

Serial No. 12925

Deed No. 12011



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

This document was presented for registration on **31/07/2023** by **Shishir Kumar**

A stamp duty of Rs. **197400/-** and other fees of Rs. **22550/-** 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. **12011** in Book No. **1**, Volume No. **273** on pages from **170** to **192** and has been preserved in total **23** pages in C.D. No. **42** / Year **2023**

31/7/2023

Signature with Date

(Dhananjay Kumar Rao)

Registering Officer, Patna

Date: 31/07/2023

Token No: 13033/2023

बस्तावेज की जाँच किया एवं
बस्तावेज में अंकित वर्णित
विवरणों के अनुरूप सही पाया।

जाँच लिपिक
(अभिषेक कुमार)
लि० व० लि०

SCANNED BY

(Development Agreement)

This development agreement executed and entered into on
this 31st day of July, 2023, at Patna,

BETWEEN

1. **SRI SHISHIR KUMAR** aged about 47 years, son of Sri Dip Narayan Prasad Yadav, having PAN No. **ALRPK9483F**, Aadhaar No. **439512656069**, Mobile No. **09434258208** by profession Service, cast Yadav, Indian Citizen,



1

Dwarka Dwellings Pvt. Ltd

Amit Kumar

Director

Executed the Development agreement after
reading and understanding the contents.

31/7/23
Anand Kumar

31/7/23
Shishir Kumar

District Registry Office, Patna

Token Number 13033

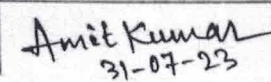
Reg. Year 2023

Serial Number 12925

Deed Number

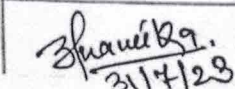
2. SMT. ANAMIKA
Shishir Kumar,
622185736036,
Private Teacher, C
Both recd.

PresType Name
Claimant Amit Kumar(Director)

Sig. 
31-07-23

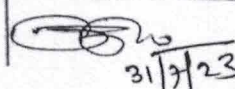


Executant Anamika Kumar

Sig. 
31/7/23

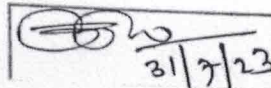


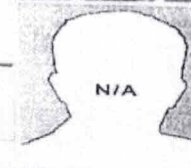
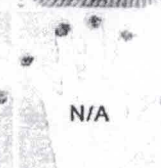
Presented By Shishir Kumar

Sig. 
31/7/23

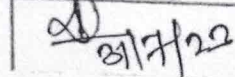


Executant Shishir Kumar

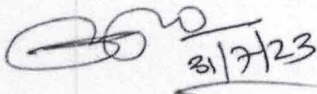
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Identified By Ravi Bhushan

Sig. 
31/7/23

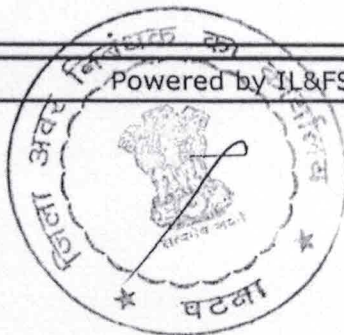



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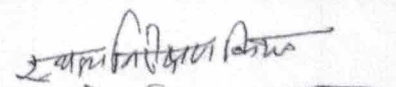
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Dwarka Dwellings Pvt. Ltd
Amit Kumar
Director


31/7/23

2. **SMT. ANAMIKA KUMAR**, aged about 42 years, Wife of Sri Shishir Kumar, having **PAN No. BEJPK4274E**, **Aadhaar No. 622185736036**, **Mobile No. 09434318807**, by profession Private Teacher, Caste Yadav, Indian Citizen

Both residents of Ward No. 03, Near Saw Mill, Madhepura, P.S. Madhepura, District Madehpura Bihar-852113.

hereinafter jointly referred to as the "**LANDOWNERS**", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees) of the **FIRST PART**.

AND

M/S DWARKA DWELLINGS PRIVATE LIMITED, a company incorporated under the provisions of Companies Act- 1956, bearing CIN No. U45100BR2011PTC016949, having PAN NO. **AABCO5336R**, **Mobile No. 9709706769**, registered office at Plot No. 165, Ground Floor, Patliputra Colony, P.S. Patliputra Colony, Town and District Patna through its Director **SRI AMIT KUMAR**, aged about 40 years, Son of Sri Dwarka Nath Tewary, resident of House No.165, Patliputra Colony, P.S. Patliputra, Town and Disatrick Patna, Pin Code-800013, having Aadhaar No.4885 0951 1067, Patna, hereinafter called and referred to as the "**BUILDER / DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereto mean and include its administrators, legal representatives or successor-in-interest) of the **SECOND PART**.

WHEREAS, the above named First part is the absolute owners of 6074 Sq.ft. of land. The aforesaid property is the self acquired property of the First Part, who jointly purchased the aforesaid land under a registered deed of absolute sale dated 06/12/2021, entered in Book No. 01, Volume No. 387, pages from 101 to 114, Deed No. 15271, Serial No. 15914, Token No. 16332, C.D. No. 57/2021, from Sri Prem Prakash, son of Sri Dharmdeo Prasad, registered at Registration office Patna, for valid consideration.



Dwarka Dwellings Pvt. Ltd
Amit Kumar
Director



Executed the Development Agreement after reading and understanding the Contents.
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WHEREAS, after purchasing the aforesaid land, the First Part took possession of the same and got their names mutated in government records vide Transaction ID No. 24082203085197217032, भाग वर्तमान- 42, पृष्ठ संख्या-89 and are paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in their joint names.

WHEREAS, the above named landowners got interested to develop and construct a multistoried building complex over the Scheduled land and for that they expressed their desire to develop and construct the same. When Sri Amit Kumar, one of the directors of the developer Company came to know the desire of the landowners, he approached the land owners and showed his willingness to develop the aforesaid and construct a multistoried building complex over the Scheduled land at his own costs and expenses. The land owners considered the proposal of the developer and agreed to develop the scheduled land through the above named developer. During negotiation, the land owners represented and declared that :-

(A)

- (i) The Scheduled property is under their exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.
- (ii) 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.



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Amit Kumar
Director

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- (iii) No notice or notification for acquisition/requisition under any of the statutes of the past or presently in force have been received, served or passed by the Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.
- (iv) 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) The land owners have not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.
- (B) 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.

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

- (1) The aforesaid landowners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to develop the Scheduled property, who hereby accepts from the Landowners the exclusive right, possession and license to develop the said property, fully described in the First Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter

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Amit Kumar
Director

- (2) That the entire area of land as given in First Schedule of this agreement shall be handed over to the developer by the Landowners for construction of a multistoried building complex after registration of the project under the provisions laid down in the real estate (Regulation and Development) Act, 2016 and the entire cost to be incurred for construction of the same shall be borne and paid by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the competent authority.
- (3) It is also agreed between the parties that within 06 months from the date of execution and registration of this Development Agreement, the Developer shall prepare a building plan or drawing through a registered architect and will submit the same with the competent authority for its approval in its own name and signature for the entire land but all the expenses to be incurred to get the building plan approved shall be borne and paid by the developer. The architect shall make plan, lay out plans of the multistoried building and all floors with specifications and as required under law. The developer shall provide a copy of the said sanctioned building plan to the Landowners. The papers to be required for approval of the said building plan shall be provided by the Landowners, which are in their possession to the developer.
- A. That it is agreed by the parties that the developer shall develop the project in accordance with the approved lay-out plans, floor plans and specification. The developer undertakes to strictly abide by such plans and the bye-laws Patna Municipal Corporation building Rules and Regulation, FAR and density norms and shall not make any variation/ alteration,

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Amit Kumar
Director

modification in plans otherwise in the manner prescribed in law.

- (4) The Developer and the Landowners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by the competent authority on the said property, whose built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by and between the parties. The above super built-up area does not include saleable parking space, if it is open, but the parking space will also be distributed on the same percentages i.e. land owner will have right of 50% parking space as the landowners' area.
- (5) That after securing building plan from the competent Authority, the developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The Landowners shall extend all co-operation to the developer by providing all papers, which are in their possession, required consent letter, Authority etc.
- (6) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the landowners' area/share to the Landowners within 30 (Thirty) months from the date of registration of the project with RERA or from the date of handing over the vacant possession of the scheduled land, whichever is later. In case the builder fails to complete the construction work within the stipulated time as mentioned above, then the Landowners will provide 06 (Six) month more time to the developer as grace period.

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Amit Kumar
Director

- (7) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the construction work, it would be seen and judged mutually by the Landowners and the Developer.
- (8). It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 06 of this Development Agreement.
- (9) 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 the court of law for the same. The Landowners will not be responsible for the same in any way.
- (10) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom, cctv etc. till the final finishing and completion of the entire building to make them habitable for the Landowners and other inmates of the building.
- (11) That the Landowners hereby declares and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The Landowners have not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

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Amit Kumar
Director

- (12) The name of the proposed multistoried building complex shall be "**Anamika Residency**" or any other name as the parties mutually agreed upon.
- (13) That the developer agreed to hand over 50% (Fifty percent) of the total super built-up area to the Landowners and the remaining 50% (Fifty percent) of the total super built-up area would be retained by the developer and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land 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.
- (14) That after execution and registration of this Development Agreement and sanction of the building plan, the Landowners and the developer will take joint exercise to distribute and allocate their respective shares. The details of units to be allotted to the Landowners in lieu of their 50% shares will be clearly mentioned in the said distribution agreement. The share / portion of the Landowners and the developer shall be mutually carved out on pro-rata basis as mutually agreed upon by the parties hereto i.e. first choice to the Landowners and Second choice by the developer.
- (15) That the Landowners will retain 50% of the total super built-up area in shape of complete Units and car parking spaces in consideration of cost of land with an absolute, right, title and interest over the same 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.

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Amit Kumar
Director

- (16) That similarly, the developer will retain 50% of the total super built-up area in ~~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 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.
- (17) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties. In case of any doubt, the architect will take exercise to measure the built-up area and common service area in presence of both the parties or their authorized representative.
- (18) 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. The Landowners agrees to hand over the scheduled land immediately after execution and registration of this development agreement.
- (19) That the developer shall develop the said property themselves at its own costs and expenses and will be responsible for the development of the said land, but the Landowners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified as mentioned in **schedule-II** of this Development Agreement.

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Amit Kumar
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(20) That the Landowners are entitle to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Landowners find that the materials to be used for construction is not up to the mark and not of good quality then the Landowners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, the Landowners will not force to stop the construction work, if the developer do the work as per the agreement. The work will be stopped by the landowner only if the developer does not improve the quality of the materials once objected by the landowner.

(21) From the date of delivery of possession of the Landowners' area to the Landowners or their allottees and the Developer and /or 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 in this regard.

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(22) The Landowners 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 or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this Development Agreement. The Landowners 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 save and except as provided in these present.

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Amit Kumar
Director

- (23) 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 Landowners' area whenever required by the Developer by adhering the provision laid down under the Real Estate (Regulation and Development) Act, 2016.
- (24) Similarly the Landowners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Landowners' area in the said building and which does not form part of the Developer's area.
- (25) That the material to be used for construction of proposed multistoried building complex and its specifications are clearly mentioned in Schedule-II of this Development Agreement and it will be treated as part of the development agreement.
- (26) After the Registration of this Development Agreement and also after registration of this project under the Real Estate (Regulation and Development) Act, 2016 , the Landowners and the Developer shall be entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution.
- (27) That after the completion of the construction of the building project, the developer/promoter/ Landowners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Ownership Act, 2006.

THE DEVELOPER FURTHER UNDERTAKES:-

- (A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Landowners' right, title and interest over



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Director

the said property may in any manner be adversely affected until the developer has given delivery of possession of the Landowners' area to the Landowners.

- (B) That the Developer shall be entitled to mortgage its own share to any financial institution for taking project loan to complete the construction of the proposed multistoried building complex. Besides that the individual purchasers of the flats and car parking spaces may obtain loan from any financial institution or any other authority concerned to purchase the flat and car parking spaces by mortgaging the said unit to be purchased by the intending purchasers and the purchasers are solely responsible to repay the said loan.
- (C) To indemnify 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 and / or for construction, breach of any law, Act statue, Rules and bye-laws.
- (D) That it is also agreed between the parties that the parking space will not to be sold to any outsider or stranger other than the inmates of the building.
- (E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the Landowners till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of

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Amit Kumar
Director

possession of the Landowners' area/ share to the Landowners.

- (F) After the delivery the Landowners' area/ share to the Landowners all out going in respect of the said property and the said building thereon shall be borne and paid by the Landowners and the Developer and their nominees separately and proportionately in proportion to their respective share in the total super built-up area.
- (G) It is agreed between the parties that if applicable, Developer and Landowner will pay GST on their respective shares, at the prescribed rate as fixed by the competent authority.
- (H) 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 is possible to construct any extra built-up area beyond the area already sanctioned by the Competent Authority, the same shall be constructed by the developer and the said extra area will be distributed by the landowners and the developer in same proportion as mentioned above.
- (I) The Landowners 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 Landowners' title thereto and the Landowners agree to co-operate with the developer in such examination of the Landowner' 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.

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Dwarka Dwellings Pvt. Ltd
Anish Kumar
Director

- (J) 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 whenever required by the developer. However, after completion of the building/ project, all the original documents shall be handed over to the developer.
- (K) The developer and / or the Landowners will form as it deems proper, a Co-operative housing society /association of persons, and body corporate etc. for maintenance of the common service area of the building and all the unit holder including the Landowner will be members of such housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owners' association of the apartment for the maintenance and management of the entire building complex, except the internal part of units.
- (L) The common area shall be jointly owned by the Landowner and the developer of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No inmates of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.
- (M) The Landowners agree that in case any fine or penalty/fee to be imposed on the said building for any breach of law and for any alleged deviation from the

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Dwarka Dwellings Pvt. Ltd
Amit Kumar
Director

sanctioned plan, resulting in any excess construction of the built-up area within the bye-laws then the same shall be borne and paid by the developer only.

- (N) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchaser(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.
- (O) That the Landowner agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the scheduled property or claiming his right, title or interest though the 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 Landowner and in this respect the Landowner shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.
- (P) That in case of any dispute or differences between the parties arising out or relating to this Development Agreement, the same shall be settled by reference of the dispute or differences to the arbitrator(s) 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, within the limit of Patna.
- (Q) That only courts of Patna shall have the exclusive jurisdiction over all the matters or dispute arising in respect of and from this agreement.

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Dwarka Dwellings Pvt. Ltd.

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Dwarka Dwellings Pvt. Ltd.



Dwarka Dwellings Pvt. Ltd.
Amit Kumar
Director

SCHEDULE- I

DETAILS OF LAND OWNED BY THE LAND OWNERS FIRST PART.

All that piece & parcel of commercial/residential vacant land, with boundary, measuring 6074 Sq.ft. equivalent to 13.946 decimals of land, bearing thana No. 09, Thana Code No. 068, Tauzi No. 5316, present Tauzi Government of Bihar, Khata No. 07, Cadestral Survey Plot No. 899 (P), situated in Mauza Shekhpura, Mohalla Patel Nagar, Pargana & Survey P.S. Phulwari, present P.S. Shastri Nagar, Sub and Sadar Registry Office and District Patna, Jamabani Bhag Bartman-42, Page No. 89 of year 2023-24, within the limit of Patna Municipal Corporation and the same is bounded and butted as follows:-

Name of the District	:-	Patna
Name of the Circle	:-	Patna Sadar.
Name of the Halka	:-	Nutan Rajdhani-2
Name of the Village	:-	Sheikpura
Revenue Thana No.	:-	9

6/14/23
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BOUNDARY

North :- Sri Ram Govind Singh & Others,
South :- Private Branch Road,
East :- Survey Plot No. 899 (P),
West :- Survey Plot No. 899 (P).

FEATURES AND SPECIFICATION OF UNITS

- | | |
|---------------|---|
| 1. BUILDING | Earth Quake resistant. |
| 2. FOUNDATION | RCC frame structure with brick work in cement mortar as per design and specification of Architects/ Structural consultants. |
| 3. CHOWKHATS | Door frame of sal wood. |

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Dwarka Dwellings Pvt. Ltd
Amit Kumar
Director



सभी प्रकार के शक से मुक्त पाया

3/17/23
नाच लिपि

- 4. MAIN DOOR** Teak wood finished door with fittings, locks, latches of reputed make (Godrej or equivalent).
- 5. OTHER DOORS** 30-32 mm thick ISI mark flush door with stopper, lock and latch.
- 6. WINDOWS** Wooden window with sal wood chukhat with M.S. Grill 30 mm. Wooden shutters with 03 mm plain glass or UPVC/Domal window.
- 7. FLOORING :** Vitrified tiles flooring Kajaria / Somany / Equivalent brand (24" x 24" size) flooring along with skirting in all area of flats.
- 8. KITCHEN**
- a) Flooring vitrified tiles of Kajaria / Somany / Equivalent brand.
 - b) Working platform-granite slab (16 mm).
 - c) Dado-24" high ceramic tiles.
 - d) Sink: Stainless steel sink with suitable hot and cold water tap fittings.
 - e) Water purifier point provision.
 - f) Geyser point provision for hot water supply,
 - g) Provision for exhaust fan/ fresh air fan point to be provided.
- 9. DINNING SPACE:** Provision of one wash basin in related space.
- 10. BATHROOM/ TOILET :**
- a) Flooring- antiskid ceramic tiles (Kajaria/ Somany/ Equivalent Make).
 - b) Walls- Ceramic tiles up to 7 feet height (Kajaria/ Somany/Equivalent Make).
 - c) Sanitary- white glazed vitreous sanitary ware of ISI mark (Jaquar/Hindware/Any Equivalent make).

Shawing
21/4/23

21/4/23



Dwarka Dwellings Pvt. Ltd
Amit Kumar
Director

- d) Fittings - Chromium plated fittings of ESSCO/ MARC / JAQUAR / Any other equivalent make.
- e) Cistern-Ceramic cistern in matching colour (Jaquar / Hindware / Any Equivalent make).
- f) Washing Machine point provisions.
- g) Geyser point provision with suitable electrical connection.
- h) Fresh air fan point provisions in each bathrooms.

11. ELECTRICAL WORK :

- a) All internal wiring in concealed conduits with copper wires of JAQUAR/HAVELLS/Any Equivalent Make.
- b) All electrical modular switches and accessories of JAQUAR/ HAVELLS / Any equivalent make.
- c) Separate meter provision for utilities and common space electrification.

Shweta
31/7/23

12. T.V.

One T.V. point in the Drawing, Dining room and in all the bed rooms.

13. INTERNAL WALL

All internal walls shall be finished with good quality putty of JK WallMax/Any Equivalent.

14. EXTERNAL WALLS

All external walls shall be covered with putty and 02 coats of branded all weather coat paint.

Shweta
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16. PARKING

Marble crazy flooring/ equivalent tiles with adequate lighting.

17. BORE HOLES

Boring and Tube well of adequate capacity CROMPTON / KSB or



Shweta
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Dwarka Dwellings Pvt. Ltd
Amit Kumar
Director

equivalent make submersible pump connected to adequate capacity underground / overhead storage tank for uninterrupted water supply to all flats.

18. LIFT

Provision of one elevator of a standard company (KONE/JOHNSON/Equivalent make of 06 passengers' capacity will be installed.

19. GENERATOR

Good quality branded silent Generator (Mahindra/ Kirloskar / Equivalent make with adequate capacity for stand by Power supply together with canopy and diesel storage tank. 3 KVA Power Back-up to each flat from Generator.

20. TRANSFORMER

If permitted from PESU will be installed.

21. INTERCOM

Intercom facility provided in each flats with central Console at Security Guard station.

22. CCTV

In parking and common area.

23. STAIRSCASE

Flooring by granite and adequate lighting.

NOTE : The specification are tentative and subject to minor modification. The materials used for the construction and development of the building will be strictly in accordance with land owner only.

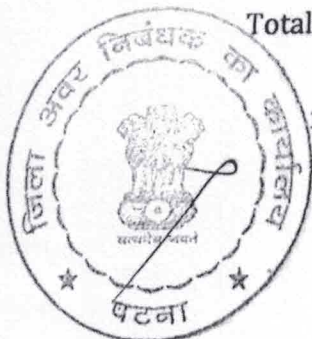
VALUATION

6074 Sq.ft. equivalent to 13.946 decimals @ Rs. 13,75,000/- per decimal, under Thana Code No. 068.

Land Value :- Rs. 1,91,80,000/-

Boundary wall value :- Rs. 5,00,000/-

Total :- Rs. 1,96,80,000/-



Dwarka Dwellings Pvt. Ltd
Amit Kumar
Director

IN WITNESS WHEREOF the Landowners and Developer have set their respective 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. *Ravi Bhusham*
RAVI BHUSHAM
S/O RAMA SHANKAR SINGH
NEW JAGANPURA

DISTT - PATNA - (BIHAR)
PS - RAJKRISHNA NAGAR
31-07-2023
9481423081

Shishir Kumar
SHISHIR KUMAR
Signature of the Landowner No.1

2. RAVI SHANIKAR PANDAY
S/O SRI ANADHESH NAKAM
PANDAY, PATLIPUTRA,
PATNA -
M.140 - 9334312299
31-07-2023

Anamika Kumar
ANAMIKA KUMAR
Signature of the Landowner No.2

Dwarka Dwellings Pvt. Ltd.
Amit Kumar
31-07-2023 Director
Signature of the Developer

Dwarka Dwellings Pvt. Ltd.
Amit Kumar
Director



Endorsement of Certificate of Admissibility

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. 0/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 219950/-

Registration Fee								LLR + Proc Fee	Service Charge				
FEE PAID	A1	0	C	0	H1b	0	K1a	0	Lii	0	LLR	0	1000
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-										0		

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1000

Date: 31/07/2023

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 31st July 2023 by Shishir Kumar Dip Narayan Prasad Yadav by profession Service. Status - Executant

Signature/L.T.I. of Presentant

Date:31/07/2023

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravi Bhushan' age '40' Sex 'M', 'Rama Shankar Singh', resident of 'New Jaganpura, Near Patna Central School ,po New Jaganpura, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 31/07/2023

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 273 on pages on 170 -192, for the year 2023 and stored in CD volume No. CD-42 year 2023 .The document no. is printed on the Front Page of the document.



Date : 31/07/2023

Token No. : 13033

Year : 2023

S.No. :

12925

SCORE Ver.4.1

Deed No. : d No. : 12011

Registering Officer
Patna

Uwarka Dwellings Pvt. Ltd
Amit Kumar
Director



INDIA NON JUDICIAL Government of Bihar

e-Stamp

Certificate No. : IN-BR-2300571034
Certificate Issue Date : 31-Jul-2023 12:06 PM
GRN No. : BHR20230501034550E, BHR20230700898915E, BHR20230700936116E
Unique Doc Reference : EST-BR-2800-2300007916
Party Name : DWARKA DWELLINGS PRIVATE LIMITED
Purchased by : DWARKA DWELLINGS PRIVATE LIMITED
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 197400 (One Lakh Ninety Seven Thousand Four Hundred Only)
Reg. Fee (Rs.) : 21000 (Twenty One Thousand Only)
LLR & P Fee (Rs.) : 550 (Five Hundred Fifty Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 1000 (One Thousand Only)
Total Amount (Rs.) : 219950 (Two Lakh Nineteen Thousand Nine Hundred Fifty Only)



IN 2300573393

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App 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.

Dwarka Dwellings Pvt. Ltd
Amit Kumar
Director

4-130333

31/7/23



INDIA NON JUDICIAL
Government of Bihar

e-Stamp



Certificate No. : IN-BR-2300570954
Certificate Issue Date : 31-Jul-2023 12:04 PM
GRN No. : BHR20230700936116E
Unique Doc Reference : EST-BR-2800-2300007915
Party Name : DWARKA DWELLINGS PRIVATE LIMITED
Purchased by : DWARKA DWELLINGS PRIVATE LIMITED
Purpose : NA Article no (NA)
Stamp Duty Paid (Rs.) : 197400 (One Lakh Ninety Seven Thousand Four Hundred Only)
Reg. Fee (Rs.) : 0 (Zero Only)
LLR & P Fee (Rs.) : 0 (Zero Only)
Miscellaneous Fee (Rs.) : 0 (Zero Only)
Discore SC (Rs.) : 0 (Zero Only)
Total Amount (Rs.) : 197400 (One Lakh Ninety Seven Thousand Four Hundred Only)



IN 2300573312

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at <https://enibandhan.bihar.gov.in> or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App 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.

Dwarka Dwellings Pvt. Ltd
Amit Kumar
Director