



बिहार सरकार

जिला निबंधन कार्यालय भागलपुर

पुष्ठांकन का सारांश

दिनांक 09/12/2020 को Anant Krishna Das द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रू0 502240 मुद्रांक शुल्क एवं रू0 21500 निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 10217 के रूप में पुस्तक सं0 1 की जिल्द सं0 173 के पृष्ठ सं0 154 से 170 तक CD 27 में आज निबधित एवं कुल 17 पृष्ठों में संधारित किया गया ।

दिनांक- 09/12/2020

टोकन नं. 10431 / 2020

गोतम कुमार
निबंधन प्रदाधिकारी

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DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT made at Bhagalpur on this 9th day of December, 2020

BETWEEN

Sri Anant Krishna Das (Aadhaar no. 474478238324 PAN No. ADDPD3825C Mobile- 9430931912), s/o Late Gobind Das, Sakhichand Ghat Road, Naya Bazar, Bhagalpur- 812002 hereinafter called and/or referred to as the "OWNERS" (which expression shall unless repugnant to the context or meaning thereto, mean and include their heirs, administrators, executors, assigns, legal representatives and/or successors-in-interest) of the FIRST PARTY

AND

1 | Page



SCROLL CHECKED

MITTAL INFRASPACE'S

Anant Krishna Das
Bhagalpur 9-12-2020
9-12-2020

अबध किशोर शर्मा
उपस्थित
जिला निबंधन कार्यालय
भागलपुर

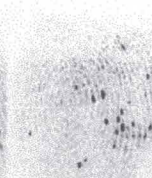
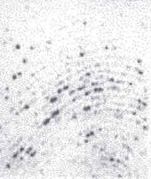
District Registry Office, Bhagalpur

Token Number 10431

Reg. Year 2020

Serial Number 10340

Deed Number 10217

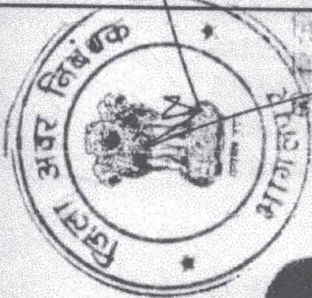
PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Mittal Inraspaces Through Managing Partner Alok Agrawal						
Sig.	<i>Alok Agrawal</i> 09/12/2020						
Presented Anant Krishna Das By							
Sig.	<i>Anant Krishna Das</i>						
Executant Anant Krishna Das							
Sig.	<i>Anant Krishna Das</i>						
Identified Amit Kumar Agrawal By							
Sig.	<i>Amit Kumar Agrawal</i>						

आदेशानुसार प्रारूपक कंता एवं विक्रता हस्त दिखाये गये
मुखण्ड, मुहल्ला / मंजिल इकानाथ चौक वार्ड नं०/
घाटी नं० 21 हा० नं० 62 अन्तर्गत स्वामी विवेकानन्द
रोड का दरवाजा में वर्णित चौहरी के अनुरूप स्थल जहाँ पथ
चिह्न गड्ढा / चिह्नोत्पत्ति के अनुरूप प्रमाणित किया गया

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निर्दिष्ट है, जो व्यक्ताधिक/अवैध/विकल्पक/प्रमाणित/प्रमाणित रूप में है। जिस पर 50.2 किलोबाइट कोड उत्पन्न एवं 15 ईच मोटा दीवार है।

09/12/2020



Anant Krishna Das

MITTAL INFRASPACE

09/12/2020

Mittal Infraspaces (PAN No. ABKFM8928N), a partnership firm having its office at 4, Rai Gopal Sarkar Lane, Naya Bazar, Bhagalpur- 812002 through its **Managing Partner Sri Alok Agrawal (Aadhaar No. 873267121664, PAN ACEPA2538D, Mobile 9431213315)**, s/o Late Mukutdhari Agrawal, permanent resident of 4, Rai Gopal Sarkar Lane, Naya Bazar, Bhagalpur- 812002 by caste Agrahari Vaishya, hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the context or meaning thereto mean and include its administrative, executors, assigns, legal representative and/or successors-in-interest) of the SECOND PARTY.

WHEREAS

(A) The Owner is seized and possessed of and is Owner or otherwise was and is sufficiently entitled to the freehold vacant land bearing **Survey Ward No. 6, Jamabandi No. 44 (Bhag Bartman 1, Page 87 by the name of Anant Krishna Das), Khata No. 44, Khasra No. 446 ka, kha, Municipal Ward No. 21, Holding No. 62 situated and lying at Burhanath Chowk, Swami Vivekanand Path in the town and District of Bhagalpur, Anchal- Jagdishpur admeasuring approx. 0.0500 hectares more or less equivalent to 5382 sq ft (500 sq metres or 7 kathas 9.5 dhurs approx. or 12.38 decimal) or thereabout more particularly described in the Schedule of Land/Property hereunder written (hereinafter referred to as the said PROPERTY**

(B) It is represented and declared by the OWNERS:-

a) That the said PROPERTY is under his exclusive possession with absolute right, title and interest, free from all encumbrances, to transfer and convey the said PROPERTY, having a full marketable title therein which he received as inheritance through family partition dated 01.01.1970 and got his name mutated, current Jamabandi 44 is in his name ie. **Shri Anant Krishna Das and is paying the rent.**

b) That the OWNER has not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, easement, rights, gifts, liens, leave and license permission, rent, possession, charges, inheritance or any other encumbrances whatsoever.

That no notice or notification for acquisition/requisition under any status of the past or presently in force, has been received, served or passed by the Bhagalpur Regional Development Authority, Bhagalpur Municipal Corporation, Income Tax Department or any other government authorities for acquisition or requisition of the said PROPERTY or any part thereof



Anant Agrawal
9-12-2020

Anant Krishna Das
9-12-2020

- d) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, lispendens, notices, petitions or adjudication order affecting the said PROPERTY or any part thereof
- e) That apart from the OWNER none else is entitled to or has any share, right, title, interest over and in respect of the said PROPERTY or any part thereof as a partner or partnership or co-parcener in any joint family or in any other manner howsoever
- f) That the OWNER is neither Benamidaar nor a Trustee for anyone in respect of the said PROPERTY or any part thereof

AND WHEREAS

- 1) The OWNER has expressed a desire to get a multistoried residential cum commercial complex developed and constructed on the said PROPERTY, as permissible, by a Developer and receive built up area therein in the share of flats, offices & parking spaces etc as built, as consideration for the value of lands of the said PROPERTY when conveyed by the OWNERS to the DEVELOPER.
- 2) The DEVELOPER has approached the OWNER and offered to develop and construct at its own cost, a permissible multistoried building on the said PROPERTY of the OWNER (hereinafter referred to as the said COMPLEX). The OWNER is not to bear any cost and any risk related to and at any stage of the construction and completion of the said COMPLEX.
- 3) The OWNER being desirous of, wanted and agreed to acquire a part of the built up area of the said COMPLEX in the form of offices, flats & parking spaces for flats etc as built, as consideration for the said PROPERTY to be conveyed by the OWNER to the DEVELOPER or its nominee(s) including a co-operative Housing Society, Firm, Association of Persons, Body Corporates etc

AND WHEREAS as a result of the negotiations between the parties hereto and on the representations and declarations made by them as herein recorded, an agreement for development of the said PROPERTY by the DEVELOPER has been arrived at between the parties upon terms and conditions hereinafter appearing.

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



Agent - District Dey
9-12-2020
Mittal Infraspaces

1) The OWNER hereby appoints the DEVELOPER as the developer of the said PROPERTY and irrevocably grant to the said DEVELOPER who hereby accepts from the OWNER exclusive rights and license to develop the PROPERTY in the Schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter mentioned

2) It is made expressly clear that the DEVELOPER shall construct a multi storied residential cum commercial COMPLEX named "Gobind Gopal Apartments" on the said PROPERTY of the OWNER on the basis plans as already sanctioned by the BRDA/BMC and/or any other Authority in terms of the prevailing Bhagalpur Planning Standard & Building Bye laws

3) It is agreed that after approval of Plan of Complex by BRDA/BMC and/or any competent authority, any alterations/ or revisions of the aforesaid plans which may become desirable, shall be done by joint approval of OWNER and the DEVELOPER

4) That undivided right, title, interest and share of the OWNER and the DEVELOPER in the PROPERTY and the COMPLEX thereon as approved by the competent authority including offices, flats, parking spaces shall be as follows:

OWNER'S AREA	50% (Fifty Percent)
DEVELOPER'S AREA	50% (Fifty Percent)

5) The DEVELOPER agrees to deliver and give possession to the OWNER 50% (Fifty Percent) of the total Built Up area of the said COMPLEX to be constructed by the DEVELOPER at its own cost on the said PROPERTY, hereinafter called the OWNER'S AREA as consideration for 50% (Fifty Percent) of the undivided right, title, interest and share in the said PROPERTY to be conveyed/transferred by the OWNER to the DEVELOPER or it's Nominee(s), hereinafter called the DEVELOPER'S AREA and this should be done immediately after completion of construction of the COMPLEX.

6) Before commencement of construction of the said COMPLEX, the OWNER'S area and the DEVELOPER'S area shall be clearly demarcated on a detailed built up area share map and a Flat Share Agreement will be signed separately.

a) The OWNER and/or his nominee(s) shall solely and exclusively be entitled to and shall have absolute right, title and interest over the



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OWNER'S AREA. They shall be fully entitled to use and enjoy the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any Person, Association of Persons, Firm, Body Corporate, Co operative Societies, Government Agencies etc. on such terms and conditions as may be decided by the OWNER individually or collectively and the DEVELOPER shall have no say or objection in the same

- b) The DEVELOPER and/or its nominee(s) shall solely and exclusively be entitled to and shall have absolute right, title and interest over the DEVELOPER's AREA. They shall be fully entitled to get their name mutated/entered (dakhil kharij), use and enjoy the same either themselves, individually or collectively or shall be fully entitled to rent out, transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any Person, Association of Persons, Firm, Body Corporate, Co operative Societies, Government Agencies etc. on such terms and conditions as may be decided by the DEVELOPER and/or its nominee(s) individually or collectively and the OWNER shall have no say or objection in the same

- 7) That it shall take about 30 (thirty) months with a grace period of 6 (six) months from the date of approval of the building plan by a competent authority to complete the construction of both OWNER'S as well as DEVELOPER's share of built up area provided that if any time is lost to the DEVELOPER by such happenings as is beyond the control of DEVELOPER including force majeure, natural calamities, pandemic, fire, earthquake, inclement weather, riot, other inevitable cause of accident, strike, lockout, civil commotion, disturbances, raw material shortage or any such case where the ownership right of the 1st part on the said land or their right to enter into the registered Developer's Agreement is questioned or any change in government policies or any court order then so much of the time as is so lost will be further added to the grace period

- 8) It is hereby expressly irrevocably and irretrievably agreed and declared by the OWNER that :

- a) Delivery of possession of 50% (Fifty Percent) of the total built up area of the said COMPLEX as flats, commercial space and parking for flats in the manner provided herein shall form and always be deemed to form fair, reasonable and adequate consideration for the 50% (Fifty Percent) of the undivided right, title, interest and share in the aforesaid PROPERTY



MR. AGARWAL
9-12-2020

MR. KRISHNA DAS
9-12-2020

agreed to be conveyed as herein above by the OWNER to the DEVELOPER and/or its nominee(s)

- b) The OWNER shall at no time demand any sum of premium in any form or any interest in any dealing regarding sale of DEVELOPER'S AREA and the OWNER shall execute all such deeds and documents as may be required by the DEVELOPER in this regard
- 9) This Agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto
- 10) The OWNER and his nominee(s) and the DEVELOPER and its nominee(s) shall jointly have undivided right, title, interest and share in the total land of the said PROPERTY in their respective share of 50% (Fifty Percent) of the OWNER and 50% (Fifty Percent) of the DEVELOPER after delivery of the OWNER'S AREA to the OWNER
- 11) The OWNER hereby grants exclusive right and license to the DEVELOPER to take up and proceed with the development, planning and construction of the said COMPLEX in terms of this Development Agreement and has handed over vacant physical possession of the said PROPERTY more fully described in Schedule hereunder written. This right and license granted to the DEVELOPER by the OWNERS shall be license as contemplated in Section 60-B of the Indian Easement Act, 1982 subject to the terms and conditions
- a) It is agreed that any agreement or arrangement made or entered into at anytime during the subsistence of this agreement by the OWNER in breach of or in violence of terms and conditions of this Development Agreement shall be null and void
- b) The OWNER hereby irrevocably undertake not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said PROPERTY or any part thereof during the currency of this Agreement. The OWNER shall at no point of time during the currency of this Agreement try to dispossess the DEVELOPER from the said PROPERTY except in accordance with this Development Agreement
- c) The DEVELOPER shall develop the said PROPERTY at its own cost and shall alone be responsible for the development of the said PROPERTY in accordance with the terms and conditions of this Development Agreement
- d) The DEVELOPER shall be free to do all acts, deeds and things required for development and construction of the said COMPLEX at the



MITTAL INFRASPACE

PARTNER

Not a grant - Anand Biswas
9-12-2020

DEVELOPER's own cost and expense and has already begun to do so at his own expenses

- e) The DEVELOPER shall be entitled to develop the said PROPERTY by constructing thereon offices, flats, parking spaces and other structures, in terms of the building plans approved by the OWNER and sanctioned by BRDA/BMC and/or any other Authority as stated herein above
- f) Both OWNER and DEVELOPER shall be entitled to enter into agreement for sale or otherwise allot tenements as comprised in the OWNER'S AREA & DEVELOPER'S AREA respectively of the said COMPLEX which is 50% (Fifty Percent) each of the total built up area. The OWNER, if needed by the DEVELOPER, shall join as confirming party in all such agreements, sale deeds, deed of allotment etc which the DEVELOPER may enter into. The DEVELOPER SHALL exclusively be entitled to realize and retain all amounts receivable under such agreements, sale deeds, deed of allotment etc for development and construction of the said COMPLEX and for its own use
- g) After delivery of possession of the OWNER'S AREA to the OWNER by the DEVELOPER in terms of this Development Agreement, the OWNER will provide a letter of confirmation of handing over of the built up area of their 50% share, the OWNER shall be fully entitled to enter into the OWNER'S AREA in the said COMPLEX which is 50% (Fifty Percent) of the total built up area. The DEVELOPER, if needed by the OWNER, shall join as confirming party in all such agreements, sale deeds, deed of allotment etc which the OWNER may enter into.
- h) All charges/deposits required to be paid by the buyers of DEVELOPER'S AREA i.e. charges for transformer installation, electricity connection, maintenance deposit, society fees and/or any other charges shall be borne by the DEVELOPER or its buyers. Similarly the above all charges shall also be borne and paid by the OWNER for OWNER'S AREA. The Development specimen shall be deemed & include GST liability and other government taxes. It is agreed that in case of any demand of GST from the authority against this Development Agreement and/or OWNER'S AREA, same will be paid by OWNER or his buyers alone

- 12) The DEVELOPER shall be entitled to retain all necessary documents including original documents of OWNER'S title to the said PROPERTY till completion and handing over of the projects. In such an event the DEVELOPER undertakes to keep the said title deeds safe, protected and harmless and to have the same produced for inspection for and take extracts therefrom whenever required



mittal

Approved
9-12-2020

Not approved
9-12-2020

13) That after completion of the construction of the building Project the respective sharers i.e. DEVELOPER and OWNER shall be absolute owners of their respective shares and they will be entitled to sell/transfer their shares respectively as per provisions of Bihar Apartment Ownership Act, 2004 U/S 7(1) & 7(2) and complete the transaction

14) The OWNER does hereby nominate, constitute and engage **M/s Mittal Infraspaces**, a partnership firm having its office at 4, Rai Gopal Sarkar Lane, Naya Bazar, Bhagalpur- 812002 through its Managing Partner Sri Alok Agrawal, s/o Late Mukutdhari Agrawal, permanent resident of 4, Rai Gopal Sarkar Lane, Naya Bazar, Bhagalpur- 812002 their true lawful attorney to do, execute and perform in their names and on their behalf any of the following acts, matters, deeds or things as may be required in terms and conditions of this Development Agreement in respect of the COMPLEX to be constructed thereon:

- a) To appear before any Registrar or Sub registrar or Assurance and/or any other Officer(s) or any registration and/or admit execution of and on our behalf of any documents, deeds, instruments, writing or other assurances executed by him (Attorney) in respect of 50% share of built up area of the DEVELOPER and to do all other acts, deeds, matters and things in relation thereto which may be requisite, desirable or necessary in terms of this Development Agreement
- b) To commence, prosecute, institute, defend, oppose and appear and represent us in all acts and legal proceedings and also to represent us in appeal and revision proceedings whether civil, criminal, original or appellate in all applications or petitions in any court of law as also in proceedings before BMC, BRDA, Police, revenue, Stamp, Public works, Postal and/or Registration authorities and also before all Magistrate, Judicial and Revenue Officers or other Officers and to issue or accept service of writ, process or summons and do all acts and things as may be necessary to protect the interests of the Executant and the said DEVELOPER in accordance of this Development Agreement
- c) To nominate, engage and authorize Solicitors, Advocates, Architects, Surveyors, Engineers as may be necessary from time to time, to revoke their appointments and pay their remunerations

The OWNER shall help and cooperate the DEVELOPER during construction period of COMPLEX and sale of DEVELOPER'S AREA

16) The DEVELOPER further undertakes:



Anand Prishva Dey
9-12-2020
M. Agrawal
9-12-2020

- a) That it will not do any act of commission or omission, expressly or impliedly, directly or indirectly by which the right, title and interest of the OWNER over the said PROPERTY and COMPLEX may in any manner be adversely affected
- b) To indemnify the OWNER and always keep him indemnified and harmless in respect of all claims, damages, liabilities, compensations or expenses payable on account of any harm, injury and/or accidents sustained by any workmen, artisan during the course of and/or in construction of the COMPLEX and/or in the course of the examination of the title of the OWNER to the PROPERTY. The OWNER agrees to cooperate with the DEVELOPER in such examination of the requisition that may be made by the Development and/or its representatives in this regard

17) In case there be any defect in the title of the OWNER, or any defect in OWNER'S right to enter into this Development Agreement or there be any liability or any encumbrances on the PROPERTY, then in such event the DEVELOPER shall be entitled to have such defects cured and/or liability cleared for and on behalf of the OWNER, at the cost and expense of OWNER.

18) During the construction of the said COMPLEX, if the DEVELOPER faces difficulty in obtaining funds due to non booking of its share of built up area, the DEVELOPER may require to create equitable or any legal mortgage of the land and the construction thereon for obtaining project loans from Banks/FIs etc. or for individual buyers of its share of shops & office spaces, the DEVELOPER shall mortgage only its proportionate share in the built up area and/or said PROPERTY. In such an event, the OWNER if required shall join the DEVELOPER in creation of such mortgages on terms to be mutually agreed. However the DEVELOPER affirms and undertakes that all money so obtained as loan by pledging, hypothecating or mortgaging the said PROPERTY or creating charges on the said PROPERTY & COMPLEX shall exclusively be invested for construction and development of the said COMPLEX only and such moneys shall not be diverted for any other purpose by the DEVELOPER. In case the loan obtained from any FI is not repaid by the DEVELOPER, the same will be realized from the 50% (Fifty Percent) share in built up area of the DEVELOPER. The OWNER'S area will remain free from encumbrance. For the purpose of creating the mortgage on the BUILDER'S share in the project, the DEVELOPER acting through their authorized representatives are entitled to execute any mortgage deed etc. in favour of Bank/FIs and get it registered before the Sub Registrar office

Anant Krishan Day
9-12-2020

Mok Agrawal
9-12-2020



Mok Agrawal

19) All Municipal taxes, land rent and other statutory charges in respect of the said PROPERTY, till date of this Agreement shall be borne and paid by the OWNER. From the date of this Agreement and till delivery of possession, the same shall be borne and paid by the OWNER and the DEVELOPER and/or their respective nominee(s) as per their proportionate share in the total built up area to the authority concerned

20) The word proportionately with all its cognates variations, whenever used in these presents shall mean the proportion in which the parties hereto and/or their nominee(s) acquiring portions of the complex are entitled to in the covered area in the COMPLEX

21) The DEVELOPER may form, if deems expedient, a Cooperative Housing Society/Association of Persons/Body Corporate of all the person(s) owing tenements, in the said COMPLEX. The OWNERS and/or their nominee(s) shall also become members of such an organization formed by the DEVELOPER. The OWNER, their nominee(s), respective agent(s), servant(s), licensee(s), tenant(s) etc. shall be bound to abide by the rules and regulations as may be framed by such organization from time to time and they shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as fixed for the maintenance and management of the entire COMPLEX. The pecuniary liability created by the Cooperative Society shall be in proportions to the cost needed and made for the affecting facility to the marks and not more.

22) The nominee(s) of the DEVELOPER shall own and hold portions of the COMPLEX comprised in the DEVELOPER'S AREA according to the standard Agreement's finalized by the DEVELOPER. The OWNER and his nominee(s) shall also own and hold portions of the COMPLEX comprised in the OWNER'S AREA of flats, commercial space and parking for flats on the same terms and conditions as be contained in the aforesaid standard Agreement and to execute similar agreements

23) If any shortage is found in the actual built up area after construction in shares of any of the TWO parties, the same shall be adjusted from the share of and/or paid and compensated by the other party at market rates

24) The common areas, including terrace, passage, stairs, shall be jointly owned by all the Owners of all the portions of the said COMPLEX with equal co-

Agreed Original
9-12-2020



extensive entitlements to use all common area and facilities intended for utilization by the occupants of the said COMPLEX or be same terms and conditions applicable to all such utilization

- 25) No owner of any part of the COMPLEX will have exclusive right, title and interest over the common areas and common facilities, including terrace, except the right of common use thereof
- 26) Both the OWNER and the DEVELOPER will jointly be entitled to all permissible future and/or horizontal development/exploitation of the said property and the said COMPLEX thereon, in accordance with the Bye Laws, Rules & Regulations, as applicable, within the construction period or three years from the date of this agreement. The constructions, sharing, owing and selling of all such additional built up area will be done in the same proportions and on the same terms as contained in this Development Agreement
- 27) It is agreed that if any levy is imposed by the BRDA, BMC or any other Public Body or Bodies or the Government for the development/betterment of the area in which the PROPERTY is located and COMPLEX is built or any other statutory levy becomes applicable on the said PROPERTY or the COMPLEX thereon, then the same shall be paid by both the OWNER and the DEVELOPER in the ratio of their respective share of the built up area in the said COMPLEX
- 28) The OWNER agrees that in case any fine or penalty by way of compounding is imposed on the said COMPLEX or alleged deviation from the sanctioned plan resulting in any excess construction of the built up area, then the same shall be borne and paid by both the OWNER and the DEVELOPER in the ratio of their respective shares of built up area in the said COMPLEX
- 29) It is agreed that in all transfer/conveyance of built up area, the purchaser(s)/transferee(s) shall bear the cost of Stamp Duty, Court Fee and Registration Charges etc.
- 30) That in case of any dispute or difference between the parties arising out of relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrator appointed by the parties to this Development Agreement if the parties so agree. Such arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time. If the parties do not

Anand Krishna Singh
9-12-2020

Mohd. Agha
9-12-2020



MITTAL INFRASPACE

Mohd. Agha

agree for reference to Arbitrator then the dispute shall be settled by recourse to competent Civil Court

31) Only Courts in Bhagalpur shall have the jurisdiction over all the matters of disputes

SCHEDULE- I PROPERTY/LAND

21/3
440
Omprakash
Laxmi
All that piece and parcel of freehold vacant land bearing part of Survey Ward No. 6, Jamabandi No. 44 (Bhag Bartman 1, Page 87 by the name of Anant Krishna Das), Khata No. 44, Khasra No. 446 ka, kha, Municipal Ward No. 21, Holding No. 62 situated and lying at Burhanath Chowk, Swami Vivekanand Path in the town and District of Bhagalpur, Anchal- Jagdishpur admeasuring approx. 0.0500 hectares more or less equivalent to 5382 sq ft (500 sq metres or 7 kathas 9.5 dhurs approx. or 12.38 decimal) within the limit of BRDA and BMC and within the jurisdiction of Sub Registrar and District Registrar of Bhagalpur bounded as follows:

NORTH: Building Kaviraj & others
SOUTH: Swami Vivekanand Path
WEST: Burhanath Road
EAST: Building Deep Narayan Prasad & others

Land is Grade I, Commercial parti with boundary on one side, hence Government value of land is as below:

Land 12.38 decimal x 2000000/- per decimal= Rs 24760000/-
Boundary wall (Total 50.2 ft length x 8 ft height x 15" width= 502 cft X Rs 600 /-)= Rs 301200/-
Total Rs 25061200/-

SCHEDULE- II CONSTRUCTION DETAILS

- 1) Foundation: As per design of structural consultants
- 2) Super Structure: R.C.C. Frame type
- 3) Roof Slab: R.C.C. Thermal & water proofing treatment
- 4) Materials: All walls & ceilings cement (ISI mark) plastered and wall putty coated. Exteriors will be painted as per elevation & design
- 5) Doors: Residential- Hard wood chaukhat & flush doors with appropriate fittings. Commercial- Iron shutter with primer
- Windows: Sliding aluminium & glass windows with iron grill
- 7) Flooring: 2'x2' Vitrified tiles for flat interiors & office spaces will be used. Tiles/Kota stone in common areas & stairs will be used



Anant Krishna Das
9-12-2020
Omprakash
9-12-2020

- 8) Bathrooms: All C.P. fittings will be standard make (ISI mark-preferably of Jaquar/Hindware or equivalent brands) and white glazed tiles on the wall upto 5'
- 9) Kitchen: R.C.C. working platform with granite top and stainless steel sink with glazed tiles upto 2' height above working table
- 10) Electrical wiring: Concealed PVC copper conduit wiring and MCB distribution board upto wooden panel board. Standard electric wiring & fitting (ISI mark) will be done in office space, extra work & cost will be borne by office spaces owners as per Developer's estimate
- 11) Water Supply: Deep submersible tube well; distributed through overhead tank
- 12) Generator: One stand by genset of suitable capacity will be provided to run the tubewell, lift, lighting of common area and restricted lighting in only residential flats
- 13) Electric Connection: All flats, office spaces and common areas shall have their individual meter connection to be obtained from BSEB/SBPDCL and/or other competent authority at their own cost. Cost of common meter, transformer, cable upto wooden panel board, fittings etc shall be borne proportionately by the flats & office spaces owners, including OWNER and/or his buyers
- 14) One good quality lift of six person capacity shall be provided
- 15) Rain Water Harvesting
- 16) Firefighting: Appropriate fire fighting facilities shall be installed

Drafted by
Nirvana by Sita
09-12-2020
09-12-2020

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS DEVELOPMENT AGREEMENT AT BHAGALPUR ON THE DAY, MONTH AND YEAR WRITTEN ABOVE

Witnesses:

(1) Amit Kumar Agrawal

NAME - AMIT KUMAR AGRAWAL
SAKHI CHAND GHAT ROAD
NAYA BAZAR, BHAGALPUR
09-12-2020

Signature of OWNER

Anant Krishna Das
09-12-2020

(2) Debashis Biswas

Late Indu Bhushan Biswas
Hanuman Nagar
Adampur, Bhagalpur
09-12-2020

Signature of DEVELOPER

Moh Agrawal
9-12-2020



MITTAL INFRA SPACES

Moh Agrawal
PARTNER



anna agrani
9/12/20

आदेशानुसार प्रारूपक क्रेता एवं विक्रेता द्वारा दिखाये गये
भूखण्ड, मुहल्ला/मैका बूढा नारायण वार्ड नं०
प्लॉट नं० 21 होउ नं० 62 अन्तर्गत स्वामी विवेकानन्द
रोड का दरतावेज में वर्णित चौकड़ी के अनुरूप स्थल जोड़
किया गया/जोड़ोपरान्त उक्त भूखण्ड पर 0.25 बरखाधिक परती भूमि
वर्गफीट सम्मन/दीवार आर सी.सी./आर.सी.सी./खमका मोन
निर्मित है, जो बहुमंशिक/आवासीय/विकासशील प्रथम/
द्वितीय श्रेणी की है। जिस पर 50.2 फीट लम्बा
8 फीट ऊंचा एवं 15 ईंच मोटा डोवाल है।

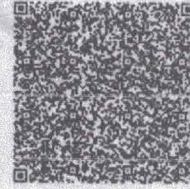


हस्ताक्षर
महेश्वर ठाकुर
09/12/2020.

MITTAL INFRASPACE
anna agrani



INDIA NON JUDICIAL
Government of Bihar
e-Stamp



10431

Certificate No. : IN-BR14509040825022S
Certificate Issued Date : 07-Dec-2020 01:38 PM
Account Reference : SHCIL (FI)/ brshcil01/ BHAGALPUR/ BR-BHG/ BGP
Unique Doc. Reference : SUBIN-BRBRSHCIL0117927420452664S
Purchased by : ALOK AGRAWAL
Description of Document : Article 5 Agreement or memorandum of an Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : ALOK AGRAWAL
Stamp Duty Paid By : ALOK AGRAWAL
Stamp Duty Paid (Rs.) : 0 (Zero)
Reg. fee (Rs.) : 0 (Zero)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 500 (Five Hundred only)
Total Amount (Rs.) : 500 (Five Hundred only)



SCROLL CHECKED

Locked By



Do not write or type below this line

RS 0003387209

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. 502240/-

Addl. Stamp duty paid under Municipal Act

Rs. 0/-

Amt. Paid By N.J Stamp Paper

Rs. 0/-

Amt. paid through Bank Challan

Rs. 523740/-

Registration Fee

FEE PAID									
A1	21000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									21000

LLR + Proc Fee Service Charge

LLR	0	
Proc. Fee	0	
Total	0	500

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21500

Date: 09/12/2020

Registering Officer
Bhagalpur

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Wednesday, 09th December 2020 by Anant Krishna Das Gobind Das by profession Others. Status - Executant

Anant Krishna Das
09/12/2020

Signature/L.T.I. of Presentant

Date: 09/12/2020

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Amit Kumar Agrawal' age '45' Sex 'M', 'Anant Krishna Das', resident of 'Sakrind Ghat Road, naya Bazar, bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.



Date : 09/12/2020

Registering Officer
Bhagalpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 173 on pages on 154 -170, for the year 2020 and stored in CD volume No. CD-27 year 2020 .The document no. is printed on the Front Page of the document.

Date : 09/12/2020

Registering Officer
Bhagalpur

Token No. : 10431 Year : 2020 S.No. : 10340 SCORE Ver.4.1

Deed No. : d No. : 10217