

Serial No. 7152

Book No. Deed No. 7032

Serial No. 7152

Deed No. 7032

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

This document was presented for registration on 20/05/2015 by Arunachal Jha. A stamp duty of Rs. 258260/- and other fees of Rs. 21400/- 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. 7032 in Book No. 1, Volume No. 89 on pages 271 to 286 and has been preserved in total 16 pages in C.D. No. 14 / Year 2015

SCANNED
by
Satish

Date: 20/05/2015

Token No: 7163 / 2015

Registering Officer, Darbhanga

Signature with Date
(Rita Sinha)

DEVELOPMENT AGREEMENT

This Development Agreement is made on this Tuesday the 20th (Twenty) day of May, 2015 of the Christian Era.

Between

(1) Dr.(Mrs.) Arunachal Jha Wife of Dr.Sanjay Kumar Jha (2)Dr.Sanjay Kumar Jha son of Late Nagendra Jha, (3) Sanjay Kumar Jha (HUF) S/o-Late Nagendra Jha, all resident of Moti Village-Baban Bigha, Mohalla-Laxmisagar, P.O.-Laxmisagar, P.S.-L.N.M.U. Campus, District- Darbhanga- 846004, Indian Citizen, here-in-after referred to as the Land Owners/ First Party.

And

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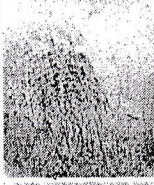
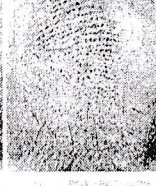
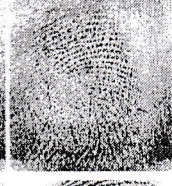
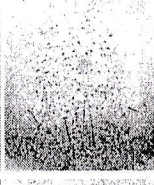
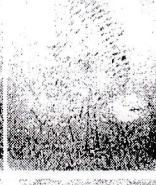
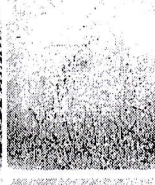
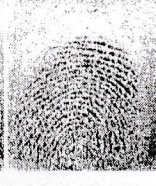
District Registry Office, Darbhanga

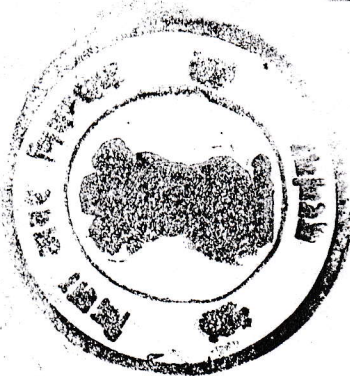
Token Number 7163

Reg. Year 2015

Serial Number 7152

Deed Number 7032

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rohit Kumar Gupta (Managing Director)						
Identified	Sunil Kumar Gupta						
Presented	Arunachal Jha						
Executant	Sanjay Kumar Jha						
Executant	Sanjay Kumar Jha (Huf)						
Executant	Arunachal Jha						



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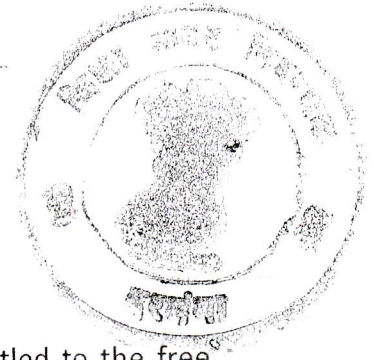
GUPTA PRODUCTS PVT. LTD., DONAR, a company duly incorporated under the Companies Act 1956 and having its registered office at Gupta Complex, Donar, Town & District Darbhanga in the State of Bihar through its Managing Director, SRI ROHIT KUMAR GUPTA, S/O SRI SUNIL KUMAR GUPTA, who has been authorized by the board resolution of the aforesaid company dated 08-07-2013 to sign, execute, and enter into the present agreement on behalf of the aforesaid Company which company is here-in-after referred to as the **Developer/ Second Party.** *l. 13) Date 23.4.15*

The expressions "**Land Owners/ First Party**" and "**Developer/ Second Party**" whenever they occur in the body of this Agreement shall mean and include their respective heirs, executors, Legal Representatives, Administrators and/ or Assignees, unless and until it is repugnant to the contexts of meaning thereof.

Me. (H.V.F.)

It is declared that -

Cost of the Land-	1,27,63,000=00
Boundary Cost -	1,00,000=00



(A). The aforesaid **Land Owners/ First Party** were and are sufficiently entitled to the free hold Land measuring an area of 05 (Five) Katha 16 (Dhur) land equal to Ten thousand five hundred fifty sq.ft., (10550 Sq.Ft) (25.22 Dismal) Situated at Mohalla- Bengalitola, Mauja- Balbhadrapur, P.S.-Laheriasarai, District-Darbhangha, Ward No.42, bearing Survey Plot no.2687(P), 2688 (P), 2689(P) fully described in Schedule of the Land hereunder written, hereinafter referred to as the **said property.**

Me.

AND WHEREAS, the **said property has been purchased by the land owners from Dr. Jayant Das Gupta son of Late Dr. Birendra Nath Das Gupta vide sale deed no.19763 dated 14-12-2012, District** Registry Office Darbhanga and thereafter they got their name mutated in State records and are in exclusive peaceful physical possession over the same as absolute owner.

(B). It is further represented and declared by the **Land Owners/ First Party** and the **Developer/ Second Party**:-

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(I) That, the *said property* is under the sole rights to and in exclusive possession of the *Land Owners/ First Party* with marketable rights to, title of and interests in, and is free from all encumbrances and the *Land Owners/ First Party* are free to transfer and convey the whole or part of the *said property* to person(s) of their choice.

(II) That, the *Land Owners/ First Party* has not created any encumbrance on the *said property* or any part thereof by way of sale, mortgage, exchange, lease, trust, easement right, gifts, liens, lease and license, permission, rent possession, charges or any other encumbrance, whatsoever.

(III) That, no notice or notification for acquisition/requisition under any statutes of the past or present in forces has been received, served or issued by the Darbhanga Municipal Corporation, Income Tax Department or any other Government Authority for acquisition or requisition of the *said property* or any part thereof, on or before the date of this agreement.

SLR (H.V.F.)

(IV) That there is no attachment, claims, demands, suits decrees, injunctions, orders, notice, petitions or adjudication order affecting the *said property* or any part thereof.

(V) That, apart from the *Land Owners/ First Party*, none else is entitled to or has any share, right, title or interest over, and in respect of the *said property* or any part thereof as a partner or partnership in any joint family or in any other manner, whatsoever.

(VI) That, neither the *Land Owners/ First Party* nor his co-sharers, heirs and successors - in-interest have entered in the past in any other agreement or agreements and agreement for sale or development agreement of the *said property* or any part thereof nor have made any arrangement with any one whatsoever regarding the *said property* or any part thereof.

SLR

(C). The *Land Owners/ First Party* has expressed their desire to get a multi-storied residential complex named "JYOTIPURAM" be developed and constructed over the *said property*, as permissible, by the *Developer/ Second Party* and acquire Super built-up area therein, in shape of Residential Flats, Roof Terrace Spaces, Parking Spaces etc. as per agreed consideration for the value of the *said property* within 30 months including the

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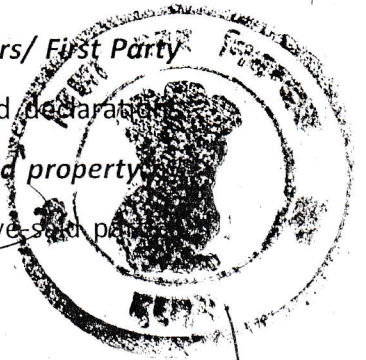
grace period of 6 months, from the date of this agreement by the "Developer/ Second Party".

The Developer/ Second Party will be authorized to sell his share of Super built up area only after the completion of the complex and handing over possession of the Land Owners/ First Party's share of the Super built up area.

(D). The Developer/ Second Party has, after perusing all the documents of the Land Owners/ First Party (regarding their ownership and title), became satisfied himself about the same and has then agreed to provide its/ his services and make financial investments to develop and construct a multi-storied residential complex named "JYOTIPURAM" (here-in-after referred to as - the complex) over the said property of the Land Owners/ First Party bearing the entire cost/ all related expenses, under approval of Government Authorities and in line with the proposed plans and architectural designs mutually agreed upon with the Land Owners/ First Party.

Sh. (H.V.F.)

And whereas, as a result of the negotiations between the Land Owners/ First Party and the Developer/ Second Party hereto and on the representations and declarations made by them an agreement for development of the Complex on the said property, the Developer/ Second Party has been arrived at between the two above said parties upon terms and conditions here-in-after appearing.



Now it is hereby agreed between the Land Owners/ First Party and the Developer/ Second Party hereto as follows:-

(1) That, the Land Owners/ First Party hereby appoints the Developer/ Second Party as the Developer of the said property to develop the Complex fully described in Schedule-I here-in-under written in the manner and authorize the Developer/ Second Party, who hereby accepts from the Land Owners/ First Party the possession on the terms, conditions and stipulation, here-in-after mentioned.

Sh. H.V.F.

(2) That, the said property given in Schedule-I of this Development Agreement shall be handed over to the Developer/ Second Party for construction of the Complex - a multi-storied residential building and the entire costs to be incurred for design; plan

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construction etc. of the same shall be borne by the **Developer/ Second Party**. The **Developer/ Second Party** will construct **the Complex** as per the Duly Approved Plan by the Government Authorities in line with the Mutually Agreed Architectural Design between the **Land Owners/ First Party** and the **Developer/ Second Party**.

A separate Certificate of Possession will be given by the **Land Owners/First Party** to the **Developer/ Second Party** for the possession of the **said property** for developing the proposed Complex within 15 (Fifteen) days from the date of this agreement. The **Developer/ Second Party** will be authorized to start development work only after getting the Certificate from the **Land Owners/First Party**.

(3) That, the **Developer/ Second Party** will be exclusively accountable and responsible for any accident or incident caused during the period of construction of **the complex** and he will be accountable, responsible and answerable before the Court of Law or other Government Agency for the same.

(4) That, **the Complex** shall be constructed by the **Developer/ Second Party** and the entire expenses/ costs (incurred for construction and related activities), shall be borne by the **Developer/ Second Party** out of it's own savings and arrangements including the cost of sewerage, drainage etc. with all fittings, amenities, electric fittings, water connection, electrification, silent generator, intercom etc. till the completion and handing over of **the Complex** to the **Land Owners/ First Party** and other occupants.

(5) The **Developer/ Second Party** shall be entitled to develop the **said property** by constructing thereon one or more building/s comprising Flats and Car Parking Spaces in accordance with the sanction of building plans as consented upon by the **Land Owners/ First Party**, and to allot the **Developer/ Second Party's** own share / area in the building/s to be constructed upon the **said property** to such person or persons the **Developer/ Second Party** thinks fit and proper and thereafter to receive and realize the prices in respect of the allotment and agreement for sale of such flats and parking spaces and to appropriate the same.

(6) That the **Developer/ Second Party** agrees to hand over 50% (fifty percent) of the total super built-up area in shape of flats, Parking spaces, Roof, Terrace spaces, etc. to the

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Land Owners/ First Party in consideration of the cost of land with all rights to, title of and interests in the said building for the use and occupation of **the Land Owners / First Party** as absolute owner with all rights to, absolute title of and possession of and over the same with an exclusive rights to transfer, convey, sell, grant lease or otherwise alienate his interest to any person or persons, association of persons, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

(7) That, similarly, **the Developer/ Second Party** will retain 50% (fifty percent) of the total of the super built-up area after completion of the complex as per mutually agreed plan - in shape of flats, Car Parking Spaces, terrace etc. in consideration of cost of construction with right to, title of and interests in and may transfer, convey, sell, grant lease or otherwise alienate their interest to any person or persons, association of persons, firms, body corporate etc. on such terms and conditions as they may deem fit and proper. The **Land Owners/ First Party** and the **Developer/ Second Party** will have absolute rights to, title of and interests in over their respective shares of built up area.

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(8) The **Land Owners/ First Party** and the **Developer/ Second Party** may decide/ plan in future to further add by constructing or developing **the Complex** in conjunction with the prevailing Govt. rules & norms with the mutual written consent on the same terms & conditions as mentioned in this agreement.

(9) That, the **Developer/ Second Party** will develop and construct the proposed building with all amenities there-in and there-on and give peaceful vacant possession to the **Land Owners/ First Party's** area to the **Land Owners/ First Party** within 24 (twenty four) months from the date of this Agreement. In case of any accidental or such happening which are beyond the control of the **Developer/ Second Party** such as fire, tempest, accident and any other natural calamities and in case of any damage or collapse of the building in any natural calamity, the period of the construction of the proposed building will be extended by 6 months further.

(10) That, the **Developer/ Second Party** shall develop **the Complex** on his own cost and will be responsible and accountable for the development of **the Complex**. It is trusted/believed that, the **Developer/ Second Party** has to use the standard /high quality

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materials as required for the same towards developing **the Complex** as per the Duly Approved Plan by the Government Authorities in line with the Mutually Agreed Architectural Design between the **Land Owners/ First party** and the **Developer/ Second Party**, mentioned here-in-under **Schedule I** in the later part of this agreement.

(11) (a) That, the **Land Owners/ First party** hereby undertakes not to sell, dispose off, alienate, charge, encumber, sublease or otherwise transfer the **said property** or any part thereof and further undertakes not to do any act(s), deed(s), matter(s) or thing(s) save and except putting the **Developer/ Second Party** thereon for the purpose of development pursuant to this Development Agreement.

(b) That the **Land Owners/ First party** will always keep the **Developer/Second party** indemnified against all claims arising out of all their liabilities whatsoever in the past with regards to the said property.

(c) That, in case, there be any flaw in the title of the **Land owners / First party** or thereby any liability or any encumbrances, then the **Developer/ second party** shall be entitled to have such flaws rectified and /or liability cleared for and on behalf of the **Land owners / First party** and at the **Land owners/ First party's** cost and expenses, after taking written consent from the **Land owners / First party**.

(d) That all out goings viz. Govt. rents, taxes, duties etc. in respect of the **said property** or any existing building thereon, till the date of this agreement shall be borne and paid by the **Land owners / First party** and the outgoings, after the date of this agreement till the handing over of possession of the **Land owners'/ First party's** share/ areas shall be borne and paid by the **Developer / second party**.

(12) The **Developer/ Second Party** shall be entitled to enter into agreement for sale or otherwise allot units in the **Developer/ Second Party's** area in **the complex** (only the area which does not form part of the **Land Owners/ First party's** area).

(13) Similarly, the **Land Owners/ First party** shall be fully entitled to enter into agreements for sale or otherwise allot units comprised in the **Land Owners/ First party's**

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area in the said building/ **the Complex** and which does not form part of the **Developer/ Second Party's**.

(14) That, in addition to the rights to, title of and interests in - of the **Land Owners / First party** over saleable built up area in **the Complex** to be constructed on the **said property** in terms of this Development Agreement, the **Land Owners / First party** shall have the right over the super built up area as well as common facilities provided in **the Complex**.

(15) That, the **Developer/ Second Party** in case receives loan/advance from any Bank, Financial Institution or any individual such loan/ advance shall exclusively be charged on the **Developer/ Second Party** and he will alone be responsible for its return including that of interest. The **Land Owners/ First party** shall not be held responsible for the said loan/advance.

(16) That, this Development Agreement is being registered as per the provisions of Section 5 of the Bihar Apartment Ownership Act, 2006 and hence as per said provisions the **Developer/ Second Party** and the **Land Owners/ First party** shall be co-owners of the property and will be entitled to sell/ transfer their shares separately and for that no Power of Attorney is required under the Bihar Apartment Ownership Act, 2006 and this Development Agreement is registered under the provisions of the Bihar Apartment Ownership Act, 2006 before the Registering Authority, Darbhanga, Bihar.

The Developer/Second party further undertakes:-

(a) That, it/ he will not do any act of commission, expressly or impliedly, directly or indirectly by which the **Land Owners/ First party's** right, title and interest over the **said property** may in any manner be adversely affected.

(b) That it will be entirely the responsibility of the **Developer/ Second Party** to get the plans, maps and structures of the complex sanctioned from the concerned government agencies. The **Land Owners/ First party's** will not incur any expenses or efforts for the sanction of plans, maps and other government requisites required for the development

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of the complex. The **Developer/ Second Party** is also responsible and accountable for expenses and legalities in respect of all claims including fee for sewerage, water connection, electric supply connection and other taxes etc., damages, compensation or maintenance expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the **Developer/ Second Party** or not while in or upon the **said property** and during the period of construction of the said building thereon. The **Developer/ Second Party** has to indemnify the **Land Owners/ First party** and always to keep him indemnified and harmless.

(c) That, the **Land Owners/ First party** will deliver to the **Developer/ Second Party** and/or its duly authorized representative or representatives, certified copies/ photocopies of all original title deeds, documents and papers relating to the **said property** for complete examination of the **Land Owners/ First party's** title thereto enabling him to start construction and the **Land Owners/ First party** agrees to co-operate with the **Developer/ Second Party** in such examination and to answer and/or comply with all reasonable requisitions that may be made by the **Developer/ Second Party** and/or its representative in this regard to establish mutual marketable title to the **said property**.

(d) That, the **Developer/ Second Party** shall be entitled to retain only photocopies/certified copies of the original documents pertaining to the **said property** including title deeds etc. However, the original documents will be produced by the **Land Owners/ First party** for inspection and the photocopies will be given whenever required by the **Developer/ Second Party**. All the original documents concerning the **said property** shall be retained by the **Land Owners/ First party**.

(e) That, the **Developer/ Second Party** shall retain all the original copies of the documents such as Registered Agreement between **Land Owners/ First party** the **Developer/ Second Party**, Maps duly approved by the govt. / authorized department, documents of Fire Approval from the Govt. / authorized department needed for the construction of **the Complex** and certified/photocopy copies of the original documents pertaining to **the Complex** will be given to the **Land Owners/ First party**. However, the original documents will be produced by the **Developer/ Second Party, Land Owners/ First party** for

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inspection and the photocopies will be given whenever required by the **Land Owners/ First party.**

(f) That, the nominee/s of the **Developer/ Second Party** shall own and hold possession of the building comprised in the **Developer/ Second Party's** area according to the standard agreement finalized by the **Developer/ Second Party** with the consent of the **Land Owners/ First Party.** The **Land Owners/ First party** and its nominee(s) and **Developer/ Second Party** and its nominee(s) shall be bound to hold and own possession of their respective area in the said building on the same terms and conditions as be contained in the aforesaid Standard Agreement and to execute similar Agreement.

(g) That, the common portions of the super built up area shall jointly be owned by all the respective unit owner(s) of **the Complex** with equal entitlements to use all common areas and facilities extended for utilization by the occupants of **the Complex**, on the said terms and conditions applicable to all, for such utilization. No unit owner(s) of any part of the said building will have any exclusive rights to, title of and interests in - over the common areas and common facilities except the right of common use.

(h) That, the **Land Owners/ First Party** and the **Developer/ Second Party** agree that in case any fine or penalty/ fee/fine to be imposed/ levied on **the Complex** for any alleged deviation from the sanctioned plan, resulting in any excess construction on the super built up area, then the same shall be borne and paid by the **Developer/ Second Party** at all stages - before, during & after the construction of **the Complex** and even after the handing over the possession to the **Land Owners/ First Party.**

(i) That, the entire costs to be incurred for registration of this Development Agreement shall be borne by the **Developer/ Second Party** and the **Land Owners/ First Party** will have no concern of any payments on that.

(j) That, in case of any dispute or differences between the parties arising out of relating to this Development Agreement and agreement for sale, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time at Patna.

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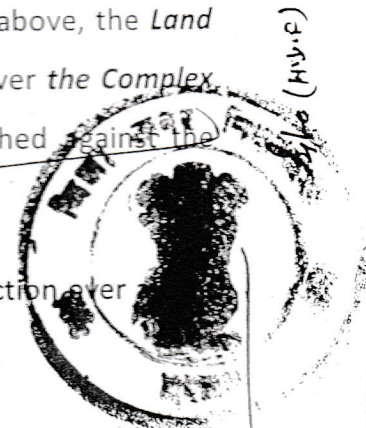
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(k) That, however, if the building is not fully completed as per the specified norms in this agreement within the aforesaid period of 30 (thirty) months including a grace period of 6(six) months with the clause 9 (nine) of this agreement, then the **Developer/ Second Party** shall pay a compensation of Rs.60, 000/- (sixty thousand) per month till next six months to the **Land Owners/ First Party**. If (even after the completion of 30 months + 6 months of extension with compensation from the date of this agreement), the **Developer/ Second Party** fails to complete the construction, as per the plan, thereafter the **Developer/ Second Party** shall pay a compensation of Rs.1,20,000 (One Lac twenty thousand) per month till the completion of the Complex. In case the Developer/ Second Party does not compensate the Land Owners/ First Party with the stated amount mentioned above, after the expiry of the extended period (30 months + 6 months) w.e.f the date of this agreement notwithstanding anything contained herein above, the **Land Owners/ First Party** will have every right to, title of and interests in – over the Complex, and the right under strength of this agreement shall stand extinguished against the **Developer/ Second Party**.

(l) That, only Courts of **Darbhanga** shall have the first exclusive jurisdiction over matters of dispute arising in respect of this agreement.

(m) That, in the proposed **complex** of Ground plus 3 (three) floors constructed by the **Developer/ Second Party** in the **Complex**, portions in the below mentioned table will be retained by the **Land Owners/ First Party** and the rest will be the portion of **Developer/ Second Party**. In case of the over & excess portion is beyond partition (as to adjust the exact shares of both the parties), both parties, i.e., the **Land Owners/ First Party** and the **Developer/ Second Party** will settle the accounts mutually by paying the due to the deserving side **on the costing rate of construction or mutually agreed rate and resultant price**. The Ground Floor will be for parking spaces and common usage areas of built-up areas for common use.



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TABLE

Name	Allocated SQ FT	Flat No.	Floor	Parking Number
Developer		101,102,103,104,105,106,107	First	✓
		301,305,306,307.	Third	
Land Owners		201,202,203,204,205,206,207	Second	✓
		302,303,304	Third	

SCHEDULE -IDescription of the property

All that peace and parcel of the vacant residential land measuring an area of 05(five)katha 16 Dhurs 10550 Sq.Ft. (Ten thousand five hundred fifty square feet), Equivalent to 25.22 Decimal, situated in -Mohalla-, Bengalitola, P.S.-Laheriasarai, District-Darbhanga, Ward No.42 bearing Jamabandi No Survey Plot no.2687(P),2688(P),2689(P) more fully described in schedule of the Land hereunder written, hereinafter referred to as the SAID PROPERTY

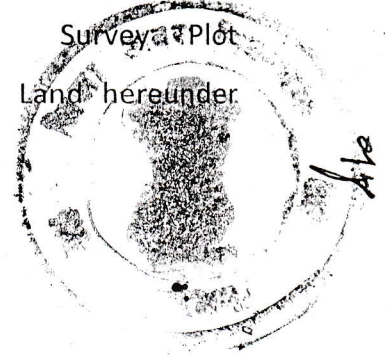
Boundary of the Said Property:-

North : Road

South : Road

East : Urmila Devi

West : Kumkum Chaudhary



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SCHEDULE -IIFeatures & Specification of Flats in the Complex :-

The Complex - A ground plus 03(Three) floor Residential Complex located at the above mentioned address, Named - **JYOTIPURAM**

- (1) Foundation : R.C.C. / Raft / and R.C.C. / Piles. /
 (2) Structure : R.C.C. / frame, / earthquake / Resistant.
 (3) Civil Work : Class-I Brick work in 1:5 Cement Mortar.

Civil work:- First class Brick masonry partition wall with cement mortar (all outer wall will be 10" thick with 1:6 cement mortar and partition wall 5" thick with M.S Rods as per standard specification

(4) Flooring : Vitrified Floor Tiles.

(5) Toilets : Glaze tiles up to 7 Ft. height, shower, wash basin, cistern, and western commode of high standards. Sealed G.I. Pipes with hot and cold arrangement. The flooring in bathrooms & toilets will be cast-in-situ, anti-skid flooring along with proper water proofing. Above 7', Double Ceiling to serve as Storage/Box Rooms.

(6) Kitchen : 2'6" high x 2' wide Working platforms (with racks below it) of Granite Top & frontage with Dado designer tiles up to 7' height above working platform. 18"x24" Stainless Steel Sink in each Flat. Provisions for Exhaust Chimneys/ Fans.

(7) All Tap fittings : Will be of chromium plated brass. ISI marked fittings. All Toilets will have hot water supply with High quality.

(8) Doors/Windows: Door frame of hard wood, 32 mm thick waterproof flush door painted with two coats of synthetic enamel paint over one coat of primer with anodized alu. fittings. Window three track aluminium with steel grill

(9) Wall Paints : All internal walls plaster will have Lustre Paints (2 coats) after Primer over wall putties/ plaster of Paris. External walls will be properly plastered and painted with Premium Weather Resistant Paints.

(10) Plumbing & water Lines: All concealed plumbing for supply water will be of G.I. Pipes and external soil or waste water lines will be PVC Pipe in a two stack system with geyser line connection in the bathrooms.

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(11) Electricity & Wiring:

a. Wiring will be of copper, concealed and of 3 phase supply. The actual supply may be of single or 3 phase in accordance with rules and regulations of Bihar State Elec. Board in force at the time the complex or guided by them.

b. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter for common services will be provided on main electrical board.

c. All bed rooms, living room & dining & Kitchen will have 3 (5 AMP) plug points, 3 light points, one or more fan point, two 15AMP plug points. In addition, the bed rooms, living and dining areas wiring for sound boxes in 4 corners 2' below ceiling. One 15 AMP plug point each, will also be provided in Toilets for Geysers.

d. Low-Sound, low emission Generator of high quality & water motor pump on the Ground Floor.

f. Intercom connection in the flats/ and in conjunction with the security area.

(12) Telephone & TV Cables:

(a) Telephone cable & points will be provided in each room of a flat/ unit.

(b) Individual Television cables will be provided through concealed conduits for television from the terrace to each rooms of a flat.

(13) Water :

(a) 24 hrs. Per day potable water supply will be provided to all Floors and Flats.

(b) Deep Boring and Water Sump on ground floor.

(c) Floor/ Flat – wise Water Storage Tanks on roof-top.

(14) Sewerage : Suitable arrangement for Sewerage/ rain storm and soil water disposal shall be provided as per the mutually agreed design & the P.H.E.D norms.

(15) Amenities :

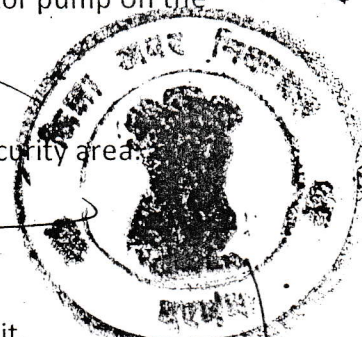
(a) Security MS Grill in – The Main Front Door, All Windows, All Ventilators (Roshandaans), Duct Sides/ Tops (as & wherever applicable).

(b) Electronic camera view door eye piece

(c) High Quality Wash basins & Western Toilet Pans with High Pressure Flush.

(d) White ant treatment will be carried out at the time of earth work itself.

(e) AC points, TV points, Telephone points & their cabling, Modular switches with circuit breaker. 24 hour power/ water. Security Grill at Staircase on Ground floor/ Roof Top, 2 Frontage Doors with security lock/ latch and magic eye-piece.



84 (H.V.E)

file

Anurag
20/5/15

- 286
- (16) Waterproof: Heat treatment and water proofing of roof top.
- (17) Security: C.C.T.V. surveillance available at the reception counters.
- (18) Common area and staircase: Staircase of kota stone finish, entrance lobby and other common area inside building marble/ kota floor of finish.
- (19) Other Facilities: Washing machine point with water Inlet and outlet at a convenient location. Wash basin in the dining area wherever possible.
- (20) Fire Safety: A Std. Equipment to be installed for fire safety as approved by Govt. Authorities.

Note:- All specification, size and layout etc. are subject to minor variation(s), addition(s) alteration(s) by the Developer upon suggestion(s) of its consultants. Any features not included in this list but desired by the Land Owners/ a Flat owner may be given at company's discretion at additional cost.

In Witnesses whereof, the aforesaid Land Owners and the Developer executed this Deed of Development Agreement in favor of each other in their good health and mind after having read and understood the contents of this Deed on the 20 (Twenty) day, 05 (Fifth) May month and 2015 (Two Thousand fifteen) year afore-mentioned on the first in presence of the witnesses.

The Land Owners's Name

- (1) Dr. Arunachal Jha.
 (2) Dr. Santay Kumar Jha.
 (3) Dr. Santay Kumar Jha (H.U.F.)

The Developer's Name

Gupta Products Pvt Ltd

Signature:

(1) Arunachal 20/5/15

Signature:

[Signature]

20/5/15

Witnesses' Signature:

(1)

Witnesses' Names & Their Addresses

(1)

Sanil Kumar Gupta 46 yrs
Donar Chowk (V.I.P Road)
Darbhanga - Bihar.
IAD-0168351

(2)

Manish Kumar
310 Shri Late Shanker Mishra
At:- Darbar, P.S. Bahadurpur
Darbhanga Bihar

(2)

[Signature]

Copy me
Armanth and
20/5/15

रसीद मालगुजारी
नाम सर्कल। नाम मौजामय
थाना वो थाना नम्बर।

फरद मालका/फरद रयता।
नाम रयतमय वल्लियत जमाबन्दी।
वो सुकुनत। नम्बर

0085237

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अराजी नकदी

0-5-16-0

अराजी नकदी 2018-19 का हिस्सा लगान भावली।

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

2018-19 मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल- } (नकदी)	1200				4800	1200
गुजारी } (भावली)	500				1200	300
सेस	600				2400	600
*सूद	800				2400	600
मुतफरकात	800				1000	300
मीजान	3000				11800	5000

तफसील अदायकारी।

2018-19

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल	फाजिल
		3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल- } (नकदी)				4800	1200	
गुजारी } (भावली)					1200	
सेस					2400	
*सूद					2400	
मुतफरकात					1000	
मीजान अदायकारी		5	5	11800	3000	14800

(1) मीजान कुल (लफजों में) --

(2) नाम देहिन्दा --

(3) कुल बकाया --

दस्तखत वो तारीख अमला तहसील कुनिन्दा

*खास म्हाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

SPL 118-17

10/5/18