

Summary of Endorsement

This document was presented for registration on this Friday, the 18th of November 2011 by Ashok Kr. Pandey.

A stamp duty of Rs. 90720/- and other fees of Rs. 979/- 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. 27447 in Book No. 1, Volume No. 474 on pages from 277 to 296 and has been preserved in total 20 pages in C.D. No. 73 / Year 2011.

SCANNER

विश्वविद्यालय
SCORE Ver-2.1
राष्ट्रीय प्रतिलिपि केंद्र, पटना

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

Date :18/11/2011

Token No. : 34024 / 2011

For PRASHRAY BUILDERS
(Signature)
Proprietor

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna, this 18TH (Two Thousand Eleven) of the Christian Era;

BETWEEN

1. SRI ASHOK KUMAR PANDEY, son of SRI NARMADA PANDEY, Resident of Village - Basdila, P.O. - Kapa, District - Chapra, (Bihar),
2. SRI SUSHIL KUMAR PANDEY, son of LATE RAJ KUMAR PANDEY, Resident of Village + P.O. - Farna, District Bhojpur, Ara, (Bihar),
3. SRI VIKASH UPADHYAY, son of Late Dudheshwar upadhaya, Resident of Village - Bagdigi Colliery, P.O. Lodna, P.S.



(Signature)
18/11/11
Sushil Kumar Pandey
18/11/2011
Vikas Upadhyay
18-11-2011

For PRASHRAY BUILDERS
(Signature)
Proprietor 18/11/11

(Signature)

Tisera, District – Dhanbad (Jharkhand) permanent resident of Village Bhavangama, P.O. – Gundi, Arrah, P.S. – Krishnagarh, District – Bhojpur (Bihar) as Constituted and appointed Attorney for and on behalf of his mother **SMT. KALAWATI UPADHYAYA (DEVI)**, wife of Late Dudheshwar upadhaya, Resident of Village – Babhangama, P.O. – Gundi, Arrah District – Bhojpur, (Bihar) and Village – Bagdigi Colliery, P.O. Lodna, P.S. Tisera, District – Dhanbad (Jharkhand) by virtue of a Registered General Power of Attorney dated 22.10.2011 which is registered as Book No. IV, Volume No. 39, Pages 563 to 574 and Deed No. 16169/1880 of the year 2011 at District Sub Registry Office, Dhanbad, Jharkhand.

ALL hereinafter referred to as “**Land Owners**” (Which term or expression shall, unless excluded by or repugnant to the subject or context be deemed to include their Heirs, Executors, Administrators, Legal representatives and Assignees) of **ONE PART**. The details of Land have been given in **Schedule “A”** attached herewith.

AND

M/S PRASARAY BUILDERS, having its Head Office at Friend’s Apartment, Montasari School Lane, Boring Road, P.S. Sri Krishnapuri, Patna – 800001, District – Patna, Bihar, through its proprietor **SRI RUPESH KUMAR**, son of Sri Sant Kumar Sinha, resident of Flat No. A/10, Friend’s Apartment, Montasari School Lane, Boring Road, P.S. Sri Krishnapuri, Patna – 800001, District – Patna, Bihar, by profession Business, Indian Citizen. hereinafter called the **DEVELOPER**, which expression unless repugnant to the context shall mean and include his/its legal heirs, legal representatives, nominee/nominees, administrators, successors and assignees, of the **OTHER PART**

(A) **WHEREAS** the Land owners are seized and possessed of or otherwise sufficiently entitled to the property (Land) as described in Schedule-A below hereunder this Development Agreement within the limits of the **Patna Municipal Corporation** and as the Land owner No.1 purchased measuring an area of 4675 Sq.ft. described in Schedule-A Lot-1 below hereunder this Development agreement by virtue of a registered Deed of Absolute Sale No. 562 dated 11.08.1988 at Registry office, Danapur (Patna), Land Owner No.2 purchased measuring an area of 2035 Sq.ft. described in Schedule-A Lot -2 below hereunder this

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Proprietor 18/11/11



Development Agreement by virtue of a registered Deed of Absolute Sale No. 6749 dated 09.12.1988 at Registry Office, Danapur (Patna) and Land Owner No.3 purchased measuring an area 2035 Sq.ft. by virtue of a registered Deed of Absolute Sale No. 6753 dated 09.12.1988 at Registry office, Danapur, (Patna), all Land Owners purchased their land from BISRAS SAHKARI GRIH NIRMAN SAMITI LTD, PATNA, a Registered under Bihar and Orissa Co-Operative Housing Society Act of 1935 bearing Registration No. 59[PAT]/1979 through its Secretary SRI UPENDRA MANDAL, son of Late Shivdhari Mandal, resident of South Srikrishnapuri, P.O. Patliputra, P.S. Srikrishnapuri, District - Patna and accordingly the LAND OWNERS are coming in peaceful physical possession over their said purchased land and they are mutated their names separately before the Circle Office, Danapur, Patna and they are regularly paying the land annual rent to the Government of Bihar through the Circle Office, Danapur, Patna and hence they got their right, title, interest and claim as absolute owners as aforementioned.

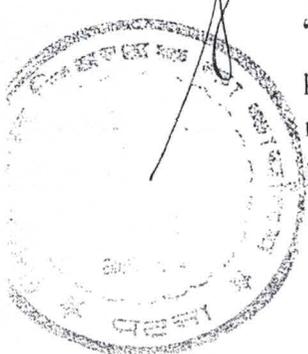
(B) AND WHEREAS the owners covenant that the Schedule-A properties are in their exclusive possession with absolute right, title and interest and same are free from all kinds of encumbrances, debts, liens, charges and attachments and in marketable conditions and have in them self good rights, full power and absolute authority and title to transfer the whole and part of the said schedule-A properties.

(C) AND WHEREAS the owners are interested in getting a multistoried residential building complex developed and constructed on the Schedule-A below properties jointly and acquire residential built-up area in the same in exchange for the full and final value of the Land.

(D) THAT the aforesaid "**Developer**" offered to construct at its own cost a multistoried residential building complex on the said premises (Land) of the owners, hereinafter referred to as "**The Building**" and give a part of the total super built-up area of the building to the owners in exchange for the value of the said premises (Land) morefully described in **Clause 7** and **Schedule "B"** and to sell the remaining built-up area of the building to prospective buyers who may form an association of buyers or a new co-operative housing society or join an existing co-operative housing society for the purpose of buying and owning Flats & Car

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Proprietor

Parkings in the said building whichever are found more suitable by the "Developer".

(E) Certain terms and conditions were agreed to by and between the "Land Owners" and the "Developer" with regard to the transfer of the said premises (Land) by the "Land Owners" to the "Developer" and the construction of the said building by the 'Developer' and disposal of the flats and parking spaces or other tenements therein. The parties hereto are desirous of recording into writing the terms of such Agreement as hereunder.

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1. That the Developer shall construct full residential Multistoreied Building on the aforesaid property and physical vacant possession of the land described in the Schedule No. 1 hereto shall be given by the Owners to the Developer immediately after execution of the Deed.
2. And as result of the aforesaid negotiations 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 by the Developer has been arrived at upon the terms and conditions as aforesaid hereinafter appearing.
3. The owners hereby grant to the Developer and the Developer hereby accept from the Land Owners, the right to develop the said property more particularly mentioned in the Schedule - I hereunder in the manner appearing on the terms and conditions and stipulation mentioned in this Development Agreement.
4. That the Developer shall appoint an Architect for drawing and preparing the plans, designs, drawings and elevation of the intended building complex, to be constructed on the said property including the specification of the works to be done and of the materials to be provided for the said intended building complex of good quality.

All expenses to be incurred and fees to be paid to the said Architect shall be paid and borne by the Developer. It is further agreed and settled that the Developer shall develop the said property ensuring the construction to the maximum permissible

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Proprietor



floor area ration (hereinafter referred to as "FAR") and accordingly the development plan shall be made and submitted to the building sanctioning authority i.e. P.M.C. and if in future there is any change i.e. increase or decrease in the FAR till the completion of the project the Developer and the owners shall have also the proportionate share in the increase or decrease of the building area as stated above.

5. The Developer shall submit the building plan prepared by the Architect and agreed by the owners of the Patna Municipal Corporation and other authorities. The plan of the proposed construction shall be submitted or applied before the P.M.C. or other authorities, the Owners namely Sri Ashok Kumar Pandey, son of Narmada Pandey, Sri Sushil Kumar Pandey, son of Late Raj Kumar Pandey and Smt. Kalawati Upadhyaya (Devi), wife of late Dudheshwar Upadhyay shall, sign all relating papers as required by the Developer for obtaining sanction of the said building plan on behalf of the owners from Patna Municipal Corporation and/or other authorities, if any costs and expenses relating to sanction the plan shall be paid and borne by the developer.

6. The Land owners shall, after the execution of this agreement as well as after submission of the intended building plan by the Developer before the P.M.C., deliver physical possession of the vacant land for the purpose of construction of the proposed Building Complex to be carried out by the Developer in their cost and expenses. The Owners will or shall allow every facility to the developers and their staff, workers, engineers, architects and agent etc. to enter into and utilized the premises of the said property to enable to developers to carry out the various development works as required and stipulated in the agreement.

7. That the parties to this agreement agreed to adhere to predicated time schedule of construction as detailed below by the developer. It is agreed that time is the essence of this agreement.

8. That subject to force major clause, (circumstances beyond human control), the total time for the construction shall be 2 years **(Two years)** from the date of sanction of plan by Patna Municipal Corporation/Danapur Nizamat Nagar Palika or any other competent authority, whichever is latter with further grace period of six months shall be allowed for completing the project. The above clause shall be binding on the developer and in case of delay

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in construction beyond the period above mention, a penalty at the rate of Rs. 15,000/- (Rupees Fifteen thousand) only per month will be imposed till completion of the building complex.

9. That developer shall construct the Land owners' share 50% of the built up area with flooring as per materials described in Schedule – 2 below hereunder this Development Agreement and the constructions of the building will have to be done strictly as per the P.M.C. or other authorities approved plan on completion of the intended building complex and development work over the Schedule – I property. The developer will deliver possession of the proportionate share 50% comprising flats and Car parking spaces to the Land Owners of the total Super built up area, shall be to the sole choice of the Land owners. The developer shall give quality of construction of good quality materials in keeping with the technical requirements of the project or proposed building complex to be clarified type. The developer shall give all the facilities to the 50% of the Land Owners without cost, which is given in the 50% share of developer.

10. That it is agreed between the parties that the Land owners/ First Part will have right to pay land revenue to the State of Bihar through the Circle Office, Danapur, Patna even after completion of Multi Storied Building under this agreement and their names would continued as tenant of the land in State Revenue authorities, but, however, the Holding tax to be paid to authority concerned would be payable by the Land Owners to their names in respect of the flats etc and the developer's share flats and Car Parking Spaces by its buyers or nominees of the developer as the Developer likes. Any other residential objects should be born by the Developers.

11. That the Developers may sell the owners' share, if the owners empower them in writing for the same, and not otherwise, but this privilege may be withdrawn by the owners at any time, the developer in any case shall not be entitled to sell owners' share except and otherwise agreed to in writing by the owners.

12. That both the parties agreed that the Developer should not deliver their shares to their buyer/nominees/allottees/assignees before delivery of possession of owners' share 50% of the total Super built up area to the Land Owners. It is hereby expressly, irrevocably agreed and declared by the owners that after the delivery of possession of the Super built up area on proportionate

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basis of the construction as stated above in the said building complex situated over the said property the developers may deal its 50% Super built up area including flats and parking spaces in any manner including sales or transfer it to buyers or to the person nominated by the Developers and/or the society or societies or incorporated body as mentioned in the last proceeding clause and that the owners will have no claim in respect of the proportionate share of 50% of the flats and Super built up are allotted to the developers as stated above. The owners will execute and register conveyance of the proportionate portion on the said property to the Developer and/or to the society or societies or incorporated body or nominees simultaneously with the handing over possession of 50% of the Super built-up area being the proportionate share of the developer as stated above. If the co-sharers of the Land Owners will or shall claim their right, title and interest over the said property and over the proposed constructed Multistoried Building which the Developer will or shall go to its loss or damages in any way thus the share of the Land Owners 50% Super built up area will or shall be distributed or felled among the Land Owners and their Co-sharers.

13. That Developer shall be entitled to develop the said property by construction thereon one or more building consisting of Flats and Car parking spaces but distribution of the same between the developer and the Land Owners will be on proportionate basis as agreed upon and stated above in proceeding paragraphs for which the developer is given the following facilities.

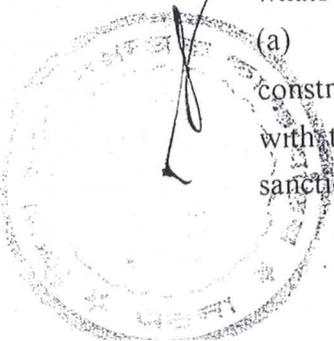
14. That both the Parties agreed that if the developers make any construction in excess to the building complex, then the share of the land owners in said excess construction will be 50% which is also made it clear that any fine imposed by PMC or any authority for excess construction then the sanction plan by PMC or any deviation made in the said building will be borne by the developer and the land owners will not be responsible for any manner whatsoever. The Developer is giving the following facilities:-

- (a) To have the plans of the proposed building/buildings to be constructed on the said property prepared amended in accordance with the rules and regulation of the concerned authority for the sanction and to be and sign all writings and undertaking including

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Vikas Upadhyay 18-11-2011
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legal statutory papers for the plans as may be necessary in connection with sanction exclusive on developer's risk.

(b) To appoint Surveyors, Engineers, Contractors, Workers and other person or persons.

(c) To make application or applications to the concerned authorities for obtaining electrical water and other connections and for permit or permits or quote or quotes for cements, steel and other controlled building materials.

(d) To accept service of any writ, summons or other legal process or notice and to appear and represented the owners in any court of law or before any Magistrate, Judicial Tribunal and other Tribunals in connection with the previous and present cases regarding said property and to commence or institute and defend suits either Civil and criminal Actions or other proceedings in any court and public officers or Tribunal relating to the said property including the development work of building construction or part or parts thereof and to file all necessary Vakalatnama claims, plaints, orders application affidavit, petitions and other documents, papers for development and construction of building over the land described in Schedule - I of this deed of Developer's cost and not otherwise and without affecting right, title, interest and possession of the owners proportionate share as stated above.

(e) To construct building/ buildings thereon as aforesaid and to enter into agreement for sale or otherwise allotment of tenements in the said building/buildings to the purchasers thereof subject to be contained here above and to transfer the said property or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate, to be formed of the purchasers of tenements in the said building from out of 50% developers share as stated above.

(f) To give ownership or other basis out of the developers' share as indicated here above the said property and the flat/flats and other tenements in the buildings complex constructed on the said property to the buyers or purchaser recommended by the developers.

(g) The developers may mortgage of the developers' constructed share of said property with financial institutions for enabling the purchasers of flats/tenements etc. to obtain loan.

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against their flats/ tenements etc. and the owners agrees to give consent in writing regarding the developer's share as stated above for mortgaging the same without affecting title and possession of the aforesaid proportionate share of the owners.

(h) The developer shall be entitled to allot and sell directly or through co-operative society the developer's share of 50% of its prospective buyers and shall be entitled to execute sale deed in their favour in respect of developer's area as stated above without touching the owners share 50% indicated above. Thus the Developers shall become the absolute owners of their share 50% as mentioned above. Under Section 5 and others of the Bihar Apartment Ownership Act 2006.

16. In case of developer's share, if the prospective buyer wants the Land Owners to confirm the deal, the Land Owners shall sign all such documents (agreement) but only as confirming parties. The Land Owners hereby declares.

(a) That the no notice or notification for requisition or acquisition under the statues for the time being is inforce has been received by the owners relating to the said property or any part thereof and the Land Owners are entitled to develop and/or cause to be developed the property.

(b) That there is no notice or order passed by the P.M.C./ Nizamat Nagar Palika, Danapur/ Bihar State Housing Board and / or other body or authority for set back thereof and there is no requisition of whatsoever nature by the Municipal or other body or authority relating to the said property or of any part thereof.

(c) That there are no statutory claims demands attachments or prohibitory orders made by the Taxation Authorities / Revenue Authorities or any Government or other local bodies of authorities concerning or relating to the said property or any part thereof.

(d) That there is no subsisting agreement of arrangements in respect of the aforesaid property and if the developer found any such arrangement the developer shall be entitled to revoke the agreement and realize the expenses along with interest @ bank rate of per annum along with the cost of construction of any party done.

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(e) That apart from the owners none else is entitled to or has nay share right, title and interest in the said property and the owners or benamidars or trustees for any one in respect of the said property.

17. That Land Owners hereby irrevocably undertake not to sell, dispose of and alienate with the possession of the said vacant land or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this Agreement during the existence of this agreement, but after the construction of the said Multistoried Building and allotment of the share as state above of the Land Owners and the Land Owners shall have got full right, title and possession over the same and constructed Multistoried Building with full right to sell dispose off the same with regard to their aforesaid proportionate share.

18. That the developer may mortgage their shares of the constructed saleable areas of the building complex to be constructed on the said property under these presents with appropriate right and interest in the said property that is the land, pertaining to the developer share of constructed area after completion of at least structural works of the building and provided adequate safeguard guarantee to the owners to the effect of otherwise to indemnify the rights and interest of the owners in the owners' share of property and the complex without affecting right, title and possession of the owners aforesaid proportionate share, provided always that any loan and borrowings raised against the security of the said property shall be invested/applied exclusively and full in the development of the project and construction of the complex thereon for the satisfaction of the owners.

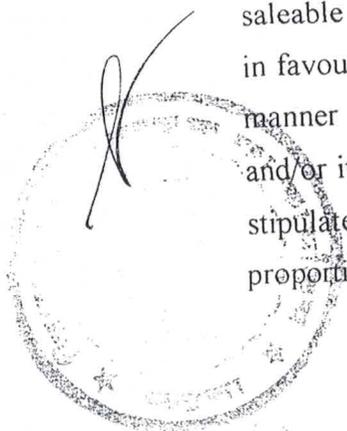
19. It is expressly agreed by and between the parties thereof;

(a) That Land owners shall take all steps to transfer 50% of the saleable Super built up area in the building complex on completion in favour of the developer and/or its/their nominee/nominees in the manner as aforesaid only on the cost an expenses of the developer and/or its/their nominee/nominees and fulfillment of all conditions stipulated in this Development Agreement with regard to the said proportionate share of the Developer.

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Proprietor



(b) That in the event of the land being subject to any betterment charges relating the development of the property, the developer shall bear all the cost and pay for the same.

20. The name of the building complex shall be made as per mutual consent among the land owner and the Developer and the entire costs of the same shall be borne and met by the developer alone and the developer shall alone be responsible and liable to Government, Patna Municipal Corporation/Nizamat Nagar Palika, Danapur and other concerned authority for the development of the said property and shall alone be liable for the loss, if any, or for any claim arising from the development of the said property.

21. That the no Power of Attorney will or shall essential against the Schedule - I below property under commencement of the Bihar Apartment Ownership Act, 2006 from the Land Owners in favour of the Developer and hence the Developer becomes the absolute owners under the Bihar Apartment Ownership Act, 2006 for transfer, sale or alienate their shares in the said proposed building complex absolutely in favour of their prospective buyers and allottees only after delivering the owners' share.

22. That the Land Owners received non-adjustable amounts separately each other from the developer against as per their shares in the vacant land as her under:-

LAND OWNERS:-

1. Ashok Kumar Pandey received a sum of Rs. 2,27,205/- through Cheque No. 000632 dated 18.11.2011 of Kotak Mahendra Bank, Exhibition Road, Patna - 1 and he also received post-dated through Cheque No. 000635 dated 18.01.2012 of Rs. 2,27,205/-.
2. Sushil Kumar Pandey received a sum of Rs. 98,898/- through Cheque No. 000633 dated 18.11.2011 of Kotak Mahendra Bank, Exhibition Road, Patna - 1 and he also received post-dated through Cheque No. 000636 dated 18.01.2012 of Rs. 98,898/-.
3. Vikash Upadhyay received a sum of Rs. 98,898/- through Cheque No. 000634 dated 18.11.2011 of Kotak Mahendra Bank, Exhibition Road, Patna - 1 and he also received post-dated through Cheque No. 000637 dated 18.01.2012 of Rs. 98,898/-.

Ashok Pandey 18/11/11
Sushil Kumar Pandey 18/11/2011
Vikas Upadhyay 18-11-2011

For PRASHRAY BUILDERS
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Proprietor

action or proceeding filed in respect of such injury brought under the workman's compensation Act or under the provisions of any other law.

28. The owners will have the right to examine the construction of the said intended building complex, from time to time through his/their agents architects and if such architects are dissatisfied with the quality or quantity or materials or workmanship the rate of progress of work the developers shall rectify the defects on receipt in information from the owners if the same is not rectified the Land Owners will be entitled to claims damages as shall be decided by the Arbitrators appointed by the parties hereof.

29. The construction of the proposed building shall be done according to the architectural specification as given in details as per plan approved by P.M.C.

30. In case of any difference arising out of or relating to the land or construction of the intended building thereon covered this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or executing to any matter whatsoever arising out of this development agreement, such differences and disputes shall be settled by a reference and disputes shall be settled by a reference to arbitration of three arbitrators to be appointed and nominated in the manner following, that is one arbitrator shall be appointed each by owners and developer and two arbitrators shall jointly nominate a third arbitrator who shall act as the Chairman of the Board of Arbitrators and the decision of the arbitrators shall be final and binding on both the parties hereof.

31. That this Development Agreement executed by the Land Owners in favour of the Developer in terms and conditions above mentioned as agreed by both the parties under the Bihar Apartment Ownership Act, 2006.

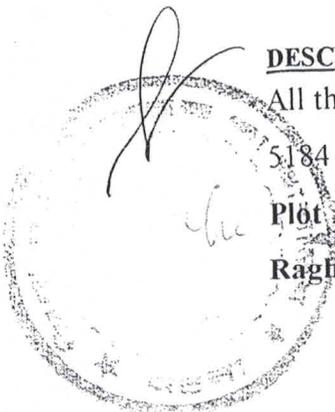
SCHEDULE "A"

DESCRIPTION OF LAND UNDER THIS DEVELOPMENT AGREEMENT

All the part and parcel of the Net area of the Land Measuring about 5184 sq.ft (approx.) i.e. equal to 11.90 decimals bearing Survey Plot Nos. - 543, situated at Mauza - Saguna at present Mohalla Raghunath Path, R.P.S. Road, (MVR Code 137), Old P.S.-

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Vikas upadhyay 18-11-2011

For PRASHRAY BUILDERS
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Proprietor



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Rudra
Proprietor

Danapur, and later-on P.S. Rupaspur, Survey Thana – Phulwari, Sub Registry Office Danapur & Sadar Registry Office Patna Sadar, Thana No.-23, under Khata No.-158 (One Hundred Fifty-eight), Tauzi No. – 5292, District – Patna and the annual rent Rupees 2/- beside cess paid by the Land Owners to Circle Office, Danapur under Zamabandi Nos. 1106, 1105 and 1107 of Danapur Nizamat Nagar Palika and the same is bounded as follows:

BOUNDARY

North : Survey Plot No. 535
 South : at present other purchaser
 East : Approach Road
 West : Society Plot No. 6

The valuation of the said landed property is Rs. 36,18,000/- only.

SCHEDULE "B"

**DESCRIPTION OF THE SUPER BUILT-UP AREA
 ALLOCATED AS OWNERS' SHARE AND DEVELOPER'S
 SHARE UNDER THIS DEVELOPMENT AGREEMENT**

1. **LAND OWNERS' SHARE :-**

Flat Nos. 101, 102, 103 on 1st floor in the share of Land Owner no-1 (SRI ASHOK KUMAR PANDEY),

Flat No. 301 on 3rd floor in the share of Land Owner no-2 (SRI SUSHIL KUMAR PANDEY),

Flat No. 303 on 3rd floor in the share of Land Owner no-3 (SMT. KALAWATI UPADHYAYA (DEVI)), and

Flat No.402 on 4th floor in the joint Possession of Land Owners and accordingly Car Parking Spaces on Ground floor in their Shares.

2. **DEVELOPER'S SHARE :-**

201, 202, 203 on 2nd floor, 302 on 3rd floor and 401 and 403 on 4th floor and its Parking Space on Ground floor.

GENERAL SPECIFICATIONS & FINISHINGS**FOUNDATION**

: Short Bored Under Reamed Group Piles or as per the Design of Structural Consultants.

: Brick Work over R.C.C. (1:1½:3) Capping Beam and D.P.C. with Water Proofing Compound thereupon.

PLINTH

Handwritten notes:
 Ashok Pandey 18-11-2011
 Sushil Kumar Pandey 18/11/2011
 Vikas Upadhyay 18/11/11

Vertical handwritten notes:
 For PRASHRAY BUILDERS
 Proprietor
 18/11/11

For PRASHRAY BUILDERS
Signature
 Proprietor

15.

- SUPER STRUCTURE** : R.C.C. (1:1½:3) Framed Structure with 5" (five inches) Partition Wall of Brick Work in Cement Mortar (1:6).
- ROOF SLAB** : R.C.C. (1:1½:3)
- ELECTRIC WIRING** : Concealed P.V.C. Conduit Wiring using Copper Conductor with good quality Electrical Accessories (Fans and Fixtures not included).
- EXTERIOR FINISING** : External Walls treated with pleasing Snowcem Colour Wash.
- INTERIOR FINISING** : Internal Walls treated with plaster of paris.
- DOORS** : Door Frames of Hard Wood with Factory built Flush Door Shutters Painted with Two Coats of Synthetic Enamel Paint on a Coat of Primer.
- WINDOWS** : Wooden Windows
- FLOORING** : Vitrified tiles. in all Covered area.
- KITCHEN** : Vitrified tiles flooring, Granite top Working Platform, Steel Sink, Glazed Tiles Dado up to 2" height above Working Top only.
- TOILETS** : Vitrified tiles, White Glazed Vitreous Sanitary Wares,

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Sushil Kumar 18/11/2011
Vikas Upadhyay 18-11-2011

FOR PRASHRAY BUILDERS
Ramesh 12/11/11
Proprietor



FOR PRASHRAY BUILDERS
Ramesh
Proprietor

16.

Indian / European W.C. with
Flushing Cistern, Dado up to
5'0" height of the Wall.

Lift & Generator

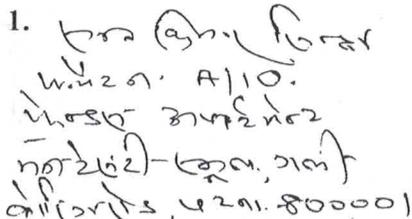
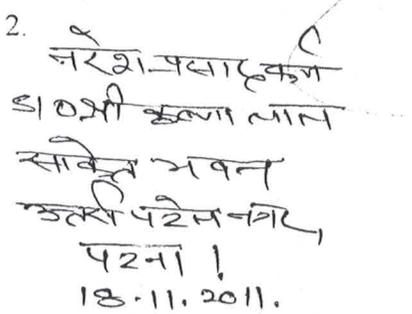
Provided by the Developer.

OPTIONAL (ON EXTRA COST) :

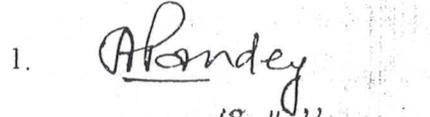
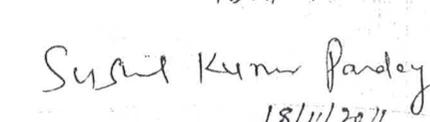
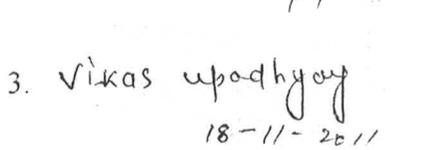
- A. Superior quality Wood work for all Wardrobes, Kitchen and Toilet Cabinets, Pelmet and Mosquito Netting and Veneered Ply Flush Doors.
- B. All Rooms including Drawing / Dining Room fitted with 48" Ceiling Fan, Tube Lights, Fancy Brackets, Exhaust Fan in Kitchen, Geysers in Bathrooms and Kitchen.
- C. Three-Phase Wiring.

IN WITNESS HEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR ABOVE WRITTEN IN PRESENCE OF THE WITNESSES:

WITNESSES :

1. 
W. No. 27. A/10.
प्लॉट नं० ३५२/१०२
नारायणी-बूटल, गान्धी
कोलकाता, प.प. ७००००१
2. 
नरेश कुमार
डी०पी० कल्याण नगर
साकेत भवन
कटरा पट्टेन नगर,
पटना १
१८-११-२०११.

LAND OWNERS' SIGNATURE :

1. 
18.11.11
2. 
18/11/2011
3. 
18-11-2011

SIGNATURE OF DEVELOPER

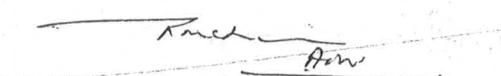
For PRASHRAY BUILDERS


Proprietor 18/11/11

Computerized by

Drafted by


Amarjit Kumar
Rajendrapath, Patna


(R.N.P. Keshri), Adv. 18.11.2011
Collectorate Bar Association
Patna.

For PRASHRAY BUILDERS

Proprietor

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. | 90720 | Amt. paid by N.J. Stamp Paper - | Rs. 0 | | | | |
| Addl. Stamp duty paid under Municipal Act | Rs. | | Amt. paid through Bank Challan - | Rs. 91699 | | | | |
| | Registration Fee | | LLR + Process Fee | Service Charge | | | | |
| FEE PAID | A1 | 0 C | 0 H1b | 0 Ka1 | 0 Lii | 0 LLR | 0 | |
| | A8 | 0 D | 0 H2 | 0 K1b | 0 Liii | 0 Proc. Fee | 0 | 500 |
| | A9 | 0 DD | 0 I | 150 K1c | 0 Mb | 25 Total- | 0 | |
| | A10 | 0 E | 250 J1 | 0 K2 | 0 Na | 54 | | |
| | B | 0 H1a | 0 J2 | 0 Li | 0 | | | |
| | | | | | TOTAL- | 479 | | |
| | | | | | | 979 | | |

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. : 979

Date : 18/11/2011

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 18th November 2011 by Ashok Kr. Pandey S/O Sri Narmada Pandey by profession Others. Status - Executant

Ashok Kr. Pandey 18-11-2011
Signature / L.T.I. of Presentant Date 18/11/2011

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Sant Kr. Sinha age Sex M son/daughter of S/O B. Prasad resident of Boring Road, Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 18/11/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 474 on page no. 277 - 296 for the year 2011 and stored in CD Volume No. CD-73 year 2011. The document no. is printed on the front Page of the document.

Date : 18/11/2011

Registering Officer
Patna

Token No. 34024 Year - 2011 SI.No. 33470

SCORE Ver. 2.1

Deed No. 27447 NIC-Bihar

For PRASHRAY BUILDERS

Proprietor