Serial No. 1658 Circle:-Patna Book No. :- 1 Deed No. 1536

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR50584230193828V
Certificate Issued Date	:	01-Feb-2023 02:09 PM
Account Reference	:	NONACC (CD)/ brbscb09/ CHAJJUBAGH/ BR-PAT/ PTC
Unique Doc Reference	:	SUBIN-BRBRTBSCB09830196075104 42V
Purchased by	:	CHANDRA SALES PVT LTD DIR SACHIN CHANDRA
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	CHANDRA SALES PVT LTD DIR SACHIN CHANDRA
Stamp Duty Paid By	:	CHANDRA SALES PVT LTD DIR SACHIN CHANDRA
Stamp Duty Paid (Rs.)	:	58,100(Fifty Eight Thousand One Hundred only)
Reg. Fee (Rs.)	:	20,000 (Twenty Thousand only)
H.R & P.Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discove SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	79,100 (Seventy Nine Thousand One Hundred only)

SCANNED BY

Deed No. 1536

Serial No. 1658

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

The document was presented for registration on 06/02/2023 by Mukul Kumar
A Stamp Duty of Rs. 59100/- and other Fees of Rs. 21000/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants
and other, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. 1536 in Book No. 1, Volume No. 35 on pages from 505 to
528 and has been preserved in total 24 pages in C.D. No. 6 / Year 2023

6/2/2023

(Signature with Date)
(Dhananjay Kumar Rao)
Registering Officer, Patna

जिला अवर निबंधक पटना

Token No: 1660 /2023

Date: 06/02/2023

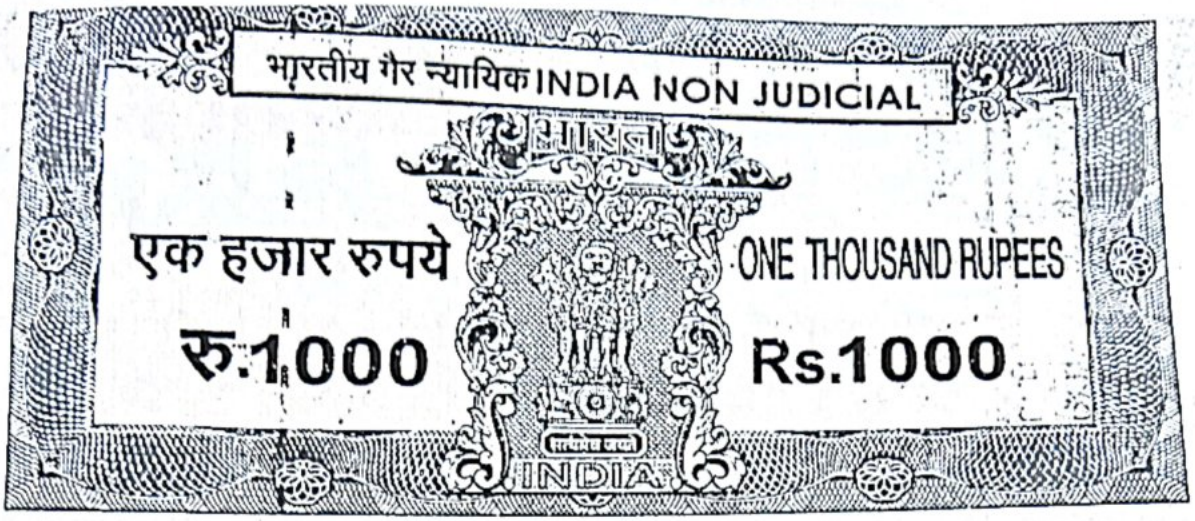
T-1660

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For CHANDRA SALES PVT. LTD
DIRECTOR

0018870288 2/6/20

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बिहार BIHAR

क्रमांक 6637 दि. 6-1-23 मूल्य 1000 स्टॉर स. AT 427356

अमरेन्द्र कुमार सिंन्हा, मुद्रांक विक्रेता
ला० सं०-37/87 निबंधन कार्यालय, पटना

T 1660

DEVELOPMENT AGREEMENT

This indenture is made and executed this the 6th day of the month of February, 2023.

जिला अवर निबंधक का कार्यालय पटना

For CHANDRA SALES PVT. LTD.

DIRECTOR

6/2/23

BETWEEN

Sri Mukul Kumar, aged about 34 years, Profession-Self Employed, **(PAN No.BCPPK3643B)** S/o Late Dukhu Choudhary, by faith Hindu & resident of Vill- Sahganj, P.O- Mahendru, P.S- Sultanganj, Distt- Patna-800006. 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 **FIRST PART.**

Mobile No.-7979776681

AND

CHANDRA SALES PVT LTD, a Private Limited Company, duly registered with Registrar of Companies Bearing Registration No. 8247 of 1997-98, CIN No.- U51109BR1997PTC008247 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**, aged about 52 years, Profession- Business, by faith Hindu 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. AACCC0279L

For CHANDRA SALES PVT. LTD
DIRECTOP

WHEREAS the Owner are seized and possessed of or otherwise well and sufficiently entitled to all the piece and parcel of land measuring approximately 620.616 sq. ft., i.e 1.425 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, Survey Thana- Phulwari, 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 survey Plot No.1088 of Part (One Thousand & Eighty Eight), Jamabandi No.-499, within the limit 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 Jamabandi No.- 499, the named of past vendor Shushila Devi Shukla mutated in Bihar Sarkar Register No. 2, C.O. Office, Patna Sadar, Patna.

AND WHEREAS the aforesaid land was purchased by **Sri Mukul Kumar, (PAN No.BCPPK3643B)** S/o Late Dukhu Choudhary, on 25.01.2023, Deed No. 937 (measuring an area 620.616 Sq.Ft. equivalent 1.425 deci) in Book No.-1, Volume No.-22 on Pages from 231 to 241, C.D. No. 4/2023 from Smt. Sushila Shukla, W/o Sri Jitendra Prasad Shukla, resident of Mohalla – Ranighat, Post – Mahendru, Thana – Sultanganj, District – Patna and under Sub and Sadar Registry office, Patna. They have already 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.

For CHANDRA SALES PVT. LTD

DIRECTOP

AND WHEREAS the Owner covenant that the scheduled land is in his 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 Title and the Owner has right, full power and absolute authority and title to transfer the whole or part of the aforesaid scheduled land.

AND WHEREAS the Owner is 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, who is already in the process of developing adjacent plots of this piece of land, one part of the land already being developed, being that of the FIRST PART, offered to construct at its own cost residential building complex on the scheduled land of the Owner, to be named and known as **'KAMLA BINAY VILLA'** hereinafter referred to as the "BUILDING" and to give 50% of the construction made on the Building as per the sanctioned building plan. The Owner, having realized that the access to his land is not such that a Multi Storey Apartment can be approved in independent capacity, agreed to amalgamate his plot with adjacent plots so that his land can get the benefit of 20 ft wide road. The Developer's area would be 50%. The built-up area/share 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.

For CHANDRA SALES PVT. LTD

DIRECTOR

AND WHEREAS the Landowner First Part realizes that the existing land available on the Site and its possession is much lower than what is being mentioned in this document. It is mutually agreed that the final share division/distribution will be made on the basis of the plot area of other shareholders being subtracted from the total plot area as approved in Sanctioned Plan and the residual area will be treated as that belonging to the Landowner First Part of this Development Agreement. The plot area calculated this way will be in addition to the Plot area both the parties have entered into a Development Agreement earlier vide Deed No.- 12461 dated 30.09.2021 Final share division between the Owner and Developer will be effected with mutual consent through the method mentioned above 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, 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.

For CHANDRA SALES PVT. LTD

DIRECTOR

2) The Owner within 3 (Three) months of the execution of the indenture, hereby agree to get the Premises vacated and 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 50% 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 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's 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.

For CHANDRA SALES PVT. LTD

DIRECTOP

06.09.23

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6) The Land Owner shall be entitled to not less than 50% of the built up area in shape of flats. Excess or shortage if any in area will be compensated by market price by developer & 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's area referred to above allotted to the Owner as his 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 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

for CHANDRA SALES PVT. LTD

DIRECTOR

6/2/23

transferring the proportionate share of land comprising developers and/or its 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 his assigns/nominees shall become members of the association of persons or a co-operative 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 its nominees and assigns. No stamp duty liability in respect of any transaction whatever will be of the Owner of the land.

For CHANDRA SALES PVT. LTD

DIRECTOR

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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.

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 his 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.

8.02.23

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For CHANDRA SALES PVT. LTD

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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 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 or otherwise allot flats/parking spaces etc. in the aforesaid building to the purchasers in respect of the developer's area.

g. The developer at its 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

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For CHANDRA SALES PVT. LTD

DIRECTOP

specification, the Owner shall have the right to forfeit the entire construction free from any encumbrance created by the developer in respect of their 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 shall not be mortgaged with bank and /or financial institution for obtaining loan by the Developer.

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 his 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.

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For CHANDRA SALES PVT. LTD.

DIRECTOR

6/2/23

06.02.23

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.

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.

For CHANDRA SALES PVT. LTD

DIRECTOR

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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.

21. The Owner 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. 620.616 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 his 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 has 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.

06.02.23

6/2/23

for CHANDRA SALES PVT. LTD.

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e) That there are no statutory claims, demands, attachments or prohibitory orders made or issued by the taxation authorities, revenue authorities, 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 land Owner to get the same cleared at his 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

For CHANDRA SALES PVT. LTD

DIRECTOR

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. That it has been agreed between the parties that the share of the Owner would not be transferred/sold or alienated to any person or persons without prior written consent of the Developer. It has further been agreed that owner shall be necessitated to alienate/transfer their share in the project only to Developer in case they require funds and any such reduction in the share or transfer of the owner's share has to be through a supplementary agreement signed on or after execution of this development agreement.

26. 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.

27. For the purpose of verifying the correctness of the declaration hereinabove made by the Owner and in particular the declarations made above regarding the

For CHANDRA SALES PVT. LTD

DIRECTOR

6/2/23

absolute Ownership of the said land and his title hereto being marketable free from all encumbrances and also his 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 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.

28. 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 at 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 known as **'KAMLA BINAY VILLA'.**

29. 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.

30. 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.

For CHANDRA SALES PVT. LTD

DIRECTOR

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

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

33. 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.

34. 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.

For CHANDRA SALES PVT. LTD.

DIRECTOR

6/12/23

6/12/23

35. 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.

36. 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.

37. 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 final and binding on the parties.

SCHEDULE
REFERRED AS ABOVE

All that piece and parcel of land measuring approximately 620.616 sq. ft., i.e 1.425 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, Patna, Survey Mauza- Duzra, Pargana & Survey Thana- Phulwari, Present Thana- Budha Colony, Patna, bearing Thana Code-234 (Two Hundred Thirty Four)Thana No. 04 (Four), Tauzi No. 14-C (Fourteen-C) Khata No. 147 (One Hundred and Forty Seven), Kheshra survey Plot No. 1088 of Part (One Thousand & Eighty Eight), within the limit of Patna Municipal Corporation and under the jurisdiction of District Registry Office, Patna, and bounded as follows: -

For CHANDRA SALES PVT. LTD

DIRECTOR

6/2/22

(A)Khata No.	Plot No.	Area
147	1088 of part	1.425 Deci

Jamabandi No. 499

Land Value of Rs. 28,50,000/-

(Rupees: Twenty Eight Lac & Fifty Thousand) Only.

Boundary

NORTH : Plot of Sri Mittal Family

SOUTH : Plot No. 1089.

EAST : Mukul Kumar (Self Vendor) & Others.

WEST : Part Plot No. 1088

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

6/2/23

SIGNATURE OF THE LAND OWNER

Witness:

1. Amit Kumar Shrivastava
S/o Late Ram Shrivastava
Rly Quarter No. 1
Ramchandrapur
Patna 06/02/23

2. Subodh Kumar
S/o Late Ram Prasad
310, N.A. Centre,
New Govt. Bungalow
Road, Patna-1
06.02.23

06.02.23

SIGNATURE OF THE DEVELOPER

For CHANDRA SALES PVT. LTD

DIRECTOR

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.

For CHANDRA SALES PVT. LTD

DIRECTOP

06.02.23

6/2/23

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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 Kriloskar/Eicher/Leyland.
7. Provision of Lift (Kone or Johnson).
8. Water Harvesting (Rain water Harvesting)
9. Fire Fighting System.
10. Security Provision with C.C. TV.

6/12/23

6.12.23

For CHANDRA SALES PVT. LTD

DIRECTOR

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. '0S', Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 59100/-
Addl.Stamp duty paid under Municipal Act Rs. 0/-

Amt.Paid By N.J Stamp Paper Rs. 1000/-
Amt.paid thrpugh Bank Challan Rs. 79100/-

Registration Fee

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

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

TOTAL- 20000

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Date: 06/02/2023

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 06th February 2023 by Mukul Kumar Late Dukhu Choudhary by profession Others. Status - Executant

6/2/23
Signature/L.T.I. of Presentant

Date:06/02/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Amit Kumar Bharti' age '35' Sex 'M', 'Tej Narayan Singh', resident of 'Near Nalanda Bhawan, Rajapur, Mainpura, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 06/02/2023

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 35 on pages on 505 -528, for the year 2023 and stored in CD volume No. CD-6 year 2023 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 06/02/2023 Year : 2023 S.No. 1958 SCORE Ver.4.1 Deed No . :d No . : 1536

Token No. : 1660

2/6/20

For CHANDRA SALES PVT. LTD

DIRECTOR

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