

भारतीय गैर न्यायिक INDIA NON JUDICIAL

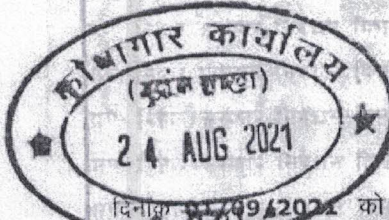
रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR
Serial No. 16967129040
Deed No. 16650बिहार सरकार
जिला निबंधन कार्यालय, गया

पृष्ठानक का सारांश

सं. 120 G/1999-2000

दिनांक 01/09/2021 को Krishna Mohan Prasad द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 21000 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 सं० 16650 के रूप में पुस्तक सं० 1 की जिल्द सं० 246 के पृष्ठ सं० 299 से 318 तक CD 38 में आज निबंधित एवं कुल 20 पृष्ठों में संधारित किया गया।

(Development Agreement)

दिनांक-01/09/2021

दस्तावेज सं. 17364/2021

प्रमाणित कुमार
निबंधन अधिकारी

This development agreement executed and entered into on
this 1st day of September 2021

BETWEEN

Mr Krishna Mohan Prasad S/O Late Ram Avtar Lal,
residing at Lakhibag, P.O & P.S. – Mufasil, District Gaya, by
Nationality Indian, hereinafter collectively called and/ or

Calculus Projects LLP

Ashok Kumar

Partner

Sign. of Executant

Executed this development agreement
the contents
for me

01.09.2021







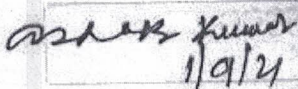
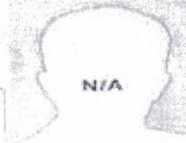
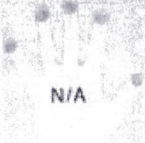
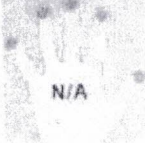
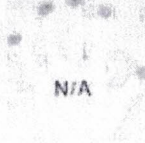
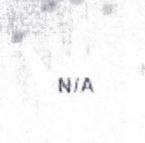
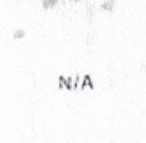





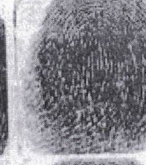
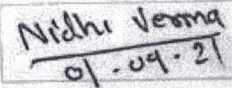






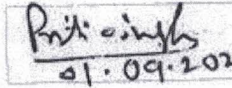






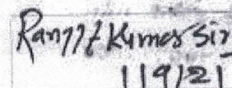


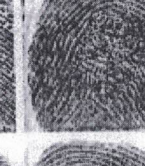
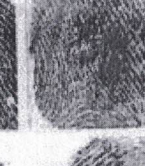

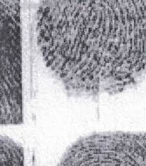
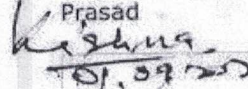






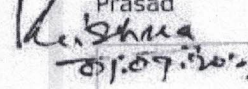


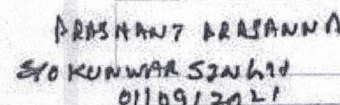
District Registry Office, Gaya

Token Number 17364

Reg. Year 2021

Serial Number 16967

Deed Number 16650

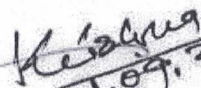
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Claimant	M/S Calculas Projects LLP.						
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Claimant	Nidhi Verma						
Sig.							
Claimant	Priti Singh						
Sig.							
Claimant	Ranjit Kumar Sinha						
Sig.							
Presented By	Krishna Mohan Prasad						
Sig.							
Executant	Krishna Mohan Prasad						
Sig.							
Identified By	Prashant Prasanna						
Sig.							

SCORE Ver.4.0

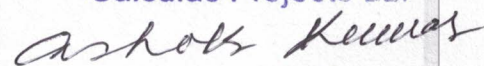
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01.09.2021

Calculus Projects LLP



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repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART. PAN AAVPP5153G Aadhaar No. 930485637504 M.No9939707357.**

AND

M/S Calculas Projects LLP, a limited liability Partnership incorporated under the provision of companies Act., 2013 having its registered office at, Flat No.102, Sharan Complex, Near H.P Petrol Pump, SadaquatAshram, Patna. PAN.AAOFC7550P, through its Partners,

1. **Priti Singh**, Aged about 48 years, Adult, Hindu, Indian, Inhabitant of India, D/O Late Ram Deo Singh, R/O H.no-1001/249, Roop Niketan, Mamta Aptment Road, Opposite Maltikunj, Shivpuri, Patna-800023, Bihar India. **Aadhaar No.725634930114**
2. **Ashok Kumar**, Aged about 51 years, Adult, Hindu, Indian, Inhabitant of India, S/O Kameshwar Prasad, R/O Flat No.-501, Deolok Apartment, Road No 3E, New Patliputra Colony, Patliputra, Phulwari, Patna-8000013, Bihar India. **Aadhaar No.256232734843, M.No.7667805023**
3. **Ranjit Kumar Sinha**, Aged about 57 years, Adult, Hindu, Indian, Inhabitant of India, S/O Krishna Kumar Sinha, R/O Flat No.-101, Pooja Enclave, Kanti Factory Road, Parvati Devi Path, Om Residency, Chitregupt Nagar, Sampatchak, Patna-800020, Bihar India. **Aadhaar No.535478678292 M.no.9546747667.**

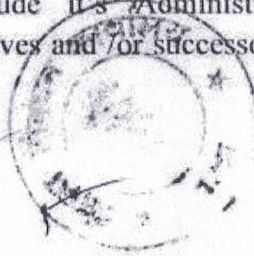
AND

4. **Nidhi Verma**, Aged about 39 years, Adult, Hindu, Indian, Inhabitant of India, D/O Binod Prasad Verma, R/O H.no-106, Road No-06, S.K.Nagar, Patna-800001, Bihar India **Aadhaar No.354521374790**

hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to context or meaning thereto mean and include its Administrators, executors, assigns, legal representatives and / or successors-in-office) or the **SECOND PART.**

T. 17/3/24
[Signature]

[Signature]



Calculas Projects LLP

Ashok Kumar

Partner

Whereas, as the property of Schedule no.- 1 fully described at the foot of this deed admeasuring 68.1789 Decimal is a purchased property by the Land Owner Krishna Mohan Prasad through execution of Five different deeds.

First deed was executed in the name of land owner Krishna Mohan Prasad from (1) Sh. Baleshwar Prasad S/o Mahesh Mehto (2) Majkur and Sohan Mehto S/o Nathun Mehto (3) Jadunandan Prasad S/o Sohan Mehto all resident of Village. Kandi, P.S. Chandauti, Gaya registered in Gaya Registration office, Gaya in Book No.1, Jild No.67, Page no.284 to 288, S.No.4610 and Deed No.4581 Year 1987 dated 09/03/1987 land admeasuring 23 Decimals

Second deed was executed in the name of land owner Krishna Mohan Prasad from (1) Sh. Permeshwar Mehto and (2) Sh Jagdish Mehto both S/o Late Mangru Mehto both resident of Village. Kandi, P.S. Chandauti, Gaya registered in Gaya Registration office, Gaya in Book No.1, Jild No.89, Page no.459 to 463, S.No.17796 and Deed No.17642 Year 1993 dated 31/12/1993 land admeasuring 19 Decimals.

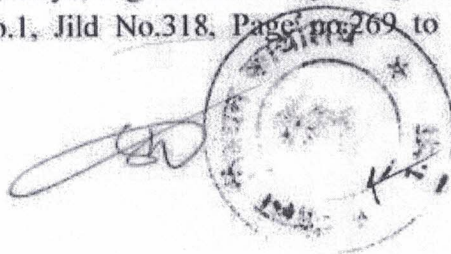
Third deed was executed in the name of land owner Krishna Mohan Prasad from (1) Naaj Perveen W/o Mansoor Alam (2) Mansoor Alam (3) Matloob Alam and (4) Mehfooz Alam all three S/o Late Mehboob Ali all resident of Kareemganj, Bahadur Ali Lane, P.S. Civil Line, Gaya, registered in Gaya Registration office, Gaya in Book No.1, Jild No.69, Page no.113 to 128, S.No.2375 and Deed No.2310 Year 2002 dated 14/02/2002 land admeasuring 12.5 Decimals.

Fourth deed was executed in the name of land owner Krishna Mohan Prasad from Girja Nandan Prasad S/o Late Gopichand Mehto Resident of Village. Kandi, P.S. Chandauti, Gaya, registered in Gaya Registration office, Gaya in Book No.1, Jild No.67, Page no.32 to 38, S.No.5047 and Deed No.4751 Year 2009 dated 09/05/2009 land admeasuring 12.6 Decimals.

Fifth deed was executed in the name of land owner Krishna Mohan Prasad from (1) Kashi Prasad and (2) Suresh Prasad both S/o Late Gopichand Mehto Resident of Village. Kandi, Post Bithosarifi P.S. Chandauti, Gaya, registered in Gaya Registration office, Gaya in Book No.1, Jild No.318, Page no.269 to 275,

Krishna Mohan Prasad

T-17364



Calculus Projects LLP

Arshob Kumar
Partner

CD.49 and Deed No.22344 Token No.23789 Year 2013 dated 19/12/2013 land admeasuring 1.0789 Decimals.

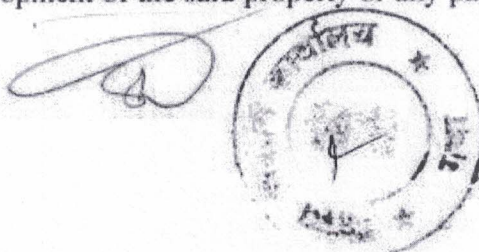
All the land admeasuring 68.1789 Decimals out of which 63.78 Decimals has been mutated in the name of Land Owner Krishna Mohan Prasad in their name in State Sirista and paying rent to the State of Bihar through Anchal Office-Sadar Gaya.

Krishna
Mohan Prasad
19.12.2013

And whereas, the said land owner expressed his/her/their desire to develop the landed property and to construct multi-storied residential/commercial building on Plot no.599(Old) 1004 and 1007(New), 598(Old) 1001(New), 599 and 600(Old) 1003 (New) and 1002 (New) in part thereof, Thana No.190, Tauzi No-5151, situated at Mauza- Kandi, P.S.-Chandauti, Distt-Gaya, measuring an area of 68.1789 Decimal more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

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

- (i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.
- (ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.
- (iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Competent Authority, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.
- (iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.
- (v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part



Calculus Project

Arshok Kumar

Partner

thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

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

Kishna
10.09.2014

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

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

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

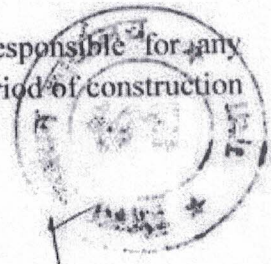
(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the **Schedule-I** hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential/commercial building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction

(Signature)

(Signature)



Calculas Projects LLP

Arshak Kumar

Partner

and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "**RAM KRISHNA COMPLEX**" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 40 percent of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

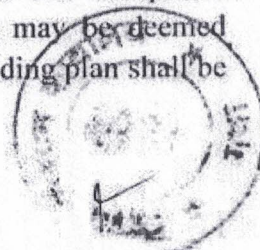
(7) In case Owner's 40% of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 60% of the total built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be

Handwritten:
Rishu
10.09.2024

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Calculas Projects LLP

Handwritten signature: Ashok Kulkarni

Partner

done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

Kishu
01.09.2024

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

(11) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **Forty Eight Month** from the date of sanction of the building plan, with further grace period of **Six Months** after that second part will pay Rs.1,00,000 (One Lakh) per month to First Part until peaceful vacant possession of the Owner's area to the Land Owner.

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

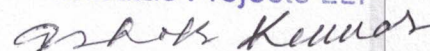
(14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest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

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area





Calculas Projects LLP



Partner

and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard.

(16) From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

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

(18) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

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

(20) A separate list of detailed allocation of Parking/ Commercial Space/ Residential units between First Part (Land Owner) and Second Part for the said building in **schedule- III** is part of this Development Agreement.

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

(22) That after the completion of the construction of the building project developer/promoter/landowner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

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Calculus Projects LLP

Anshu Kumar

Partner

Kishna
10/10/2024

(23) In case of any mishappning with the Land Owner his only son Sh. Kishlaya Kishore will have all the rights and ownership of the Land owner's share in the building.

THE DEVELOPER FURTHER UNDERTAKES:-

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

(B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Competent Authority, shall be distributed between the Owners and Developer in the equal proportion.

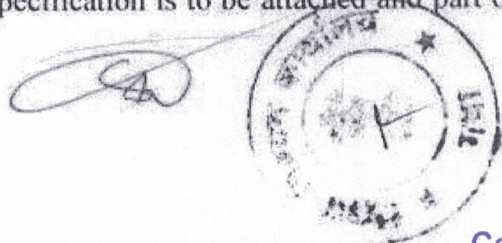
(D) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer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

(E) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owners/allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of

Kishore
to be 10

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Calculus Projects LLP

Aradh Kishore

Partner

the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 50% (Fifty percent) in the residential constructed area to the land owner and 50% (Fifty percent) in the residential constructed area to the developers.

Handwritten: K. S. Kumar
10.06.10

(G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) and one of land owners representative shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

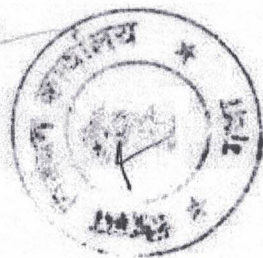
(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(I) The Owners agree that if any levy is imposed by any other public body or bodies or the government for the development/betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

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Calculas Projects LLP

Handwritten signature: Ashok Kumar

Partner

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

(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(M) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Gaya.

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

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

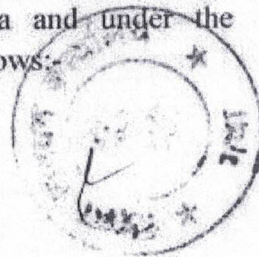
DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 68.1789 decimals more or less subject to actual measurement bearing Plot no.599(Old) 1004 and 1007(New), 598(Old) 1001(New), 599 and 600(Old) 1003 (New) and 1002 (New) in part thereof, Thana No.190, Tauzi No-5151, situated at Mauza- Kandi, P.S.-Chandauti, Distt-Gaya, measuring an area of 68.1789 Decimal in town and district of the Gaya within the Municipal corporation area and under the district/sub-registrar, Gaya, and bounded as follows:-

6

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Calculus Projects LLP

Arshad Hussain

Plot No-1007 (New), 599 (old), Khata No-190 (Old) 260 (New),
Rakba-23 Decimal bounded as follows:

NORTH:-New Plot No.1008 Gopichand

SOUTH:-New Plot No.1003

EAST:-Ashok Kumar and others

WEST:-New Plot No.1005 and 1002 Permeshwar Mehto

Plot No-1001 (New), 598 (old), Khata No-86 (Old) 294 (New),
Rakba-19 Decimal bounded as follows:

NORTH:-Gopichand and Mansoor Alam

SOUTH:- Dagar Aahar

EAST:- Mansoor Alam and Jaheed

WEST:-Gopichand Mehto

Kashish
20.6.0.19

Plot No-1003 (New), 599 (old), Khata No-190 (Old) 260 (New),
Rakba-11 Decimal bounded as follows:

NORTH:-Krishna Mohan Prasad

SOUTH:- Krishna Mohan Prasad

EAST:-Mansoor Alam & Mehboob Alam & Mehjooj Alam

WEST:-Gopichand Mehto

Plot No-600 (old), Khata No-103 (Old) Rakba 1.5 Decimal
bounded as follows:

NORTH:-Anil Kumar

SOUTH:- Part Plot No-600

EAST:-Road

WEST:-Part Plot No-599

Plot No-1002, Khata No-57 Rakba 12.6 Decimal bounded as
follows:

NORTH:-Kashi Mehto

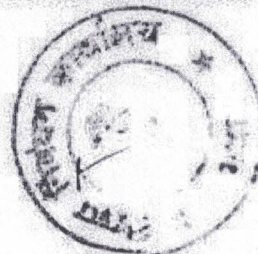
SOUTH:- Ramdeo Prasad

EAST:- Krishna Mohan Prasad

WEST:-Mahavir Mistri

Plot No-1002, Khata No-57 Rakba 1.078 Decimal bounded as
follows:

[Signature]



[Signature]

Calculus Projects LLP

Ashok Kumar

P...

NORTH:- Krishna Mohan Prasad & Others

Plot No-1002, Khata No-57 Rakba 1.078 Decimal bounded as follows:

NORTH:- Krishna Mohan Prasad & Others**SOUTH:- Krishna Mohan Prasad****EAST:- Krishna Mohan Prasad****WEST:-Private Excutants***Krishna*
01.09.2021

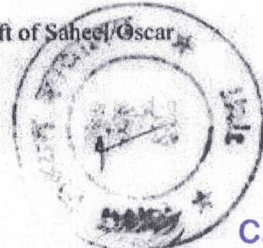
Note :- Govt. value is mentioned at Code No. & Zone - of

M.V.R. 306000/- Dec

which market value of above land is ₹ 2,08,63,000/- (Rupees Two Crores Eight Lakhs and Sixty Three Thousand) only.

SCHEDULE- II**FEATURES AND SPECIFICATION OF UNITS**

1. Foundation : R.C.C Piling, with Earthquake resistance structural Design
2. Structure : R.C.C Frame Structure
3. Civil Work : 1 No Bricks with cement material.
4. Roof : R.C.C, Heat Proof, Water Proof.
5. Floor : Marble / vetrified tiles.
6. Plaster : Cement Mortar Wall 1:6, Ceiling 1:4
7. Door : Entrance door of decorative teak veneer flush door with brass fitting & all other flush door with alluminium fittings.
8. Chauhkat : Sakhuwa wood/Alluminium/UPVC
Window : Hard Wooden/ Aluminium/UPVC frame with partly glazed paneled window with decorative grill.
9. Kitchen : Granite kitchen platform with stainless steel sink & glazed tile dado upto 2 ft height. Provision for hot & cold water in sink, exhaust fan space in window
10. Bathroom: Provision for hot and cold water system. Glazed tiles in eye soothing colour on wall upto lintal level. White sanitary ware and fixtures of standard ISI make/ Esco make.
11. Electric wiring: Concealed electrification with fire retardant cables & switches of ISI make. Provision for adequate light and power point, TV and Telephone point in living and master bed. Power distribution with MCB,s (Anchor Make)
12. T.V Point: Two point in all flats.
13. Telephone Point: One in all flats
14. Sewage : As per design with appropriate arrangement
15. Cable Connection: Two in each flat
16. A.C Pont : 2 in Master Bedrooms
17. Genrator & Lift: Best Quality Kirloskar/ Mahindra and lift of Saheel/Oscar

**Calculas Projects LLP***Arshak Kumar***Partner**

18. Generator & Lift: Best Quality Kirloskar/ Mahindra and lift of Saheel/Oscar
19. Boring :Submersible Pump 2"x5"-One(For All)
20. Inside / Outside Painting: Weather Coat exterior paint & interior plaster with P.O.P.

Kirloskar
Oscar

SCHEDULE- III

Allocation of Parking/ Commercial Space/ Residential units between First Part (Land Owner) and Second Part (Developer)

As Basement Plan(Attached) Page No.1

Land Lord Share (Marked Red)

Parking No.

10,11,12,13,14,15,16,17,18,19,20A,20B,21B,22A,22B,23,24,25,26,27,28,29.

Parking Space of total area 2066 Sq Ft of 40%=826 Sq ft.

Developer Share

01,02,03,04,05,06,07,08,09,30,31,32,33,34,35,36,37,38A,38B,39,40,41,42,43,44,45,46,47,48,49,50,51,52

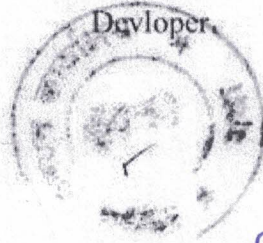
Parking Space of total area 2066 Sq Ft of 60%=1240 Sq ft.

As Ground Floor Plan(Attached) Page No.2

Land Lord Share (Marked Red)

Shop No. Built up Area S.B/U Area 30%(Sqft) Share

01	924	1201	Land Owner
02	383	498	Land Owner
03	834	1084	Land Owner 04
	671	872	Land Owner
05	437	568	Land Owner
06	370	481	Developer
07	605	787	Developer
08	772	1004	Developer
09	706	918	Developer
10	864	1123	Developer
11	710	923	Land Owner
12	340	442	Developer
13	327	425	Developer
14	450	585	Developer
15	335	436	Developer
16	523	680	Developer
17	521	677	Developer



Calculas Projects LLP

Arshad Kulkarni
Partner

18	345	448	Developer
19	278	361	Developer
20	280	364	Developer
21	365	475	Developer
22	420	546	Developer
23	475	617	Developer
24	502	653	Developer
25	283	368	Land Owner
26	324	421	Land Owner 27
	317	412	Land Owner
28	420	546	Land Owner
29	340	442	Land Owner
30	373	485	Land Owner

Kisana
Kosika

Note: From Shop No. 25 to 30 will have attached European Comboard Latrine and Bathroom and at common place, 2 washroom will be constructed.

As First Floor Plan(Attached) Page No.3

Land Lord Share (Marked Red)

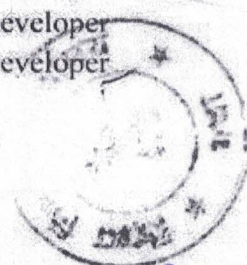
Hall	Built up Area(Sqft)	S.B/U Area	Share
01	7589	9865.7	Land Owner
02	10368	13478.4	Developer

As Second Floor Plan(Attached) Page No.4

Land Lord Share (Marked Red)

Flat No	Flat type	B.UArea	S.B/U Area 30%(Sqft)	Share
01	3BHK	1064	1383	Developer
02	3BHK	1142	1485	Developer
03	2BHK	830	1079	Developer
04	2BHK	747	971	Developer
05	3BHK	1168	1518	Developer
06	3BHK	1084	1409	Developer
07	3BHK	1291	1678	Developer
08	3BHK	1007	1309	Developer
09	3BHK	1064	1383	Developer
10	2BHK	814	1058	Developer
11	2BHK	860	1118	Developer
12	3BHK	993	1291	Developer
13	3BHK	1204	1565	Developer
14	3BHK	1082	1407	Developer
15	3BHK	1167	1517	Developer

(Signature)



Calculas Projects LLP

Arshob Kumar

Partner

16 2BHK 721 937 Developer

As Third Floor Plan(Attached) Page No.5

Land Lord Share (Marked Red)

Flat No	Flat type B.UArea	S.B/U Area 30%(Sqft)	Share
01	3BHK 1064	1383	Land Owner
02	3BHK 1142	1485	Land Owner
03	2BHK 830	1079	Land Owner
04	2BHK 747	971	Land Owner
05	3BHK 1168	1518	Land Owner
06	3BHK 1084	1409	Land Owner
07	3BHK 1291	1678	Land Owner
08	3BHK 1007	1309	Land Owner
09	3BHK 1064	1383	Land Owner
10	2BHK 814	1058	Land Owner
11	2BHK 860	1118	Land Owner
12	3BHK 993	1291	Land Owner
13	3BHK 1204	1565	Land Owner
14	3BHK 1082	1407	Land Owner
15	3BHK 1167	1517	Land Owner
16	2BHK 721	937	Land Owner

As Fourth Floor Plan(Attached) Page No.6

Land Lord Share (Marked Red)

Flat No	Flat type B.UArea	S.B/U Area 30%(Sqft)	Share
01	3BHK 1064	1383	Land Owner
02	3BHK 1142	1485	Developer
03	2BHK 830	1079	Developer 04
	2BHK 747	971	Developer
05	3BHK 1168	1518	Developer
06	3BHK 1084	1409	Developer
07	3BHK 1291	1678	Developer
08	3BHK 1007	1309	Developer
09	3BHK 1064	1383	Land Owner
10	2BHK 814	1058	Developer
11	2BHK 860	1118	Developer
12	3BHK 993	1291	Developer
13	3BHK 1204	1565	Developer
14	3BHK 1082	1407	Developer



15	3BHK 1167	1517	Developer
16	2BHK 721	937	Land Owner

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the 1st day of September 2021 first above mentioned in the presence of the following witnesses.

WITNESSES :-

1. PRABHANT. ARJAN WA 45

2. KUNWAR. SANKUJ.

SADARUAT. ASHOKA...

DATNA-810010

4599 1489 6908

2. Dr. Kar. Verma

NEW Area... f. faranti

f. R. S. Garg... f. Kothari
DIA Singh

Signature of the Land Owner

1. Dr. Kar. Verma

2. Arshad Kumar

Ranjit Kumar Singh
Signature of the Developer

Nidhi

Nidhi verma

Typed/Printed:

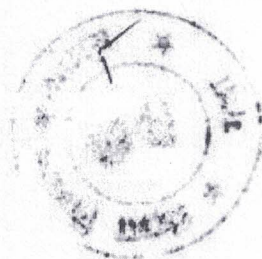
(.....)

Drafted,

(Vishal Sharma)
2nd draft for 11/02

Note: Words and/or sentences which are not applicable in the context could be replaced and/or omitted. Any other terms & conditions may be added which are legally correct to make an agreement a valid contract.

[Signature]



Calculas Projects LLP

Arshad Kherwal

Partner

Kishna
01.09.2021

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. 417260/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 5000/-
Amt. paid through Bank Challan Rs. 433260/-

Registration Fee

A1	20000	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		0
TOTAL-									20000

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500

Date: 01/09/2021

41
Registering Officer
Gaya

Endorsement under section 52

Presented for registration at Registration Office, Gaya on Wednesday, 01st September 2021 by Krishna Mohan Prasad S/O Late Ram Avtar Lal by profession Others. Status - Executant

Signature/L.T.I. of Presentant
01.09.2021

Date: 01/09/2021

41
Registering Officer
Gaya

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Prashant Prasanna' age '44' Sex 'M', 'Kunwar Singh', resident of 'Flat No:501 Sharan Complex Near H.P Petrol Pump Ps-Patliputra, patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.



Date : 01/09/2021

41
Registering Officer
Gaya

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya in Book 1 Volume No. 246 on pages on 299 -318, for the year 2021 and stored in CD volume No. CD-38 year 2021 .The document no. is printed on the Front Page of the document.

Date : 01/09/2021

41
Registering Officer
Gaya

Token No. : 17364 Year : 2021 S.No. : 16967 SCORE Ver.4.1

Deed No. : d No. : 16650

Calculus Projects LLP
Ashok Kumar
Partner