Serial No. 9321 Circle : Patna Book No. : 1 Deed No. 1325

Deed No. 1325

Serial No. 9321

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

This document was presented for registration on 27/10/2020 by Ranjeet Kumar Keshari
Admissible duty of Rs. 349000/- and other fees of Rs. 22900/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who be[illegible] admitted execution before me, are affixed on the reverse page.
The document has been registered as [illegible] no. 1325 in Book No. 1, Volume No. 34 on page from 163 to 190 and has been presented in total 28 page(s) vide DT no. 1 / Year 2021

Signature with [illegible]
(Satya Narayan Choudhary)
Registering Officer, Patna

Token No: 9564 /2020

Date: 27/01/2021

SCANNED BY

दस्तावेज की जाँच किया एवं
दस्तावेज में अंकित
विवरणी का अनुरूप पाया गया।
27/10/2020
(अरुण कुमार भगत)

DEVELOPMENT AGREEMENT

This indenture is made and executed this the 27th day of the month of Oct, 2020.

BETWEEN

1. **Sri Ranjeet Kumar Keshari, (Pan No.ALDPK1499H)** S/o Late Rameshwar Saw Keshari 2. **Smt. Deepmala**

For CHANDRA SALES PVT. LTD

DIRECTOR

27.10.20

खेसरा पंजी अप्राप्त है।

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Keshari (Pan No.FLCPK7150R) W/o Sri Ranjeet Kumar Keshari, both resident of Vill- Makkhachak, P.s- Bakhari Bazar, Distt- Begusarai, Present Address- Flat No. 202, Purnoday Apartment, Block- B, Justice Narayan Path, Nageshwar Colony, Boring Road, Patna- 800001, **3. Sri Sanjeev Kumar Keshari (Pan No.ATGPK5133P)** S/o Sri Sharda Prasad Kehsari, a resident of 08, Ramanand Path, Kadamkuan, Churi Market, P.S- Kadamkuan, Patna- 800003, **4. Smt. Jai Mala Devi (Pan No. FQQPD1103N)** W/o Shri Sharda Prasad Keshari, a resident of Durga Sthan, 28, Shampur Haveli, Khargpur, Post- Shampur, P.S- Khargpur, Distt- Munger, Bihar, hereinafter referred to as the "OWNER" (which term or expression unless it be repugnant to the context/subject or meaning thereof shall mean and include its executors, administrators, successors, legal heir sand assigns) of the **FIRST PART.**

Mobile No.-07903603241

AND

CHANDRA SALES PVT LTD. a Private Limited Company, duly registered with Registrar of Companies Bearing Registration No. 8247 of 1997-98, and having its registered office at 310, N.P Centre, New Dak Bunglow Road, Patna-800 001, within the district of Patna represented through its Director **Sri Sachin Chandra**, S/o Late Dr. Nand Kishore Mishra, a resident of 401, Bose Niketan, Parmanand Path, Nageshwar Colony, Boring Road, Patna – 800001, hereinafter referred to as the Developer (which term or expression unless it be repugnant to the context/subject or meaning thereof shall mean and include its successors in office and assigns or nominees) of the SECOND PART.

Mobile No.-9431018866.

PAN NO. AAACCC0279L

For CHANDRA SALES PVT. LTD

DIRECTOR

WHEREAS the Owner are seized and possessed of or otherwise well and sufficiently entitled to all the piece and parcel of land measuring approximately 3743.44 sq. ft., i.e 8.58 decimal, the detail dimension of the Plot is being given at the foot of this agreement, situated at Mohalla- East Boring Canal Road, P.S. Budha Colony, Mauza- Duzra, Pargana- Phulwari, Thana- Digha, Present Thana- Budha Colony, bearing Thana Code- 234 (Two Hundred Thirty Four), Ward No.-15, (Fifteen)Thana No. 04 (Four), Tauzi No. 14-C (Fourteen-C) Khata No. 147 (One Hundred and Forty Seven), Kheshra No.1088 **Part Plot** (One Thousand & Eighty Eight, **Part Plot**), Jamabandi No.-499 (Four Hundred Ninety Nine), within the limits of Patna Municipal Corporation and under the jurisdiction of District Registry Office, Patna, more fully described in the schedule appearing in the foot of this indenture and hereinafter referred to as "the Land".

AND WHEREAS the aforesaid land along with the land of other shareholders was purchased by **1. Sri Ranjeet Kumar Keshari, (PAN No.ALLPK1499H)** S/o Late Parmeshwar Saw Keshari **2. Smt. Deepmala Keshari (PAN No.FLCPK7150R)** W/o Sri Ranjeet Kumar Keshari, on 07.06.2019. Deed No. 6149 in Book No.-1, Volume No.-142 on Pages from 392 to 403, C.D. No. 21/2019 & **3. Sri Sanjeev Kumar Keshari (PAN No.ATGPK5133P)** S/o Sri Sharda Prasad Kehsari, **4. Smt. Jai Mala Devi (PAN No. FQOPD1103N)** W/o Shri Sharda Prasad Keshari, on 07.06.2019. Deed No. 6150 in Book No.-1, Volume No.-142 on Pages from 404 to 415, C.D. No. 21/2019 from Smt. Sushila Shukla, w/o Sri Jitendra Prasad Shukla, a resident of Mohalla – Ranighat, Post – Mahindru, Thana – Sultanganj, District – Patna and under the District Registry Office - Patna. They have applied for their names to be mutated in the records of Bihar Government and have been in peaceful possession over the said piece of land.

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AND WHEREAS the Owner covenant that the scheduled land is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and the Owner have right, full power and absolute authority and title to transfer the whole or part of the aforesaid scheduled land.

AND WHEREAS the Owners are interested in getting multistoried residential building complex developed and constructed through a reputed developer on the scheduled land and to acquire built up area in the shape of flats and parking spaces as consideration in exchange for the full and final value of the scheduled land and was in search of a reputed developer who could develop the aforesaid land on the reasonable terms and conditions.

AND WHEREAS the aforesaid developer offered to construct at its own cost residential building complex on the scheduled land of the Owner, to be known as **KAMLA BINAY VILLA**, hereinafter referred to as the "BUILDING" and to give 48% of the construction made on the Building as per the sanctioned building plan. The Developer's area would be 52%. The built-up parking area/place will also be demarcated/divided in the same ratio and proportion of 50% (Owner's share) and 50% (Developer's Share).The Developer will get the remaining portion. Final share division between the Owner and Developer will be effected with mutual consent after the Map is approved by Patna Municipal Corporation or any other sanctioning authority.

AND WHEREAS certain terms and conditions were agreed to by and between the Owner and the Developer with regard to the transfer of the land by the Owner to the Developer and construction of the said building by the developer and disposal of the flats and parking spaces therein in the Developer's area,

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the parties hereto are desirous of recording into writing the terms of agreement as hereunder:

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) The Owner above named have agreed to appoint the aforesaid developer as the developer of the aforesaid land and grant to the developer, who hereby accept from the Owner the right to develop the aforesaid land more fully detailed in the schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter appearing entirely at its own cost and expenses to the extent of permissible F. A. R. at present.

2) The Owner simultaneously with the execution of the indenture, hereby agreed to grant physical possession of the scheduled land to the developer and to entrust the right to take up preliminary works for the development and construction of the building comprising of flats and car parking spaces and to allot, enter into agreement for sale of the developer's area of the same to its prospective buyers to the exclusion (i.e. except) of the Owner's area.

3) The Land Owner shall convey transfer and/or assign to the developer and /or its nominee/nominees as the developer may desire free from all encumbrances 48% of the built up area for consideration simultaneously with the completion and handing over of the physical possession of the Owner's area to the Owner on the terms and conditions mentioned herein.

4) The developer, after getting peaceful vacant physical possession of the scheduled land shall proceed expeditiously with site development and construction of the

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proposed building. The Developer will hand over the Owner's share to the Owner within 36 (Thirty Six) months from the Registration of the Project with Real Estate Regulatory Authority (RERA), Bihar. However, the Landowners have allowed another grace period of 6 (Six) months for the handing over of the Owner's share, thereby making the timeframe 42 (Forty Two) months altogether.

5) The developer shall hand over the Owner area to the Owner as consideration for the value of aforesaid land after on/or before completion of 42 month to be transferred by the Owner to the developer or its nominee/nominees including a co-operative society.

6) The Land Owner shall be entitled to not less than 48% of the built up area in shape of flats. Excess or shortage if any in area will be compensated by market price by developers & Owner.

7) It is further agreed and undertaken by the developer that the Owner shall have full right, title and Ownership interest over the Owner area referred to above allotted to the Owner as their share out of the total built up area and the Owner shall be fully entitled to enjoy the above built up area either themselves individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alienate or transfer their interest in any manner deemed fit by the Owner to any person, association of persons, firms, companies, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the Owner individually or collectively. All cost of construction and otherwise of the aforesaid Owner's area shall be born and paid by the developer.

8) As after the date hereof, the developer shall be deemed to be in possession of the said premises for the purpose of development only and shall be free to do all acts, deeds and things required for development and construction of

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building complex. Once the developer ceases to develop the property for any reason whatsoever, the developer shall restore the land and constructed portion of the Building given to the Developer in whatever condition forthwith to the Owner along with any development/construction made, for which the developer shall not be entitled to any compensation whatsoever from the Owner.

9) After delivery of Owner's area fully and completely built and finished as per specification as annexed with interior common space facilities and exterior completion of the total building including electrical fittings, water connections, sewerage line, bathroom fittings and on its acceptance by the Owner, which is the consideration for transfer or exchange, parties to the agreement, shall execute instrument of exchange or transfer as may be advised transferring the proportionate share of land comprising developers and/or his nominees, as assigns belonging to the Owner. From this date the agreeing parties or their nominees, assigns will be absolute Owner of their respective areas and that will be the date of the deemed transfer of land by the Owner.

10. All the outgoings in respect of the said premises from the date when the possession is given to the developer shall be born and paid by the developer, who however shall not be liable for any of the outgoings on the said premises relating to the period prior to the date of such possession, which shall be the sole liability of the Owner alone.

11. The Owner shall hold the Owner's area on the same terms and conditions as the Owner of the other portions of the building ~~according to the standard~~ agreement that may be finalized by the developer with the consent of the Owner. The Owner or their assigns shall become members of the association of persons or a co-operative

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housing society whichever is found suitable and every person occupying the building shall abide by the rules, regulations of the association of the Co-operative Housing Society or the Body Corporate. The Owner shall be entitled to use common facilities in the building complex intended for the utilization by the occupants of the building complex on the usual terms and conditions applicable to all for such utilization.

12. It is agreed that in all transfers/exchange/conveyance of land or built up area, the purchaser/transferee shall bear the cost of stamp duty, Court fees and other registration charges. But the Owner of the land shall not be deemed to be transferee of Owner's area which is by way consideration received by the Owner of the land payable by the developer or their nominees and assigns. No stamp duty liability in respect of any transaction whatever will be of the Owner of the land.

13. The developers after giving possession of a completed and habitable building of Owner's share in all respect as per specification will be entitled to transfer his (Developer's) share of the developed area at his discretion to any party or parties and receive and realize the prices in respect of that area.

14. That the developer shall act as an independent developer in constructing the said building over the scheduled land and shall keep the Owner indemnified from and against all third parties claims arising out of any act or omissions against the development in or relating to the construction of the said building. The Owner will not be responsible for any mishap, accident or any misdeed committed on the land during construction period.

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15. The Owner herby authorize the developer to do, if required, all acts, deeds, matter, things given under: -

a. To have the plans of the proposed building to be constructed on the aforesaid land prepared/amended in accordance with the Rules and Regulations of the concerned authorities and other statutory provisions. However, the Owner will also sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building amended, if necessary, in future subject to their satisfaction.

b. Notwithstanding anything contained in this agreement, the Owner or their authorized representatives hereby reserve their right to be consulted, supervise and have their say in the entire process of planning and construction with a view to maintain its quality of construction in respect of the Owner's area, so to say to maintain good quality etc. of construction of the whole Building against any damage in future.

c. To appoint architects, surveyors, engineers and contractors and other person or persons.

d. To make applications to the concerned authorities for obtaining electrical connections and permits or quota for cement, steel and other controlled building materials.

e. To accept service of any writ, summons or other legal process or notice and to appear and represent the Owner in any court or before any magistrate, judicial tribunals or other tribunals in connection with the development of the said property and to

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commence or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof or for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, plaints, orders, applications, affidavits, petitions and other documents, papers and writings.

f. To enter into agreements for sale of or otherwise allot flats/parking spaces etc. in the aforesaid building to the purchasers in respect of the developed area.

g. The developer at his own risk and responsibility can mortgage developer's built up area with bank/and or financial institution for obtaining loan/working capital/short term loan/finance and also to obtain loan for purchaser of flats and parking spaces as the said developer will use the said finance only for development purpose and not to divert or invest for any other purpose. This is, however, subject to the condition that if the developer fails to complete the building, as indicated earlier, and provide the Owner's share in habitable condition as per specification, the Owner shall have the right to forfeit the entire construction free from any encumbrance created by the developer in respect of his share and developer must restore the entire land along with any development made for which he shall not be entitled to any compensation.

h. That in any case the built up area of the Owner those shall not be mortgaged with bank and /or financial institution for obtaining loan by the Developer.

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i. To transfer the developer's area or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchasers of flats in the aforesaid building subject to the condition that the delivery of possession to such purchasers will be made only after the Owner's area is delivered to the Owner.

j. To give on Ownership basis or other basis the said developer's area in the property and the flats in the building to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.

k. And generally to do all Act, deeds and things for developing the said property.

16. Whenever required by the developer, the Owner or their duly authorized representative will join as the confirming party in any agreement that the developer may enter into with any person or persons who desire to acquire flats or portions in the developer's area of the building on Owner ship basis.

17. Upon completion of the development work or before and subject to the terms and conditions contained herein as may be desired by developer, the Owner shall make and execute in favour of the developers or their nominee(s) including co-operative housing society or association or persons or a body corporate, a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and/or their nominees to the aforesaid land.

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18. Simultaneously on the completion of the building and handing over of the Owner's area to the Owner, the Owner shall execute or join in the execution of all documents necessary for giving the flats/parking spaces to the buyers in respect of legal title to their respective spaces including their undivided proportionate share and rights in the land.

19. The Owner agree and undertake that simultaneously with the execution of this indenture, they will execute and give an irrevocable general power of attorney in favour of the developer and/or its nominee/s which shall be registered so that no hindrance or obstruction be caused to the developer and thereby giving the developer authority to have and enjoy peaceful possession of the said land in doing all such acts, and/or things that may be necessary for the development, planning, construction and agreement for sale of the said developer's area in the building or spaces in the said land, hereby agreed to sign all necessary legal and statutory documents for that purpose and also agreed to extend cooperation in the development of the land. However, it is covenant between the parties that the aforesaid general power of attorney shall be governed by the provisions of this development agreement and in case of any conflict between provisions of the aforesaid general power of attorney and the development agreement, the provisions of the latter shall prevail.

20. The developer must use standard materials as per rules and regulations for construction of the building and get the work supervised by certified engineers. Any fault found in the construction will be entirely the developer's responsibility and liability and not that of the Owner's. The developer must remain vigilant about the construction work.

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21. The Owners shall vacate the land / Building after the map is approved by P.M.C. Since the provision of flat on Rent for the residence of Owners may take some time, the time frame for construction period shall be counted from handing over of vacant possession of land or approval of map- whichever is later.

22. That the Owner hereby declares:

a) That the area of the aforesaid land is approx. 3742.75 sq. ft.

b) That the property is freehold and the Owner has title to the same free from all encumbrances.

c) That the said land is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and in marketable condition and the Owner have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, gift, right lien, leave license permission, rent, possession charge inheritance or any other encumbrances whatsoever.

d) That there is no notice or order passed by the Patna Regional Development Authority, the Patna Municipal Corporation or any other body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or any other body or authority concerning or affecting the said property or any part thereof.

e) That there are no statutory claims, demands, attachments or prohibitory orders made or issued by the

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taxation authorities, revenue uthorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.

f) That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders impendence, notices, insolvency notice, petitions or adjudication orders made or issued by or at the instance of any part thereof.

g) That apart from the Owner, none else is entitled to or have any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or copartner in any joint family or otherwise, and that the Owner are not benamidars or trustees for anyone in respect of the aforesaid land, the maintenance and upkeep thereof of any funds of the joint family or any nucleus thereof.

h) The land Owner declares that the schedule land is cleared under the Urban Land Ceiling Act. In case, any fact to the contrary is found later on, or detected by the concerned authority, it would be the responsibility of the landOwner to get the same cleared at their own cost to enable the developer to go ahead with the developmental work.

23. And it is agreed between the parties that if the developer finds any undisclosed defects in the title of the Owner to the schedule land or that the schedule land is subject to any notice etc. or due to which the developer is being debarred or restrained from the developmental work in that event the developers shall be entitled to rescind this agreement and recover all the outgoing expenses incurred in constructions along with interest @ 12% per

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annum and damages. Similarly if the rights and interest of the Owner is risked, compromised or flouted by the developer, the Owner will be entitled to legal remedies and compensation and vice-versa.

24. That the Owner hereby irrevocably undertake not to sell, dispose, alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed as aforesaid to the developer or person or persons nominated by the developer including a society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertake not to do any act, deed, matter or thing as shall be in contravention of the declarations made by them in the present clauses.

25. In any event the Owner without prejudice to foregoing declarations agree and undertake to remove all obstacles and clear all outstanding dues or defects at their own cost and keep the developer or its nominee/s indemnified against any loss to that effect.

26. For the purpose of verifying the correctness of the declaration hereinabove made by the Owner and in particular the declarations made above regarding the absolute Ownership of the said land and their title hereto being marketable free from all encumbrances and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof save and except as hereinabove provided, that the developer shall be entitled to obtain copy of all documents including of title relating to land for the purpose of the verification as aforesaid including

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investigation of the Owner title to the property. The Owner under take to show all such relevant papers in original as and when required by the developer or its representative including financial institutions.

27. The development of the said land shall be for and on account of the developers and neither the Owner nor any other person or persons claiming through the Owner shall have any right or interest in the development of the said land. The developer shall develop the said land and its own name and at their own cost and shall alone be responsible for the development of the said land. However, the Building Complex shall be named as **KAMLA BINAY VILLA.**

28. All the outgoings in respect of the aforesaid land from the date of the physical possession to be given to the developer hereunder shall be born and paid by the developer who, however, shall not be liable for any of the outgoings of the aforesaid land relating to the period prior to such possession, which shall be the liability of the Owner alone.

29. That the Owner will receive the consideration for the scheduled land in the shape of built up area agreed as aforesaid or market price for adjustment of the area, the Owner shall at no time demand any further premium or have interest in future dealings regarding the sale of developer's share of built up area.

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

31. The Owner shall hold the Owner's area on the same terms and conditions as the buyers of other portions of

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the building according to the standard agreement of the Owner's association of the **KAMLA BINAY VILLA** which may be mutually formed by the Owner as well as the purchasers of the developer's area on due consent and approval of the developer. The Owner and the purchasers of the developer's area and their nominees, respective agents, servants, licensees shall abide by the rules and regulations of the terms of the agreement/bye-laws of the said Owner's association and the Owner and/or their authorized representatives and purchasers of the developer's area shall pay common utilities maintenance charges to the association on no loss no profit basis as per prevailing norm and be entitled to use all common facilities in the building complex intended for utilization.

32. The Owner agree that if any levy is imposed by the Patna Regional Development Authority, Patna Municipal Corporation or any other public body/ies or the government for the development/betterment of the area in which the said land is located or any other levy becomes applicable on the said land, the Owner and the nominees of the developer or the developer jointly shall pay in the same proportion as their respective shares of built up area in the building.

33. It is agreed that after the execution of these presents, the developer or their nominee/s including a co-operative society shall be entitled to construct go downs and put up sign boards and hoardings on the said land and if desired, fence the entire premises according to their requirements.

34. After completion of the building/s, the entire plot under the development shall be fenced with a matching low height boundary wall and secured with iron gates and guard posts.

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35. It is agreed that in all transfers/conveyance of built up area, the purchaser/transferee shall bear the cost of stamp duty, court fees and other registration charges.

36. In the event of any dispute or difference between the parties, that will be referred to Sole Arbitration of a retired Judge of Patna High Court, who will act under the provisions of the Arbitration & Conciliation Act 1996, as amended from time to time, and his decision shall be binding on the parties.

SCHEDULE
REFERRED AS ABOVE

All that piece and parcel of land measuring approximately 37-13-44 sq. ft., i.e 8.58 decimal. the detail dimension of the Plot is being given at the foot of this agreement, situated at Mohalla- East Boring Canal Road, P.S. Budha Colony, Mauza- Duzra, Pargana- Phulwari, Thana- Digha. Present Thana- Budha Colony, bearing Thana Code- 233 (Two Hundred Thirty Three)Thana No. 04 (Four), Tauzi No. 14-C (Fourteen-C) Khata No. 147 (One Hundred and Forty Seven), Khesra No.1088 **Part Plot** (One Thousand & Eighty Eight, **Part Plot**), Jamabandi No. 499. (Four Hundred Ninety Nine) within the limit of Patna Municipal Corporation and under the jurisdiction of District Registry Office, Patna. and bounded as follows:

Boundary

NORTH : Sri Navin Kumar & Smt Rekha Devi
SOUTH : Sri Sanjay Kumar Singh & Rajesh Kumar Singh
EAST : Dr. Ravikant Sharan & Nishikant Sharan
WEST : A.K. Singh & K.K. Singh

Land Value	Rs. 1,71,91,000/-
Boundary Wall cost	Rs. 2,00,000/-
	Rs.1,73,91,000/-

Rs.- One Crore Seventy Three Lac Ninety One Thousand Only

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HAND ON THE DAY MONTH AND YEAR WRITTEN HEREUNDER.

27.10.20

For CHANDRA SALES PVT. LTD

DIRECTOR

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Witness:

1. रिंकेश कुमार
पिता - स्व: मतिराम महतो
304/400 राजवंशी नगर
पटना 27/10/2020

सुनील कुमार
पिता - जलेराम प्रसाद
कमीपुर बाटरी,
पटना सिटी - 800008.
27/10/2020

SIGNATURE OF THE LAND OWNERS

1. [illegible] 27/10/20
2. [illegible] 27-10-20
3. संजीव कुमार केसरी 27/10/2020
4. जयगाला चेती 27/10/20

SIGNATURE OF THE DEVELOPER

27/10/20

For CHANDRA SALES PVT. LTD

DIRECTOR

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KAMLA BINAY VILLA

East Boring Canal Road,
Ram Suchit Mishra Path,
Patna- 800001

SUPER DELUX FLATS - SPECIFICATIONS

FOUNDATION	R.C.C. cast in situ under reamed bore pile foundation
SUPER STRUCTURE	R.C.C. Framed Structure
BRICK WORK	First Class Brick masonry partition walls with cement mortar
INTERNAL WALLS	In cement mortar 1:6 on Brick work and 1:4 on R.C.C. work
FLOORING	Vitrified Tiles (1meter x 1 meter) of Somani, Kajaria or RAK
DOORS	Sal Wood Chaukhat with Flush shutter
WINDOWS	All Window Frames will be of UPVC with Glass Panel
WALL FINISHING	All Internal Walls will be finished in P.O.P./Putty
BATHROOM WITH SANITARY FITTINGS	a) Floor in Bathrooms will be of Ceramic, Glaze Designer Tiles up to 7 height in walls b) Provision for Hot & Cold water connection in all Bathrooms and Kitchen. All pans & wash basin of Jaquar. (All Bathroom Fittings of Jaquar)
KITCHEN	Ceramic Tiles flooring, Cooking Platform with Granite top, 2 No. Steel Sink, glazed tiles up to 2 ft. above working top, Hot & Cold Water
ELECTRICAL ITEMS	Concealed P.V.C. conduits shall be laid with Copper Wire as required. Power Plug for A. C. in all Bedrooms. All Modular Switches Havells.
TELEPHONE & T.V. POINTS	In Drawing room as well as in Master Bedroom.

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For CHANDRA SALES PVT. LTD.

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HIGH POINTS OF THE PROJECT

1. Boundary Wall of proper Height will surround apartment.
2. Ample Parking space – Covered and Open.
3. Round the clock water supply.
4. Flooring in staircase / corridor to be of Green Marble.
5. External Walls will be of Textured Plaster & Paint Finishing of Standard Company.
6. Silent Generator with Auto Changeover for Flats Krilosker/Eicher/Leyland.
7. Provision of Lift (Kone or Johnson).
8. Water Harvesting (Rain water Harvesting).
9. Fire Fitting System.
10. Security Provision With C.C. TV.

25.10.20

For CHANDRA SALES PVT. LTD

DIRECTOR

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR13502412505004S
Certificate Issued Date	:	22-Oct-2020 01:25 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0116500574040455S
Purchased by	:	CHANDRA SALES PVT LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	CHANDRA SALES PVT LTD
Stamp Duty Paid By	:	CHANDRA SALES PVT LTD
Stamp Duty Paid (Rs.)	:	1,00,000(One Lakh only)
Reg. fee (Rs.)	:	21,000 (Twenty One Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	1,22,000 (One Lakh Twenty Two Thousand only)

Stock Holding Corporation of India Ltd. PATNA

D.D. 9567/2020

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For CHANDRA SALES PVT LTD

DIRECTOR

0007685659

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Government of Bihar
e-Stamp

Certificate No.	:	IN-BR13582536142605S
Certificate Issued Date	:	22-Oct-2020 01:26 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01165963873037495
Purchased by	:	CHANDRA SALES PVT LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	CHANDRA SALES PVT LTD
Stamp Duty Paid By	:	CHANDRA SALES PVT LTD
Stamp Duty Paid (Rs.)	:	2,45,000(Two Lakh Forty Five Thousand only)
Reg fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	2,45,000 (Two Lakh Forty Five Thousand only)

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For CHANDRA SALES PVT. LTD

DIRECTOR

0007685558

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INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR13574302654910S
Certificate Issued Date	:	27-Oct-2020 11:01 AM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01166145420817545
Purchased by	:	CHANDRA SALES PVT LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	CHANDRA SALES PVT LTD
Stamp Duty Paid By	:	CHANDRA SALES PVT LTD
Stamp Duty Paid (Rs.)	:	4,000(Four Thousand only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	4,000 (Four Thousand only)

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For CHANDRA SALES PVT. LTD.

DIRECTOR

0007685090

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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. 349000/-
Addl.Stamp duty paid under Municipal Act Rs. 0/-

Amt.Paid By N.J Stamp Paper Rs. 0/-
Amt.paid through Bank Challan Rs. 371000/-

Registration Fee

FEE PAID												
	A1	1000	C	0	H1b	0	K1a	0	Lii	0		
	A8	0	D	0	H2	0	K1b	0	Liii	0		
	A9	0	DD	0	I	0	K1c	0	Mb	0		
	A10	0	E	20000	J1	0	K2	0	Na	0		
	B	0	H1a	0	J2	0	Li	0				
									TOTAL-	21000		

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

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

Registering Officer
Patna

Date: 27/10/2020

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 27th October 2020 by Ranjeet Kumar Keshari Late Parmeshwar Saw Keshari by profession Others. Status Executant

27/10/20

Signature/L.T.I. of Presentant

Date:27/10/2020

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ritesh Kumar',age '34', Sex 'M', 'Shreeram Mahto', resident of '304/400, Rajbanshi Nagar, Phulwari, Patna',), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the Instrument.

Registering Officer
Patna

Date : 27/10/2020

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 34 on page no. 163 to 190 for the year 2021 and stored in CD Volume No. 4 , year 2021. The document no. is printed on the front Page of the document.

बिहार सरकार

SCORE 4.1

Registering Officer

Date : 27/01/2021 SCORE-Ver.4.1 Deed No : d Retu

Token No. : 9564 Year : 2020 S.No. : 9321 DEED NO: 1325

For CHANDRA SALES PVT. LTD

DIRECTOR

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16.01.24
चन्द्रशेखर चौधरी
सहायक अधीक्षक

For CHANDRA SALES PVT. LTD

DIRECTOR

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164.100.130.132/SCORECONLINE/e-filing/Appointment.aspx?RefNo=280020201022012

PROHIBITION, EXCISE & REGISTRATION DEPARTMENT GOVT. OF BIHAR

Appointment Slip

TOI. 9564/2020.

Importatnt Note:-

- **If appointment is not confirmed,then do not go to registration office. Wear face cover/face mask compulsorily.**
- **Each party will have to wash his/her hand with soap before putting finger on biometric device.**
- **No person will stand at a distance of less than one meter from other.**
- **No request will be considered for registration of document without appointment.**
- **If e-stamp paper of e-stamp number printed on appointment slip is not attached in the document, then appointment will be considered invalid.**

Dsro Code	: 2800	Office Name	: Patna
Name of Presentent	: CHANDRA SALES PVT LTD	Reference No	: 280020201022012
Type of Documents	: Agreement or Mem. of Agre	Circle Name	: PATNA
Appointment Date	: 27-10-2020 00.00.00	Appointment Time	: 11:04 AM
Booking Date	: 22-10-2020 00:00.00	Local Body	: Urban

Payment Details

Payment Mode	: Stock Holding
GRN/STK No.	: IN-BR13562412505084S

Payment Status

Booking Status	: Confirm
Payment Status	: Confirm
Stamp Amount	: 100000
Registration Fee	: 21000
LLR and Processing Fee	: 0

Note 1 :-This appointment is valid for registration of single document only and print out of confirmed appointment should compulsorily be attached with document to be registered.

Note 2 :-Appointment shall be considered invalid if proof of proper stamp,registration fee and other fees including service charge have not been attached with documents to be registered on this appointment.

27.10.20

Sign. of Party/Representative

For CHANDRA SALES PVT. LTD

DIRECTOR

27/10/2020

Checked By

Officer-in-Charg

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