



Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 17/01/2022 by Rajiv Singh

A stamp duty of Rs. 1850000/- and other fees of Rs. 46575/- 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. 423 in Book No. 1, Volume No. 11 on pages from 557 to 584 and has been preserved in total 28 pages in C.D. No. 2 / Year 2022

Date: 17/01/2022

Token No: 455 /2022

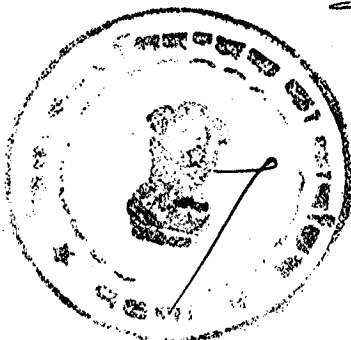
Signature with Date
(Dhananjay Kumar Rao)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

This Development Agreement executed and entered this the 17th day of
January 2022.

BETWEEN

1. Mr. Rajiv Singh(aged about 58 years) Gender- male son of Late Birendra Prasad Singh, resident of 22, Basant Bihar Colony, Boring Road, Thana, Shri Krishna Puri, District- Patna. (PAN-ADRPS0352F, AADHAR No- 2303 4859 8273), Mobile No: - 9339829650.



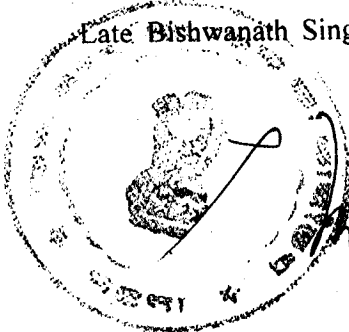
2. Smt. Nupur Singh, aged about 55 years, Gender- female, daughter of late Birendra Prasad Singh, wife of Shri Pankaj Kumar Singh, resident of 3-C, Super Deluxe Flats, Sector-15-a, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301 (PAN-AMHPS1424K, AADHAR No- 3907 7951 6053).
3. Smt. Leena Singh aged about 53 years, Gender-female daughter of late Birendra Prasad Singh, Wife of Shri Prasenjit Singh, resident of C-1/29, Pandara Park, Pandara Road, Central Delhi, Delhi-110003 (PAN- AIAPS1148R, AADHAR No- 6028 6867 9116) by Nationality- Indian, hereinafter called and referred to as the Landowners/ Owners (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include his heirs, Administrators, Executors, legal representatives and/ or successors-in-interest) of the **FIRST PART.**

AND

M/S ARCON PROJECT PVT. LTD. (CIN- U45200BR2011PTC017101), having it's registered office at Lalita Residency, Ground Floor, Near Baba Lodge, Shri Krishna Nagar, Patna - 800001, represented through its Managing Director Shri Arjun Singh (aged about 43 years) son of Sri Sakal Deo Singh, resident of 5A, Shakti Dham Apartment, resident of Mohalla- Krishna Nagar, P.S- Budha Colony, Town and District- Patna, Pin- 800001, (Aadhar Card No.- 4803 7819 3428) and (PAN No.- AAJCA5643H) Mobile No:- 9934030807, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) of the **SECOND PART.**

RECITAL

Whereas the property fully described at the foot of this deed in Schedule No. - I originally belonged to Ram Das Saha @ Ram Das Sah from whom Late Bishwanath Singh s/o Late Lakhraj Singh resident of village and



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P.O- Makhla, District- Hooghly and Late Birendra Prasad Singh s/o Late Ram Janam Singh resident of Basant Vihar Colony, Boring Road, P.S. Shri Krishna Puri, Patna, Bihar purchased the Schedule- I lands vide Registered Deeds, dated- 16.05.1969 and 16.04.1969 respectively.

AND WHEREAS a Partition Suit being Title Suit No.- 86 of 1986 was filed by Late Bishwanath Singh on 13.08.1986 before the 2nd Court of Assistant District Judge, Hoogly wherein Sri Birendra Prasad Singh and Ors. were impleaded as defendants which was ultimately decided and decreed on 08.08.1994 on the basis of sulahnama (compromise) petition of the parties as per which the Schedule I land came in the possession of late Birendra Prasad Singh and after the death of late Birendra Prasad Singh, the said devolved upon the parties of the First Part who collectively become the absolute and undisputed landowners of the Schedule I property/ land.

AND WHEREAS Rajiv Singh, S/o Late Birendra Prasad Singh, Smt. Nupur Singh, daughter of Late Birendra Prasad Singh and wife of Sri Pankaj Kumar Singh and, Smt. Leena Singh, aged about 53 years Gender- female daughter of Late Birendra Prasad Singh and wife of Prasenjit Singh have become owners of the Schedule-I property/land and Jamabandi has been created in the name of Rajiv Singh vide Dakhil-Kharij Case No-1195/4 of 02-03 and Jamabandi No-4156 of 2015 stands created and rent receipts have been issued in the name of Rajiv Singh, S/o Late Birendra Prasad Singh vide Zamabandi No.- 4156 of 2015, and they are coming into peaceful possession of the said property as an absolute owner (s) and enjoying the same without any hindrance and interruption from any corner and has obtained a valid and perfect right, title and interest over the said property.

AND WHEREAS, the landowners above named wanted to develop their land and after several rounds of negotiations the aforesaid Developer offered to construct at its own cost a multistoried residential building over the said Land measuring an area of 58.5 Decimal i.e. 18 Katha 14Dhur08 Dhurki pertaining to Thana No.-11, Tauzi No.-52, Khata No.-932, Plot



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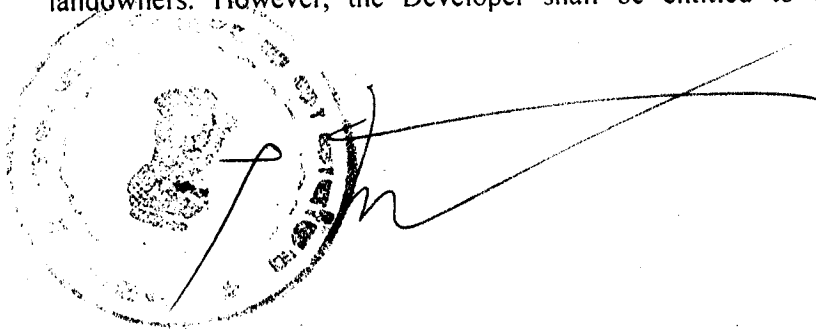
No.- 2299, Area-48 Decimal, Khata No-939, Plot No-2303, and Area-10.5 Decimal, situated at Mauza- Dhanki, Mohalla- Sandalpur, Halka- Azimabad, Thana- Sultanganj, District- Patna under the Jurisdiction of District Sadar Registry Office- Patna and Sub Registry Office- Patna City, Bihar hereinafter referred to as **THE BUILDING**.

AND WHEREAS the developer abovementioned has verified the documents establishing the perfect right title and interest of the landowners comprising the First Part over the Schedule I property and has even otherwise ascertained the claim of the Land Owners of having perfect and clear right, title and interest over the said property and is fully satisfied about the same;

AND WHEREAS on account of negotiations between the parties, the landowners and the developer have agreed on certain terms and conditions with regards to the Development of the said premises and the construction of the said building by the developer and disposal of the constructed area, the parties hereto being desirous of reducing the said agreed terms and conditions into writing the present agreement is being entered into between the parties hereto out of their free will and volition and without any threat, force or coercion upon the following terms and conditions:

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

- (1) The aforesaid landowners give license and permission to the Developer to enter upon the said property with full right and authority to commence, carry on and complete development thereof, in accordance with the permission and terms herein mentioned. The said License to develop the property will be personal to the Developer and under no circumstances the Developer will assign his right and interest acquired by way of the license to any other party, except with the prior written consent of the landowners. However, the Developer shall be entitled to enter into



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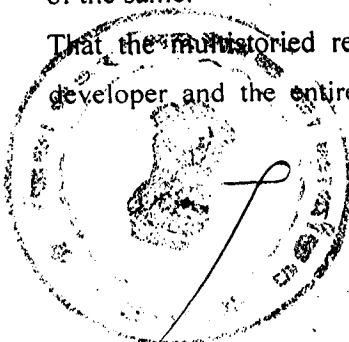
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separate contracts in his own name with the building contractor, architect and others for carrying out the development at his own risk and cost.

- (2) That the landowners and the Developer agree that they would jointly prepare a Residential Building Plan with the help of their Architect and then will submit the plan for getting it sanctioned from the Patna Municipal corporation (PMC)/ the Real Estate Regulation Authority (RERA). The instant Agreement will come into operation only when the Building Plan approved by the landowners and the developer gets sanctioned/approved by the PMC/ RERA. Upon the sanction of the Building Plan, the developer will construct the proposed Multistoried residential building as per the sanctioned building plan of the PMC/RERA or any other Competent Authorities with the objective of achieving the maximum permissible FAR level.
- (3) That the Developer will obtain necessary permission from RERA (Real Estate Regulation Authority) for the construction and development of the project and all the charges incurred in obtaining the permission shall be borne by the Developer. The Developer shall be liable to maintain the escrow account as desired by the RERA.
- (4) That the developer shall obtain the completion /occupancy certificate from the competent authority. All the charges/expenses for obtaining the completion /occupancy certificate shall be borne by the Developer.
- (5) That the entire area of the said property shall be handed over to the developer for construction of a multistoried complex consisting of flats, parking and open space etc. and the entire cost to be incurred for construction of the same shall be borne by the developer.
- (6) That the developer will be exclusively responsible for any accident or incident that may occur or be caused in the premises during the period of construction and they will solely be responsible and answerable before any officer/authority or court of law for the same. The landowners will not be responsible for the same in any way and the developer shall always keep the landowners indemnified of any loss to the property on account of the same.
- (7) That the multistoried residential building shall be constructed by the developer and the entire cost to be incurred for construction shall be



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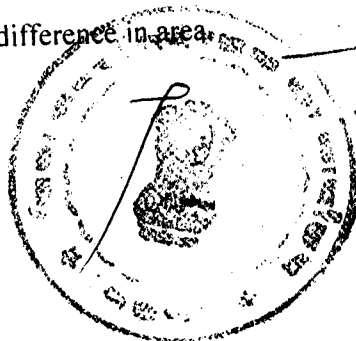
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borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing as per Schedule II and the Developer shall complete the entire building project to make it habitable for the landowners and other inmates of the building. The construction shall be as per the specifications detailed and described in Schedule-II attached hereto.

- (8) The name of the proposed multistoried residential building complex shall be **"ARCON BIRENDRA HEIGHTS"**,
- (9) That the developer agrees to hand over 50% (Fifty Percent) of the total **Constructed area in the shape of Super-Built up area alongwith the Roof Right in the same Ratio** of the multistoried residential building and **also 50% of the car parking spaces** of the said building to the landowners in consideration of the cost of land and building in the shape of undivided share with all right, title and interest in the said building with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.
- (10) That similarly, the developer will retain 50% (Fifty Percent) of the total super built-up area in the Multistoried Residential building and car parking spaces of the said building in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. Both the landowners and the developer will have absolute right, title and interest over their respective shares of super built-up area.
- (11) That in case upon the division of the share between the land owners and the Developer i.e.50% of the Super built-up area it is found that the same is not covered in the form of the complete flats built and taken, **then both the developer and the Land Lords will have the option** to pay the equivalent Market Price to the landowners or Developers for the difference in area.



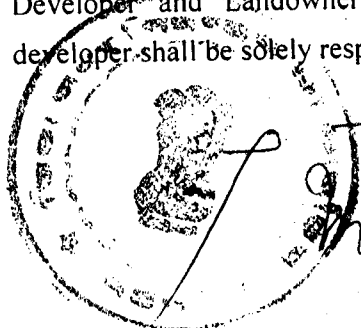
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- (12) That it is further agreed by the parties that any alteration in the approved building plan within the ambit of the PMC/RERA building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the landowners in writing and it shall be the duty of the developer to get the alteration/modification sanctioned/approved by the appropriate authority.
- (13) That the certificate of the architect regarding measurement of the super built-up area, built-up area and common service area will be final and binding on both the parties.
- (14) That the landowners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.
- (15) That the developer will develop and construct the proposed building with all amenities therein and thereon and give peaceful vacant possession of the landowner's area to the landowners within **48 months** from the date of sanction of map and registration with RERA with further grace period of **6 (Six) Months**. The time shall be the essence of the instant contract and if the developer fails to complete the construction and deliver the project within stipulated period of 48 + 6 months then further time may be granted to the developer only by the permission of the landowner son payment of penalty fixed at Rs.2 lakhs/month till the completion of the building. However, if the work is delayed by Force Majeure i.e. extreme inclement weather like flooding etc. or because of any civil commotion, riot, war, earthquake, storm, tempest, air raids, local combination of workman or strikes or lockouts or lockdown the period of interruption of work shall be excluded from the abovementioned period. However more, in case of delays on account of any other reason like delay in procurement of materials or work stoppage due to NGTA and RERA problem, a fair and reasonable extension of time for completion made be made in respect thereof as may be agreed upon in writing by the Developer and Landowners on mutual terms and conditions. The developer shall be solely responsible for any penalty that may be imposed



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possession for the purpose of development pursuant to this development agreement. The landowners shall at no point of time after the commencement of developmental activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

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- (22) That the developer shall be entitled to enter into agreement for sale, or otherwise allot units in the Developer's area in the said building and which do not form part of the landowners' area but shall not execute final sale deed/transfer deed/ conveyance deed or transfer possession or physically alienate any part out of its share without allotting and delivering physical possession of the share of the Land Owners share complete in all respects.

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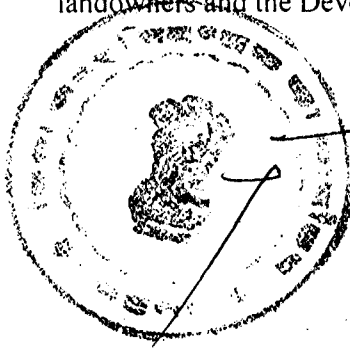
Similarly, the landowners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in their share area in the said building and which does not form part of the Developer's area, whenever required by the landowners.

- (23) That after the completion of the construction of the building project developer/ promoter/ landowners 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 or law forced at that time.

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- (24) That after the approval of drawings for construction by the P.M.C./ /RERA or any other competent authority concerned the respective share of the Land Owners and the Developers shall be clearly demarcated and as far as possible alternate Floor wise distribution of the respective units/flats falling in their respective shares will be done and first right of choice /selection of floor shall be given to the Landowners. The distribution of shares would be done vide a separate agreement executed between the parties specifying the equal and undisputed shares of the landowners and the Developer.

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- (25) That after completion of Multistoried Residential Building, physical measurement of the super buildup area shall be measured by the Architect and after that actual share of landowners and Developer shall be finalized and adjustments if any will be made.

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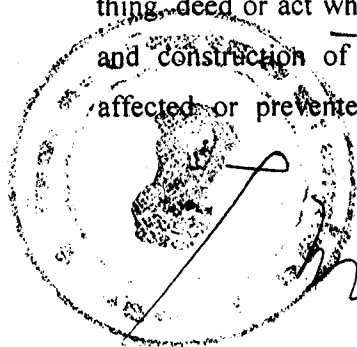
(26) **It is further represented and declared by the Landowners (First Part):**

- (a) That the area of the said land premises is 58.5 Decimal i.e. 18 Katha 14 Dhur 08 Dhurki pertaining to Thana No. 11, Tauzi No.- 52, Khata No.-932, Plot No.- 2299, Area-48 Decimal, Khata No- 939, Plot No.-2303, and Area-10.5 Decimal, situated at Mauza- Dhanki, Mohalla- Sandalpur, Halka- Azimabad, Thana- Sultanganj, District- Patna under the Jurisdiction of District Sadar Registry Office- Patna and Sub Registry Office- Patna City fully described in Schedule- "I" over which "As Per FAR" shall be constructed.
- (b) That the property is a free hold property and the landowners have title to the same free from all encumbrances.
- (c) That the landowners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment right, gift, lien, leave, license, permission, rent, possession, charge, inheritance or any other encumbrances whatsoever and that they would keep the said property free from encumbrance during the subsistence of these presents.
- (d) The landowners declares that he has not agreed, committed to or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person.
- (e) That the landowners further declare that he has not done any act, thing, deed or act whereby or by reason whereof the development and construction of the said property and/or building may be affected or prevented in any manner whatsoever and that he

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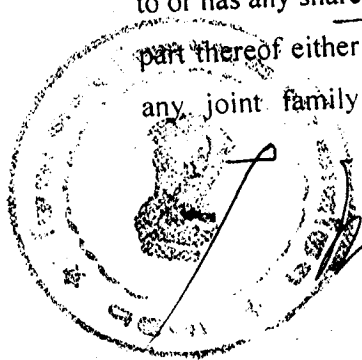
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undertakes to remove any possible impediment to the implementation of these presents, if the same is within his power and control. _____

- (f) That the landowners of the said land have assured the Developer that if any sort of defect in their title is found in future in that case they will be liable for the same and similarly the Developer assures the owner that Developer will be liable issues related to construction and its quality. _____
- (g) That no notice or notification for acquisition under any statute for the time being enforce has been received, served or issued affecting the said property or any part thereof and owners are entitled to develop and or cause to be developed the said entire property. _____
- (h) That there is no notice or order passed by the Municipal Authority 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 other body or authority concerning or affecting the said property or any part thereof. _____
- (i) That there are no statutory claims, demand, 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. _____
- (j) That there are no attachments either before or after judgment and there are no claims, suits decrees, injunctions, orders of lispence, notices, insolvency notice petitions or adjudication orders made or issued by or at the instance of any part thereof. _____
- (k) That apart from the above- named landowners none else is entitled to or has any share, right, title or interest in the said property or any part thereof either as a partner or any partnership or co-partner in any joint family or otherwise and that the owners are not



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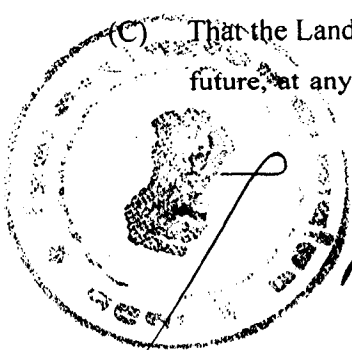
benamidars or trustees for any one in respect of the said property the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.

- (l) That the owner will not take any steps to dispossess the developers or their men provided the construction work is carried on and completed in terms of this development agreement.
- (m) That the Landowners are agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Land owners and the Landowners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(27) **THE DEVELOPER FURTHER UNDERTAKES AS UNDER: -**

- (A) That they will not do any act of commission or omission, expressly or impliedly, directly or indirectly by which the landowner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Land Owners area to them.
- (B) That to indemnify the landowners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

- (C) That the Landowners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it



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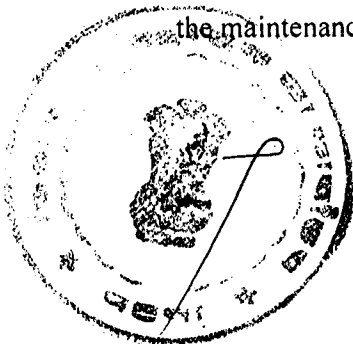
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is possible to construct any extra built-up area beyond the area already sanctioned by the PMC/RERA, the same shall be distributed between the landowners and developer in the same proportion, as mentioned above.

- (D) That the developer shall be entitled to retain only Photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the landowners for inspection and photocopies will be given whenever required by the developer. However, finally all the original documents shall be retained with the Land Owner.
- (E) That the construction of the said building will be super deluxe quality and the detailed specification is to be attached and shall form part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the landowners and the developer will share the additional area in same ratio as mentioned above in the constructed area of the said Multistoried residential building.
- (F) That the developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licensees, tenants etc. shall be bound to abide by the rules and regulations as may be framed by the developer or the organization from time to time, and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer & subsequently by the members of the society for the maintenance and management of the entire building complex.



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(G) That the nominee/s of the developer shall own and hold possession of the building comprised in the developer's area according to the standard agreement finalized by the developer and landowner jointly with the mutual consent of each other. Similarly, the Owner and its nominees(s) shall hold and own possession of the Owner's area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and execute similar agreement.

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Rajiv Singh

(H) That the common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

Rajiv Singh
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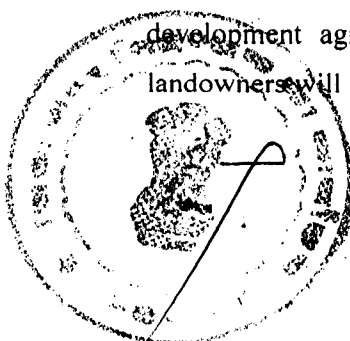
(I) That the Landowners agree that if any levy is imposed by the PMC or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Landowners and the developer (or its allottee) jointly in the same proportion as their respective shares of super built-up area in the said building after handing over the possession of Land Owner's shares.

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(J) That the Developer agree that in case any fine or penalty/fee/fine is imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid solely by the developer.

Devesh Singh
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(K) That the entire cost to be incurred for registration of this development agreement shall borne by the developer and the landowners will have no concern with that. The original registered



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copy of this Development Agreement shall be retained by the Developer after providing authentic photocopies of the same to the land owners.

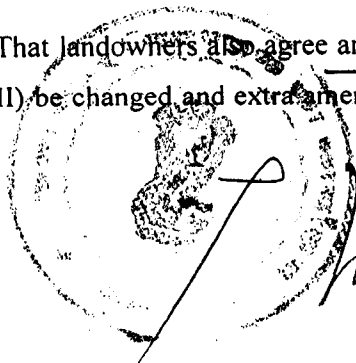
- (L) That the Developer shall maintain the aforesaid multistoried Residential Building at least for two years after taking one time/ monthly maintenance charge from the flat Owners/ Landowners etc. starting from the date of receipt/grant of possession certificate.

- (28) That the landowners agree to pay the G.S.T./State Tax/Union Government Tax or any other tax amount relating to their share concerned to the Developer for being deposited to the authority concerned and the Developer undertakes to furnish to the land owners copies of the Challans immediately after payment/deposit of the tax.

- (29) That Landowners and Developer both agree to the effect that the entire internal and external road/approach road/ drainage etc. should be constructed by the developer.

- (30) That the development of the land i.e. the project entails and includes the creation of all the facilities and amenities such as green areas, park, swimming pool, Gymnasium and other similar facilities/amenities as per the plan finalized by the parties. However, while the ownership and title over the land covered by the said facilities (in case not covered by the residential building) shall get apportioned between the landlords and the developed in the ratio of 50% each, the said areas would be used as a common area by all the unit holders/residents of the complex and subject to the provisions of Clause 27 (L) would be under the management of the Welfare society to be formed in the complex. That Landowners and Developer both agree that the miscellaneous development charges payable for landowners share should be paid to the Developer by the buyer/landowner.

- (31) That landowners also agree and undertake that if specification (schedule-II) be changed and extra amenity should be added as Sound Proof Glass.



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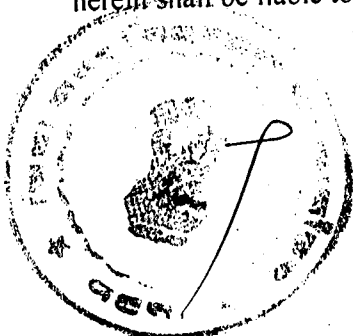
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Italian Tiles, or any changes in specification etc. or any other in the common places, then extra expenditure would be borne by the Landowners and Developer both.

- (32) That in case of any dispute or differences between the parties arising out of, relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time at Patna.
- (33) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.
- (34) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building and landowner/s will have no objection regarding the same in future.
- (35) That after handing over the possession of the flats/built up area of the land owners share by the developer, the land owners shall be liable for the taxes, rents, cess, duties etc. in respect of their share such as service tax, Municipal Tax, VAT, any other taxes as charged by the Govt. or competent authority.
- (36) That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.
- (37) That the terms of this agreement become enforceable with immediate effect and shall remain enforceable till discharge of this agreement by performance and for all acts, deeds or things done in pursuant to the terms and conditions of this agreement.
- (38) Either of the parties herein committing any breach of these presents or any of the terms hereof or unduly delays performance of his obligations herein shall be liable to pay compensation to the party aggrieved.



22/10/22
[Signature]

Rajiv Singh
12/11/22

Nupur Singh
17/01/2022

Devesh Singh
17/01/2022

[Signature]

- (39) The Roof Right will be governed by the provisions of the Bihar Apartment Owners Act, 2006 or the applicable Building bye laws framed by the concerned authorities and in the absence of any applicable provision therein in the same ratio i.e. 50% to the landowners and 50% to the Developer. Any income generated in the future from the Roof top such as from the Glow Board/Advertisement Board/Mobile Tower that income will also be divided in the same Ratio i.e. 50% Land Lord & 50% Developer/Society. If in future any Extension of the building is allowed by the authorities at that time also same ratio will be applicable for both the parties.

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

WITNESSES: -

1. Atul Kumar Singh
S/o Shiv Dayal Singh

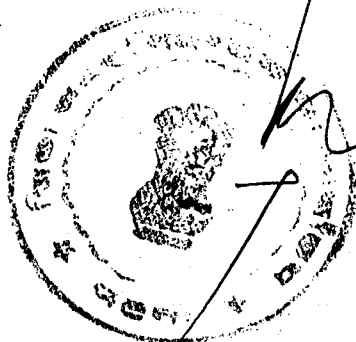
H.No - 47
Haridwar Nagar
Shipura Patna
17/01/2022

1. Rajiv Singh 17/1/22
2. Nupur Singh 17/01/2022
3. Leena Singh 17/01/2022

Signature of the 1st Party

2. Binit Kumar
S/o Shri Anand Kumar Karm
Sub, Singh, Dargah, B. H. M.
Patna - 4
17/01/22

Signature of the 2nd Party



Monoj Kumar
D.B.A. Patna

SCHEDULE-I**(DETAILS OF THE PROPERTY)**

All that Residential Land measuring 58.5 Decimal i.e. 18 Katha 14 Dhur 08 Dhurki bearing Thana No.- 11, Tauzi No.-52, Khata No.-932, Plot No.- 2299, area-48 Decimal, Khata No-939, Plot No-2303, area-10.5 Decimal, situated at Mauza- Dhanki, Mohalla- Sandalpur, Halka- Azimabad, Thana- Sultanganj, District- Patna under the Jurisdiction of District Sadar Registry Office- Patna and Sub Registry Office- Patna City, Bihar which bounded as follows: -

Boundary

NORTH	:	Principal Road
SOUTH	:	Part Plot No. - 2303
WEST	:	Plot No. - 2998, 2997, 2994
EAST	:	Plot No. - 2300, 2302

Land Value:- 9,24,00,750/-

WITNESSES:

1. Asal Kumar Singh
S/o Shri Dayal Singh
H.No - 47 Hazratganj
Shifara Patna
17/01/2022

1. Rajiv Singh 17/1/22
2. Nupur Singh 17/01/2022
3. Leena Singh 17/01/2022

Signature of the 1st Party

2. Shri Kumar
S/o Shri Ashok Kumar Kumar
Sub Registrar Patna
Patna - 04
17/01/22

Signature of the 2nd Party



17/01/22

122

SCHEDULE- II
FEATURES AND SPECIFICATION OF FLATS

Structure	Frame	:	RCC frame Structure
	Steel	:	FE 550D TMT (Tata, Trishakti, Magadh, Neelkamal, Balmukundor equivalent ISI Specification)
	Cement	:	Branded P.S.C Cement (Dalmia/ Jindal/ Birla/ACC/Lafarge)
	Bricks	:	AAC/ RED Bricks
Door	Main Door	:	Flush Door with Mortise Locks
	Doors	:	Pine/Solid Wood Filler Flush Door with locks
	Door Frame	:	Sal wood Frame
Flooring	Windows	:	UPVC Sliding windows
	Internal	:	All Branded
Bed Room	Master Bedroom	:	Wooden Design Vitrified Tiles of 48"x24", 48"x8"
	Rest Bedrooms	:	Digital Vitrified Tiles 48"x 24"
Toilets	Floor	:	Anti Skid Floor Tiles 24"x24"
	Wall Tiles	:	Designer Ceramic Tiles 48"x24", up to 8 ft height
Balcony	Floor	:	Anti Skid Floor Tiles Wooden Finish
Kitchen	Floor	:	Digital Vitrified Tiles 48"x 24"
	Dado	:	24"x12" Ceramic Tiles
	Platform	:	Granite Cooling Platform with S.S. Sink
Living Space	Formal & Informal	:	Digital Vitrified Tiles 48"x24"
	Family Sitting	:	Digital Vitrified Tiles 48"x24"
	Dinning Hall	:	Digital Vitrified Tiles 48"x24"
Flooring (Ext)	Stairs (Main)	:	Granite
	Community Hall	:	Digital Vitrified Tiles 48"x24"
	Basement / Parking	:	IPS flooring/antiskit Tiles 12"x12"
Toilets	Sanitary Ware	:	Kohler/ Jaguar or equivalent
	CP Fitting	:	Kohler/ Jaguar or equivalent
	Water Line	:	Hot & Cooled water supply with

12/11/22
Rajiv Singh

Rajiv Singh
12/11/22

Nupur Singh
17/01/2022

Deena Singh
17/01/2022

[Circular Stamp] 

Electrification

CPVC pipe lines in all toilets and Kitchen
 Concealed Copper electrical wiring
 with sufficient light and power points,
 Modular Switches wires of GM/
 Schnieder/ L&T/ Polycab/ KET or
 equivalent.

Wall Finish
Internal
External
Railings

Plaster of Parish finish
 Texture/ weather proof Paint
 Glass/ MS Grill

Generator

Sound Proof Genset with 1KVA load
 of each Flat, Common Areas, Passage
 Area, Lift & Parking.

Water

24 hour water supply through
 overhead tank from deep tube well
 boring.

Security

EPABX connecting all flats with main
 entrance of the building, CCTV cameras
 covering common areas at ground floor.

Reception / Society office
Lift

At Ground Floor
 Fully automatic Lift of Otis/ Schindler
 or equivalent

Garden

Landscaped Designer Garden

Swimming Pool

Swimming Pool with filtration and
 Changing Room

Community hall

Optional

Gas Pipeline

Provision of Gas Pipeline (Gail or
 IOCL)

Firefighting

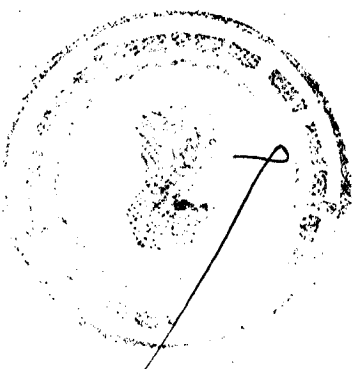
As per Norms

Rain Water Harvesting

As Per Norms

Vastu Compliance

Best Possible as per Architect



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 17/11/22

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 17/11/22

[Handwritten signature]
 17/01/2022

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 17/01/2022

Endorsement of Certificate of Admissibility

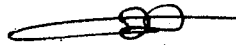
Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 1850000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 1896575/-

Registration Fee										
FEE PAID	A1	0	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	40000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									45025
										46575

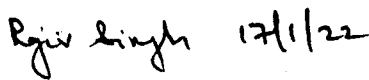
LLR + Proc Fee		Service Charge	
LLR	550	1000	
Proc.Fee	0		
Total	550		


Registering Officer
Patna

Date: 17/01/2022

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 17th January 2022 by Rajiv Singh Late. Birendra Prasad Singh by profession Others. Status - Executant

 17/1/22

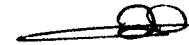
Signature/L.T.I. of Presentant

Date: 17/01/2022


Registering Office
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Atul Kumar Singh' age '45' Sex 'M', 'Shiv Dayal Singh', resident of '47 Harichandra Nagar, Ps- Beur, Dist Patna.- 8000020'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.


Registering Office
Patna

Date : 17/01/2022

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 11 on pages on 557 -584, for the year 2022 and stc in CD volume No. CD-2 year 2022. The document no. is printed on the Front Page of the document.


Registering Of
p

Date : 17/01/2022

Token No. : 455

Year : 2022

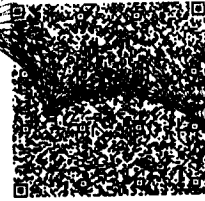
S.No. :

447

SCORE Ver.4.1

Deed No. : d No. :

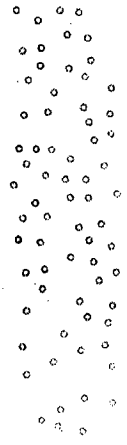
INDIA NON JUDICIAL
Government of Bihar
e-Stamp



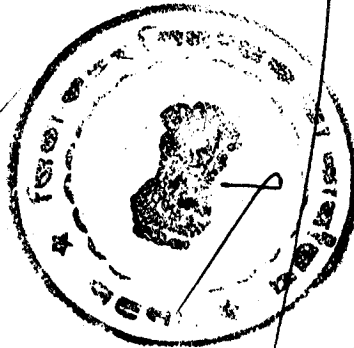
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Assessment Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRSHCIL0139266617905223U
Purchased by : ARCON PROJECT PRIVATE LIMITED
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : ARCON PROJECT PRIVATE LIMITED
Stamp Duty Paid By : ARCON PROJECT PRIVATE LIMITED
Stamp Duty Paid (Rs.) : 36,000 (Thirty Six 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.) : 36,000 (Thirty Six Thousand only)



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22/01/2022



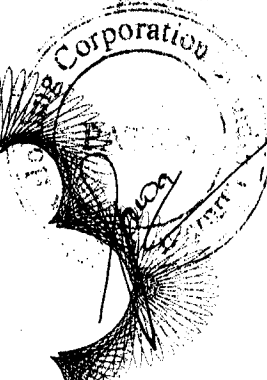
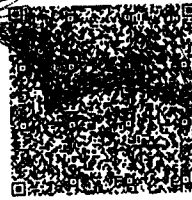
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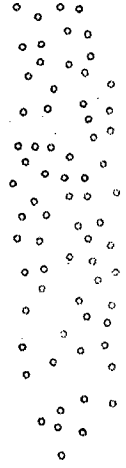
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Government of Bihar
e-Stamp

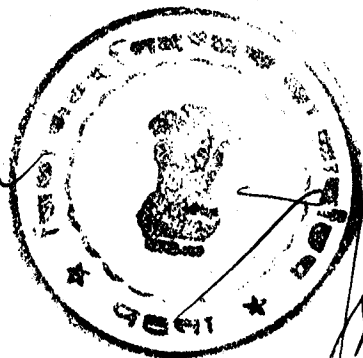


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Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference : SUBIN-BRBRSHCIL0139236688682670U
Purchased by : ARCON PROJECT PRIVATE LIMITED
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : ARCON PROJECT PRIVATE LIMITED
Stamp Duty Paid By : ARCON PROJECT PRIVATE LIMITED
Stamp Duty Paid (Rs.) : 18,14,000 (Eighteen Lakh Fourteen Thousand only)
Reg. fee (Rs.) : 45,025 (Forty Five Thousand And Twenty Five only)
LLR & P Fee (Rs.) : 550 (Five Hundred And Fifty only)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 1,000 (One Thousand only)
Total Amount (Rs.) : 18,60,575 (Eighteen Lakh Sixty Thousand Five Hundred And Seventy Five only)



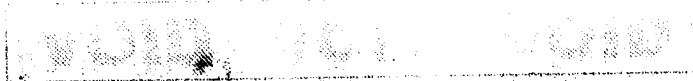
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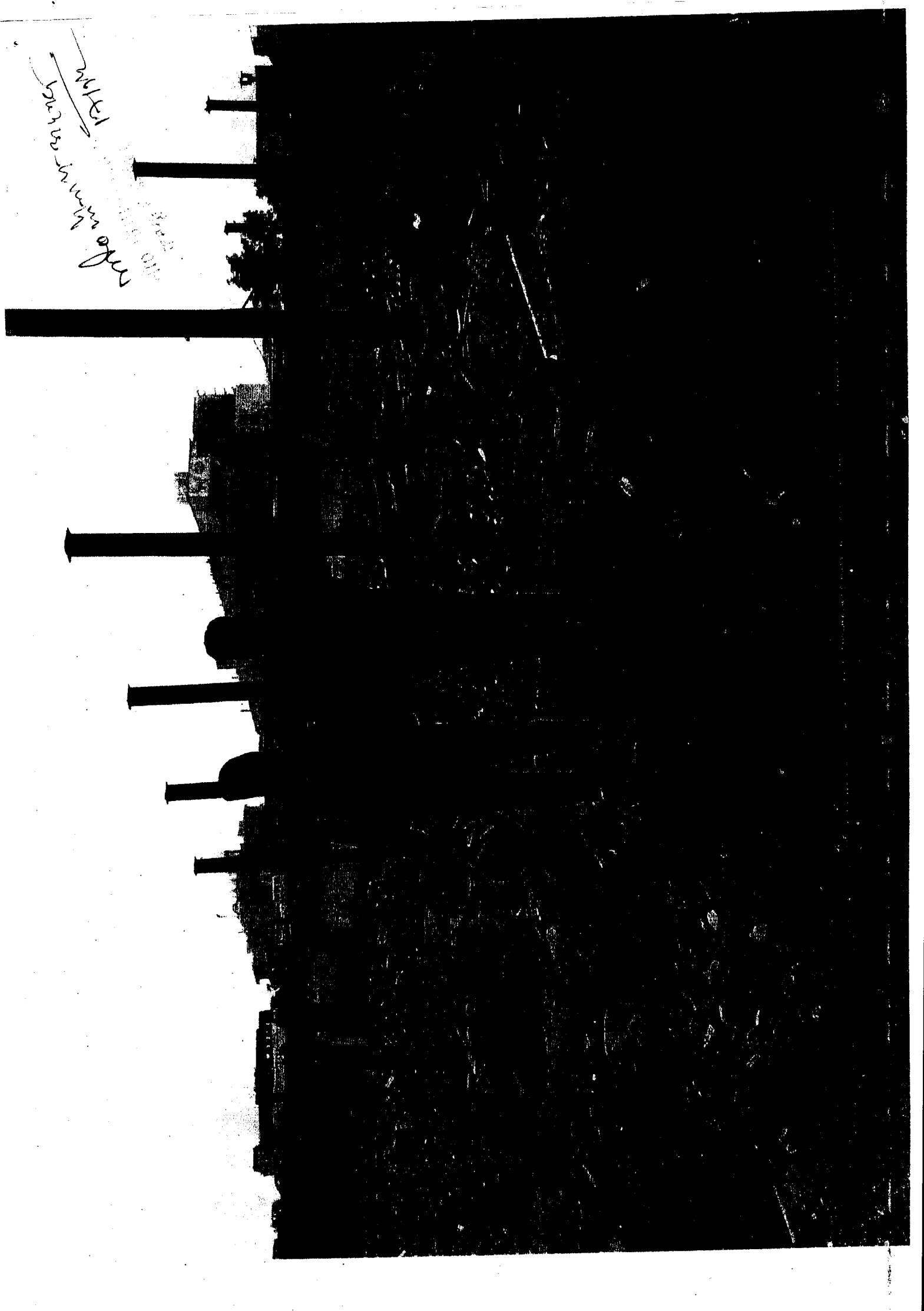


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भारत सरकार
GOVERNMENT OF INDIA



अर्जुन सिंह
Arjun Singh
जन्म तिथि/ DOB: 01/05/1977
पुरुष / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
GOVERNMENT IDENTIFICATION AUTHORITY

पता:
संबोधित: सकल देव सिंह, 5
ए.शक्ति धाम अपार्टमेंट, बाबा
लॉड्ज के पास, एस.के. नगर,
फुलवारी, पटना,
बिहार - 800001

Address:

S/O Sakal Deo Singh, 5 A Shakti
Dham Apartment, Near Baba Lodge,
S.K. Nagar, Phulwari, Patna,
Bihar - 800001

4803 7819 3428

4803 7819 3428

आम आदमी का अधिकार

Aam Admi ka Adhikar

Arjun Singh
17/9/22



Agarwal



ভারত সরকার
Government of India

রাজীব সিংহ

Rajiv Singh

পিতা : বীরেন্দ্র প্রসাদ সিংহ

Father: Birendra Prasad Singh

জন্মতারিখ/DOB: 08/02/1963

পুরুষ / Male



2303 4859 8273

Ministry of Education, Government of India

মন্ত্রক, শিক্ষা, ভারত সরকার
মন্ত্রক, শিক্ষা, ভারত সরকার
পাঠ্যক্রম

Address: 56, T.N.
MUKHERJEE ROAD
Uttarpara Kolrung(M)
Makha, Hooghly, West
Bengal, 712245

2303 4859 8273



www

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স্বাক্ষর অনুমতির অধিকার

Rajiv Singh

13/1/22

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADRPS0352F

 नाम NAME
RAJIV SINGH

पिता का नाम /FATHER'S NAME
BIRENDRA PRASAD SINGH

जन्म तिथि DATE OF BIRTH
08-02-1963

हस्ताक्षर SIGNATURE
Rajiv Singh

अवकाश आयुक्त (सी.ओ.) पटना
 COMMISSIONER OF I-TAX (CO), PATNA

आवकाश आयुक्त, पटना,
 केन्द्रीय राजस्व भवन,
 भीरचन्द पटेल मार्ग,
 पटना - 800 001.

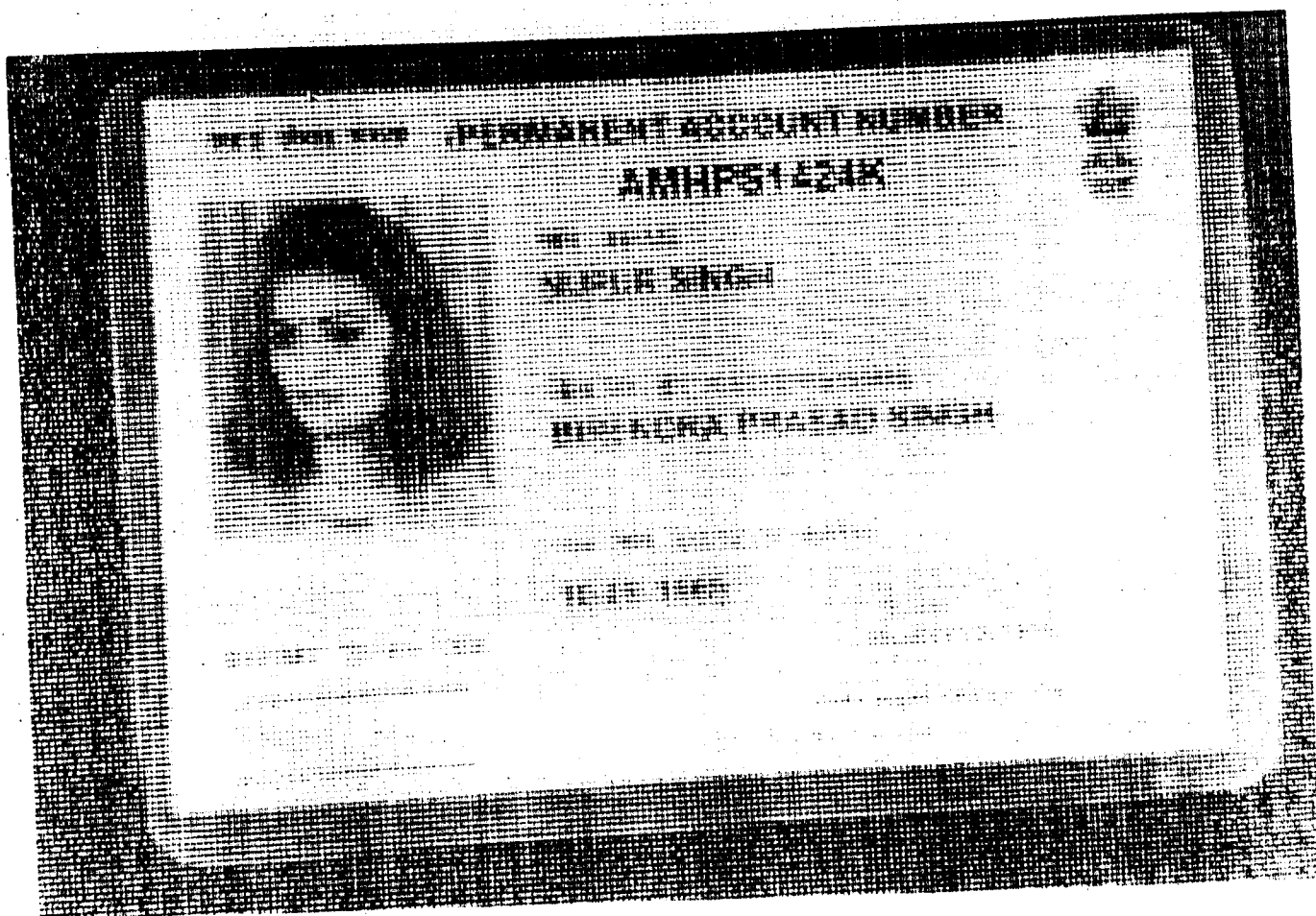
In case this card is lost/found, kindly inform/return to
 the Issuing authority :
 Commissioner of Income Tax (CO)
 Central Revenue Building
 Bir Chand Patel Marg
 PATNA - 800 001

Rajiv Singh
 17/1/22


भारत सरकार
GOVERNMENT OF INDIA
नूपुर सिंह
Nupur Singh
जन्म तिथि/ DOB: 10/09/1985
महिला / FEMALE
3907 7951 6053
मेरा आधार, मेरी पहचान


आधार
भारत सरकार
GOVERNMENT OF INDIA
पता:
पंकज कुमार सिंह, 3-सी, W/O, Pankaj Kumar Singh,
सुपर डीलक्स फ्लैट्स, 3-c, Super Delux Flats,
विभाग-15-ए, नोएडा, Sector-15-a, Noida, Noida,
नोएडा, गौतमबुद्ध नगर, Gautam Buddha Nagar,
उत्तर प्रदेश - 201301 Uttar Pradesh - 201301
1947
1947 388 1947
P.O. Box No. 1947,
Bangalore-560 901

Nupur Singh
17/01/2022



Nupur Singh
17/01/2022



भारत सरकार
Government of India



Leena Singh
DOB: 19/12/1968
Female

6028 6867 9116

मेरा मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: T-129, Pandara Park
Pandara Road, Central Delhi, Delhi
110015

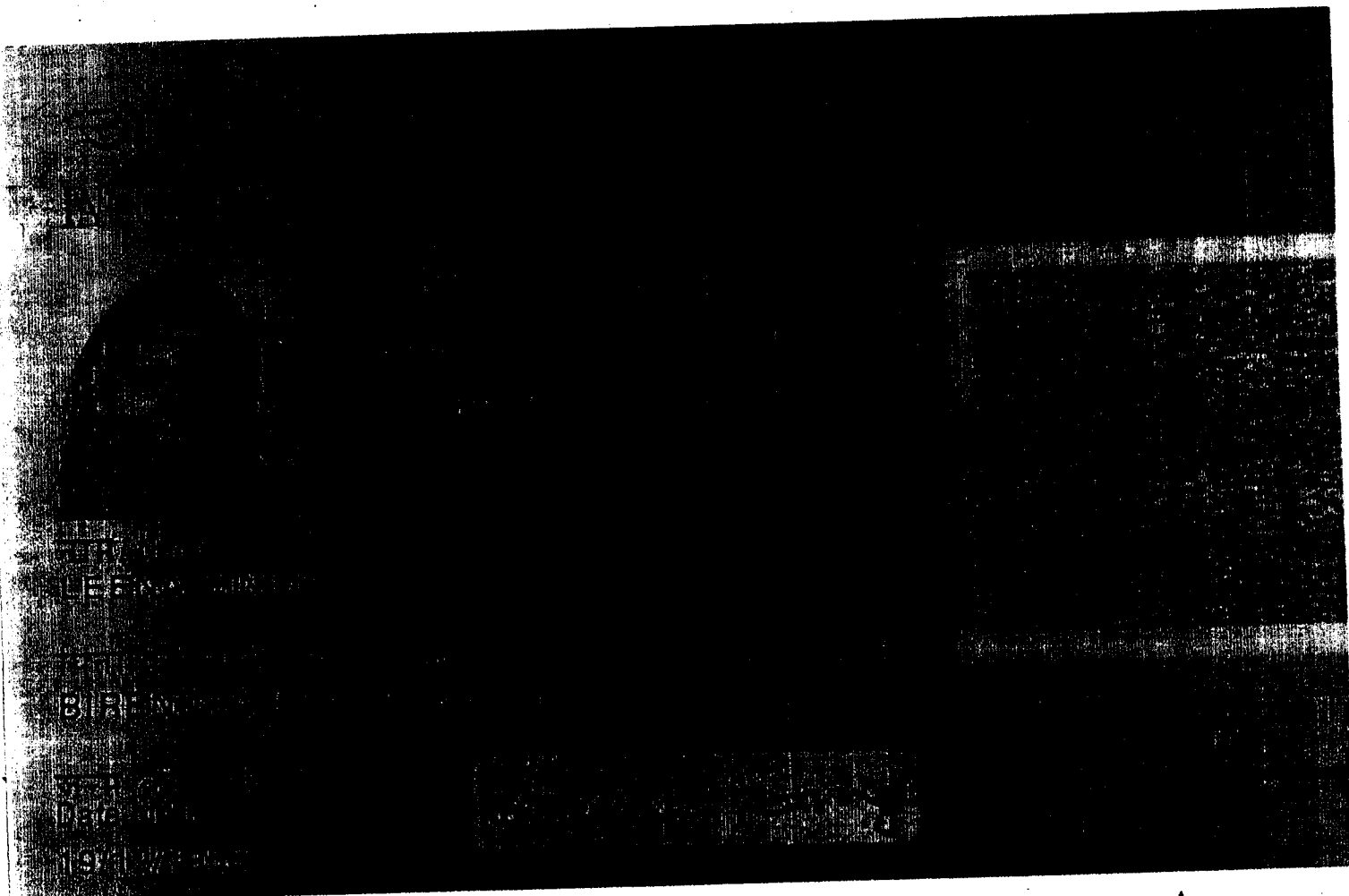


6028 6867 9116

help@uidai.gov.in

www.uidai.gov.in

Leena Singh-
17/01/2022



Deena Singh
17/01/2022



अतुल कुमार सिंह
Atul Kumar Singh
जन्म तिथि/DOB: 06/02/1977
पुरुष/ MALE

3784 1437 7080

मेरा आधार, मेरी पहचान


पता:
S/O Shiv Dayal Singh, 47, हरिद्वार नगर,
Address:
S/O Shiv Dayal Singh, 47,
Haridwara Nagar, Near Rajendra
Agriculture College, PS- Beur,
Distt. Kankarbagh, Patna,
Pin - 800020

3784 1437 7080

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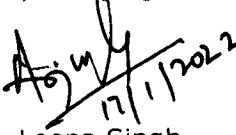
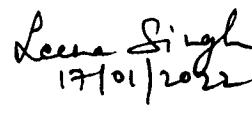
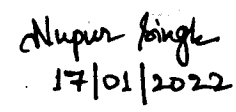
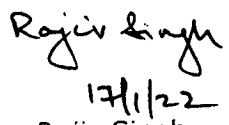
District Registry Office, Patna

Token Number 455

Reg. Year 2022

Serial Number 447

Deed Number 423

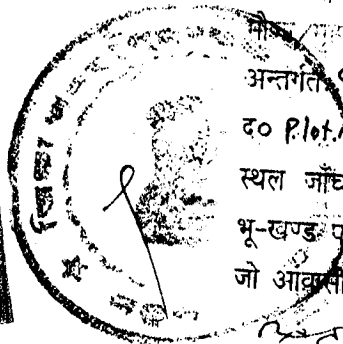
PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Arjun Singh (Managing Director)						
Sig.							
Executant	Leena Singh						
Sig.							
Executant	Nupur Singh						
Sig.							
Presented By	Rajiv Singh						
Sig.							
Executant	Rajiv Singh						
Sig.		N/A	N/A	N/A	N/A	N/A	N/A

Identified By Atul Kumar Singh

Sig. 
17/01/2022



Rajiv Singh
17/1/22



मौज/मुकदमा सिंगपुर
अन्तर्गत एम/एल/एम
दो Plot No.: 2303 Plot No.: 2998 Plot No.: 2300, 2302
स्थल जाँच किया 2997, 2999 कानून
भू-खण्ड पर भूमि/संरचना 58-50 50 वर्गफीट
जो आवासीय/व्यावसायिक प्रधान/मुख्य/शाखा/सड़क पर पाया गया है।
मौज/मुकदमा सिंगपुर
पु. नि.पत. 82
मो. नि.पत. 24/1/22
मो. फायरज रजिस्ट्रार
कम्प्यूटर ऑपरटर