



क्र० सं० 6810 ता० 11/7/24 मुख्य 1000/- सीट सं० 1 2452
केता का नाम एवं पता 37/4 कोक राजे के ह 440 कि मी 440 कि मी 440 कि मी
AGREEMENT FOR SHARE DISTRIBUTION

THIS AGREEMENT FOR SHARE DISTRIBUTION made on this the 12th day of July TWO THOUSAND TWENTY FOUR.

BETWEEN

Rajiv Singh s/o late Birendra Prasad Singh, Smt. Nupur Singh (aged about 55 years), Gender- female, daughter of late Birendra Prasad Singh and wife of Sri Pankaj Kumar Singh, resident of 3-C, Super Delux Flats, Sector-15-a, Noida, Gautam Buddha Nagar, Uttar Pradesh- 201301 and Leena Singh aged about 53 years Gender-female daughter of late Birendra Prasad Singh and wife of Shri Prasenjit Singh owners of the 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 Nationality- Indian, all three hereinafter referred to as the Land owner (which term unless excluded by or repugnant to the context shall mean and include her heirs, executors, administrators, legal representative, successors and assigns) of the FIRST PARTY.

Rajiv Singh
Nupur Singh
Leena Singh

ARCON PROJECT PVT. LTD.

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AND

M/S ARCON PROJECT PVT. LTD. (CIN-U45200BR2011PTC017101), represented through its Directors Mr. Arjun Singh, (Aadhar Card No. - 4803 7819 3428) having its registered at Ground Floor, Lalita Residency, Near Baba Lodge, S. K. Nagar, Patna- 800001 (PAN No.- AAJCA5643H), herein after referred to as the DEVELOPER (which terms shall unless repugnant to the subject and the context thereof, be deemed to include its heirs, successors, executors, administrators, legal representatives, nominee (s) and assignees) of the SECOND PARTY.

Whereas the First Party Rajiv Singh s/o late Birendra Prasad Singh, **Smt. Nupur Singh** (aged about 55 years), Gender- female, daughter of late Birendra Prasad Singh and wife of Sri Pankaj Kumar Singh, resident of 3-C, Super Delux Flats, Sector-15-a, Noida, Gautam Buddha Nagar, Uttar Pradesh- 201301 and **Leena Singh** aged about 53 years Gender-female daughter of late Birendra Prasad Singh and wife of Shri Prasenjit Singh owners of the 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, who gave the said land to M/S ARCON PROJECT PRIVATE LIMITED, a private limited company registered under the Companies Act, 1956, having its registered office and its Head Office at Ground Floor, Lalita Residency, Near Baba Lodge, S. K. Nagar, Patna- 800001, through its Managing Director Mr. Arjun Singh son of Shri Sakal Deo Singh, resident of 5A, Shaktidham Apartment, Near Baba lodge, S.K. Nagar, Patna- 800001 for development of the said land and accordingly they entered into the registered Development Agreement with Rajiv Singh s/o late Birendra Prasad Singh, **Smt. Nupur Singh** (aged about 55 years), Gender- female, daughter of late Birendra Prasad Singh and wife of Sri Pankaj Kumar Singh, resident of 3-C, Super Delux Flats, Sector-15-a, Noida, Gautam Buddha Nagar, Uttar Pradesh- 201301 and **Leena Singh** aged about 53 years Gender-female daughter of late Birendra Prasad Singh and wife of Shri Prasenjit Singh on **dated 17.01.22, which was registered bearing Deed No. 423, Book No.1, Vol. no. 11, Page No. 557 to 584** and has been

Rajiv Singh
Leena Singh
Nupur Singh

ARCON PROJECT PVT. LTD.

Arjun
DIRECTOR

preserved in total 28 pages in CD No. 2/2022 and on the basis of the said agreement M/S ARCON PROJECT PRIVATE LIMITED. is going to be Constructed Multi-storied building G+10 on the aforesaid land known as “ARCON BIRENDRA HEIGHTS” and for that purposes Patna Municipal Corporation has accorded permission vide Plan Case No.- P/ Sandalpur /PAN – G + 10/621/2022

AND WHEREAS in terms of the said Development Agreement, the above-named landowner will get 50% of the total constructed built up area and remaining 50% with the Developer in the aforesaid building known as “ARCON BIRENDRA HEIGHTS”

SHARING OF CONSTRUCTED SUPER BUILT UP AREA AMONG LANDOWNER BEING “FIRST PARTY” AND DEVELOPER BEING “SECOND PARTY” AS PER ABOVE MENTIONED RATIO HAS BEEN REFLECTED FOR CLEAR IDENTIFICATION AND THE DISTRIBUTION OF SHARE AMONG THE LANDOWNER IS DETAILED AS FOLLOWS:-

AND WHEREAS the Share Distribution Chart of the said Project by which share distribution among the above- mentioned party is enclosed herewith for easy understanding which is as follows:-

ARCON PROJECT PVT LTD.

DIRECTOR

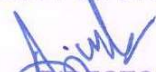
Leena Singh
Nupur Singh
Rajiv Singh

ARCON BIRENDRA HIGHTS

S.no	Floor	UNIT NO	TYPE	B.U Area in Sqft	S.B.A. Area in sqft	Terrace	Share
1	2nd Floor	201	3 BHK	1835	2478	917	Developer
2		202	3 BHK	1956	2641		50% share each
3		203	3 BHK	1835	2478	917	Land lord
S.no	Floor	UNIT NO	TYPE	B.U Area in Sqft	S.B.A. Area in sqft	Terrace	Share
1	3rd Floor	301	3 BHK	1835	2478		Developer
2		302	3 BHK	1956	2641		
3		303	3 BHK	1835	2478		
S.no	Floor	UNIT NO	TYPE	B.U Area in Sqft	S.B.A. Area in sqft	Terrace	Share
1	4th Floor	401	3 BHK	1835	2478		Land lord
2		402	3 BHK	1956	2641		
3		403	3 BHK	1835	2478		
S.no	Floor	UNIT NO	TYPE	B.U Area in Sqft	S.B.A. Area in sqft	Terrace	Share
1	5th Floor	501	3 BHK	1835	2478		Developer
2		502	3 BHK	1956	2641		
3		503	3 BHK	1835	2478		
S.no	Floor	UNIT NO	TYPE	B.U Area in Sqft	S.B.A. Area in sqft	Terrace	Share
1	6th Floor	601	3 BHK	1835	2478		Land lord
2		602	3 BHK	1956	2641		
3		603	3 BHK	1835	2478		
S.no	Floor	UNIT NO	TYPE	B.U Area in Sqft	S.B.A. Area in sqft	Terrace	Share
1	7th Floor	701	3 BHK	1835	2478		Developer
2		702	3 BHK	1956	2641		
3		703	3 BHK	1835	2478		
S.no	Floor	UNIT NO	TYPE	B.U Area in Sqft	S.B.A. Area in sqft	Terrace	Share
1	8th Floor	801	3 BHK	1835	2478		Land lord
2		802	3 BHK	1956	2641		
3		803	3 BHK	1835	2478		
S.no	Floor	UNIT NO	TYPE	B.U Area in Sqft	S.B.A. Area in sqft	Terrace	Share
1	9th Floor	901	3 BHK	1835	2478		Developer
2		902	3 BHK	1956	2641		
3		903	3 BHK	1835	2478		
S.no	Floor	UNIT NO	TYPE	B.U Area in Sqft	S.B.A. Area in sqft	Terrace	Share
1	10th Floor	1001	3 BHK	1835	2478		Land lord
2		1002	3 BHK	1956	2641		
3		1003	3 BHK	1835	2478		

Nupur Singh
Neena Singh
Rajiv Singh

ARCON PROJECT PVT. LTD.


 DIRECTOR

AND WHEREAS after the said final distribution of the area between landowners and Developer of the said building known as "**ARCON BIRENDRA HEIGHTS**", the above-named Parties came in exclusive possession of the said properties with regard to their respective shares as absolute owners.

And whereas, it has been thought desirable and prudent to put the terms and conditions of the Agreement into a written instrument hence the necessity of the present deed of AGREEMENT FOR SHARE DISTRIBUTION. The terms and conditions of the Agreement settled between the parties are mentioned hereinafter.

1. That above mentioned distribution between the above-mentioned parties are final and both the parties will have full right, title, ownership, interest over of their area got through this Deed of Share Distribution.
2. That both the parties will be fully entitled to enjoy the above built up area with respect to their share either themselves individually or collectively or will be fully entitled to transfer, convey, grant otherwise alienate or transfer their interest in any manner as 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 upon by the owners individually or collectively.
3. That both the parties further declare that they have not done any act, thing, deed or matter whereby or by reason whereof the building may be affected or prevented in any manner whatsoever and that they undertake to remove any possible impediment to the implementation of these presents, if the same is within his power and control.
4. That both the parties further agree and undertake that the miscellaneous development charges as assessed and notified by the developer in respect of Landowner's share under this clause shall be reimbursable/payable to the Developer by the Landowner. Likewise, GST, revenue rent, municipal tax or any other tax as applicable in respect of Landowner's share shall be reimbursed/paid by the Landowner to the Developer.
5. That both the parties further undertake that the parking will be distributed in the manner 50% with the Developer and landowner will get 50%.

Rajiv Singh
Nupur Singh
Leena Singh

ARCON PROJECT PVT. LTD.

DIRECTOR

IN WITNESSES WHEREOF, the member of First Part and the member of Second Part have put their signature after going through the contents of the documents and after fully understanding.

Witnesses:-

1. Anushree Singh

Leena Singh

Nupur Singh

Rajiv Singh

Signature of the First Party

2. Thakur Nirmal Kumar Singh.

ARCON PROJECT PVT. LTD.

Anushree
DIRECTOR

Signature of the Second Party

ARCON PROJECT PVT. LTD.

Nupur Singh
DIRECTOR