

Serial No. 18093

Book No. 1 Deed No. 17499



बिहार BIHAR
Serial No. 18093

17499 14-5-13 100 टि. ब. नं. 164 G 952723

कॉपी नं. 114/10/10048 Deed No. 17499

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

This document was presented for registration on 18/05/2013 by Awadh Bihari Prasad (Self Karta Huf)

A Stamp Duty of Rs. 189300/- and other Fees of Rs. 1879/- 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. 17499 in Book No. 1, Volume No. 382 on pages from 262 to 287 and has been preserved in total 26 pages in C.D. No. 59 / Year 2013

Date: 18/05/2013

Token No: 18519 / 2013

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

Awadh Bihari Prasad

14/5/2013



Challan No. 1134... 324... dated 14.05.2013

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS
MADE THIS 14th DAY OF MAY 2013 AT PATNA.



M/s Kamini Engicons Pvt Ltd
Director

Muse

(Awadh Bihari Prasad)

1946



शिवप्रसाद यादव
तारा यादव

अमर कुमार यादव
शिवप्रसाद यादव

आज दिनांक 14.5.13 को अमर कुमार यादव
अमर प्रसाद यादव, अमर प्रसाद यादव, अमर प्रसाद यादव
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Signature
1946

(2)

BETWEEN

Shri Awadh Bihari Prasad son of Late Shri Tara Prasad resident of Mohalla Dakshin-Mandiri P.S Budha Colony, District Patna now resident of 72A, Pocket-1, Phase-1, Mayur Vihar, Delhi-110091, by Nationality-Indian, self & as karta of his family under HUF

1. Sanjay Kumar, son of Awadh Bihari Prasad, resident of 72A, Pocket-1, Phase-1, Mayur Vihar, Delhi-110091 and his heirs.
2. Ajay Kumar, son of Awadh Bihari Prasad, resident of 72A, Pocket-1, Phase-1, Mayur Vihar, Delhi-110091 and his heirs.
3. Abhay Kumar Prasad, son of Awadh Bihari Prasad, resident of A-2, Avkar Apartment, Near IRMA Gate, Anand - 388001 and his heirs

hereinafter referred to as the OWNER (which expression unless repugnant to the context shall mean and include his three heirs mentioned-above) of the One part.

AND

M/S KAMINI ENGICONS PVT. LTD., certified of EN ISO 9001-2000 a company registered under the companies Act, 1956, Having its Registration No. U45202BR-2007PTC013165, having its Registered Office G-1, RAJ MANSION, East Boring Canal Road, Patna-800001, through its Director Jawed Ali Khan S/o Late Latifur Rahman Khan R/o 2/D Federal Colony, Near-Haroon Nagar, P.S.-Phulwari Sharif, P.O.-Phulwari Sharif, District-Patna, in the State of Bihar, hereinafter referred to as DEVELOPER, which expression unless repugnant to the context shall mean and include his/its heirs executors, administrators, legal representatives, assignees and successors-in-interest of the OTHER PART.

M/s Kamini Engicons Pvt. Ltd

A. C. Khan 14/5/13
Director

14/5/2013

(3)

WHEREAS, the property more fully described in schedule- A & B property of this deed, is the purchased property of the Land Owner (Awadh Bihari Prasad) by virtue of Two Registered sale deed dated 22-12-1974, bearing Deed No.-17726 in Book No.-1, Volume No.- 68/1975 Pages 225 to 233, which was registered at Patna on 06-03-1975, purchased from Mosmat Chaiti Devi wife of Late Deodatt Singh & others measuring an area of Four Kathas situated at Jalalpur, Survey Thana Danapur, Present P.S. Rupaspur, District Patna, bearing Plot No.-70, Khata No.-158, Tauzi No.-5525, under revenue Thana No.-22, and also purchased property by virtue of Registered sale deed dated 23-12-1974 bearing Deed No.- 17727, in Book No.-1, Volume No.- 34 Pages 515 to 523 which was registered at Patna on 06-03-1975, purchased from Mosmat Chaiti Devi wife of Late Deodatt Singh & others measuring an area of One Katha situated at Jalalpur, Survey Thana Danapur, Present P.S. Rupaspur, District Patna, bearing Plot No.-70, Khata No.-158, Tauzi No.-5525, under revenue Thana No.-22 and from the date of purchase the said Land Owners separately owned and possessed the same as absolute owner.

AND WHEREAS, the said land owner Awadh Bihari Prasad got his name mutated in circle Office Danapur Patna vide its Jamabandi No.- 236.

AND WHEREAS, the land owner covenant that the aforesaid property is in his exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in himself good right, full power and absolute authority and title to transfer in the whole or part of the said property owned and possessed the same and they came and remained in peaceful physical and exclusive possession over the same as absolute owner. The said Land has also been mutated in his name in the paying of the Land Rent to the Government of Bihar through the Circle Officer, Patna.

M/s. Kamini Engicons Pvt. Ltd

A. G. Khanna
Director

14/5/2013

(5)

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

1. That the Land Owner here by appoint the aforesaid Developer as the Developer of the said property and irrevocably grants to the Developer, who hereby accept from the Owner the exclusive rights, possession and license to develop the said property fully described in the schedule hereunder written in the manner and on the term, condition and stipulations hereinafter mentioned.
2. That the Developer shall appoint an Architect for drawing and preparations of plans, designs and elevations of the intended Multistorey Residential/ Commercial Building complex. Before the designs, drawings and elevations for the said building is submitted to the sanctioning agency for approval, the Developer shall take written approval from the Owners or her/his nominees. All expenses to be incurred and fees paid to the said Architect shall be paid and borne by the Developer.
- 2.1 That the Developer will construct the said building as per plan sanctioned by the PMC or any other authority/ concerned and/or as permissible under the building Bye-Laws of PMC or any other Authority concerned and the Owner shall have no objection in this regard. It is on that basis this agreement is being entered into by and between the parties hereto.
- 2.2 It is further agreed that any minor alteration or revision of the aforesaid plan within the parameters of the Patna Regional Development Authority Building Rules and Regulation, which may become necessary shall require approval of the Owner and the Developer as mutually agreed.

M/s Kamini Engicons Pvt. Ltd

Arundhati
Director

Arundhati
14/5/2013



(5)

2.3 That the Developer shall strictly comply with the provisions of PRDA/PMC or any other concerned agency for the development of the plan and the Developer shall be fully responsible for any claims and demands whatsoever which may arise due to deviations of law relating to the construction of the indented building complex.

3. The Land Owner simultaneously with the execution of this Development Agreement agrees to grant vacant physical possession of the said property of the Developer.

3.1 The Land Owner 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 the various developmental works as stipulated in this Agreement.

3.2 The Land Owner shall have the right to examine the construction and raise objections of the said building complex from time to time themselves or through his agent, engineer or architect.

4. That the Developer shall on completion of the Multistoried residential/commercial building under the name and style of "Awadh Mansion" and other allied development work as per plan and specification as per the schedule attached to this agreement and deliver possession to the Owner at the ratio of 50% (Fifty Percent) share of proposed building as per actual built up area in the form of flats/shops/show room/office and 50% (Fifty Percent) parking space of the proposed building and rest 50% (Fifty Percent) share of the actual built up area in the form of flats/Shop/Show Room/Office including rest parking space shall be the Developer's share and the Developer shall take possession of the same. The car parking (i.e. 50%) of the Land Owner share will/may be provided to one side/corner of the whole parking area of the building.

M/s Kamini Engicons Pvt. Ltd

Awadh Mansion
Director

14/5/2013



(6)

4.1 The Developer will construct, complete and give to the Owner of the First Part 50% of the Super Built Up area of the said Building/Land hereinafter called the OWNER'S AREA as consideration for the proportionate undivided share of said landed property to be conveyed/transferred by the Owner to the Developer and or its nominee(s)/ assignee(s).

4.2 The balance of the total built-up area of the said Building/Land i.e. 50% area (after excluding the said Owner's area as stipulated in clause 4 above) shall exclusively belong to the Developer and hereinafter be called 'DEVELOPERS AREA' to which the Developer alone shall be entitled having constructed the same at its own cost and expenses.

5. In addition to the above the Developer will pay a sum of Rs. 40,00,000/- (Forty Lac) only as Security money by cheques of any Nationalized bank to the Owner. The amount shall be non-refundable to the Developer in terms of any other para/clause of this Deed within giving of possession of the Developed property complete in all respect. The payment shall be made in two installments as follows -

(a) First installment of Rs. 21,00,000 (Twenty One Lac) only vide Cheque No. 983996 dated 14.05.2013 of Allahabad Bank, Boring Road, Patna at the time of Registered Agreement.

(b) Second installment of Rs.19,00,000 (Nineteen Lac) only to be paid by developer vide Post dated Cheque No. 983997 dated 15 August 2013 of Allahabad Bank, Boring Road, Patna.

6. The Owner and his heirs shall solely and exclusively be entitled to the Owner's area and shall have absolute right title and interest or 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 or persons, Association of persons, firm, Body corporate, Co-Operative societies, Government's Agencies etc. on such terms and conditions as may be decided by the Owner individually or collectively.

M/s Kamini Engicons Pvt. Ltd

Director

14/5/2013

14/5/2013

(8)

7. Similarly the Developer and/or its nominee(s) shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and they shall be fully entitled to transfer, convey, grant otherwise alienate their interest, in any manner as deemed fit by them to any person or persons, Association of persons, Firms, Body Corporate, Co-operative societies, Government, agencies etc. on such term and condition as may be decided by the Developer or its nominee(s) individually or collectively.

7.1 That the common areas will be used jointly like Staircase, Terrace, Water Tank, Pump Room, Generator Room, Lift, Toilet, Guard Room etc. by the land Owner and the Developer and they will have their respective share in the same.

8. The Developer agrees to complete the construction and give possession of the Owner area to the Owner within a period of **02 (Two) years** from the date of at the time of possession of the vacant land, complete boundary wall & approval of PRDA/PMC and Inauguration of propose building. Agreement with a grace period of **6 (six) months**.

~ That if the Developer fails to complete the construction of the building or deliver the Owners portion complete in all respect within the stipulated period as mentioned in the preceding paragraph then in that event the Developer shall be bound to pay of penalty of **Rs. 25,000.00 (Twenty Five Thousand)** only per floor for per month by cheque till the delivery of the Owners share of **50%** of in the form of flat/shop/show room/office and parking space, complete in all respect. Any such amount which becomes due shall be deducted/adjusted from the (security deposit money given by the Developer to the Owners) Adjustable money. The period of

M/s Kamini Engicons Pvt. Ltd

Dr. Ashwani Kumar
Director

14/5/2013

(9)

24 (Twenty Four) months as described above shall be essence of this Agreement and the Developer shall be bound in all respects to comply with the same. Extra time in the case of any litigation and such happening as are beyond the control of the Developer including fire, tempest, accident, strike, lock-out exceptionally inclement weather and any other Act of God. The Developer will not raise any frivolous ground for delay in development and any such question of right title and possession. The Developer will strictly follow the rules and regulations with regard to safety of the workers during construction period and he will be solely responsible for any incident of accident during the construction period.

8.1 The Owner shall at no time demand any further sum or premium or any interest regarding sale of Developer's area and the Owner shall if necessary, join in execution of all such deeds and documents as may be required by the Developer in this regards as confirming party. However the stamp duty and all expenses in this regard shall be born and paid by the purchaser/s only.

8.2 From the date of delivery of possession of Owner's area to Owner, the Owner and his heirs and the Developer and its nominee(s) shall jointly have or be deemed to have undivided right, title and interest over the total land of the said property in the proportion of their respective share in the said building even without any further act, matters or things done by the Owner in the regard.

9. The Owner hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said landed property (more fully described in schedule written hereunder) and to take up and proceed with the development, planning and construction of the building in terms of this Development by the Owner shall be a license as contemplated in section 60(b) of Indian Easement Act, 1982.

M/s Kamini Engicons Pvt. Ltd

Archana 14/5/2013

Director

14/5/2013

(10)

9.1 It is agreed that any Agreement or arrangement made or entered into at any time by the Owner in breach of or violation of the terms and conditions of this Development shall be null and void.

9.2 The Owner here by irrevocably undertakes not to sale, dispose off, alienate, charge, encumber, lease or otherwise transfer the said landed property or any part thereof during the currency of this agreement and undertaken not to do any act/s deed/s matter/s or thing/s as shall be in breach of the terms of the Development Agreement save and except putting the said Developer thereon for the purpose of Development pursuant to this Development Agreement. The Owner shall at no point of time during the currency of this Development Agreement try to dispose the said Developer from the said property or any part thereof. The Owner will take written permission from the Developer in case he wants to dispose off the property.

9.3 The Developer shall develop the said property at its own cost and shall alone be responsible for the development and construction of the said building and neither the Owner nor any person(s) claiming through the Owner shall have any right to interfere in the development of the said property except in relation to the owner's area.

9.4 As after the date hereof the Developer shall be fully entitled to do all acts, deeds and things required for development and construction of the said building at the Developer's own cost and expense.

9.5 The Developer shall be entitled to enter into agreement for sale, or otherwise allot flats, parking spaces and other tenements in the Developer's area in the said building which comprise of the total built up area of the said building excluding the built-up-area forming part of the Owner area. In case required by the Developer, the Owner will join as confirming party in all such Agreements, sale Deeds or Allotment etc.

M/s Kamini Engicons Pvt. Ltd

[Signature]
Director

[Signature]

13/5/2013

(11)

10. That it is further agreed between the Developer and land owners that the land owner will be entitled to fully enjoy his own share of 50% of the area constructed area and parking space constructed at the cost of the builder either himself individually or collectively and shall have the full right either to sell or to transfer or to mortgage or to dispose of in any manner as per his convenience.

11. That the Developer will be entitled to fully enjoy his own share of 50% of the area constructed area and parking constructed at his own cost also either himself individually or collectively and shall have the full right either to sell or to transfer or to mortgage or to dispose of in any manner as per his convenience for which the land owners will have no objection.

12. The Owner will deliver to the Developer and/or its duly authorized Advocate certified copies/ photocopies of all original title deeds, documents, and other papers relating to the said land/property for complete examination of the Owner's title thereto and the Owner shall answer and/or comply with all reasonable requisitions that may be made by the Developer's and/or its Advocate in this regard to establish a marketable title to the said land/property.

12.1. In case there be any defect in the title of the Owner or there be any liability or any encumbrances in such event the Developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the Owner and at the Developer's cost and expenses.

12.2. All outgoing including Municipal taxes and any other charges in respect of the said landed property shall be borne and paid by the Owner till the date of this agreement and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Owner's area to the Owner.

M/s Kamini Engicons Pvt. Ltd

Director

14/5/2013

(12)

12.3. After delivery of possession of the Owner's area to the Owner all outgoing in respect of the said landed property and the said building thereon shall be borne and paid by the Owner and the Developer and/or their nominee(s) proportionately in the proportion of their respective shares in the total built-up area in the said building.

12.4 That the land owner and developer also mutually decided to divide their shares in the Building Complex within 15th days after approval of sanctioned map by PRDA/PMC.

13. Upon delivery of possession of the Owner's area to the Owner by the Developer and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon, the Owner shall execute and register conveyance(s) proportionate undivided share in the land of said property in term of clause 4 herein above in favour of the Developer or its nominee/ nominees including a cooperative Housing societies or association of persons of Body corporate etc. In default of the Owner executing such transfer/conveyance of such deed or deeds as may be deemed necessary by the Developer, the Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents, transfer/ conveyance and for this purpose the Owner hereby nominate and appoint **JAWED ALI KHAN** S/o Late Latifur Rahman Khan R/o 2/D Federal Colony, Sector-I, P.S.- Phulwari Sharif, P.O.- Phulwari, District-Patna, State-Bihar Director of **M/S KAMINI-ENGICONS PVT. LTD.**, an certified of EN ISO 9001-2000 a company registered under the companies Act, 1956, Having its Registration No. **U45202BR-2007PTC013165**, having its Registered Office **G-1, RAJ MANSION, East Boring Canal Road, Patna, BIHAR**, for the said purpose as their attorney to act, apply for and obtain urban land Clearance and all other permissions and approvals as may be deemed necessary by the Developer in this regard for granting such documents of title to the Developer and/or its nominee/s.

M/s Kamini Engicons Pvt. Ltd

Agreed on 14/5/2013
Director

Done

14/5/2013

(13)

14. The Developer & the Owner shall form as it deems best, a co operative Housing Society/Association of Persons/Corporate Body of all the persons owning tenant/Owners in the said building. The Owner/his nominee/s shall become member of such an organization formed by the Developer and the Owner, his/her nominees, respective agents, licenses, tenants etc. shall be bound/abide by the rules and regulations as may be framed by such organization time to time and they shall be bound to contribute towards the cost of formation such organization as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex.

14.1 The maintenance charges as decided shall be payable after the completion of the entire complex more so as described in the Para 16 of Schedule-D. Before such date the entire maintenance cost of the residential/commercial building complex shall be borne by the Developer.

15. The common area shall jointly be owned by all the Owner's of all the portions of the said building with equal entitlement to use and enjoy all common area and facilities provided for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No Owner of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right of common use and enjoyment.

16. The Developer agrees that in case any fine or penalty is imposed on the said building for any 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 the Developer only.

Ms Kamini Engicon Pvt. Ltd

Arachan 9/14/13
Director

14/5/2013

(14)

17. It is agreed that in all transfer/ conveyance of land and/or built-up-area the purchaser(s)/transferee(s) shall bear the cost of stamp duty, court fees and other registration charges.

18. 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 the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration and Conciliation Act, 1996 as amended from time to time.

19. That both the parties will enter into an share division agreement within 10 days from the date of sanction of Plan Case Map by the Competent Authority and this division will be in accordance with the Sanctioned Map and during this period neither the Land Owners nor the Developer will sale or agree to sale any part/portion of the proposed building to any one.

20. That the developer will not take any loan or create any charge/encumbrance upon the owner's share.

21. This agreement deed has been executed in two sets. Out of which one copy will be given to the owner and the another copy will be given to the developer.

The Developer further undertakes :

(i) That it 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.

(ii) To indemnify the owner's and always keep them indemnified and harmless in respect of all claim damages compensation or expenses payable in consequence of any injury or accident sustained by any workman, artisan, or invitees or other persons 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.

M/s Kamini Engicons Pvt. Ltd

Signature 14/5/13
Director

14/5/2013

(15)

(iii) The developer shall accept service of any writ, summon, notice to be issued by any criminal and revenue courts to appear personally or through any advocate in aforesaid court, tribunals, revenue courts, to file suits, take action or other proceedings in any court relating to cases to be filed against builder/Developer with respect to said project. The developer shall at his cost take all appropriate steps to protect the title interest and right of the land owners.

SCHEDULE-A

ALL THAT, piece and parcel of landed property, with right, title, interest with possession thereon and therein including all kinds of easements measuring an area of Four Kathas equivalent to 5444 Sq. Ft. = 12.50 Decimals of landed property, situated at Mauza Jalalpur (Rajdhani Nagar) Survey Thana Danapur, reser P.S. Rupaspur, District Patna, within the Jurisdiction of Sub Registry Office Danapur and Sadar Registry Office Patna, bearing Cadestral Survey Plot No. 70 (P), Khata No. 158, Tauzi No. 5525, under revenue Thana No.22, Zone-03, Govt. Land Valuation List Serial No. 122 Annual Rent 2.30 Paise only payable to the state Government of Bihar through Circle Officer Danapur Patna. Which is under Dissolved Patna Regional Development Authority Patna and within the limit of Patna Municipal Corporation, Patna, which is bounded as follows :-

BOUNDARY

NORTH : Chunmun Sinha
SOUTH : Branch Road
EAST : Branch Road
WEST : Plot No.-70(P) of the land owner

M/s Kamini Engicons Pvt. Ltd

A. K. H. 14/5/13
Director

14/5/2013

(16)

DIMENSION

NORTH : 111 Feet 08 Inches
SOUTH : 112 Feet 08 Inches
EAST : 48 Feet 10 Inches
WEST : 48 Feet 04 Inches

SCHEDULE-B

ALL THAT, piece and parcel of landed property, with right, title, interest with possession thereon and therein including all kinds of easements measuring an area of One Katha equivalent to 1361 Sq. Ft. = 3.125 Decimals of landed property, situated at Mauza Jalalpur Survey Thana Danapur, resent P.S. Rupaspur, District Patna, within the Jurisdiction of Sub Registry Office Danapur and Sadar Registry Office Patna, bearing Cadestral Survey Plot No. 70 (P), Khata No. 158, Tauzi No. 5525, under revenue Thana No.22, Zone-03, Govt. Land Valuation List Serial No. 122 ..Annual Rent 0.65 Paisa only payable to the state Government of Bihar through Circle Officer Danapur Patna. Which is under Dissolved Patna Regional Development Authority Patna and within the limit of Patna Municipal Corporation, Patna, which is bounded as follows :-

BOUNDARY

NORTH : Chunmun Sinha
SOUTH : Branch Road
EAST : Plot No.70(P) of the land owner
WEST : Other Plots

DIMENSION

NORTH : 28 Feet 02 Inches
SOUTH : 28 Feet 02 Inches
EAST : 48 Feet 04 Inches
WEST : 48 Feet 04 Inches

M/s Kamini Engicons Pvt. Ltd

Director

11/5/2013

(17)

It is with to say that the said land owner is executing this deed of Development Agreement under HUF and as such there is no need of all heirs to sign on the documents.

SCHEDULE-C

FULL DETAILS OF VALUATION

1. Total Area of vacant Five Katha equivalent to land 6805 Sq. Ft. = 15.625 Decimals
2. Total cost of Land value comes to Rs. 94,54,000/-
3. Stamp Duty is according paid a sum of Rs. 1,51,260/- only @ 2% of the Total land valuation amount + Rs. 1000/- Only.
4. Non Refundable Rs. 40,00,000/-only =Rs. 80,000/-
4. Registration Fee and scanning Fee also paid.

Mul
12/5/2013

SCHEDULE - D

**SPECIFICATIONS SUPER DELUXE RESIDENTIAL
FLAT APPLICABLE FOR THE CONSTRUCTION OF THE
BUILDING (STRUCTURE/FINISHING/FITTINGS AND
FIXTURE)**

1. **FOUNDATION**
R.C.C. Pile Foundation as per design of Structural Consultant. Outer wall 10" and internal wall 5" of as per design of Architect.
2. **STRUCTURE**
Earthquake resistant R.C.C. Frame Structure
3. **ROOF**
R.C.C. with W.P. Treatment

M/s Kamini Engicons Pvt. Ltd
Director
12/5/2013

(18)

4. All building materials will be A-1 quality like Bricks, Cement (Birla Gold or Lafarge, 53 Grade Cement), Stone Chips (Koderma Black Stone) Sone Sand, Steel (GISCO)

5. CHOUKHAT

- Entrance Door Frame (Choukhat) of Malaysia with bit Sakhua Wood. Size 5"x3" height 102" with ventilater with open

- Other Door Frame (Choukhat) of Malaysia Sakhua Wood. Size 4"x3"

- All external and internal door opening frame should have double sided grooving to facilitate fixing door panel

6. DOORS

(a) Entrance door wooden polished 32MM Panel Door (Alpro) water proof Screen Door with collapsable iron gate provision of Godrej Lock with L Drop, Stopper, Magic Eye, Safety Chain and back beautiful handle in brass.

(b) The entrance door should also have a provision metal net door with safety lock opening outward.

(c) Other Doors 32MM Alpro (8 yrs. Guarantee) Flush Door water proof.

(d) All bathroom door panels should be covered with acrylic sheet upto 4 feet from inside

7. WINDOWS

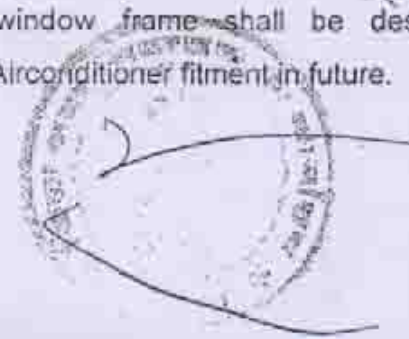
(a) Alluminium Sliding Window for better lighting with Tinted Glass.

(b) The window frame shall be designed to have provision of Airconditioner fitment in future.

M/s Kamini Engicons Pvt. Ltd

Director

14/5/2013



(19)

8. FLOORING

- Victryfit/Marbonite Flooring in all areas of the flat (minimum size 3'x2')

9. KITCHEN

- Working Platform of Granite for **Kitchen (Black)**.
- **One Aqua Guard/** Water Purifier point in the Kitchen shall be provided.
- Dado 24" high glazed tiles finish dado above working platform. 5' wall with glazed tiles back side.
- Stainless Steel Sink- (24"x18") for kitchen.
- Flooring Victryfit/Marbonite
- Exhaust fan fixing provision

10. TOILETS

Out of 2 or more toilets as per design of the flat, minimum 1 toilet will have Western style & 1 toilet will have Indian style with cistern Parryware.

All water line connection will be done by PVC Pipe and all outer line pipes will be done by Supreme (CPVC) pipe only.

- Flooring : Spartak Tiles Flooring (**Antiskid**).
- Glazed Tile up to 7' (Coloured Printed) Somani (Black Border/Kajaria)
- Sanitary ware : White Sanitary Ware (**Parryware or Hindware**).
- Fittings : Bath Fittings Steel Hot & Cold Water in each bathroom (with Geezer point) company (**Mark or Essco Something Special**)

M/s Kamini Engicons Pvt. Ltd

Director



Amul
14/5/2013

Atishah
14/5/13

(20)

- Two Basins with mixture in each flat (Parryware or Hindware) size 18"x22" pan size 23"x17"
- Exhaust fan fixing provision

Note : WASTE TANK

Adequate size of latrine tank to be provided in front of each block.

11. ELECTRICAL

- (a) All internal wiring in copper conductor using concealed conduits. Wires to be **Finolex** or **Anchor** standard of quality.
- (b) One T.V. Points & One Telephone Point (only for drawing room) provides in each flat and also in Master Bed Room.
- (c) All Electrical switches and accessories of standard **Anchor** I.S.I. marked white colour, Fan Hook and Fan Regulator will be provided. Provision of 32 Amp. Power plug in all rooms in dining, drawing and all bed rooms.
- (d) Power Back up facility **Silent Generator** (300 Kwatts) only for flat of adequate capacity will be provided to run Pump. Common area lighting etc. **Mahindra** or **Kirlosker** (Silent Generator)

12. INTERNAL WALL FINISH

All internal walls shall be finished wall putti, OBD of Off White Colour.

13. DECORATIVE

The building Elevation to be highly decorative in nature with high quality finishing workmanship and material, as per

Ms Kamini Engicons Pvt. Ltd

Asst. Genl. 14/5/13
Director

14/5/2013

14. EXTERNAL WALL FINISH INCLUDING BOUNDARY WALL

All external walls shall be finished with JK Putti or Birla Putti only painted with 2 coats of weather coat paint (Asian) colour paint with staircase and common area.

All the boundary walls shall be of R.C.C. caping beam size-10" with bricks 6' height plinth area 10" wall with guard bar.

15. EXCLUSIVE FACILITY

- (a) One Lifts.
- (b) Submersible pump (Company Name K.S.B. West German Collaboration) 24 hrs. Water supply each flat. One extra submersible pump should be provided as stand by 4"1/3"
- (c) An Indian style toilet for Maintenance Staffs, Servants & Drivers use at Ground Floor.
- (d) One Visitors room on Ground Floor (Builder & Land Owner)
- (e) CCTV Security Camera Facility connection each flat with reception.
- (f) Intercom Facility connection in each flat with reception.
- (g) Stairs & Terrace specifications, Fire fighting specifications
- (h) For Open Terrace, 50% area will be used by Land-owner and other 50% will be used by Developers.

NOTE: All stair case area, CCTV Security Room/
Guard Room/Parking area should will lighted with TUBE
Light (Phillips/Bajaj)

16. EXTRA CHARGES & DEPOSITS FOR
PERIPHERAL SERVICES TO BORNE BY BUYERS and
Land Owner

The Society Security Deposit Rs. 1,00,000.00 (One Lac) only per flat shall be payable at the time of completion of super structure of the flat by the rule of association.

NOTES : All specification, sizes and layout etc. are subject to such variations, addition, alternations and modification as decided by the Developer/Land Owner/Architects/Society or by Competent Authority.

M/s Kamini Engicons Pvt. Ltd

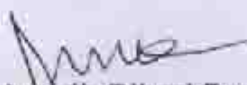
Director

14/5/2013

(22)

IN WITNESSES WHEREOF the Parties have put their signature in presence of the witnesses on this day, month and year mentioned above.

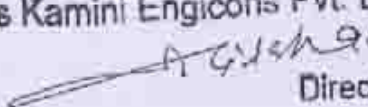


 (Awadh Bihari Prasad)
(Awadh Bihari Prasad) 14/5/2013

Income Tax Pan:

SIGNATURE OF THE LAND OWNER

M/s Kamini Engicons Pvt. Ltd

 14/5/13
Director

(Mr. Jawed Ali Khan)

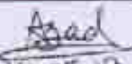
Director

M/S Kamini Engicons Pvt. Ltd.

INCOME TAX PAN : AADCK2365G

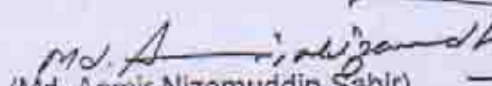
SIGNATURE OF THE DEVELOPER

WITNESSES:


14/05/13
Azad Alam
S/o Navi Alam
Khaipura
Patna-14

As per statement of the
Land OWNERS and the
DEVELOPER I have drafted the
Deed of Development Agreement
documents in 22 pages.


14/5/13


(Md. Amir Nizamuddin Sabir)
Advocate,
Patna High Court Patna
14-05-2013



Endorsement of Certificate of Admissibility

Stamp duty paid under Indian Stamp Act Rs. 189300/-
 Stamp duty paid under Municipal Act Rs. 0/-
 Stamp duty 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.

Amt. Paid By N.J Stamp Paper
 Amt. paid through Bank Challan

Rs. 100/-
 Rs. 191079/-

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

650

Registration Fee

A1	0 C	0 H1b	0 K1a	0 L1	0
A8	0 D	0 H2	0 K1b	0 L1i	0
A9	0 DD	0 I	150 K1c	0 Mb	25
A10	0 E	250 J1	750 K2	0 Na	54
B	0 H1a	0 J2	0 Li	0	0
TOTAL-					1229

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

1879

Registering Officer
 Patna

Date: 18/05/2013

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 16th May 2013 by Awadh Bihari Prasad (Self Karta Huf) S/O-Late Tara Prasad by profession Others. Status - Executant

Registering Officer
 Patna

Date: 18/05/2013

Signature/L.T.I. of Presentant

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Azad Alam' age '28' Sex 'M', 'S/O-Navi Alam', resident of 'Khajuputa, Bailey Road, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
 Patna

Date : 18/05/2013

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 382 on pages on 262 -287 , for the year 2013 and stored in CD volume No. CD-59 year 2013 .The document no. is printed on the Front Page of the document.



Registering Officer
 Patna

Deed No. : 17499

Date : 18/05/2013

Token No. : 18519

Year : 2013

S.No. :

18093

SCORE Ver.3.0