

Serial No. 12291

Deed No. 11880



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

This document was presented for registration on 31/03/2013 by Prabhu Dayal Ray
A stamp duty of Rs. 345000/- and other fees of Rs. 904/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures
of the executants, and their identifier, who have admitted execution before me, are affixed on
the reverse page.

The document has been registered as deed no. 11880 in Book No. 1, Volume No. 258 on pages
from 101 to 124 and has been preserved in total 24 pages in C.D. No. 40 / Year 2013

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

Date: 31/03/2013

Token No: 12841 / 2013

12841/13 ✓

SCANNED

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DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna
on this 31 day of March, 2013.

BETWEEN

1. **SRI PRABHU DAYAL RAY**, Son of Late Khub Lal Ray,
2. **SRI SHASHI RANJAN**,
3. **SRI RAVI RANJAN**,
4. **SRI GAUTAM KUMAR RAJ**,

All sons of Sri Prabhu Dayal Ray, all residents
of mohalia Jaganpura, P.S. Ram Krishna Nagar, Town
and District Patna, hereinafter referred to as the "LAND
OWNERS", (which expression shall unless excluded by

For Elevation Solutions Pvt. Ltd.

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31/03/13
Authorised Signatory

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Shashi Ranjan

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Gautam K. Raj



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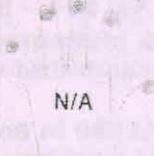
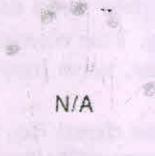
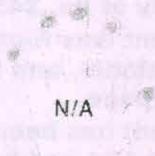
District Registry Office, Patna

Token Number 12841

Reg. Year 2013

Serial Number 12291

Deed Number 11880

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Prabhu Dayal Ray						
Sig.	<i>Prabhu Dayal Ray</i> 31-3-13						
Executant	Prabhu Dayal Ray						
Sig.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Executant	Gautam Kumar Raj						
Sig.	<i>Gautam Kumar Raj</i> 31-3-13						
Executant	Ravi Ranjan						
Sig.	<i>Ravi Ranjan</i> 31-3-13						
Executant	Shashi Ranjan						
Sig.	<i>Shashi Ranjan</i> 31-03-2013						
Identified By	Dharmendr Kumar						
Sig.	<i>Dharmendr Kumar</i> 31-03-13						
Claimant	Kumar Vijayaditya						
Sig.	<i>Kumar Vijayaditya</i> 31/03/13						

1. SRI PRABHU DAYAL RAY, son of Late Kishor Lal
 2. SRI SHASHI RANJAN
 3. SRI RAVI RANJAN
 4. SRI GAUTAM KUMAR RAJ
 All son of Sri Prabhu Dayal Ray, the husband
 of Mohini Begum, P.S. Kishor Nagar, Town
 and District Patna, hereinafter referred to as the "LAND
 OWNERS", whose expressions shall unless excluded by

Prabhu Dayal Ray
Gautam Kumar Raj
Ravi Ranjan
Shashi Ranjan
Dharmendr Kumar

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or repugnant to the context or meaning thereto mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees) Of the FIRST PART.

AND

M/S ELEVATION SOLUTIONS PRIVATE LIMITED, a registered Company incorporated under the provisions of Companies Act- 1956, having its registered office at 304, Triveni Niwas, R.K. Avenue Road, Rajendra Nagar, P.S. Kadamkuan, Town and District Patna, through its authorized signatory **SRI KUMAR VIJAYADITYA**, Son of Sri Vikramaditya, resident of Mohar Tola, Dariyapur Gok, P.S. Kadamkuan, Town and District Patna, hereinafter called and referred to as the "BUILDER / DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereto mean and include its administrators, legal representatives or successor-in-interest) of the SECOND PART.

WHEREAS, the property hereby to be developed, fully described in Schedule-I of this Development Agreement, measuring an area of 10 Kathas, pertaining to part of Survey Plot No. 652, Khata No.02, Tauji No. 131, under Thana No.26, situated in mauza Jaganpura, P.S. Ram Krishna Nagar, Town and District Patna, Sub and Sadar Registry office Patna. The details, of the aforesaid land is fully mentioned in Schedule-I of this deed of Development Agreement.

WHEREAS, the aforesaid property is the ancestral property of the above named first part, who acquired the same by the right of survivorship and inheritance. The aforesaid property originally belonged to Hazari Gope. The said Hazari Gope died leaving behind his only son Khub Lal Ray.



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Subsequently, the said Khub Lal Ray also died leaving behind his only son Sri Prabhu Dayal Ray. After the death of Khub Lal Ray, Sri Prabhu Dayal Ray and his three sons namely Shashi Ranjan, Sri Ravi Ranjan and Sri Gautam Kumar Raj jointly inherited the Scheduled property by the right of survivorship and inheritance and become the absolute owners of the Scheduled property. Subsequently, Sri Prabhu Dayal Ray got his name mutated in Government records and paying ground rent to the state of Bihar through Circle office and accordingly rent receipt is being issued in his name.

WHEREAS, the above named land owners are seized and possessed of land or otherwise sufficiently entitled to transfer or enter into an agreement for Development with the developer for construction of a multistoried building complex over the Scheduled land.

WHEREAS, the above named Land Owners got interested in getting a multistoried building complex developed and constructed over the scheduled Land on conversion basis and acquire built-up area in shape of flats and car parking spaces along with all other facilities and amenities in consideration for the value of 50% of the land to be conveyed by the land Owners to the developer.

WHEREAS, when the ~~Developer Second Part~~ came to know the desire of the Land Owners, Mr. KUMAR VIJAYADITYA, Authorised Signatory of M/S ELEVATION SOLUTIONS PRIVATE LIMITED, approached the above named Land Owners and showed his 'willingness to develop the aforesaid land on conversion basis. The Land Owners and the Developer entered into, a negotiation and on representation and declaration made by the Owners as hereinafter recorded at

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Gautam K. Raj



between the parties hereto upon the terms and conditions hereinafter appearing.

IT IS REPRESENTED & DECLARED BY THE OWNERS

:-

- i) That the land fully mentioned in Schedule- I of this Development agreement is under their exclusive possession with absolute right, title and interest and free from all encumbrances and have full right and absolute authority and title to transfer and convey the whole or part of the said property, having full marketable title therein.
- ii) That there is no attachment, either before or after the judgment and there is no claims, demands, suits, decrees, injunctions, orders, dispenses, notices, petition or adjudication order affecting the said property or any part thereof.
- iii) That the Owners have not created any charge or encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, gift, assessment, rights, liens, agreement for leave and license, permission, rent, possession, charges, inheritance or any other encumbrance whatsoever.
- iv) That no notice or notification for acquisition/requisition under any statute in the past or presently enforce, have been received, served or passed by the Patna Regional Development Authority (Dissolved), the Patna Municipal Corporation, Income Tax Department or any other government authorities for acquisitions or requisitions of the said land or any part thereof.
- v) That except the above named land Owners, none else is entitled to have any share, right, title and/or any interest over in respect of the said property or any part thereof in any manner whatsoever.



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 Gautam K.S. Roy

- vi) That the Owners are neither a benamidar nor a Trustee for anyone in respect of the said property or part thereof.
- vii) That the Owners have not entered in the past into any agreement for sale or development of the said property or any part thereof nor have made any agreement with any one whomsoever regarding the said property or any part thereof. The Land Owners declare and agree that any problem, litigation, claim arising due to any agreement made in the past or during the pendency of this agreement or any claim arising thereof has to be sorted out by the land Owners themselves and the developer in no case will be responsible to sort out the said problem, in this regard any loss monetary or otherwise arising due to above reasons the builder will be kept totally indemnified by the Land Owners.

2. AND WHEREAS, the Owners are interested in getting a multistoried residential complex developed and constructed on the said property through a reputed developer, who can develop and construct a residential building complex at its own cost and expenses and to acquire super built-up area in the said proposed building complex in shape of flat/s and car parking space/s etc. hereinafter called as 'UNITS as consideration for the proportionate value of land to be conveyed by the land Owners to the developer, in exchange for the full and final value of the proportionate land.

3. AND WHEREAS, the above named Developer agreed to construct a Multi-storied Building complex over the scheduled land at its own cost and expenses, hereinafter referred to as the "BUILDING/ COMPLEX", and agreed to give and hand over 50 % (Fifty) of the total



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Super Built-up area to the land Owners in the proposed multistoried Building complex in consideration for the value of the said property and the remaining area i.e. 50% (Fifty) of the total super built-up area would be retained by the developer as developer's share in consideration of the cost of construction and both the parties would have absolute right, title and interest over their respective shares.

4. As a result of negotiation between the parties hereto and on the representation and declaration made by the Owners as herein above recorded an agreement for development of the said property has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

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

1. The Owners hereby appoint the aforesaid developer as the developer of the said property and irrevocably grant permission to develop the aforesaid Land. The Developer hereby accepts from the Owners exclusive right, possession and license to develop the said property, fully described in Schedule-I of this Development Agreement, hereinafter written in the manner and on the terms and conditions hereinafter mentioned.
2. It is also agreed between the parties that immediately after execution and registration of this Development Agreement, the Developer shall prepare a building plan or drawing through a registered architect for construction of the proposed multistoried building



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Gautam K. Ray

A. That it is agreed between the parties that the developer will be fully entitled to get the building plan approved in its own name and signature and all the papers to be required for approval of the said building plan shall be provided by the land Owners to the developer but before submitting the proposed building plan with the concerned authority, the developer shall obtain necessary consent from the land Owners. The expenditure to be incurred to obtain such approval shall be borne and paid by the developer. However all action taken by the developer shall be put in writing to the Owners being the land Owners by all means by taking their signatures on sanction plan.

B. That it is further agreed by the parties that any alteration in the aforesaid plan which is in the parameter of Patna Municipal Corporation building Rules & Regulation, which may permit necessary shall require consent of the Owners by the developer and the developer shall be entitled to make such alteration or modification. There shall no alteration except within permissible limits to the map approved by the Patna Municipal Corporation, the replaced body of the PRDA.

3. That the Owners agreed to convey, transfer or assign to the Developer free from attachments, charges & encumbrances 50% undivided share in the said property at and for the consideration and on the terms & conditions mentioned hereinafter.

4. The Developer and the Owners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be

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possible to construct total built-up area as approved by P.R.D.A. (Dissolved) on the said property, whose super built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by the and between the parties. The above super built-up area does not include saleable parking space, if it is open, but the parking space will also be on the same percentages i.e. Owners will have right of 50% parking space as the Owners' area.

5. That it is agreed between the parties that the Developer will handover 50% area / share of the total super built-up area to the Land Owners in consideration for the value of the land and the Land Owners will be absolute Owners of the said 50% share of the total super built-up area and will be free to transfer or sell the same to any intending or prospective buyers and in that case the builder will have no objection.
6. That 50% of the Owners' share in shape of flats will be distributed and allocated with the mutual consent of both the parties.
7. That the Owners and their nominee/s shall solely and exclusively be entitled to the Owners' area i.e. 50% of the total super built-up area and they shall have absolute right, title and interest over the Owners' area and shall be fully entitled to use and enjoy the same and shall be fully entitled to transfer convey grant or otherwise alienate their interest in any manner as deem fit by them to any person, Association of persons, Firm, body corporate, co-operative society, govt. agency etc. on such terms & conditions as may be decided by the Owners.
 - A. That the Developer second part is agreed to construct the proposed multistoried building complex at its own cost and expenses and in

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Chairman K.S. Raj



consideration of the cost of construction, the developer will get and retain 50% of the total super built-up area in the proposed multistoried building complex and the Developer will be free to transfer by way of sell the aforesaid 50% of the Builderts area, and for that the Land Owners will have no objectLon. However, the Developer shall take care to sell its share to those having no criminal records.

- B. That the developer and or its nominees shall solely and exclusively be entitled to developer's area i.e. 50% of the total super built up area and shall have absolute right, title and interest over the Developers area and they shall be fully be entitled to transfer, convey, otherwise alienate their interest in any manner as they deem fit and proper to any person, association of persons, firm, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the developer or its nominees individually or collectively.
- C. That the (name of the proposed multistoried building complex shall be named as 'Hazari Universe'.
- D. That the Developer, their staffs, workers, Engineers, Architects and Agent etc. will have all the right to enter into the said property to enable the Developer to carry out the various pre-developmental works.
8. That developer ~~agreed to construct the proposed~~ multistoried building complex and handover the vacant possession of the Owners' share/ area to the Owners within a period of 30(Thirty) months from the date of sanction of the building plan of the proposed

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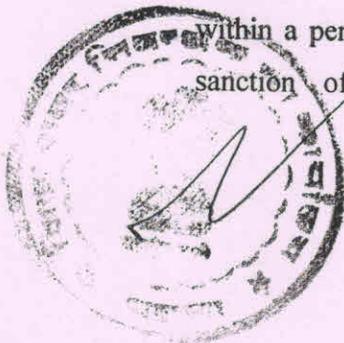
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Gautam P. Raj



multistoried building complex or from the date of handing over the vacant possession of the Scheduled land to the developer, which ever is later. If the developer fails or neglects to complete the project within the stipulated time as mentioned above then in that case the land Owners will provide 06 months more time to the Developer as grace period.

9. That in case the complex is not fully developed and constructed as per specification and in the manner detailed in this agreement and as per the sanctioned plan and possession is not given to the Owners' area to the Owners within the said period as mentioned above in para 08, then the land owners extend the aforesaid period for another 06 (Six) months and in this extended period, the developer shall liable to pay Rs. Fifteen Thousand only per month to the Owners. Even if in this extended period, the developer does not complete the construction within that stipulated period, this contract shall stand rescinded. In case this Development agreement becomes rescinded all other agreements that has been entered by or with the developer on the basis of this agreement, shall stand automatically null and void and shall not be tenable in any court or outside the court and the owners are not responsible for any other loss or damage caused by the third party agreement.

- A. As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the work, it would be seen and judged



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normalcy is restored to start the work, it would be seen and judged

10. It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para 08 of this development agreement.
11. The Owners shall at no time demand any sum or premium or interest in any dealing regarding the sale of the Developer's Area.
12. This agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.
13. The Owners and their nominees and the developer and its nominee/s shall jointly have undivided right, title and interest and share in the total land of the said property in their respective shares i.e. 50 % of the Owners and 50 % of the Developer after delivery of the Owners' Area to the Owners.
14. That the developer will be fully entitled to execute sale deed or any type of conveyance deed with respect to the developer's share only after handing over the Owners' share to the Owners. However, the developer is allowed to enter into an agreement for sale with its intending buyer/s with respect to the developer's share and may receive advance money against the said agreement.
15. That after sanction of the building plan of the proposed multistoried building complex, the builder and the land Owners will enter into a separate agreement for distribution of share, in which the share of the land Owners and the developer will be clearly mentioned.
16. The Owners hereby grant right and license to the developer to take up F and proceed with the development planning and construction of the said complex in terms of this Development Agreement and will hand over vacant physical possession of the said property, more fully described in Schedule hereunder



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given to the developer. This right and license granted to the Developer by the Owners shall be license as contemplated as per provisions of Indian Easement Act.

- A. It is agreed that any agreement or arrangement made or entered into at any time before or during subsistence of this agreement by the land Owners will be treated as breach or violation of the terms and conditions of this Development Agreement and the same should be treated as null and void, and in this regard the developer will be kept indemnified.
- B. That any charge, encumbrance, lease or otherwise made over the Scheduled Property or any part thereof by the land Owners during the subsistence of this agreement shall be treated as breach and violation of the terms and conditions of this agreement.
- C. The Owners shall be fully entitled to enter into an agreement for sale or otherwise allot flats and parking space and other tenements comprised in the Owners' area/ share in the said building, which does not form the part of the Developer's area, Whenever required by the Owners, the developer will join as confirming party on all such agreement, sale deed, deeds of allotment etc. The Owners shall exclusively be entitled to realize all amount receivable under such agreement, sale deed, deeds of allotment etc. However, the Owners shall get 50 % of the Parking Space as the rightful claimant.
17. The land Owners do hereby nominate, constitute and engage Mr. KUMAR VIJAYADITYA, Son of Sri Vikramaditya, Authorised Signatory of M/S ELEVATION SOLUTIONS PRIVATE LIMITED resident of Mohar Tola, Dariyapur Gola, P.S. Kadamkuan, Town and District Patna, as their true and lawful attorney and to do, execute and perform in their

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Shashi Ranjan

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Goutam Kr. Ray



names and on their behalf any of the following acts, matters, deeds or things as may be required in terms and conditions of this Development agreement in respect to the complex to be constructed thereon,

- A. That after completion of the construction of the building/ project, the respective sharers i.e. developer /promoter and the land owners shall be absolute owner of their respective shares and they will be entitled to sell! transfer their respective shares as per the provisions of Bihar Apartment Ownership Act, 2006 and complete the transaction.
- B. To enter into an agreement for sale/ execute the sale deed or deeds, receive consideration money from their prospective buyer/s, appear before registrar or Sub. Registrar of Assurance and / or any other office of the Registrar and / or admit the execution of any documents, deeds, instruments, writing or other assurance executed by them in respect of 50% share of the Super built-up area of the developer and to do all other acts, deeds, matters and things in relation thereto which may be requisite, desirable or necessary in terms of this Development agreement.
- C. To commence, prosecute, institute, defend, oppose and appear and represent the land owner in all legal proceedings and also to represent the land owner in suit and revision proceeding whether Civil, Criminal, original or appellate in all applications or petition in any court of law as also proceedings before Revenue Authority and/ or in proceedings before Patna Municipal Corporation, PRDA (Dissolved), Police, Revenue, Stamp Public Works, Postal and or



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Registration Authorities and also before all Magistrate, judicial and Revenue offices or other offices and to issue or accept service of writ process or summons and do all acts and things as may be necessary to protect the interest of the executants and the said Developers in accordance with this Development agreement.

- D. To nominate, engage and authorities any agency / firm to execute and complete the construction works as per the development agreement from time to time is also authorized to revoke their appointments and pay their remunerations.

18. **THE DEVELOPER FURTHER UNDERTAKES :**

- A. To ~~indemnify the Owners and always keep them~~ indemnified and harmless in respect of all claims, damages compensation or expenses payable on account of harm, injury or accident sustained by any workman, artisan or other persons in the property, whether in the employment of the developer or not within or upon the said property and during the period of construction of the said building thereon.
- B. That developer shall not encumber any ~~portion~~ of the said property or the building made thereon by mortgaging or leasing or alienating in any manner for obtaining loan. However the individual purchaser of the flats! and car parking spaces may obtain loan from any financial institution or any other authority concerned to purchase flat and car parking space, by ~~mortgaging the said unit to be purchased by the~~ intending purchasers and the purchasers are solely responsible to reply the said loan.



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19. That Owners will hand over all the attested photo copies of the relevant and necessary documents, which are required for the development of the land immediately after execution and registration of this Development Agreement. Whenever the original copy will be required by the developer, the same will be shown by the Owners and finally handed over to the society / Owners' Association after completion and hand over the project.
- A. In case there be any defect in title of the Land Owners or there be any liability or any encumbrances on the said property then in such event, the Developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the Owners after obtaining / taking written consent of the land Owners.
- B. All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the Owners till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the developer till the delivery of possession of the Land Owners' area/ share to the Land Owners.
- C. After the delivery the Owners' area to the Owners all out going in respect of the said property and the said building thereon shall be borne and paid by the Owners and the developers and their nominees separately and proportionately in the proportion to their respective share in the total super built-up area
- D. The word proportionately with all its cognates, variations whenever used in these presents shall



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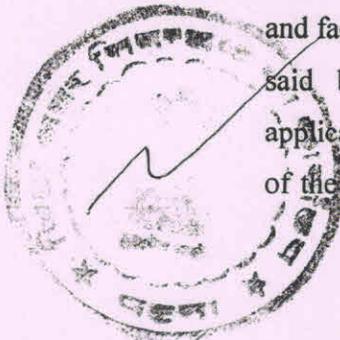
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Charan K. Raj

mean the proportion in which the parties thereto and/or their nominees acquiring portions of the building are entitled to in the covered area in the building,

20. That after competition and handing over the flats to the respective buyers including the land Owners, all inmates of the building with the joint efforts will form an Owners' Association or Management Committee and the persons owing tenements, in the said complex including the land Owners and their nominees become the member of the said Owners' Association or Management Committee and shall be bound to abide by the Rules and Regulations as may be framed by such organization from time to time and they shall be bound to contribute towards the cost of formation of Owners' Association or Management Committee and the maintenance charge for maintenance of the building.
21. The nominees of the developer shall own and hold portion of the building comprised in the Developer's area according to the standard agreement finalized by the Developer in consultation with the Land Owners. The Owners and their nominees shall be bound to hold and own portion of the Owners' area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar Agreements but not against the building plan passed by the Patna Municipal Corporation.
- A. The common area shall be jointly owned by all the Owners of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No Owners of any part of the said building will have any exclusive right, title



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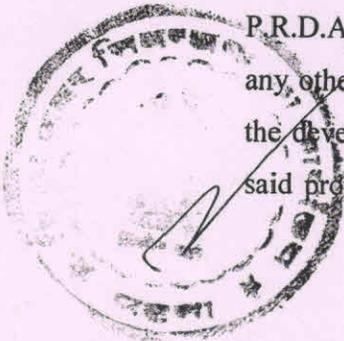
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Shashi Ranjan

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Goutam K. Raj

- and interest over the common area and common facilities except the right to common use,
22. Both the Owners and the Developer will jointly be entitled to all permissible future and/or horizontal development/ exploitation of the said property and the said complex thereof, in accordance with the Bye-laws, Rule and Regulations, as applicable. The construction, share owing and selling of all such additional built up area will be done in the same proportions and on the same terms and conditions in this Development Agreement.
23. The Owners hereby agree that the developer may construct the proposed multistoried building complex in phase wise and in separate blocks but the Owners will get the proportionate share in respective blocks as soon as it gets completed.
24. The Owners hereby agree that any extra work, deviation from specification and alteration will have to be paid by the Owners on the same rate as fixed by the developer for it's own customers. All charges/deposits required to be paid by the buyers of the Developer's area i.e. charges for electrical connection (Electrical Meter given by the Electricity Board), maintenance deposit and/or any other charges/ deposits will also be payable by the Owners on the same terms and conditions as applicable to the buyer of the Developer's area. These charges shall be paid by the Owners before the delivery of the Owners' area to the Owners. However no deviation shall be permissible by the Owners at all.
25. The Owners agree that if any levy is imposed by the P.R.D.A. (Dissolved)/ Patna Municipal Corporation or any other public body or bodies or the government for the development/ betterment of the areas, in which the said property is located or the complex is built or any



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Mauri Ranjan
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other statutory/ levy becomes applicable on the said property or the building thereon, then the same shall be paid by the Developer, Land Owners and or their respective nominees jointly in the same proportion as their respective shares of built-up area in the said building.

26. 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 will be borne and paid only by the developer.
27. It is agreed that in all transfer, conveyance of built-up area the purchasers/ transferees shall bear the cost of stamp duty, court fee and other registration charges.
28. That in case of any dispute or difference between the parties arising out of relating to this Development Agreement, the same shall be settled by reference of dispute or difference to the Arbitrator appointed by the parties to this Development Agreement and such Arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time. If the parties do not agree for reference to Arbitration, then the Dispute shall be settled by recourse to competent Civil Court.

For Elevation Solutions Pvt. Ltd.

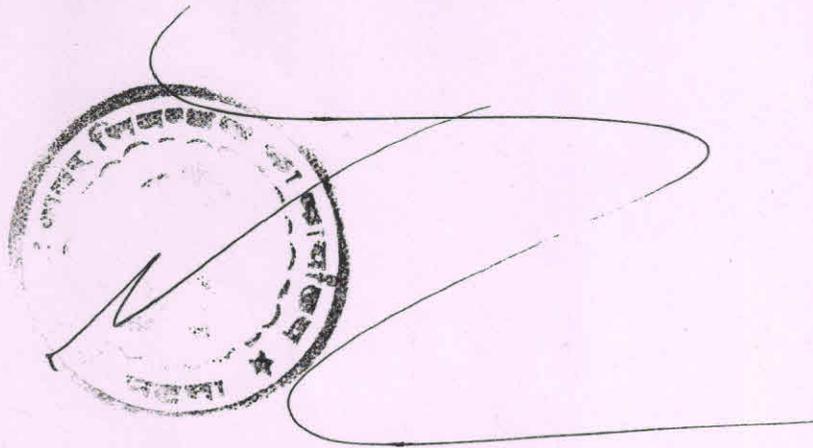
[Signature]
Date-31/03/13

Authorized Signatory

25/4/11 2124

Shashi Ranjan

[Signature]
Charter for Reg



IN WITNESS WHEREOF, both the parties put their respective signatures on the day month and year first above mentioned in presence of under signed witnesses:

WITNESSES

1.

Sharmendra K.
Sharmendra Kumar
S/o - Late Sri Chandra deo Prasad
C/o - Mithilesh K. Roy
Gosiatoli, Kofurahi
Patna - 80001

Signature of the Land Owners

- 1. ५३३४१७२१५
- 2. Shashi Ranjan
- 3. Ravi Ram Jais
- 4. Gautam K. Roy

2. Lalou Singh
S/o Late Saryug
nd area
East endre naser
road no-2, Patna

Signature of the Developer.

For Elevation Solutions Pvt. Ltd.

Gautam K. Roy
21/03/13

Authorized Signatory

५३३४१७२१५

Gautam K. Roy



SCHEDULE-I**Details of Property Owned by the land Owners.**

All that piece and parcel of vacant land measuring an area of 10 Kathas, pertaining to Part of Survey Plot No. 652, Khata No.02, Tauji No. 131, under Thana No.26, situated in mauza Jaganpura, P.S. Ram Krishna Nagar, Town and District Patna, Sub and Sadar Registry office Patna, which is bounded and butted as follows :-

BOUNDRY

North	:-	Sri Jhabbu Ray and others,
South	:-	08 feet wide private lane
East	:-	Branch Road
West	:-	Present purchaser,

VALUATION OF PROPERTY/LAND

- Total Area of the Land 10 kathas,
equivalent to 31.25 decimals
- Govt. Value of the Land Rs. 15625000/-
@ Rs. 5,00,000/- per dec.
Enhance rate @ 10% Rs. 1562500/-
Total = Rs. 17187500/-
Thana Code No. 322, Zone-3.



For Elevation Solutions Pvt. Ltd.

23/03/13
Authorised Signatory

23/03/13

Shashi Ranjan

Shashi Ranjan
Gautam Ranjan

ANNEXURE-1
GENERAL SPECIFICATION

1. Building : Earth Quake Resistant,
2. Foundation : R.C.C east-in-situ under
rimmed bore pile foundation
3. Structure : R.C.C. Frame structure.
4. Civil Work : First class Brick masonry
partition walls in cement mortar
5. Doors : Wooden Choukhat of Sal
Wood with flush door panels. All
painted in synthetic enamel
6. Windows : Fully glazed 2 panel sliding
Aluminum window/ with Iron
grill.
7. Plaster : ½" thick plaster in Cement
mortar (1: 6) on brick work
and ¼" on ceiling.
8. Flooring : Designed vitrified tiles.
9. Kitchen : Flooring with tiles, Cooking
platform with Granite top and
steel sink, Glazed tiles in Dado up
to 2'-0" above working counter.
10. Wall Finish : Rough Cement plaster with
POP in internal wails and exterior
emulsion/ permanent finish paint on
external walls,
11. Roof : Roof in R.C.C. slab.
12. Sanitary ware : Provisions of hot & Cold
water, Branded connection in all
bath rooms.
13. Toilets : Standard makes white/

For Elevation Solutions Pvt. Ltd.

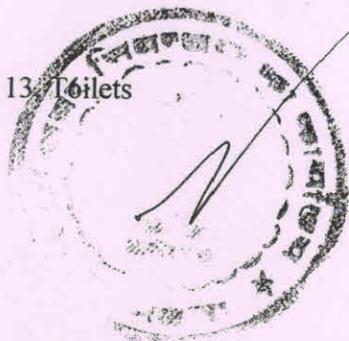
Date - 31/03/13

Authorised Signatory

4 23 24 107 2124

Shashi Ranjan

Mouli Ranjan Jais
Gautam Mr. Raj



- coloured sanitary ware glazed white/coloured tiles up to 7'-0 on the walls and Marble/ceramic tiles floor.
14. Electrical : Concealed P.V.C. conduits pipe shall be laid with ISI approved copper wires properly insulated as required Power point of A/C in all bed rooms, Switches of fancy range.
15. Telephone & T.V. Points : To be provided in living rooms and bed rooms.
16. Finishing : All internal walls & Ceiling finished & Smoothened with wall putty External surfaces by Aero/polymore based water repellent external paint.
17. Water Source : Over head R.C.C. Tank supplied from one deep tube-well boring with submersible pump.
18. Other Amenities : One lift of standard company having five persons capacity in each Block, one Silent Generator set of adequate Capacity of Standard Company to be installed, Intercom/Cable along with telephone set and Telephone point.
19. Lighting and Landscaping : All common area covered and uncovered will have proper lighting and well designed landscaping. (Light fitting and

For Elevation Solutions Pvt. Ltd.

Shashi Ranjan
31/03/13
Authorised Signatory

425741072124
Shashi Ranjan
Ravi Ranjan
Gurukul 18. Raj

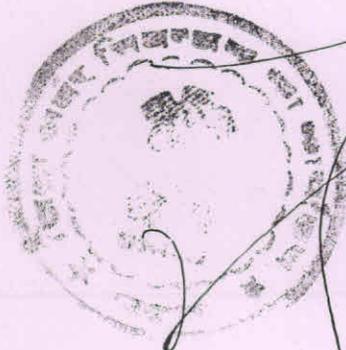


fixtures will be of Philips or equivalent company of class- 1 category)

- 20. Security Camera : Security Camera of reputed make will be installed at each nodal point of entry and exit.

Note : The specifications are tentative and subject to minor modification with land Owners consent.

5/25/21 or 21/21
 Shashi Ranjan
 Bani Ranjan
 Captain K.R. Raj



For Elevation Solutions Pvt. Ltd.

File 31103113

Authorised Signatory

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. 345000/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs.	0/-
Amt. paid through Bank Challan	Rs.	345904/-

Registration Fee								LLR + Proc Fee	Service Charge				
FEE PAID	A1	0	C	0	H1b	0	K1a	0	Lii	0	LLR	0	600
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	250	J1	0	K2	0	Na	54			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-										304		

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 904

[Signature]
Registering Officer
Patna

Date: 31/03/2013

Endorsement under section 52

Presented for registration at Registration Office, Patna on Sunday, 31st March 2013 by Prabhu Dayal Ray S/O-Late Khub Lal Ray by profession Others. Status - Executant

42572107212
31-3-13

Signature/L.T.I. of Presentant

Date: 31/03/2013

[Signature]
Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Dharmendr Kumar' age '30' Sex 'M', 'S/O-Chandra Deo Prasad', resident of 'Kotwali, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 31/03/2013

[Signature]
Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 258 on pages on 101 -124 , for the year 2013 and stored in CD volume No. CD-40 year 2013 .The document no. is printed on the Front Page of the document.



Date : 31/03/2013

[Signature]
Registering Officer
Patna

Token No. : 12841 Year : 2013 S.No. : 12291 SCORE Ver.3.0 Deed No. : 11880

Serial No. 12182

Deed No. 10834



Govt. of Bihar
District Registry Office , Patna

Summary of Endorsement

This document was presented for registration on **08/12/2015** by **Prabhu Dayal Ray**

A stamp duty of Rs. **14800/-** and other fees of Rs. **25325/-** has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. **10834** in Book No. **1**, Volume No. **254** on pages from **348** to **357** and has been preserved in total **10** pages in C.D. No. **39** / Year **2015**

Signature with Date
(Prashant Kumar)

Registering Officer, Patna

Date: 08/12/2015

Token No. 12404 /2015

12404/2015

Ravi Ranjan
07/12/2015
Gautam K. Raj
07/12/2015

SCANNED BY

DEVELOPMENT AGREEMENT

दस्तावेज को
5/12/15
प्रामाणीय किया

This Development Agreement made and entered into at Patna on this 07th day of December, 2015.

Shashi Ranjan
07/12/2015
9304848313

BETWEEN

1. SRI PRABHU DAYAL RAY Son of Late Khub Lal Ray,
2. SRI SHASHI RANJAN,
3. SRI RAVI RANJAN,
4. SRI GAUTAM KUMAR RAJ,

All sons of Sri Prabhu Dayal Ray, all residents of mohalia Jaganpura, P.S. Ram



For Elevation Solutions Pvt. Ltd.

Authorized Signatory

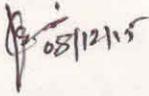
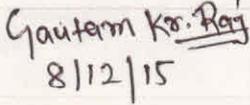
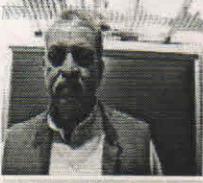
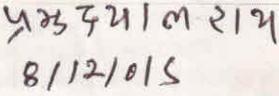
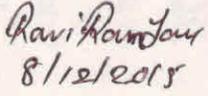
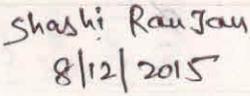
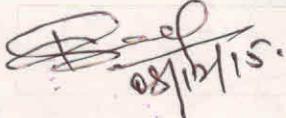
District Registry Office, Patna

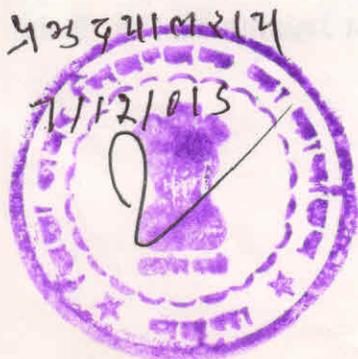
Token Number 12404

Reg. Year 2015

Serial Number 12182

Deed Number 10834

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Kumar Vijayaditya (Auth. Signatory)						
Sig.							
Executant	Gautam Kumar Raj						
Sig.							
Presented By	Prabhu Dayal Ray						
Sig.							
Executant	Prabhu Dayal Ray						
Sig.							
Executant	Ravi Ranjan						
Sig.							
Executant	Shashi Ranjan						
Sig.							
Identified By	Ravinesh Kumar Choudhary						
Sig.							



Krishna Nagar, Town and District Patna, hereinafter referred to as the "LAND OWNERS", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees) Of the FIRST PART.

AND

M/S ELEVATION SOLUTIONS PRIVATE LIMITED, a registered Company incorporated under the provisions of Companies Act- 1956, having its registered office at 304, Triveni Niwas, R.K. Avenue Road, Rajendra Nagar, P.S. Kadamkuan, Town and District Patna, through its authorized signatory SRI KUMAR VIJAYADITYA, Son of Sri Vikramaditya, resident of Mohar Tola, Dariyapur Gok, P.S. Kadamkuan, Town and District Patna, hereinafter called and referred to as the "BUILDER / DEVELOPER" (which expression shall unless it be repugnant to the context or meaning thereto mean and include its administrators, legal representatives or successor-in-interest) of the SECOND PART.

WHEREAS, the property hereby to be developed, fully described in Schedule-I of this Development Agreement, measuring an area of

Ravi Ranjan
07/12/2015
Gautam K. Roy
07/12/2015

5332102124
07/12/2015
Shashi Ranjan
07/12/2015
Ph: 9304848313

For Elevation Solutions Pvt. Ltd.
07/12/15
Authorised Signatory



375 sq.ft. more or less, pertaining to part of Survey Plot No. 652, Khata No.02, Tauji No. 131, under Thana No.26, situated in mauza Jaganpura, P.S. Ram Krishna Nagar, Town and District Patna, Sub and Sadar Registry office Patna. The details, of the aforesaid land is fully mentioned in Schedule-I of this deed of Development Agreement.

WHEREAS, the aforesaid property is the ancestral property of the above named first part, who acquired the same by the right of survivorship and inheritance. The aforesaid property originally belonged to Hazari Gope. The said Hazari Gope died leaving behind his only son Khub La! Ray. Subsequently, the said Khub La! Ray also died leaving behind his only son Sri Prabhu Dayal Ray. After the death of Khub La! Ray, Sri Prabhu Dayal Ray and his 03 sons namely Shashi Ranjan, Sri Ravi Ranjan and Sri Gautam Kumar Raj jointly inherited the Scheduled property by the right of survivorship and inheritance and become the absolute owner of the Scheduled property. Subsequently, Sri Prabhu Dayal Ray got his name mutated in Government records and paying ground rent to the state of Bihar through Circle office and accordingly rent receipt is being issued in his name.

Ravi Ranjan
07/12/2015
Gautam K. Raj
07/12/2015
23321112124
07/12/2015
Shashi Ranjan
07/12/2015
Ph: 9304848313

For Elevation Solutions Pvt. Ltd.

07/12/15
Authorised Signatory



WHEREAS, the above named land owners are seized and possessed of land or otherwise sufficiently entitled to transfer or enter into an agreement for Development with the developer for construction of a multistoried building complex over the Scheduled land.

WHEREAS, the above named Land Owners got interested in getting a multistoried building complex developed and constructed over their Land area 10 Kathas on conversion basis and they have executed a Registered Development Agreement bearing Deed No. 11880 dated 31.03.2013 earlier in favour of the said developers to acquire built-up area in shape of flats and car parking spaces along with all other facilities and amenities in consideration for the value of 50% of the land to be conveyed by the land Owners to the developer.

5/10/2015
Residential
hizwihzsh

Ravi RamJani
07/12/2015
Ganesh 108-109
07/12/2015

23721012124
07/12/2015
Shashi RamJani
07/12/2015

WHEREAS, the above named Land Owners also got interested to developed their remaining land area 375 sq.ft. along with the above said Land area 10 Kathas on conversion basis with all the terms and conditions of the above said registered development agreement will be same for this agreement.

For Elevation Solutions Pvt. Ltd.
07/12/15
Authorised Signatory



IN WITNESS WHEREOF, both the parties put their respective signatures on the day month and year first above mentioned in presence of under signed witnesses:

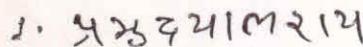
WITNESSES

1. 

Ravinesh Kumar
S/o Mahesh Choudhary
Pathar Gali
Mithapur, Patna

V. Id. No. - AFS1935477
Mob: - 7277703458

Signature of the Land Owner

1. 
9304461859
07/12/2015

V. Id. No. - BR/35/211/651243

2. Shashi Ram Jan
07/12/2015

PH: 9304848313
DL. Id. No. - BR0220100085203

Ravi Ram Jan
07/12/2015

PH: 9386055491

Gautam Kr. Raj
07/12/2015

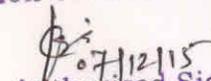
PH: 9386055491

2.

Dharmendra Kumar

S/o - Late Chandradeo Prasad For Elevation Solutions Pvt. Ltd.
501, Sanskriti Apt.
Bhojnath road, Patna
Bihar, India

Signature of the Developer.


07/12/15
Authorised Signatory

NOB: - 9504632053.
9204308599.

Dharmendra kr.
07/12/15



SCHEDULE – I

Details of Property Owned by the Land Owner:-

All that piece and parcel of vacant land measuring an area of 375 sq/ft pertaining to part of survey Plot No. 652, Khata No. 02, Tauji No. 131, under Thana No. 26, situated in mauza Jaganpura, P.S. Ram Krishna Nagar, Town and District Patna, Sub and sadar Registry office Patna, Which is bounded and butted as follows :-

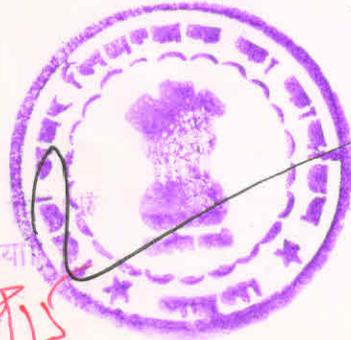
BOUNDRY

North :- Sri Jhabbu Ray and others,
South :- 08 feet wide private lane
East :- Niz
West :- Present Purchaser,

VALUATION OF PROPERTY/LAND

1. Total Area of Land 375sq/ft.
2. Govt value of the Land Rs. 684000/-
Thana Code No. 202, Zone-3.

Govt - Value of ₹ - 6,20,000/- & after increase.
104 - of ₹ - 6,84,000/- ५३५५११२१५
७/१२/१५



सक्रे मन्त्रालय के आलापन
सक्रे मन्त्रालयत किया
४/१२/१५

Ravi Ranjan
07/12/2015
Gouram K.R. Raj
07/12/2015

For Elevation Solutions Pvt. Ltd.

07/12/15

Authorised Signatory

५३५५११२१५
07/12/15
Shashi Ranjan
07/12/15

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. 14800/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 40125/-

		Registration Fee				LLR + Proc Fee		Service Charge						
FEE PAID	A1	20000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	300	
	A8	0	D	0	H2	0	K1b	0	Liii	0		Proc. Fee		0
	A9	0	DD	0	I	5000	K1c	0	Mb	25		Total		0
	A10	0	E	0	J1	0	K2	0	Na	0				
	B	0	H1a	0	J2	0	Li	0						
	TOTAL-										25025			
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										25325			

Date: 08/12/2015

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 08th December 2015 by Prabhu Dayal Ray . S/O- Late Khub Lal Ray by profession Others. Status - Executant

प्रबु डयल राय
8/12/15

Signature/L.T.I. of Presentant

Date: 08/12/2015

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravinesh Kumar Choudhary' age '22' Sex 'M', 'S/O-Mahesh Choudhary', resident of 'R/O-Pathar Gali Mithapur, Patna-1 (Bihar)'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 08/12/2015

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 254 on pages on 348 -357 , for the year 2015 and stored in CD volume No. CD-39 year 2015 .The document no. is printed on the Front Page of the document.

Date : 08/12/2015

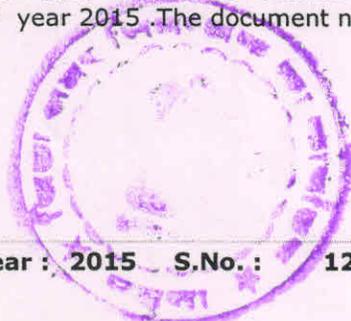
Registering Officer
Patna

Token No. : 12404

Year : 2015 S.No. : 12182

SCORE Ver.3.0

Deed No. : 10834




 सर्वोच्च न्याय
 भारत निर्वाचन आयोग
 पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

AFS1935477




निर्वाचक का नाम	रविनेश कुमार चौधरी
Elector's Name	Ravinesh Kumar Choudhari
पिता का नाम	महेश चौधरी
Father's Name	Mahesh Choudhari
लिंग / Sex	पुरुष / Male
जन्म तिथि Date of Birth	15/01/1993

AFS1935477

पता : पत्थर गली भीमपुर पटना.
1
महुरगाँव - पटना,
कंचन/पाना - पटना
सदर,
जिला - पटना, 800001

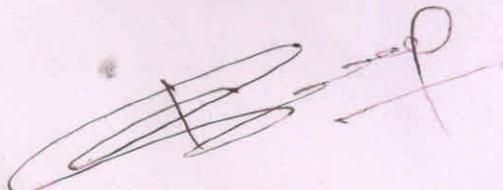
Address : Pathar Gali Mithapur
Patna, 1
Town/Vill - Patna,
Anchal/Thana - Patna
Sadar,
Distt. - Patna,

दिनांक / Date : 26/07/2013

182, भारतीय निर्वाचन विधेय विधायक
 पत्रिका/सदर/पत्रिका के अधिकारी के हस्ताक्षर की अनुमति
 Facsimile Signature of Electoral Registration
 Officer 182, Bankpur, Constituency

यह प्रमाण है कि यह निर्वाचन विधेय
 नामांकन के अंतर्गत निर्वाचक की ओर से है।
 यदि कोई भी निर्वाचक निर्वाचन विधेय के अंतर्गत
 निर्वाचन विधेय

In case of change in address, mention this card
 no. in the relevant form for including your name
 in the roll at the changed address and to obtain
 the card with the same number.



पं. रविनेश कुमार
 MOB :- 07277703458

अंचल पदाधिकारी का कार्यालय

(भू-स्वामित्व प्रमाण-पत्र)

2142
28/01/16

नाम प्रभु दयाल राय ग्राम जगनपुर
 थाना राम कृष्ण गाव जिला पटना

ग्राम का नाम एवं थाना संख्या	तांजी संख्या	खाता संख्या	खसरा संख्या	रकबा	
				एकड़	डि०
जगनपुर 26	-	2	652	0.53	570
<p>आवेदक है नाम से भोजा जगनपुरा थाना न०-26 में खतार सं० 2 खसरा सं० 652 रकबा 0.53 डि० भूमि की रसीद नमाव-या सं० 182942 जमिनाद खतार बो खसरा रकबा 0.932 डि० है साथ करण है भूमि शुल्की है तथा ठार काम को मालिक की सूची से मुक्त है भूमि पुनर्गद्य है अनुसू (क) से है लगान रसीद बप 2015-16 तक का निगले है।</p>					

प्रभु दयाल राय
 आवेदक का हस्ताक्षर



कर्मचारी का प्रतिवेदन

28/01/16
 अंचल पदाधिकारी का हस्ताक्षर

कार्यालय का मुहर

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी
नाम सर्कल। नाम मौजा मय
थाना वो थाना नम्बर

V

बि०स०मु०, पटना।
फरद मालकी / फरद रैयती।
नाम रैयत मय वल्लियत जमाबन्दी
वो सकुनत। नम्बर।

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103 1825

अराजी नगदी अराजी भावली तफसील हिसाब लगान भावली।

00673498

जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल- (नकदी)	5.00				5.00	5.00
गुजारी (भावली)	1.25				1.25	1.25
सेस	250				250	250
*सुद	250				250	250
मुतफरकात	1.00				1.00	1.00
मीजान	12.25				12.25	12.25

WITHOUT PREJUDICE तफसील अदायकारी।

अदायकारी बाबत	तीन वर्ष से ज्यादा।	बकाया				मोतालबा हाल	फाजिल
		3रा वर्ष।	2रा वर्ष।	1ला वर्ष।			
माल- (नकदी)				5.00	5.00		
गुजारी (भावली)				1.25	1.25		
सेस				250	250		
*सुद				250	250		
मुतफरकात				1.00	1.00		
मीजान अदायकारी				12.25	12.25		

- (1) मीजान कुल (लफजों में) —
- (2) नाम देहिन्दा —
- (3) कुल बकाया —

दखत वों तारीख अमला तहसील कुनिन्दा

* खास महाल का बकाया माल
जाता है।

प्र सिर्फ ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो सुद नहीं लिया
दिस नु (नउर) 1-2011

2011 651 1151 850
52 907 1121 1217 1153
81 963 970 1075 1172
12 1008 652 1224 1192
694 632 982 980
1002 851