

बिहार BIHAR

Serial No. 15090

क्र० सं०... ४५६...
क्रेता का नाम एवं पता...

30-10-19
मुल्य... १०५०

A 784547

Deed No. 13423

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

This document was presented for registration on **11/12/2019** by **Ram Nandan Prasad**
A Stamp Duty of Rs. **352500/-** and other Fees of Rs. **27025/-** has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executors and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. **13423** in Book No. **1**, Volume No. **322** on pages from **375** to **395** and has been preserved in total **21** pages in C.D. No. **48** / Year **2019**

Date: 11/12/2019

Token No: 15453 /2019

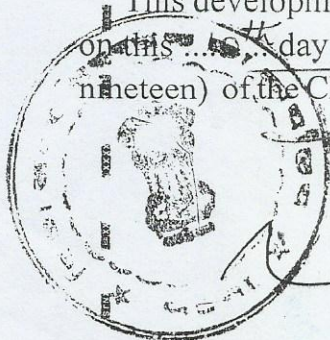
Signature with Date
(Sanjay Sharma)
Registering Officer, Patna

Director
10/12/2019

SCANNED BY

(Development Agreement)

This development agreement executed and entered into on this 11/12 day of December, 2019 (Two thousand and nineteen) of the Christian Era.



11/12/2019
 हिनाशु सिंह
 उच्च न्याय न्यायालय
 सिद्धि विधान न्यायालय
 पटना

कृष्ण शर्मा
 10-12-2019































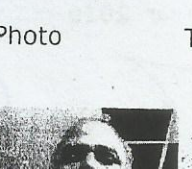


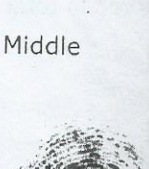
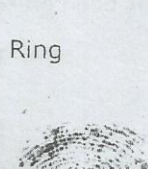













शरद कान्त शर्मा
 10/12/2019

विजय कुमार
 10/12/2019

Ram Nandan Prasad
 10-12-2019

District Registry Office, Patna

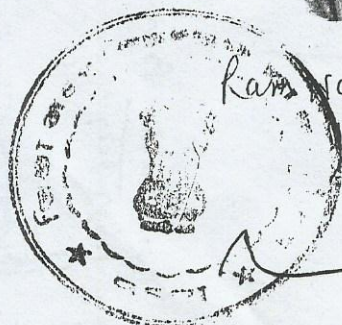
Token Number 15453 Reg. Year 2019 Serial Number 15090 Deed Number 13423

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Dinesh Kumar (Director)						
Sig.	<i>Dinesh Kumar</i> 11/12/2019						
Executant	Anuj Kumar						
Sig.	<i>Anuj Kumar</i> 11/12/19						
Executant	Binod Kumar						
Sig.	<i>Binod Kumar</i> 11/12/19						
Executant	Krishna Nandan Prasad						
Sig.	<i>Krishna Nandan Prasad</i> 11.12.2019						
Presented By	Ram Nandan Prasad						
Sig.	<i>Ram Nandan Prasad</i> 11.12.19						
Executant	Ram Nandan Prasad						
Sig.	<i>Ram Nandan Prasad</i> 11.12.19						
Executant	Satyadev Prasad						
Sig.	<i>Satyadev Prasad</i> 11/12/2019						
Executant	Vijay Kumar						
Sig.	<i>Vijay Kumar</i> 11/12/2019						

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Ram Nandan Prasad
11/12/2019

(2)

BETWEEN

(I) **SRI RAM NANDAN PRASAD** son of Late Panchdeo Narayan Singh, resident of Rajendra Nagar, Road No. 13, Kadamkaun, Patna, presently residing at E-22, Ashiyana Nagar, Phase-II, Patna, PIN- 800025, Mob. No. 9431821594,
 (II) **SRI BINOD KUMAR**, Mob. No. 7258883045,
 (III) **SRI KRISHNA NANDAN PRASAD**, Mob. No. 72.50.36.51.7.5 (IV) **SRI SATYADEV PRASAD**, Mob. No. 80.51.58.3.8.6.8, (V) **SRI VIJAY KUMAR**, Mob. No. 95.2.3.9.3.4.9.3.9 & (VI) **SRI ANUJ KUMAR** Mob. No. 88.39.1.0.7.0.2.8 all sons of Late Mathura Prasad, all are resident of Village- Ajhi, P.S.- Sheikhpura, District- Munger, presently residing at Housing Colony, Bhootnath Road, P.S.- Agamkuan, Patna, PIN- 800026, Bihar, by Nationality Indians, hereinafter collectively called and/ or referred to as the "**LAND OWNERS**" (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and/ or successors-in-interest) of the **FIRST PART**.

AND

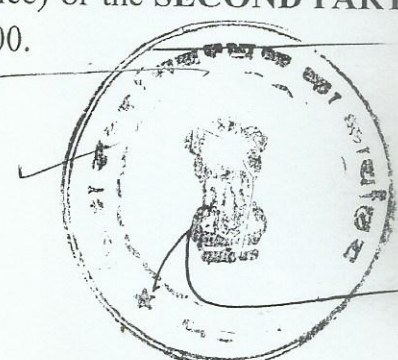
M/S MAGADHRAJ CONSTRUCTION PVT. LTD., a company incorporated under the provision of companies Act., 1956 having its Registration No. U45203BR2009PTC015121 OF 2009-2010 registered office at 4M/98, Bahadurpur Housing Colony, Bhoot Nath Road, Kankarbagh, Patna- 26, P.S Agamkuan, Distt.- Patna through its Director **Shri Dinesh Kumar** S/O Sri Brij Nandan Prasad, resident of "Prabha Niketan", Jay Prakash Nagar, Bhooth Nath Road, Patna- 26, P.S. Agamkuan, Distt.- Patna Bihar, 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) or the **SECOND PART**.
 Mob. No. 9304605500.

Magadh Raj Constructions Pvt. Ltd.
 Director
 10/12/2019

MAGADH
 10/12/2019
 Anuj Kumar
 10/12/2019



10-12-2019
 10/12/2019

Ram Nandan Prasad
 10.12.2019
 10/12/2019



District Registry Office, Patna

Token Number 15453 Reg. Year 2019 Serial Number 15090 Deed Number 13423

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Identified By	Arjun Prasad						
Sig.	3162748117 11.12.2019						

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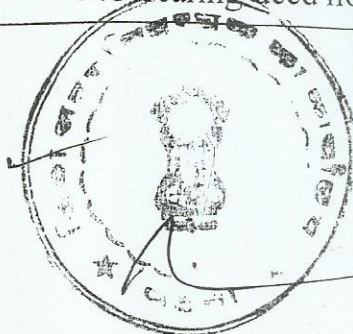
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(3)

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the purchased property of the land owner, Land measuring 9.25 decimals is purchased property of land owner no. 1 Sri Ram Nandan Prasad through a registered deed of Absolute sale on 27.02.1983 from 1. Sri Laxmi Mahto son of Late Thakur Mahto alias Bisun Mahto, 2. Sri Shiv Prasad Mahto son of Late Thakur Mahto alias Bisun Mahto, 3. Sri Hari Lal Mahto son of Late Thakur Mahto alias Bisun Mahto self and on behalf of his minor son Priyas Kumar and Guddu, 4. Sri Sita Ram Mahto son of Late Thakur Mahto alias Bisun Mahto self and on behalf of his minor son Raj Kumar, 5. Sri Ram Sewak Prasad son of Late Thakur Mahto alias Bisun Mahto, all are resident of Kumhrar, Pargana- Azimabad, P.S.- Sultanganj, District-Patna, which is Registered in the Office of the Sub Registration Office Patna City in Book no. 1, Volume no. 17, pages from 379 to 385 bearing deed no. 1106/1983 on 07.04.1983. Since then he came in actual physical possession over the land as absolute owner and mutated his name in the state serista and paying rent regularly through Circle Office Patna Sadar vide Zamabandi no. 532, Bhag Bartman 6, page no. 274.

Land measuring 9.25 decimals is purchased property of Sri Mathura Prasad son of Sri Prasad Singh through a registered deed of Absolute sale on 27.02.1983 from 1. Sri Laxmi Mahto son of Late Thakur Mahto alias Bisun Mahto, 2. Sri Shiv Prasad Mahto son of Late Thakur Mahto alias Bisun Mahto, 3. Sri Hari Lal Mahto son of Late Thakur Mahto alias Bisun Mahto self and on behalf of his minor son Priyas Kumar and Guddu, 4. Sri Sita Ram Mahto son of Late Thakur Mahto alias Bisun Mahto self and on behalf of his minor son Raj Kumar, 5. Sri Ram Sewak Prasad son of Late Thakur Mahto alias Bisun Mahto, all are resident of Kumhrar, Pargana- Azimabad, P.S.- Sultanganj, District-Patna, which is registered in the Office of the Sub Registration Office Patna City in Book no. 1, Volume no. 21, pages from 296 to 303 bearing deed no. 1105/1983 on



Megadh Raj Constructions Pvt. Ltd.

Priyas Kumar
Director

10/12/2019

Raj Gya Singh
10/12/2019

Amj Kumar
10/12/19

Prasad Singh
10-12-2019

Prasad Singh
10/12/2019

Ram Nandan Prasad
10.12.2019

Prasad Singh
10/12/2019

(4)

07.04.1983. Since then he came in actual physical possession over the land as absolute owner and mutated his name in the state serista and paying rent regularly. After some time Mathura Prasad died leaving behind his five sons namely (i) Sri Binod Kumar, (ii) Sri Krishna Nand Prasad, (iii) Sri Satyadev Prasad, (iv) Sri Vijay Kumar & (v) Sri Anuj Kumar. After death of their father all are came in actual physical possession over the land as absolute owner and got mutated their names in the state serista and paying rent regularly through Circle Officer Patna Sadar vide Zamabandi no. 3338, Bhag Bartman 27, page no. 1730. Since then the Land Owner came in actual, physical, possession over the land fully described in Schedule no.- I at the foot of this deed and mutated their name in State Serista and paying rent to the State of Bihar through Circle Office, Patna.

Megadh Raj Constructions Pvt. Ltd.

[Signature]
Director
10/12/2019

And whereas, the said land owner expressed his/her/their desire to develop the landed property and to construct multi-storied residential building on Cadastral Survey Plot no. 491 (four hundred ninety one), Khata No. 55 (Fifty five), Tauzi No. 435, Thana No. 15, Situated at Mauza- Jakariapur, Survey Thana- Patna City, P.S.- Alamganj, at present P.S.- Ram Krishna Nagar, Distt- Patna measuring an total area of 18.5 decimals more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

[Signature]
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(A) It is further represented and declared by the Land Owner:-

- (i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.
- (ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.
- (iii) That no notice or notification for acquisition/requisition

[Signature]
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Ram Manish Prasad
10/12/2019

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(5)

under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi-storied residential/commercial Units on the said property and acquire built up area in the shape of, residential/commercial Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential/commercial building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

And whereas developer approached to Patna Municipal Corporation for sanction of map and accordingly P.R.D.A. Sanctioned the map vide Plan case no. P/Jakariyapur-PRN-

Magadh Raj Constructions Pvt. Ltd.

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Director

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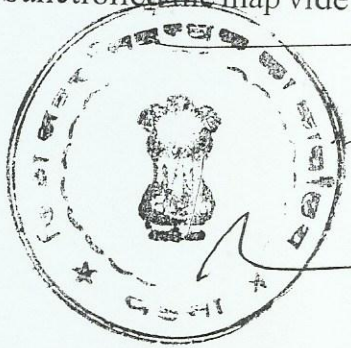
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Ram Nandan Prasad
10.12.2019

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(6)

G+4/200 of 2017 dated 22.04.2019.

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

- (1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.
- (2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC/Competent Authority.
- (3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.
- (4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be 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 and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.
- (5) The name of the proposed multistoried residential building complex shall be "Sunaina Apartment" or as mutually agreed upon by both the parties.
- (6) That the developer agreed to hand over 50% (Fifty percent) of the total super built up area to the land Owner in

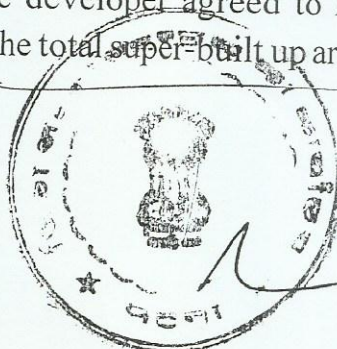
Mangadh Raj Constructions Pvt. Ltd,
 Director
 10/12/2019

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Ram Handan Prasad
 10.12.19

10/12/2019



(7)

consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same 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. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7) In case Owner's 50% (Fifty percent) of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 50% (Fifty percent) of the total built-up area. In the shape of Units and car parking spaces 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. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

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

Magadh Raj Constructions Pvt. Ltd.

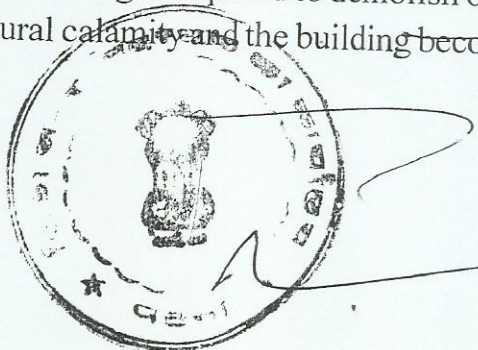
Rajiv Kumar
Director
10/12/2019

Rajiv Kumar
10/12/2019
Rajiv Kumar
10/12/19

SURESH KUMAR
10/12/2019
SURESH KUMAR
10/12/2019

Ram Nandan Agrawal
10/12/2019

Ram Nandan Agrawal
10/12/2019



Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

(10) That the certificate of the architect regarding measurement of the built-up area, built-up area and common service area will be final and binding on both the parties.

(11) The Land Owners 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.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **(Three Years)** from the date of Rera Registration, with further grace period of **Six Months**.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,

(16) From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and /or

Magadh Raj Constructions Pvt. Ltd.

Dharmendra Kumar

Director

10/12/2019

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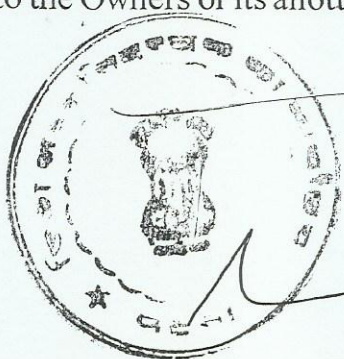
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10/12/19

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Ram Nandan Prasad
10/12/2019

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its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

(17) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(18) 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 does not form part of the Owner's area whenever required by the Developer.

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

(20) A separate list of detailed specifications for the said building in Schedule- II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

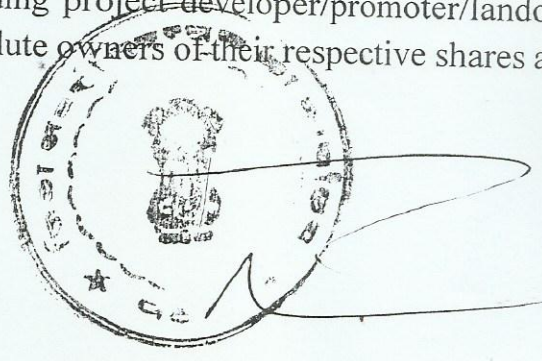
(22) That after the completion of the construction of the building project developer/promoter/landowner shall be absolute owners of their respective shares and they will be

Magadh Raj Constructions Pvt. Ltd.
Director
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entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,

(B) To indemnify the owners 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) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) 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 Owners for inspection and photocopies will be given whenever required by the

Magadh Raj Constructions Pvt. Ltd.

Devi L. Kumar

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Devi L. Kumar

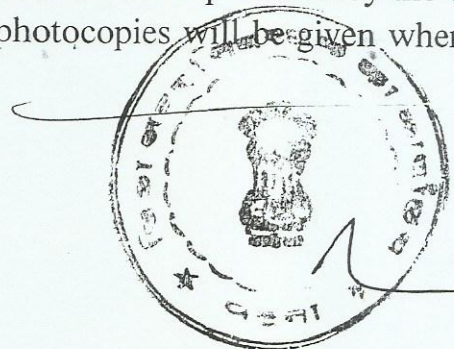
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Ram Nandan Prasad

10.12.2019

Ram Nandan Prasad

10/12/2019



(11)

developer. However finally all the original documents shall be handed over to the Owner's society/association of Owners/allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and 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 Owners and the developers will share the additional area in said ratio i.e. 50% (Fifty percent) in the residential constructed area to the land owner and 50% (Fifty percent) in the residential constructed area to the developers.

(G) 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, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed 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 for the maintenance and management of the entire building complex.

(H) 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.

(I) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC or any other public body or bodies or the government for the development/ betterment of the area

Magadh Raj Constructions Pvt. Ltd.

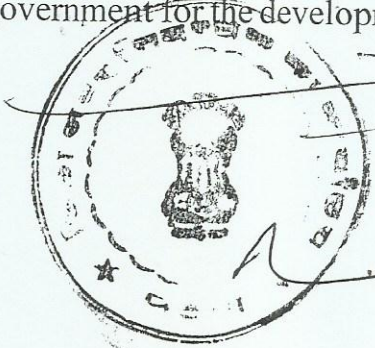
Dinesh Kumar
Director
10/12/2019

Rajendra Kumar
10/12/2019
Anil Kumar
10/11/19

Prakash Kumar
10.12.2019
Prakash Kumar
10/12/2019

Ram Narayan Prasad
10.12.2019

Ram Narayan Prasad
10/12/2019



(12)

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 Owners and the developer (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J) The Owners agree that in case any fine or penalty/fee/ fine to be 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 by the developers.

(K) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property 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 Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(M) 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.

(N) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

Magadh Raj Constructions Pvt. Ltd.

Dinesh Kumar

Director

10/12/2019

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10/12/2019

10/12/2019

10/12/2019

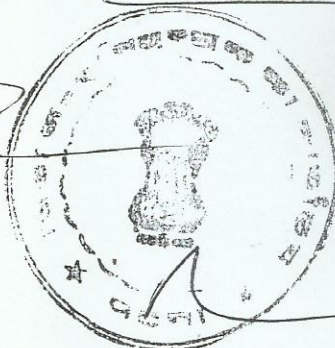
10/12/2019

Ram Handan Prasad

10.12.2019

10/12/2019

10/12/2019



That any taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed area of the building, then the same shall be paid by the land owner and developer proportionately.

(O) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

(p) That the developer shall develop the land adhered to the laws and regulations by the Real Estate (Regulation and Development) Act & Rules, 2016. The developer shall also register the project in the RERA as per rules specified under law.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 18.5 decimals (Eighteen point five decimals) more or less subject to actual measurement bearing Cadastral Survey Plot no. 491 (four hundred ninety one), Khata No. 55 (Fifty five), Tauzi No. 435, Thana No. 15, Situated at Mauza- Jakariapur, Survey Thana- Patna City, P.S.- Alamganj, at present P.S.- Ram Krishna Nagar, Distt- Patna in town and district of the Patna, within the Municipal Corporation, Sub Registration Office Patna City and District Registration Office Patna and bounded as follows:-

- NORTH :- Branch Road.
- SOUTH :- Plot No. 537 Sri Kishun Yadav and Nanda Yadav.
- EAST :- Sri Dasrath Mahto, Plot No. 492.
- WEST :- Bachchi Devi and others.

Note :- Govt. value is mentioned at Code No. 121 & Zone - 2 of M.V.R. 2016-17.

which M.V.R. value of above land is ₹ 1,75,75,000/- (Rupees One Crore seventy five lakh seventy five thousand) only.

Magadh Raj Constructions Pvt. Ltd.

[Signature]

Director
10/12/2019

[Signature]

10/12/2019

[Signature]
10/12/19

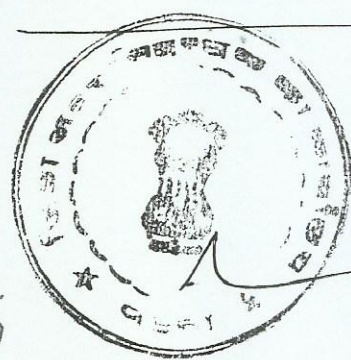
[Signature]

10/12.2019

[Signature]
10/12/2019

Kam Nandan Baid
10.12.2019

[Signature]
10/12/2019



सभी प्रकार के रोक से मुक्त पाय

[Signature]
जाँच लिपिक
11/12/19

Share Distribution

Land Owner Sri Ram Nandan Prasad share

Flat No.	Floor	
101	First	with parking
203	Second	with parking
302	Third	with parking
304	Third	with parking
305	Third	with parking

Land Owners (i) Sri Binod Kumar, (ii) Sri Krishna Nandan Prasad, (iii) Sri Satyadev Prasad, (iv) Sri Vijay Kumar & (v) Sri Anuj Kumar share

Flat No.	Floor	
102	First	with parking
204	Second	with parking
205	Second	with parking
301	Third	with parking
303	Third	with parking

Developer Share

Flat No.	Floor	
103	First	with parking
104	First	with parking
105	First	with parking
201	Second	with parking
202	Second	with parking
401	Fourth	with parking
402	Fourth	with parking
403	Fourth	with parking
404	Fourth	with parking
405	Fourth	with parking

Megadh Raj Constructions Pvt. Ltd.
 Binod Kumar
 Director
 10/12/2019

10/12/2019
 Anuj Kumar
 10/10/19

10/12/2019
 10/12/2019
 10/12/2019

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

STRUCTURE

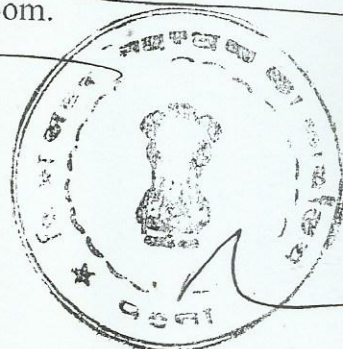
- * RCC Frame Structure with No. 1 brick Filler Walls.
- * Earthquake resistant structure.

FLOORING

- * Vitrified Tiles 32" X 32" inside the drawing & dining hall and 2' x 2' in the room.

Ram Nandan Prasad
 10.12.2019

10/12/2019



DOORS & WINDOWS

- * Main Door & other all Decorative Panel and polished on front sides (Century Green).
- * Fully glazed Aluminium windows.

KITCHEN

- * Slabs are well Finished Granite Stone with Stainless Steel Sink and Drain Board, Glazed Tile dado wall up to 2' height over counter.
- * Four Power plug will r Hot & Cold Water Supply. Branded CP Fitting of Jaquar/ Mark, or Branded Company Wash Basin with Counter in both toilets.
- * Power plug for geyser in each Bathroom.

ELECTRICAL

- * Copper Wiring of specific brand in Concealed P.V.C. Conduits, Sufficient light points.
- Provision for T.V. Telephone Points in each Bedroom & Drawing Room (all of Havells).
- * Modular tuye Switches of branded company (all of Havelles & Philips).

WATER

- * 24 HOURS FRESH WATER SUPPLY FROM OWN TUBE WELL.

PARKING

- * Covered Car Parking space on ownership basis on Ground Floor/ Basement.

LIFT

- * Two Kone/ equivalent make Automatic elevator in each Block with a capacity of 6 person.

SECURITY

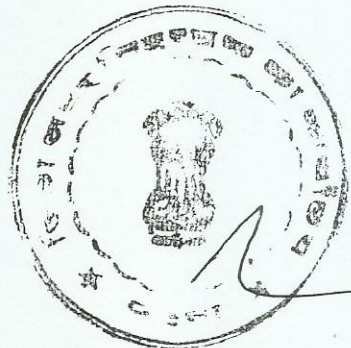
- * 24 Hours cable intercom system from the gate to all the flats of apartments.
- * Installation of Fire fighting arrangement at all floors (Water Based).
- * 100% Power back up in common area & 300 watt, in each flat.

Mangadh Raj Constructions Pvt. Ltd.
 Anand Kumar
 Director
 10/12/2019

विश्वेश कुमार
 10/12/2019
 Anil Kumar
 10/11/19

शिवशंकर शर्मा
 10-12-2019
 प्रदीप शर्मा
 10/12/2019

Ram Handan Arora
 10.12.2019
 Ram Handan Arora
 10/12/2019



IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1.

आज न पुरादे
रु शं चो पुरादे
गीर पूर नूरशराय

Ram Nandan Basak
10-12-2019

[Signature]
10/12/2019
10-12-2019
10/12/2019

मा लन्दा
10.12.2019

2.
बाबु चन्द पुरादे
रु गाना च पुरादे
वद्यु र पुर चो सिगा को
लेनी मुत बाबु रोड
427526
10-12-2019

[Signature]
10/12/2019
Anj Kumar
10/12/19

Signature of the Land Owners.

Magadh Raj Constructions Pvt. Ltd.

[Signature] 10/12/2019

Signature of the Developer.

Drafted as per instructions by the parties :-

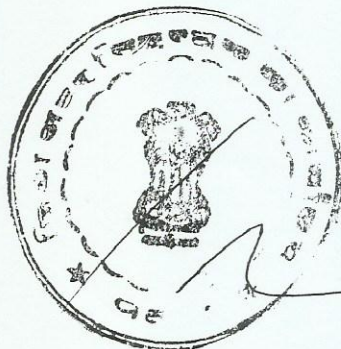
Printed:-

[Signature]
(SANJEEV KUMAR)
Advocate

UDDYOGIJI'S CHAMBER,
Collectorate Bar Association,
Patna

[Signature]
(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate

'Chamber', Collectorate Bar Association,
Patna.



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. 352500/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 374525/-

Registration Fee

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

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

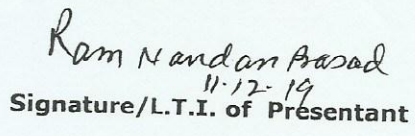
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **27025**


 Registering Officer
 Patna

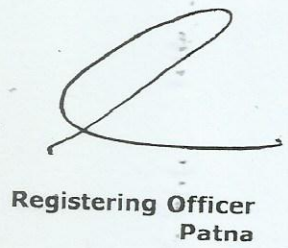
Date: 11/12/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 10th December 2019 by Ram Nandan Prasad Late Panchdeo Narayan Singh by profession Others. Status - Executant


 Ram Nandan Prasad
 11-12-19
 Signature/L.T.I. of Presentant

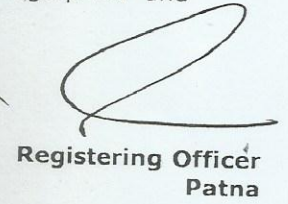
Date: 11/12/2019


 Registering Officer
 Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Arjun Prasad' age '56' Sex 'M', 'Ragho Prasad', resident of 'Nirpur, Ganpurar, Nalanda'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

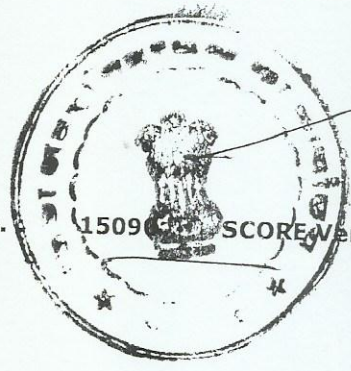
Date : 11/12/2019


 Registering Officer
 Patna

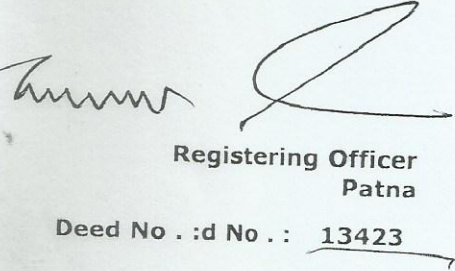
Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 322 on pages on 375 -395, for the year 2019 and stored in CD volume No. CD-48 year 2019 .The document no. is printed on the Front Page of the document.

Date : 11/12/2019
 Token No. : 15453 Year : 2019 S.No.



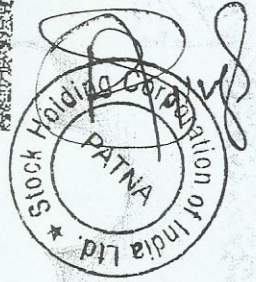
1509 SCORE Ver.4.1


 Registering Officer
 Patna
 Deed No. : d No. : 13423

24/10/2019 12:10:034

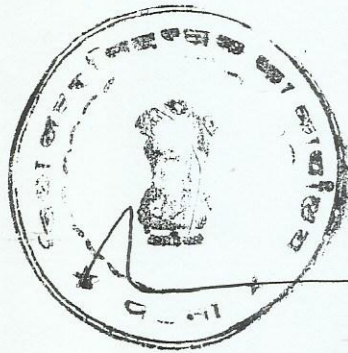


**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No. : IN-BR06392832088753R
 Certificate Issued Date : 30-Oct-2019 01:33 PM
 Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
 Unique Doc. Reference : SUBIN-BRBRSHCIL0107217906851878R
 Purchased by : MAGADHRAJ CONSTRUCTIONS PRIVATE LIMITED
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : MAGADHRAJ CONSTRUCTIONS PRIVATE LIMITED
 Stamp Duty Paid By : MAGADHRAJ CONSTRUCTIONS PRIVATE LIMITED
 Stamp Duty Paid (Rs.) : 3,47,500 (Three Lakh Forty Seven Thousand Five Hundred only)
 Reg. fee (Rs.) : 26,025 (Twenty Six Thousand And Twenty Five only)
 LLR & P Fee (Rs.) : 0 (Zero)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 1,000 (One Thousand only)
 Total Amount (Rs.) : 3,74,525 (Three Lakh Seventy Four Thousand Five Hundred And Twenty Five only)

Rs. 15433/19



61022019
 Ram Nandan Basad 10/12/19
 Anil Kumar 10/12/2019
 Subin Kumar 10/12/2019
 10/12/2019
 10/12/2019

Do not write or type below this line

0005131064

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and the available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

3



भारत सरकार
 Government of India


 अर्जुन प्रसाद
 ARJUN PRASAD
 जन्म तिथि/DOB: 04/05/1963
 पुरुष/ MALE



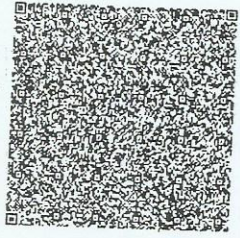
9426 2846 1312
 VID: 9121 3184 2123 9593

मेरा आधार, मेरी पहचान



भारत सरकार विशिष्ट पहचान प्राधिकरण
 Unique Identification Authority of India

पता:
 S/O: राघो प्रसाद, - , - , निरपुर, गंपुरा, नालंदा,
 बिहार - 803113

Address:
 S/O: Ragho Prasad, - , - , Nirpur, Ganpura,
 Nalanda,
 Bihar - 803113



9426 2846 1312
 VID: 9121 3184 2123 9593

<http://ma.unicidai.gov.in>


अर्जुन प्रसाद
 10/12/19

Identifier

भारत सरकार
Government of India

दिनेश कुमार
Dinesh Kumar

जन्म तिथि / DOB: 01/03/1978
पुरुष / Male

3201 5689 4803

आधार - आम आदमी का अधिकार

भारतीय पहचान आधिकारण
Unique Identification Authority of India

पता: संबोधित: बृजनंदन प्रसाद
प्रभा निकेतन, भूतनाथ रोड
संत जोसेफस विद्यालय के पास
जय प्रकाश नगर, सम्पतचक, बी.एच.कॉलोनी
पटना, बिहार, 800026

Address: S/O: Brijnandan
Prasad, Prabha Niketan,
Bhootnath Road, Near Sant
Josephs School, Jay
Prakash Nagar,
Sampatchak, Patna, B.h.
colony, Bihar, 800026

3201 5689 4803

1947
1800 300 1947

help@uidai.gov.in

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Dinesh Kumar
10/12/19



भारत सरकार
Government of India

बिनोद कुमार
Binod Kumar
जन्म तिथि / DOB : 09/01/1944
पुंस्व / Male

3199 4766 9886

आम आदमी का अधिकार



Prasad
01/12/2019



Unique Identification Authority of India

पता:
S/O: मधुसूत प्रसाद, अर.सी.ए. 89,
बहादुरपुर, सजिस्ता टोली, पटना,
सम्प्रदायक, श्री.रा.कालोनी, पटना
बिहार, 800026

Address:
S/O: Mahura Prasad, R.C.A 89
bahadurpur, housing colony,
patna, Sampatchak, B.h.colony,
Patna, Bihar, 800026

3199 4766 9886




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भारत सरकार
GOVERNMENT OF INDIA



राम नंदन प्रसाद
Ram Nandan Prasad
जन्म तिथि/ DOB: 04/08/1944
पुरुष / MALE



9511 8740 1516

Ram Nandan Prasad
6/5/01

9511 8740 1516

पता:
S/O: Panchu Singh, FLOT NO E 22,
ASHIVANA NAGAR PHASE 2,
प्लॉट नं 2,
फुलवारी, पटना,
बिहार - 800025

भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

पता:

Address:
S/O: Madhura Prasad, Aji
Moberaigra, Sheikhpura
Bihar 81105

आत्मज: मथुरा प्रसाद,
आईडी, मोबराकपुर,
शेखपुरा,
बिहार - 811105

5727 1677



1800 300 1947



help@uidai.gov.in

WWW

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P.O. Box No.1947,
Bangaluru-560 001



भारत सरकार



कृष्णानंदन प्रसाद सिंह

Krishnanandan Prasad

Singh

जन्म तिथि/ DOB: 05/02/1946

पुरुष / MALE

3917 5727 1677




मेरा आधार, मेरी पहचान

कृष्णा नन्दन प्रसाद
10/12/19


भारत सरकार
Government of India
 विजय कुमार
Vijay Kumar
 पंजाब
 पंजाब / Male
 12/05/1965
 6101 5237 9042

आधार - आम आदमी का अधिकार


आधार
Unique Identification Authority of India
 पता S/O मधुसूदन प्रसाद माहो, एष्टी
 एष्टी, मुबारकपुर, मोबरकपुर, शेखपुरा
 शेखपुरा, बिहार, 811105
 Address S/O Mathura
 Prasad Mahto, aijhi aijhi
 MUBARK PUR, Mobarakpur
 Sneikhpura, Sneikhpura,
 Bihar 811105
 6101 5237 9042

विजय कुमार
 10/12/2019



भारत सरकार

Government of India



सत्यदेव प्रसाद

Satyadev Prasad

पिता : मथुरा प्रसाद

Father : Mathura Parsad

जन्म वर्ष / Year of Birth : 1952

पुरुष / Male



9842 7571 7884

आधार - आम आदमी का अधिकार



आधार - आम आदमी का अधिकार

Unique Identification Authority of India

पता: रोजी, मुबारकपुर, मोबराकपुर,
शेखपुरा, शेखपुरा, बिहार, 811105

Address: AJHL, MUBARAK PUR,
Mobarakpur, Sheikhpura, Sheikhpura,
Bihar, 811105

9842 7571 7884

1947
1800 303 1947

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सत्यदेव प्रसाद
10/12/2019



भारत सरकार

Government of India



अनुज कुमार
Anuj Kumar

जन्म तिथि / DOB : 02/09/1966

पुरुष / Male



5997 8875 6949

आधार - आम आदमी का अधिकार



आम आदमी का अधिकार

Unique Identification Authority of India

पता:

S/O: मधुसू प्रसाद, वॉर्ड नं.08
क्यू.आर. नं.वी/1, ऑफिसरी कॉलोनी,
शिवपुर चर्चा, शिवपुर चर्चा, चर्चा
कॉलोनी, कौरिया, छत्तीसगढ़, 497339

Address:

S/O: Mahtura Prasad, ward no.08
q.r. no.v/1, officers colony, shivpur
churha, Shivpur Charcha,
Churha Colly, Koriya,
Chhattisgarh, 497339

5997 8875 6949

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Anuj Kumar
12/11/19