
एवं हस्ताक्षर

FOR USE OF THE BANK

708

स्क्रॉल नं. ----------तारीख ---------- उपर्युक्त कालम संख्या - 05 में दिए गये विवरण के अनुसार

रु0 ----------/ शब्दों में ----------रुपये प्राप्त किया।

प्राधिकृत पदाधिकारी का
हस्ताक्षर एवं मुहर



For MAGADH GREEN HOMES
Deepak Kumar

Partner

..... शब्दों में (रू. .....) मात्र !

र्ष प्रति
ाकर्ता हेतु)

बिहार सरकार
निबंधन विभाग

गैर मानक

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क / निबंधन शुल्क एंव भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम पिता/ पति का नाम/पता (जिसकी ओर से जमा किया जा रहा है) — M/s MAGADH GREEN HOMES, Office at Naya Tola, Near Scoda Show Room Main Road Kankarbagh, Town and Distt.-Patna

2. दस्तावेज का प्रकार — Agreement for sale

3. निबंधन कार्यालय — जिला निबंधन कार्यालय, पटना

4. बैंक का नाम एवं शाखा — भारतीय स्टेट बैंक, मुख्य शाखा,पटना

5. भुगतान की जानेवाली राशि का विवरण:

क्र.स.	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030- स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02 - स्टाम्प गैर न्यायिक लघु शीर्ष-103- दस्तावेजों का स्टाम्प शुल्क लगाना - उप शीर्ष 0001 सकल प्राप्तिया प्राथमिक इकाई 75 49 सकल प्राप्तिया विपत्र कोड - **R0030021030001**	173300
(ख)	निबंधन शुल्क-मुख्य शीर्ष - 0030- स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष- 03 पंजीकरण शुल्क, लघु शीर्ष-104- दस्तावेजों का पंजीकरण शुल्क- उपशीर्ष- 0001, प्राथमिक इकाई 75 49 सकल प्राप्तिया विपत्र कोड - **R0030031040001**	20000 1000 5000 25 26025
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029- भू राजस्व लघु शीर्ष-800 अन्य प्राप्तिया- उपशीर्ष-0006-अन्य मद- प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड - **R0029008000006**	0
	भुगतान का माध्यम: नगद/ चेक*/ड्राफ्ट* कुल योग कुल राशि शब्दों में [illegible]	199325

स्थान Patna

तारीख 27-3-17

*चेक/ ड्राफ्ट का विवरण पीठ पर अंकित पर कर दें।

*चेक/ ड्राफ्ट की राशि अन्तरित होने के पश्चात् ही मान्य होगी

707

[illegible] कर्ता का नाम एंव हस्ताक्षर

FOR USE OF THE BANK

कलम संख्या - 05 में दिए गये विवरण के अनुसार

---------- रुपये प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

199325

VAISHALI

जमापर्ची/Pay-in-slip — नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

शाखा/Branch [illegible] दिनांक/Date 27/3/17

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्ती जमा/टीडीआर एसटीडीआर/कैश क्रेडिट/सावधि ऋण खाता सं०/
Type of Account: SB/CA/RD/TDR/STDR/CC/TL A/c. No.

खाता सं० A/c. No. 1 1 0 [illegible] 7 5 4 0 4 2

के बैंक खाते में जमा करने हेतु/For the credit of the Bank Account of [illegible]

नकद/चेकों का विवरण/Particulars of Cash/Cheques	राशि/Amount रु०/Rs.	पै०/P
खाते में न्यूनतम जमा राशि/Minimum Deposit in the account		
नकद हस्तांतरण शुल्क/Cash Handling charges	500	00
कुल जमा/Total Deposit		
रुपये (शब्दों में)/Rupees (in words) [illegible]		

(कार्यालय उपयोग हेतु/FOR OFFICE USE)

एस.डब्ल्यू.ओ./SWO — लेखा अधिकारी/भुगतान अधिकारी Cash Officer/Passing Officer

CODE NO. 109199012

For MAGADH GREEN HOMES
Deepak Kumar
Partner

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.

ARTICLE VI: BUILDING ALLOCATION WITH OWNER'S SHARE

6.1 **6.1** In the construction work of the owner's allocation/Flats and in common work in the said building, the following will be provided:

- Foundation : R.C.C. Group pile foundation/ Footing as per Structural Design prepared by structural engineer. Earthquake resistance as per ISI Code with fire fighting equipment (At each floor) and external/internal lighting arrangement etc.
- Super-structure : 5 inches brick-wall with standard Cement Mortar (1:6 at least), 1:4 for ceiling.
- Internal Wall : All internal walls will be smooth finished with Plaster of Paris with a coat of primer and emulsion paint of Asian Paints (Tractor Emulsion).
- External Wall : Will be finished with Weather Coat of APEX of Asian Paint.
- Flooring : Vitrified tiles of Kajaria/Johnson/somany Ceramics (2'x2')/Marble of Cut size, flooring in all areas of the Flats except kitchen and bathrooms/toilets where antiskid tiles of Kajaria/Johnson Ceramics (1'x1') will be used.
- Parking and other space at the ground floor shall have Mosaic Dana/parking tiles.
- Kitchen : Working Platform finished with 2' wide black granite and standard size 24" steel sink. Wall above the working platform 30 inches (above stove area it should be more) in height shall be finished with Glazed Tiles 12"x8" of Kajaria/Johnson/somany Ceramics.
- Bathroom : Internal wall shall be provided with Glazed Tiles 12"x8" of Kajaria/Johnson Ceramics upto 7' height. Hot and Cold water pipe system shall be provided in each bathroom with PVC pipe wiring. One bathroom with

For MAGADH GREEN HOMES
Deepak Kumar
Partner

a PAN and other with commode (fountain or flexible

• pipe arrangement) of white colour with flush system. White wash basin corner or flat in each bathroom (Cera/ Parryware) with Jaguar/MARK/parryware for water taps.

• Pedastal : One white pedestal basin in drawing cum dining hall or near the kitchen (Cera/Parryware).

• Plumbing : All plumbing work or pipe wiring in PVC with G.I./PVC fittings in entire building as per the requirement of design of standard company like Zindal/Usha.

• Doors : Sal wood frame 4"x2.5" in section with 30-32 mm flush door phenol bonded waterproof I.S.I with aluminum fittings. Main entrance door fitted with eye hole with auto closer and self lock system. All doors will be painted with enamel paint over a coat of primer.

• Windows : Aluminum sliding windows with glass and steel grill.

• Electric Work : Entire electrifications will be done in concealed PVC conduits with copper multiwires with MCB, electrical switches and call bell all ISI mark and other needful accessories of Anchor/Cona. A RCCB for common main line in the building will be installed and also proper earthing with copper plate & lightening arrester. A common meter for common supply to the building shall be provided by the builder at his own cost from BSEB/PESU beside separate neutral to all flats.

• Security Intercom : All flats will be linked to reception counter at ground floor by intercom.

• Cable connection for TV : There will be a cable point for TV in the drawing cum dining hall and all bed rooms.

• Water Supply : There will be the provision of round the clock water supply to all the flats and other needful places from its own one deep tube well connected to overhead water tank having required capacity as per requirement of PRDA/PMC using a submersible motor pump of Crompton/ Unnati make.

• Generator : A Silent Generator of Usha/Mahindra make of adequate capacity shall be installed in the ground floor to run the submersible water motor pump, lighting to common areas and capable of running lift also but with

For MAGADH GREEN HOMES

Deepak Kumar
Partner

restricted supply not more than 350 watts to all flats.

- Septic Tank : A common septic tank of required size will be at the ground floor.
- Common Toilet : A common toilet at the ground floor.
- Lift : 8 passenger ISI lift of Sahii/Oscal/Zindal.

Note:- The above specification may be altered or changed as per desire of the land owner's four flat only.

6.2 The developers will have right to claim for payment or reimbursement of any costs and expenses or charges, if any, incurred towards the construction of owner's allocation as extra work.

ARTICLE VII: DEVELOPER'S RIGHT AND POWER

7.1 To submit application or forms, before the Competent Authority for any kind of Permission, sanction of map, electric connection, etc. in respect of the properties.

7.2 To execute any kind of agreements), sale deed, power of attorney, lease etc., to endorse Registration Receipt (Chirkut) to the Purchaser(s) as and when required in respect of Developers Share of the property and present

- them for registration before the Sub-registrar and admit the execution and complete all the formalities to complete the transaction.

7.3 To receive money from customers or any other person as and when required in respect of Developers Share of the property.

7.4 To conduct and take all legal steps in any proceeding to sign on them and take all miscellaneous concerned legal steps in the court/office on the matter pertaimng to the properties.

7.5 To engage Advocate in the matter relating to the properties fully mentioned in agreement.

ARTICLE VIII : SPACE ALLOCATION

8.1 After sanction of the map from the authority a booking plan based on applied map will be made, and then owner's and developer's area will be allocated. An Allotment Agreement will be executed signed by both the parties defining their respective allocations in the said project.

For MAGADH GREEN HOMES

Deepak Kuma
Partner

8.2 The Owners and Developers shall be entitled to allot and sell their shares/ super constructed saleable area and parking space with proportionate share of land to any purchaser(s) anytime just after this Allotment Agreement.

8.3 After defining the owner's allocation in the building, developers shall be exclusively entitled to the developers allocation in the said building with exclusive right to deal with, dispose, transfer, convey, execute registered deeds including sale deeds of the same without any right, claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

ARTICLE IX : MISCELLANEOUS

9.1 The Owners hereby undertake that a fresh and absolutely clear agreement is being executed with Magadh Homes represented by the above said two partners.

9.2 The OWNERS in no way can enter into any agreement with any other party or developer after this Development Agreement with respect to this property.

9.3 The owners will execute registered general power of attorney of Developers Share in favour of developers, if and when required.

9.4 The owners and the developers have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership or as a joint venture between the-parties.

9.5 Just after this agreement the owners will mark the boundary position.

9.6 It is understood that from time to time to facilitate the construction of the building by the developers - various deeds, matters and things and herein not specified may be required to be done by the developers and for which the developers may need the authority of the owners and various applications and other documents may be required to be signed or made by the owners relating to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such acts, deeds, matters and things that may be reasonably and

For MAGADH GREEN HOMES

Deepak Kumar

Partner