Serial No. 7209 Circle:-:Danapur

Book No. :- 1 Deed No. 6528

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

बिहार BIHAR

Serial No. 7209

10 JUN 2017

क्रेता का नाम एवं पता

Deed No. 6528

पुनीत किशोर प्रसाद

मुद्रांक विक्रेता, समाहरणालय, पटना

Govt. of Bihar

District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on **03/07/2017** by **Shailendra Kumar Sinha**

Stamp Duty of Rs. **379000/-** and other Fees of Rs. **26525/-** has been paid in it.

The document was found admissible. The Names, Photographs, 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. **6528** in Book No. **1**, Volume No. **148** on pages from **304** to **319** and has been preserved in total **16** pages in C.D. No. **23** / Year **2017**

Date: 03/07/2017 Token No. 7530/2017

Signature with Date
(Prashant Kumar)
Registering Officer, **Patna**

दस्तावेज की जांच पूर्ण एवं
लेख में कोई त्रुटि दिखाई दे सुधार की पायी।
जांच लिपिक

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered on the 03rd Day of ...July...., Two Thousand Seventeen.

BETWEEN

SRI SHAILENDRA KUMAR SINHA Son of Sri Birendra Kumar Sinha, Resident of "Krishnangan", Near National Insurance Company, Raja

For SIYARAM ENGICONS LLP

Designated Partner

SCANNED BY

(BHUSHAN PATHAK)

OPERATOR

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District Registry Office,Patna

Token Number 7530 | Reg. Year 2017 | Serial Number 7209 | Deed Number 6528

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Sujeet Kumar (Part)						
Sig.	Sujeet Kumar 03.07.17						
Presented By	Shailendra Kumar Sinha						
Sig.	Shailendra Kumar Sinha 3/7/17						
Executant	Shailendra Kumar Sinha	× Photo	× Thumb	× Index	× Middle	× Ring	× Little
Sig.							
Identified By	Dhirendra Kumar Singh						
Sig.	3/7/17						

SCORE Ver 4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop01





Shailendra Kumar Sinha 3/7/17

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Bazar Branch, P.S.-Shastri Nagar, P.O.-B.V. College, District-Patna, in the State of Bihar, hereinafter called the "**LAND OWNER**" - which expression unless repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives assigns, and successors-in-interest of the **FIRST PART.**

PAN. ACGPS6146R ..... **(Attached) Mobile No.-** 9431611476.

AND

SIYARAM ENGICONS LLP, is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008, through its Identification Number-AAE-4869, Having its Registered Office at Kurji Pul, Gate No.-77, Mainpura, P.O. and P.S.-Patliputra, Town and District-Patna, through one of its **Partner SRI SUJEET KUMAR** Son of Sri Ram Dev Singh, residing at Kurji Pul, Gate No.-77, Mainpura, P.O. and P.S.-Patliputra, Town and District-Patna, in the state of Bihar, Indian Citizens, hereinafter called the **DEVELOPER/ BUILDER**, which expression unless repugnant to the context shall mean and include its heirs, executors, administrators, legal representatives, assignees and successors-in-interest of the **SECOND PART.**

PAN-AAWCS9436R (Attached) Mobile No.- 9334117723.

Shailendra Kumar Sinha 3/7/17

For SIYARAM ENGICONS LLP
Sujeet Kumar
Designated Partner
3/7/17

WHEREAS a land measuring an area of approximately **26 Decimals,** *has been seized and possessed by the Land Owner and he is coming in actual, peaceful, and physical possession over the same as its absolute owner. The Land Owner* **SRI SHAILENDRA KUMAR SINHA** *acquired the said land by the virtue of a registered Deed of absolute sale vide Deed No.***6378,** *registered in Book No.***1,** *Volume No.-* **490, C.D. No.-36,** *Pages* **126** *to* **134,** *Dated-***09.12.2006** *Registered at Sub Registration Office, Danapur, from* **Smt. Banmala Singh Thakur** *Wife of Sri Ashutosh Singh Thakur, Resident of D-71, Sri Krishnapuri, P.S.-Sri Krishnapuri, P.O.-Patliputra, District-Patna. Since then he came in actual, peaceful, physical possession over the same as absolute owner thereof and he has*

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AND as a result or the aforesaid development negotiation between the parties, agreement for development of the property by developers has been arrived at upon terms and conditions here after appearing.

NOW THIS AGREEMENT WITNESSTH AND IT IS HERE BY AGREEO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

I. THE owner of the land hereby grant to the developers and the developer hereby accepts from the Land Owner the right to develop the said property more particularly mentioned in the Schedule-I of this agreement.

2. THAT the developer shall appoint an Architect for drawing and preparing the plans, design, drawing and elevation for the intended building complex to be construct on the said property. All expenses, to be incurred and fees to be paid to the said Architect shall be paid and borne by the developer. It is further agreed and settled that the developer shall develop the said property ensuring the construction to the maximum permissible F.A.R. and according the development plan shall be made and submitted to the building sanctioning authority i.e. Nagar Parisad Danapur Nizamat.

3. THAT the owner of the land shall allow every facility to the developers, their staff, workers, engineer, architect and agents etc. to enter in to the said property to enable the developer to carry qut the various development work as stipulated in this agreement. Such facilities shall, however be allowed to the developers after the execution this agreement.

4. THE Owner of the Land has possessed the total Land area is approximately **26 Decimals**

For SIYA... LLP
Designated Partner
3/7/17

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5. THE developer shall submit the building plan prepared by the said architect to NAGAR PARISAD DANAPUR NIZAMAT or/and other authorities in the name of the owner who shall sign the said building plan on behalf of the owner for obtaining the sanction of the said building plan and expenses relating to the above shall be paid and borne by the developer.

6. EXCEPT under force-major causes the total time for the construction shall be **Three years and Six months** with further grace period of **6 months**, for development and completing the project that the total time for construction shall be calculated from the date of sanction of plan by NAGAR PARISAD DANAPUR NIZAMAT or physical possession of said land whichever is later.

7. THE developer shall on construction of the intended building and development work over the said property Delivered possession of the land owner **50% (Fifty) percent** of the total saleable super built-up area on pro rata basis which shall form and be deemed to form always an adequate consideration for enable the owner to transfer their right title and interest in the balance **50% (Fifty) percent** of the saleable super built-up-area to the developer which shall be deemed to be adequate consideration for the conveyance of right, title and interest in the proportionate portion of the said property of the owner.

8. However in pursuance of the **50% (Fifty) percent** of the owner share in the super-built-up area the portion to be allotted shall be finally determined soon after the plan is sanctioned by the NAGAR PARISAD DANAPUR NIZAMAT or any other competent authority and will be clearly earmarked and agreed as per mutual agreement. In this regard a Memorandum of Understanding shall be prepared annexing therewith a chart and photo copy of map showing owner portion, which will be deemed to have found part of this Development Agreement. In case any revised plan of the proposed building is sanctioned by the competent authority then the

For SIYA...ONS LLP
Designated Partner
3/7/17

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additional built up area shall be divided amongst the parties in the aforementioned manner that i.e. the developer shall get 50% and the land owner shall receive 50% in the constructed area.

The Deed of Share Distribution of Flats between the Land owner and the Builder after the Sanction of Plan Map by the Authority (as per the land contribution in the project/building)

9. IT is expressly irrevocable and irretrievably agreed and declared by the owner that the delivery of possession of the total super built-up area of land owner's share on prorata basis in the said building complex on the said property given in the Schedule I by developer to the owner.

10. As per the provisions of Bihar Apartment Act, 2006, the builder/developer, and land owner shall be absolute Owner of their respective shares, and at the time of the construction of the building project and they will be entitled to sell/transfer/lease/mortgage/gift their shares respectively. This Development Agreement is being done in the light of the said act will be fully applicable to this development agreement.

11. That, under this Development Agreement, the Developer/Builder, is liable to do the following acts, after completion of the building project as mentioned above, as per his share, hereunder:-

A. To execute or sign on agreement for sale, Deed of absolute sale or other documents for effectuating the lawful transfer of the Flats/Parking Space failing in the share of the Developers.

B. To present or file the above documents/Deeds before the registering authority for getting them registered, as per the Developer's share only.

C. To engage advocate, vakil solicitor pertaining to the proceeding

For Shivalaya Buildcon LLP

Designated Partner

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and to sign on Vakalatnama, suit, plaint, written statement etc. and to compromise the same in respect of the transferring of the properties, falling in the share of the Developers.

D. To mortgage the Developers share in the built-up area with Financial Institution for enabling the Purchasers of Flats, parking space, tenements etc., to obtain loan against their flats, Parking Space, tenements etc.

E. To allot and sell directly his share as mentioned above to its prospective Buyers and shall be entitled to executes Sale Deeds in their favour in respect of developed area and received the payments from the Buyers.

F. To have the plans of the proposed building/buildings to be constructed on the said property prepared/amended in accordance with rules and regulation of the concerned Authorities and to submit the said plans to the concerned authorities in the name of the owner with the application for the approval and sanction and to do and sign all writings and under takings including legal statutory papers as may be necessary in connection of such plans and procurement of project finance loan from the Bank and/or Financial Institutions on Developer's risk exclusively on Developers share only.

For SIYARAM ENGICONS LLP
Designated Partner
3/7/17

12. It has been hereby agreed by the Developer and the Land Owner that the building would not be used for any kind of commercial, whether Private or Public, for example Business/Teaching purposes, but the building would be fully residential by nature and shall be occupied for residential purpose itself. No office of any kind shall be run in the said building.

(a) AND WHEREAS, when the building shall be completed by the

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Builder and the developed portions shall be handed over to the respective buyers and land Owner, a society shall be formed by the Builder in the said building. Also, the buyers/Owner of their respective shares, shall abide by the rules and regulations formed by the Society of the Building and also pay their proportionate maintenance charges to the above formed society.

13. The land owner hereby declare:

A. That, no notice or notification for requisition or acquisition under the statutes for the time being in force has been received by the owner relating to the said property or any part thereof and the owner entitle in develop and/or cause to develop the property.

B. That, there is no notice or order passed by the Danapur Nizamat or any other body or authority for setback there of and there is not requisition of whatsoever nature by the municipality or other body or authority

C. . The Land Owner have assured that the premises of Schedule-I is free from any acquisition any notice from any Govt. department such as P.M.C./NAGAR PARISAD DANAPUR NIZAMAT, and others and is free from all encumbrances, debts, lines, charges dues and attachment and in marketable condition and have in themselves full right, full power and absolute authority to title to transfer the whole and part of the said property and is free in all respect with their absolute right and in Their exclusive possession and clear title and possession to be delivered to the Developer for development. The owner also assured that land does not affect the master Plan of the NAGAR PARISAD DANAPUR NIZAMAT or any other competent authority and there will be no obstacle in construction of the building on the said land. Further to say by the Land Owner that Old taxes (all) due prior to the date of this Agreement would be payable by the Land Owner and the developer together.

For SIYARAM [illegible] ONS LLP
Designated Partner
3/7/17

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D. The land owner has not entered into any other development agreement with any other company or any other institution prior to this development agreement.

14. The Developers shall strictly comply with the provisions of NAGAR PARISAD and all other relevant laws/ buy-laws and rules and regulations. The Developers shall always keep the owner absolutely indemnified and harmless against all actions, claims and demands whatsoever which may arise due to deviation from the said sanctioned plan and/or to violation of the provisions of the law relating to the construction of the intended building complex and the developers shall provide for all civil work including installation of overhead tanks, provisions of water supply, drainage, compound wall, car parking spaces, electricity etc. as per the specification and amenities set out in the plan approved by the Danapur Nizamat or any other competent authority.

15. The name of the building shall be **"SIYARAM BISAKA ENCLAVE"** as per the mutual agreement of the land owner and builder.

For SIYARAM ENGICONS LLP
Designated Partner
3/7/17

SCHEDULE-I ABOVE REFERRED TO

The piece and parcel of vacant land measuring an area of approximately **26 Decimals,** Situated at Branch Road of Mohalla-**Dhanaut Mahuabagh (Danapur M.V.R. Serial No.-077, Zone-3, Year-2017),** Pargana-Phulwari, Thana and Sub Registration office Danapur, Sadar Registration office and District-Patna, Bearing its Tauzi No.-**5589** (Five Thousand Five Hundred Eighty Nine), Thana No.-**20** (Twenty), Khata No.-**570** (Five Hundred Seventy), Survey Kheasra No.-**1110** (One Thousand One Hundred Ten), comprised within the jurisdiction of Patna Municipal Corporation/Nagar Parisad-Danapur Nizamat, and bounded as follows:-

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BOUNDARY:-

NORTH	-	Sri Dasrath Singh and Others.
SOUTH	-	Payeen (Branch Road).
EAST	-	Sri Lal Bihari Singh.
WEST	-	Sri Ram Ishwar Singh.

GOVT. VALUATION OF SCHEDULE-I PROPERTY

Total land measuring **26 Decimals**

@ **Rs.7,25,000/-** per Decimal i.e. **Rs.1,88,50,000/-**

(Rupees One Crore Eighty Eight Lakhs Fifty Thousand only).

SCHEDULE-II

BRIEF SPECIFICATIONS

1.FOUNDATION	:	R.C.C. Pile foundation as per design.
2.SUPER STRUCTURE	:	R.C.C. Earth Quake Resistant Frame Structure as per design.
3.CIVIL WORK	:	First Class Brick work in 1:4 Cement mortar.
4.FLOORING	:	Vitrified Tiles (2'X2')/Marble
5. STAIRCASE & LOBBY	:	Marble
6. DOORS	:	Main Door-Hardwood Rest- 30 mm thick Flush door shutters fitted In Hard wooden frame and painted two coats of synthetic enamel paint over a coat of Primer.
7.WINDOWS	:	Wooden frame with wooden palla and fitted with Glass/Aluminium Channel with frosted glass
8.TOILETS	:	White Ceramic Glazed Tiles up to 6'-0 height With Wash basin and in One Master Bedroom Single lever cold + hot water

For SHAKAM ENGICONS LLP

Designated Partner

3/7/17

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and over head shower point and in common single point with shower one Bathroom (if possible)
Flooring would be Mat Finish ceramic tiles. All the fittings would be of std make.

9.KITCHEN : Working platform with Black Granite / Marble with single slab with steel sink
Sufficient light point and One Power Point for micro oven/OTG/fridge and toaster/mixer
Sufficient area for installation of modular fitting
proper drainage and space for cleaning in drainage
provision for exhaust

10.ELECTRICAL : Concealed P.V.C. Conduct Copper wiring with std. quality electric accessories, adequate light and power points,
Wire will be of Havel's, Anchor, Finolex/ any standard company
Switches semi modular.

11.PLUMBING : All internal water supply pipes of std. make Shall be concealed.

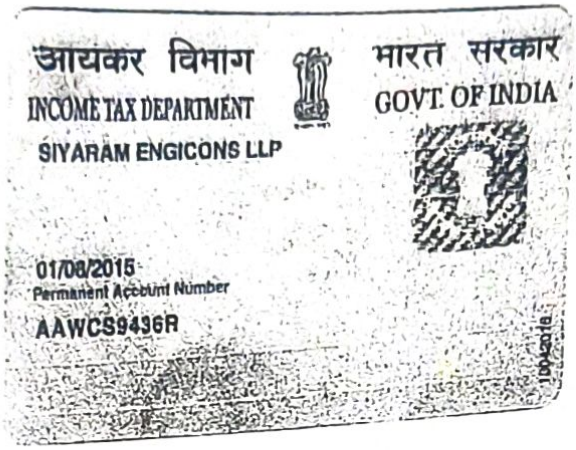
12. PARKING : Checkers Tiles/Crazy flooring in parking and driveway.
At least one wash rooms for Servant/ Driver in the parking area.

13.FINISHING : All walls and,ceiling shall be cement plastered with P.O.P. will be done in all the internal walls and Ceiling and external surface will be painted with Weather coat paint.

14.WATER SUPPLY : With own deep One no. Tube well and R.C.C. Tank.

For SIYARAM ENGICONS LLP
Designated Partner

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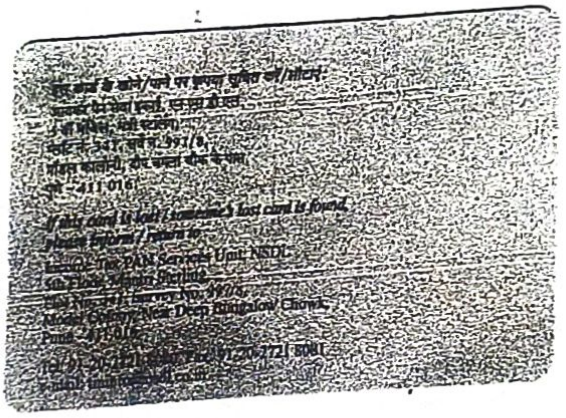


For SIYARAM ENGICONS LLP

Sajeet Kaur

Designated Partner

3:7/17



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15. INTERCOM : One point shall be provided in every Flat

16. GENERATOR : Emergency Power Back up for Light and Fan. (Approx 500 Wilat)

IN WITNESS thereof both the land owner and builder/developer have put their respective signature in token of acceptance of the terms and conditions as settled above in presence of the following witnesses:

WITNESSES

1. [illegible]
S/O [illegible]
[illegible]
[illegible]
[illegible]
[illegible]
3/7/17

2. [illegible]
Lodha Surya Pvt Ltd
Surya Bhawan
Punai Chak
Patna-800023
3/7/2017

Signature of the land Owner
(LAND OWNER)
Jitendra Kumar
3/7/17

Signature Of The Second Party
(BUILDER/DEVELOPER)

For SIYARAM ENGICONS LLP
Designated Partner
3/7/17

सभी प्रकार के चेक से भुगतान लिया
3/7/17
लेखा लिपिक
(अभिषेक कुमार)

चलान का सत्यापन बैंक काउंटर से किया।
3.7.17
लेखा लिपिक
(मनोजवीन रजाई)

पटना

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1088/50103/07005

To,
सुजीत कुमार सिंह
Sujeet Kumar Singh
S/O: Sri Ramdev Singh
Kunee Pul Gate No- 77
Phulwari
Sadaquat Ashram Phulwari Patna
Bihar 800010
9334117723

21/05/2014

Ref: 1648 / 09F / 264709 / 264752 / P

SE122999374FT

आपका आधार क्रमांक / Your Aadhaar No. :

9258 7594 6660

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India



सुजीत कुमार सिंह
Sujeet Kumar Singh
जन्म तिथि / DOB : 11/02/1973
पुरुष / Male

9258 7594 6660

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

09F / 264709

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: संबोधित: श्री रामदेव सिंह, कुजी पुल गेट न- 77, फुलवारी, पटना, सदाकत आश्रम, बिहार, 800010

Address: S/O: Sri Ramdev Singh, Kunjee Pul Gate No- 77, Phulwari, Patna, Sadaquat Ashram, Bihar, 800010

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

For SIYARAM ENGICONS LLP

Sujeet Kumar

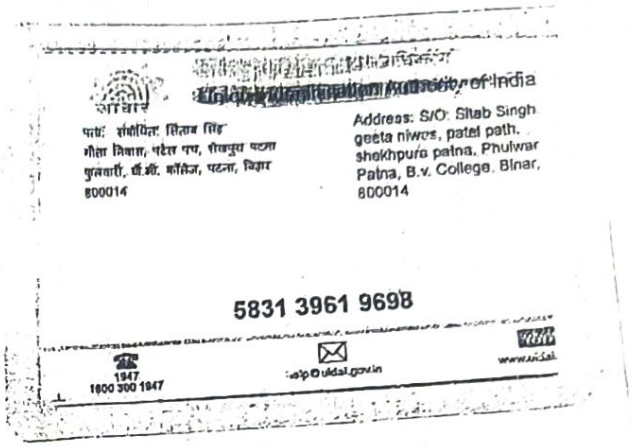
Designated Partner

3/7/17

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भारत सरकार
Government of India
धीरेन्द्र कुमार सिंह
Dhirendra Kumar Singh
जन्म तिथि/DOB: 10/08/1964
पुरुष / Male
5831 3961 9698
आधार - आम आदमी का अधिकार



आधार
पता: संकीर्तित: सितेश सिंह
गीता निवास, पटेल पथ, शेखपुरा पटना
पुलवारी, बी.एन. कॉलेज, पटना, बिहार
800014
Address: S/O: Sitab Singh
geeta niwas, patel path,
shekhpura patna, Phulwar
Patna, B.v. College, Bihar,
800014
5831 3961 9698
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1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

31/7/17

41

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not requlre stamp duty) under the Indian Stamp Act, 1899, Schedule 1 or 1-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 379000/-**
Addl.Stamp duty paid under Municipal Act **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Amt.paid through Bank Challan	Rs. 404525/-

FEE PAID

Registration Fee

A1	20000	C		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	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	LI	0		
								TOTAL-	26025

LLR + Proc Fee		Service Charge
LLR	0	500
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26525

Registering Officer
Patna

Date: 03/07/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 03rd July 2017 by Shailendra Kumar Sinha Sri Birendra Kumar Sinha by profession Others. Status - Executant

Shailendra Kumar Sinha 3/7/17

Signature/L.T.I. of Presentant **Date:03/07/2017**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Dhirendra Kumar Singh' age '40' Sex 'M', 'Sitab Singh', resident of 'Gita Niwas Patel Path,shekhpura Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 03/07/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book-1 ,Volume No. 918 on pages on 304 -319, for the year 2017 and stored In CD volume No. CD-23 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 03/07/2017

Token No. : 7530 Year : 2017 S.No. : 7209 SCORE Ver.4.1 Deed No . :d No . : 6528

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