Serial No. 5131 Circle:-:Danapur Book No. :- 1 Deed No. 50

Serial No. 5131 1 Deed No. 5026

Govt. of Bihar
Sub Registry Office ,Danapur
Summary of Endorsement

This document was presented for registration on **09/05/2017** by **Girish Kumar Choudhary**
A stamp duty of Rs. **561740**/- and other fees of Rs. **21000**/- 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. **5026** in Book No. **1**, Volume No. **94** on pages from **30** to **52** and has been preserved in total **23** pages in C.D. No. **15** / Year **2017**

Date: 09/05/2017 Token No: 5437 /2017

Signature with Date
(**shashi bhushan prasad**)
Registering Officer, **Danapur**

30/8/5

DEVELOPMENT AGREEMENT

THIS INDENTURE OF THE DEVELOPMENT AGREEMEJNT is made on this the ...8th.....May, 2017 of the Christian Era;

BETWEENN

1. **SRI (Prof.) GIRISH KUMAR CHOUDHARY**, Son of Sri Ram Singashan Choudhary,
2. **SMT. NIRMALA KUMARI**, Wife of Sri Girish Kumar Choudhary, Both residents of Village-Kakila,P.S. Jagdishpur, District-Bhojpur (Ara),
3. **SRI (Dr.) ARUN KUMAR SINGH**, Son of Late Brahmanand Singh,
4. **SMT. ASHA SINGH**, Wife of Sri Arun Kumar Singh,

Executed

अवर निबंधन कार्यालय दानापुर

FOR, SAI VIKASH DEVELOPERS M/s SAI VIKASH DEVELOPERS

Arun Kumar Arun Kumar

PARTNER 08/05/2017 Partner

5/9/20

5. **SMT. NALINI SINGH**, Wife of Sri Kumar Rajiv Ranjan Prasad Singh,

6. **SRI KUMAR RAJIV RANJAN PRASAD SINGH,** Son of Late Brahmanand Singh,
All residents of Village Hathiakand Sarai, P.S. Shahpur, District-Patna

7. **SMT. NIRMALA DEVI,** Wife of Sri Paras Nath Prasad Singh; and

8. **SRI PARAS NATH PRASAD SINGH,** Son of Late Sugambar Singh,
Both residents of Village-Rupaspur, P.S.-Chandi, District-Nalanda,

All are Indian Citizen, hereinafter called the LAND OWNERS, (Which expression, shall unless excluded by or repugnant to the contest be deemed to include their assigns, executors, administrators and successor in interest), of the FIRST PART.

AND

M/S. SAI VIKASH DEVELOPERS, a Partnership firm, vide Registration no – 48/2007, under the Indian Partnership Act 1932 and having its Office at Ayodhya Apartment, Gound Floor, Sinha Library Road, In front of B.S.E.B.Board's Building, P.S. Kotwali, P.O.G.P.O., Patna-800 001, District Patna (Bihar), through its dully authorized Partner **SHRI ARUN KUMAR**, son of Late Ram Lakhan Singh, resident of Mohalla East Patel nagar, Road No. 10 in Jagannath Enclave, Flat No.202 on 2nd Floor, P.S. Shastrinagar, Patna-800 023, District - Patna, hereinafter called the **DEVELOPER/BUILDER** ; which expression unless repugnance to the context shall mean and include its legal heirs, legal representatives, nominee/nominees, administrators, successors and assignees, of the FIRST PART. **PAN- ABHFS6351A**
(Mob. No. 9430512577)

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

M/s SAI VIKASH DEVELOPERS
Arun Kumar
08/05/2017
Partner

WHEREAS, the said Land Owners No. 1 to 8 have individually & separately purchased their lands are as follows:-

A. The Land Owner No. 1 measuring 7 decimals residential lands by virtue of a registered Deed of Absolute Sale dated 06.03.2002 from 1. Sri Shreeprakash, Son of Sri Rajnath Sinha, Advocate and 2. Sri Raj Nath Sinha, Advocate Both residents of Village- Gangachak, P.S. & P.O. Bikram, District-Patna and presently residing at West-Lohanipur, P.S. & P.O.Lohanipur, town & District of Patna, which entered as Book No.1, Vol. No. 41, Pages 555 to 570 and Deed No.1394 of the year 2002 at Sub-Registry Office, Danapur (Patna) and he mutated his name before the Circle Officer, Danapur (Patna) and he is regularly paying the annual land rent under Jamabandi No. 1619 to the Govt. of Bihar through the Circle Officer, Danapur (Patna),

B. The Land-owner No. 2 purchased individually measuring 7 (Seven) decimals residential land on the same day i.e. on 06.03.2002 by virtue of a registered Deed of Absolute Sale from the said 1. Sri Shreeprakash, Son of Sri Rajnath Sinha, Advocate and 2. Sri Raj Nath Sinha,Advocate Both residents of Village- Gangachak, P.S. & P.O. Bikram,District-Patna and presently residing at West-Lohanipur, P.S. & P.O. - Lohanipur, town & District of Patna, which entered as Book No.1, Vol. No. , Pages to and Deed No.1397 of the year 2002 at Sub-Registry Office, Danapur (Patna) and she mutated her name before the Circle Officer, Danapur (Patna) and she is regularly paying the annual land rent under Jamabandi No.

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M/s SAI VIKASH DEVELOPERS

Arun Kumar

08/05/2017 Partner

FOR, SAI VIKASH DEVELOPERS

Arun Kumar

PARTNER

1620 to the Govt. of Bihar through the Circle Officer, Danapur (Patna),

C. The Land owner no. 3 purchased 7 (Seven) decimals residential land on the same very day i.e. on 06.03.2002 by virtue of a registered Deed of Absolute Sale from the said 1. Sri Shreeprakash, Son of Sri Rajnath Sinha, Advocate and 2. Sri Raj Nath Sinha, Advocate Both residents of Village- Gangachak, P.S. & P.O. Bikram,District-Patna and presently residing at West-Lohanipur, P.S. & P.O.Lohanipur, town & District of Patna, which entered as Book No.1, Vol. No. , Pages to and Deed No.1395 of the year 2002 at Sub-Registry Office, Danapur (Patna) and she mutated his name before the Circle Officer, Danapur (Patna) and he is regularly paying the annual land rent under Jamabandi No. 1617 to the Govt. of Bihar through the Circle Officer, Danapur (Patna),

D. The Land-owner No.4 purchased measuring 7 (Seven) decimals residential land on the same very day i.e. on 06.03.2002 by virtue of a registered Deed of Absolute Sale from the said 1. Sri Shreeprakash, Son of Sri Rajnath Sinha, Advocate and 2. Sri Raj Nath Sinha, Advocate Both residents of Village- Gangachak, P.S. & P.O. Bikram, District-Patna and presently residing at West-Lohanipur, P.S. & P.O.Lohanipur, town & District of Patna, which entered as Book No.1, Vol. No. , Pages to and Deed No.1396 of the year 2002 at Sub-Registry Office, Danapur (Patna) and she mutated her name before the Circle Officer, Danapur (Patna) and she is regularly paying

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Arun Kumar
08/05/2017
Partner

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

the annual land rent under Jamabandi No.1618 to the Govt. of Bihar through the Circle Officer, Danapur (Patna),

E. The Land owner No. 5 purchased measuring 7 (Seven) decimals residential land on the same very day i.e. on 06.03.2002 by virtue of a registered Deed of Absolute Sale from the said 1. Sri Shreeprakash, Son of Sri Rajnath Sinha, Advocate and 2. Sri Raj Nath Sinha,Advocate Both residents of Village- Gangachak, P.S. & P.O. Bikram,District-Patna and presently residing at West-Lohanipur, P.S. & P.O.Lohanipur, town & District of Patna, which entered as Book No.1, Vol. No. , Pages to and Deed No.1391 of the year 2002 at Sub-Registry Office, Danapur (Patna) and she mutated her name before the Circle Officer, Danapur (Patna) and she is regularly paying the annual land rent under Jamabandi No.1622 to the Govt. of Bihar through the Circle Officer, Danapur (Patna).

F. The said Land owner No. 6 purchased measuring 7 (Seven) decimals residential land on the same very day i.e. on 06.03.2002 by virtue of a registered Deed of Absolute Sale from the said 1. Sri Shreeprakash, Son of Sri Rajnath Sinha, Advocate and 2. Sri Raj Nath Sinha, Advocate Both residents of Village- Gangachak, P.S. & P.O. Bikram,District-Patna and presently residing at West-Lohanipur, P.S. & P.O. Lohanipur, town & District of Patna, which entered as Book No.1, Vol. No. , Pages to and Deed No.1392 of the year 2002 at Sub-Registry Office, Danapur (Patna) and she mutated his name before the Circle Officer, Danapur (Patna) and he is regularly

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Partner

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paying the annual land rent under Jamabandi No.1621 to the Govt. of Bihar through the Circle Officer, Danapur (Patna),

G. The Land-owner No.7 purchased measuring 7 (Seven) decimals residential land on the same very day i.e. on 06.03.2002 by virtue of a registered Deed of Absolute Sale from the said 1. Sri Shreeprakash, Son of Sri Rajnath Sinha, Advocate and 2. Sri Raj Nath Sinha, Advocate Both residents of Village- Gangachak, P.S. & P.O. Bikram, District-Patna and presently residing at West-Lohanipur, P.S. & P.O. - Lohanipur, town & District of Patna, which entered as Book No.1, Vol. No. ✓ , Pages ✓ to and Deed No.1390 of the year 2002 at Sub-Registry Office, Danapur (Patna) and she mutated her name before the Circle Officer, Danapur (Patna) and she is regularly paying the annual land rent under Jamabandi No.1623 to the Govt. of Bihar through the Circle Officer, Danapur (Patna) and

H. The said Land owner No. - 8 purchased measuring 7 (Seven) decimals residential land on the same very day i.e. on 06.03.2002 by virtue of a registered Deed of Absolute Sale from the said 1. Sri Shreeprakash, Son of Sri Rajnath Sinha, Advocate and 2. Sri Raj Nath Sinha, Advocate Both residents of Village- Gangachak, P.S. & P.O. Bikram, District-Patna and presently residing at West-Lohanipur, P.S. & P.O.Lohanipur, town & District of Patna, which entered as Book No.1, Vol. No. ✓ , Pages ✓ to and Deed No.1393 of the year 2002 at Sub-Registry Office, Danapur (Patna) and he mutated his name before the Circle Officer, Danapur (Patna) and she is regularly paying the

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M/s SAI VIKASH DEVELOPERS
Arun Kumar
08/05/2017
Partner

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

annual land rent under Jamabandi No.1624 to the Govt. of Bihar through the Circle Officer, Danapur (Patna).

The above Land Owners 1 to 8 separately came in physical possession over their said details of land A to H as absolutely as mentioned above.

I. The said Land-owners nos. 1, 6, 8 and 4 namely Sri (Prof.) Girish Kumar Choudhary, Sri Parash Nath Prasad Singh, Sri Kumar Rajiv Ranjan Prasad Singh and Sri (Dr) Arun Kumar Singh jointly purchased measuring 1010.5 sq.ft. i.e. equal to 2.319 decimals of vacant residential land by virtue of a registered Deed of Absolute Sale vide Token No. – 12538, Deed No. 11745, Book No. 1, Volume No. 252 on pages from 54 to 63 and has been preserved in total 10 pages in CD No. 39 of 2016 dated 13-10-2010 at Sub Registry Office Danapur (Patna) and thus they jointly came in physical possession over the same as joint absolute owner and they jointly mutated their names before the Circle Officer, Danapur (Patna) vide mutation Case No. 3852 of the year 2016-17 and they are paying the annual land rent to the Govt. of Bihar through the Circle Officer Danapur (Patna).

The above purchased vacant residential lands as fully described in Schedule - I below property of this Development Agreement.

AND WHEREAS, the aforesaid Land Owners being interested in getting Multistoried Residential Complex developed and constructed on the said Schedule – I below landed property through some reputed Developer, who can develop and constructed Residential Multistoried Building Complex at its their own cost

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M/s SAI VIKASH DEVELOPERS

Arun Kumar

08/05/2017

Partner

FOR, SAI VIKASH DEVELOPERS

Arun Kumar

PARTNER

and to acquire built up area in the said Multistoried Building as consideration for the value of the said Schedule – I below landed property to be conveyed by the aforesaid Land Owners to the Developer and/or its/their nominees/s.

AND WHEREAS, the aforesaid developer offered to develop and construct at its their own cost Residential Multistoried Building namely **SAI SIGNATURE SQUARE** (hereinafter referred to as the said building) on the said property the aforesaid Land Owners agreed to acquire flat in the said building consideration for value of the said Schedule – I below landed property to be conveyed by the aforesaid Owners to the developer or its nominee/s including a Co-operative Housing Society, firm, Association of persons and Body corporate etc.

AND WHEREAS as a result of Finalized the negotiations between the parties hereto the aforesaid Developer and on the representations and declarations made by the said Land Owners and developer as herein recorded, an Agreement for Development of the said Schedule – I below landed property has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

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

1. That the said Land Owners hereby jointly appoint the aforesaid Developer as the developer of the said Schedule – I below landed property and irrevocably grants to the Developer, who hereby accept from the said Land Owners the exclusive rights and possession and license to develop the said property fully described in the Schedule – I below hereunder written in the manner and on the terms & conditions and stipulations hereinafter mentioned.
2. That the Developer will construct the said building as per plan sanctioned by the Danapur Nagar Parishad or any other Competent Authority concerned and/or as permissible under the building Bye-Laws of Danapur Nizamat Nagar Parishad/

M/s SAI VIKASH DEVELOPERS
Arun Kumar
08/05/2017
Partner

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

shall be fully entitled to transfer convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person or persons, association of persons, firm, body corporate, Co-operative societies and Government's agencies etc. on such terms and conditions as may be deemed fit by the Owners individually or collectively.

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

6. The Developer agrees to construct the building within a period of 2 ½ years from the date of sanctioning of Plan Map by the competent authority or handing over of the vacant possession of the aforesaid land to the developer, whichever is later with a grace period of 6(Six) months. However, the aforesaid completion period is subject to "Force Majeure" and the Developer will be entitled for extra time in case of any loan and encumbrances on that account the said landowners liable for the same to clear the loan and encumbrances in respect of their said lands, and happening as are beyond the control of the Developer including fire, tempest, accident exceptionally inclement weather and any other Act of God.

7. That the Developer has already paid a sum of Rs. 32,00,000/- (Rupees Thirty Two Lac) only as Non-refundable amount in lieu of execution of this Development Agreement against Development of the Schedule below property of this Agreement into Multistoried Building. The Payment details are as below

M/s SAI VIKASH DEVELOPERS
08/05/2017
Partner

FOR, SAI VIKASH DEVELOPERS
PARTNER

Sr.	NAME	CHEQUE NO. / DATE	AMOUNT
1.	SRI (Prof.) GIRISH KUMAR CHOUDHARY	355876 dt.27.09.16	Rs. 3,00,000/-
		888370 dt. 10.04.17	Rs. 1,00,000/-
2.	SMT. NIRMALA KUMARI	355884 dt.27.09.16	Rs. 3,00,000/-
		888371 dt. 10.04.17	Rs. 1,00,000/-
3.	SRI (Dr.). ARUN KUMAR SINGH	355878 dt.27.09.16	Rs. 3,00,000/-
		888372 dt. 10.04.17	Rs. 1,00,000/-
4.	SMT. ASHA SINGH.	355879 dt.27.09.16	Rs. 3,00,000/-
		888373 dt. 10.04.17	Rs. 1,00,000/-
5.	SMT. NALINI SINGH	355882 dt.27.09.16	Rs. 3,00,000/-
		888376 dt. 10.04.17	Rs. 1,00,000/-
6.	SRI KUMAR RAJIV RANJAN PRASAD SINGH	355885 dt.27.09.16	Rs. 3,00,000/-
		888377 dt. 10.04.17	Rs. 1,00,000/-
7.	SMT. NIRMALA DEVI	355880 dt.27.09.16	Rs. 3,00,000/-
		888374 dt. 10.04.17	Rs. 1,00,000/-
8.	SRI PARAS NATH PRASAD SINGH	355881 dt.27.09.16	Rs. 3,00,000/-
		888375 dt. 10.04.17	Rs. 1,00,000/-
			Total - Rs.32,00,000/-

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Arun Kumar
08/05/2017
Partner

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

8. This Development Agreement shall not ever be deemed to constitute Partnership of any sort between the said Land Owners they said Developer.

8.1 From the date of delivery of possession of Owners area to the said owners, the Developer and its nominees(s) shall jointly have or be deemed to have proportionate undivided right, title and interest over the total land of the said landed property in the proportion of their respective share in the said building.

9. The said Land Owners hereby from the date of execution and registration of this Development Agreement grant exclusive license to the Developer to enter upon the said landed property (More fully described in Schedule below written hereunder) and to take up and proceed with the development, planning and construction of the building in terms of this Development Agreement and this shall be a license as contemplated in section 60(b) of Indian Easement Act, 1992.

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

9.2 The said Land Owners hereby irrevocably undertake not to sale, dispose off, alienate, charge, encumber, lease otherwise transfer the Schedule – I below landed property or any part thereof during the existence of this agreement and undertake not to do any act/s deed/s matter/s or thing/s as shall be in breach of the terms of the Development Agreement save and except putting the said Developer thereon for the purpose of Development pursuant to this Development Agreement. The said Land Owners shall at

Asha Singh 8/5/2017 8-5-2017

Kumar Rajiv Ranjan Raj Singh 8/5/2017

Nalini Singh 08.05.2017

8.5.2017

Parasnath Prasad Sin 8.5.17

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Arun Kumar
08/05/2017
Partner

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

no point of time during the currency of this Development Agreement try to dispose the said Developer from the said landed property or any part thereof.

9.3 The Developer shall develop the said landed property at its own cost and shall alone be responsible for the Development and construction of the said Multistoried Building as per plan approved by the Danapur Nizamat Nagar Parishad/other Authority as per specification mentioned below in Schedule – II of this Development Agreement.

9.4 As after the vacation of the possession of the said landed property by the said Land Owners the Developer shall be fully entitled to do all acts, deeds and things required for development and construction of the said building at the developer's own cost and expenses as per the said Development Agreement.

9.5 The shares distribution will be done among the said land owners and the said Developer/Builder after sanctioning map within one month.

9.6 The Developer shall be entitled to enter into Agreement for Sale or otherwise allot flats, parking spaces and other tenements from its share the Developer's area after distributing the Shares of said Land Owners and the said Developer/Builder.

10. During the construction of the said building the developer may be required to create equitable or any legal mortgage in respect of flats and car parking spaces including the proportionate share in the land from their shares thereto (either in total area of the flats and car parking spaces) for obtaining loan in the name of individual perspective purchaser or in the names of joint perspective purchaser of flats and parking spaces etc. And

Kumar Rajiv Ranjan Raj Singh 08/05/2017

Nalini Singh 08.05.2017

Asha Singh 8/5/2017

8/5/2017

8.5.2017

Parmeshwar Nath Prasad Sinha 8.5.17

8-5-2017

M/s SAI VIKASH DEVELOPERS
Arun Kumar
08/05/2017
Partner

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

in such event the said Land Owners have no objection. However, the Developer affirm and under take all moneys obtained as loan by pledging/ hypothecating or mortgaging the said property or creating charges on the said building under construction shall be exclusively invested for construction and Development of the said building only and the said Land Owners shall not be liable in any way, whatsoever, for the repayment of such loans which shall be the exclusive responsibility of the Developer.

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

11.1 In case there be any defect in the title of the said Land Owners or there be any liability or any encumbrances in such event the developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the said Land Owners and at the Developer's cost and expenses and Later-on which shall be re-imbrued by the said Land Owners.

11.2 In any event the said Land Owners without prejudice to foregoing declaration agree and undertake to remove all obstacles and clear all outstanding doubts or defects, relating to the title of said the property save as herein above provided at its own cost so as ultimately vest the said landed property in the developer or its nominees/s

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Arun Kumar
08/05/2017
Partner

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Arun Kumar
PARTNER

free from all encumbrances and defects.

11.3 All outgoing including Municipal taxes and any other charges in respect of the said landed property shall borne and paid by the said Land Owners till the date of handing over the vacant possession of the said landed property and thereafter the same shall be borne and paid by the Developer till the delivery of possession to the said Land Owners area of the their share and further service tax will be paid as per their respective shares.

12. That the said Land Owners hereby nominate and appoint **M/S. SAI VIKASH DEVELOPERS**, a Partnership firm, vide Registration no – 48/2007, under the Indian Partnership Act 1932 and having its Office at Ayodhya Apartment, Gound Floor, Sinha Library Road, In front of B.S.E.B.Board's Building, P.S. Kotwali, P.O.G.P.O., Patna-800 001, District Patna (Bihar), through its Partner **SHRI ARUN KUMAR**, son of Late Ram Lakhan Singh, resident of Mohalla East Patel nagar, Road No. 10 in Jagannath Enclave, Flat No.202 on 2nd Floor, P.S. Shastrinagar, Patna-800 023, District-Patna for said purpose of this Development Agreement as their attorney to act, apply for and obtain Income Tax clearance certificate, urban land Clearance and all other permissions and approvals as may be deemed necessary and also for the purpose of execution of agreements and sale deeds by the developer in this regard for granting such documents of title in favour of the individual Buyers and/or its nominee/s.

13. The Developer and Land Owners shall form, a Co operative Housing Society/Association of Person/Body Corporate of all the persons owning premises in the said building and they will be bound to abide by the rules and regulations as

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Arun Kumar
08/05/2017
Partner

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

may be framed by such organization time to time and they will be bound to contribute towards the cost of formation such organization as well as to pay the regular maintenance charges as per fixed for the maintenance and management of the entire building complex.

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

15. That if any levy is imposed by Danapur Nagar Parishad/Competent Authority or any other public body or bodies or the Government for the Development/betterment of the area in which the building thereon then the same shall be paid by the Developer and Owners as per their shares.

16. The developer agrees that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan, resulting, in any excess construction of the built up area then the same shall be borne and paid by the developer.

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

18. In case of delay in the delivery of the possession of the completed flats and car parking spaces and common spaces

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M/s SAI VIKASH DEVELOPERS
Arun Kumar
06/05/2017
Partner

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

in respect of 50% share to the said land owners from the Multistoried Building or Buildings as per terms of this Development Agreement, as agreed between the said land owners and the said developer, the Developer will be liable to compensate the loss of the said Land owners as per rules.

19. That the said Land Owners and the said Developer/Builder agreed among themselves the name of Apartment or Building Complex will be "**SAI SIGNATURE SQUARE**" over the Schedule below landed property.

20. That in case of any dispute or difference between the parties arising out of relating to this Development Agreement the same shall be settled by the arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian arbitration and conciliation Act, 1996 as amended from time to time and shall be binding on both the parties.

21. That it is also agreed that if Map/plan of the further floors are sanctioned by Danapur Nizamat Nagar Parishad/Competent Authority then the same will be built and divided in the same Proportion as agreed above and developer must follows the terms, conditions and specification as mentioned in the said agreement.

SCHEDULE OF PROPERTY

All the piece and parcel of the land measuring about 58.321 decimals (Fifty eight point three two one decimals) situated at Mauza – Mustafapur (M.V.R. Code No. 157), Pargana Phulwari, Survey Thana – Danapur, Sub Registry Office, Danapur & Sadar Registry Office and District Patna under Thana No. 36, Tauzi No. 5242, Khata No. 148 (one hundred forty eight) and Part of Cadestral Survey Plot No. 815 (Eight hundred fifteen), and annual rent Rs. 5/- payable to the Circle Office, Danapur, under

अपर निबंधन कार्यालय दानापुर (पटना)

M/s SAI VIKASH DEVELOPERS
08/05/2017
Partner
FOR, SAI VIKASH DEVELOPERS
PARTNER

Kumar Rajiv Ranjan Pd Singh 08/05/2017
Hallini Singh 08.05.2017
Paras Nath Agrawal Sri 8.5.17
8-5-17
Asha Singh 8/5/2017
8/5/2017

Zamabandi No. – 1619, 1620, 1617, 1618, 1622, 1621, 1623 & 1624 which is within the jurisdiction of Patna Municipal Corporation/Danapur Nizamat Nagar Parishad and the same is bounded as follows:-

BOUNDARY

North:	Plot No. 827 & 823
South:	Plot No. 834
East:	Branch Road.
West:	Plot No. 829

VALUATION OF LAND

Total Land Area – 58.321 decimals

Valuation Rs. 2,47,87,000/- (Rupees Two Crore Forty Seven Lac Eighty Seven thousand) only. & Advance 32,00,000/- total 2,79,87000/-

Specification for SAI SIGNATURE SQUARE, Patna

1. Structure : R.C.C. Earthquake resistance structural with Brick Wall/Fly Ask as per design
2. Door Frames : Door Frame (Chaukhat) of Sal Wood with Beading.
3. Entrance Door: Entrance door shutters of 30 MM thick ISI mark one side Teak with decorative Beading/Designer Skin Venier.
4. Other Doors: 30 MM Thick ISI mark factory made to shutter.
5. Window: Fully Glazed three track aluminium winodw with Fly screen.
6. Flooring : Designer Vitrified flocring with Somany/Orient/Johnson
7. Kitchen : (a) Flooring Designer concept Somany/Orient/Johnson or equivalent tiles floor
   (b) working platform: Black Granite Slab.
   (c) Dado 24" Designer concept Somany/Orient/Johnson or equivalent tiles.

M/s SAI VIKASH DEVELOPERS

Arun Kumar

08/05/2017

Partner

FOR, SAI VIKASH DEVELOPERS

Arun Kumar

PARTNER

(d) Sink : Steel Sink.

(e) Water Hot and cold for instant Gyser.

(f) Aqua guard point in Kitchen.

8. Dining Space: One number ISI makr Hindware/Cera/Parryware or equivalent white colour hand wash basin with Bottle Trap provided in dining space.

9. Bathroom: (a) Flooring Designer concept Somany/Orient/Johnson or equivalent tiles flooring.

(b) wall Designer Bathroom concept Somany/Orient/Johnson or equivalent upto 7' Height.

(c) Sanitary ware White Glazed vitreous I.W.C./E.W.C. andwashbasin of ISI Mark of Hindware Parryware/Clear or euquivalent.

(d) Fitting Chromium plated C.P. fitting of Mark/Parryware/Jaquar or equivalent

(e) Water Hot & Cold in both toilets.

10. Electrical : (a) All internal wiring in concealed conduits with Copper wires

(b) All electrical Modular switches accessories of GM/Kolors/Havels or equivalent.

(c) Adequate lighting/power points sockets. outlets etc provided in All Room.

11. TV/Cable & Telephone Supply:

One TV Point in Two room and one telephone plug provided in drawing room and Master bed room.

12. Intercome: Intercom provided in all flats.

13. Internal Wall : All internal walls shall be finished with White Putty/Paris with Oil Bound Distempor cornice and moulding in drawing and dining.

14. External wall finish : Finished with wall putty & weather

M/s SAI VIKASH DEVELOPERS
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08/05/2017
Partner

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coat paint of Asian/Neroiac

15. Parking Area Flooring : Designer parking tiles of Somany/Orient/Johnson or equivalent in covered area andpay inter locking tiles in open area.

16. Stair landing & entrance : Designer Tiles/Marble flooring with S.S. railing.

17. Water proofing sunken slab to Toilet : Double coat of Tecnoxy treatment of Choksey Chemical/Roft Chemical/or equivalent.

18. Water proofing and Heat treatment on top Rood: Water proofing of top slab by water proofing chemical and Heat product treatment by backbat with chemical mixed plaster on top floor finishing.

19. Overhead Water tank : Overhead water tank of adequate capacity.

20. Boring and Tube Well : Boring & Tube well of adequate capacity with adequate size KSB make submersible pump.

21. Generator : (a) Supply of 400 Watt to each flat and common light lift and pump.
(b) Kirloskar/Crompton Greaves/Ashok Leyland/Mahindra or equivalent slient Generator of adequate capacity.

22. Lift : 5 Passanger capacity lift in each block.

23. Security and automation: CCTV cameras at strategic point in the common area with digital video recorder.

IN WITNESS WHEREOF, THE aforesaid land owners and the Developers executed this Deed of Development Agreement in favour of each other in their good health and mind after having

M/s SAI VIKASH DEVELOPERS
Arun Kumar
08/05/2017
Partner

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

read and understood the contents of this Deed on the day,month and year aforementioned on thefirst in presence of the witnesses.

WITNESSES;

1. Amarnath Kumar
S/o Sri R.N.Pd.Keshri
Jai Maharaj colony
Sandalpur
P.S Bahadurpur
Patna
8/5/2017

SIGNATURE OF THE LAND OWNERS

निर्मला कुमारी
8-5-2017

Amar Kr Singh
8/5/2017

2. Ramanand Pd. Keshri
S/o Late S. Pd.
Jai Maharaj colony
Sandalpur, Patna
8/5/2017

निर्मला देवी
8.5.2017

Asha Singh
8/5/2017

Paras Nath Prasad Singh
8.5.17

Kumar Rajiv Ranjan Singh
08/05/2017

Nalini Singh
08.05.2017

SIGNATURE OF THE DEVELOPERS

M/s SAI VIKASH DEVELOPERS
Arun Kumar
08/05/2017
Partner

दस्तावेज जाचाँ
9/5/17
हस्ताक्षर

Drafted as per instructions of the parties,

Ramanand
Adv
08/05/2017

(Ramanand Pd. Keshri)
Advocate,
Collectorate Bar Association &
Dist. Bar Association, Civil Court Patna.
Chamber: Rajendrapath-Bhattacharya Road, Patna- 1,

Online Bank challan checked
Signature

जिला निबंधन कार्यालय
पटना (पटना)

FOR, SAI VIKASH DEVELOPERS
Arun Kumar
PARTNER

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. 561740/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 582740/-

Registration Fee

FEE PAID

A1	20000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	20000

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Date: 09/05/2017

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Tuesday, 09th May 2017 by Girish Kumar Choudhary Ram Singashan Choudhary by profession Others. Status - Executant

9/5/2017

ignature/L.T.I. of Presentant

Date:09/05/2017

Registering Officer
Danapur

Endorsement under section 58

xecution is admitted by those Executants and Identified by the person (Identified by 'Amarjit Kumar' age '34' ex 'M', 'Ramanand Prasad Keshari', resident of 'Sandalpur,patna,bahadurpur'.), whose Names, Photographs, ingerprints and Signatures are affixed as such on back page / pages of the instrument.

ate : 09/05/2017

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

egistered at Registration Office Danapur in Book 1 Volume No. 94 on pages on 30 -52, for the year 2017 and stored in volume No. CD-15 year 2017 .The document no. is printed on the Front Page of the document.

SCANNED

Checked By

By

te : 09/05/2017

Registering Officer
Danapur

en No. : 5437 Year : 2017 S.No. : 5131 SCORE Ver.4.1 Deed No . :d No . : 5026

अवर निबंधन कार्यालय
दानापुर (पटना)

5/9/2017

FOR, SAI VIKASH DEVELOPERS

PARTNER

Monday, May 08, 2017
10:57 AM

E-CHALLAN
Government of Bihar
BTC-4

Valid Upto	: 23/05/2017	Date	08/05/2017 10:59:52 AM
GRN	: BHR201705001631M		
Department	: Registration, Excise & Prohibition Department	From	: 01/04/2017
Office Name	: Danapur	To	: 31/03/2018
Financial Year	: 2017-2018		
Treasury	: Danapur		

ACCOUNT HEAD DETAILS	PAY AMOUNT
R00300210300001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	64000.00
R00300310400001-75-49-FEES FOR REGISTERING DOCUMENTS	0.00
R00290080000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees Sixty Four Thousand Only	64000.00

PAYER DETAILS	
Tax ID (if any)	
Unique Id	
Name	Sai vikash developers
Address	B.s.e.b boards building, p.s. Kotwali, patna

PAYMENT DETAIL		FOR USE IN RECEIVING BANK		
BANK Name	SBI	CIN	REF No	CP84165231
Branch		Date & Time	08/05/2017 10:59:52 AM	
		Scroll No & Date		

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FOR, SAI VIKASH DEVELOPERS

PARTNER

E-CHALLAN
Government of Bihar
BTC-4

Valid Upto	: 17/05/2017	Date	: 02/05/2017 03:32:15 PM
GRN	: BHR201705000457M		
Department	: Registration, Excise & Prohibition Department	From	: 01/04/2017
Office Name	: Danapur	To	: 31/03/2018
Financial Year	: 2017-2018		
Treasury	: Danapur		

ACCOUNT HEAD DETAILS	PAY AMOUNT
R00300210300001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	497740.00
R00300310400001-75-49-FEES FOR REGISTERING DOCUMENTS	20000.00
R00290080000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees Five Lac Seventeen Thousand Seven Hundred Fourty Only	517740.00

PAYER DETAILS	
Tax ID (if any)	
Unique Id	
Name	Sai vikash developers
Address	B.S.E.B Board Building, p.s Kotwali, Patna Bihar

6 MAY 2017

Ch:- 888386/24/04/17

PAYMENT DETAIL		FOR USE IN RECEIVING BANK		
BANK Name	SBI	CIN	REF No	CP83621303
Branch	Patna Main Branch,	Date & Time	02/05/2017 03:32:15 PM	
		Scroll No & Date	61517	