

Serial No. 10234

Deed No. 9670



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

This document was presented for registration on 24/11/2020 by Samdarshi  
A stamp duty of Rs. 364220/- and other fees of Rs. 27025/- 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. 9670 in Book No. 1, Volume No. 240 on pages from 153 to  
173 and has been preserved in total 21 pages in C.D. No. 34 / Year 2020

Date: 24/11/2020

Token No: 10497 /2020

Signature with Date  
(Satya Narayan Choudhary)  
Registering Officer, Patna

दस्तावेज की जाँच किया एवं  
दस्तावेज में अंकित वर्णित  
विवरणों के अनुरूप सही पाया।

जाँच लिपिक  
(अरुण कुमार महाराज)

**(Development Agreement)**

This Development Agreement executed and entered into on  
this 24th day of November, 2020 (Two thousand and twenty)  
of the Christian Era;

BETWEEN

(I) SRI SAMDARSHI son of Sri Sushil Yadav & (II) SRI  
SUSHIL YADAV son of Sri Surya Narayan Yadav, resident of  
Village & P.O.- Nahas Rupauli Via Arerhaat, Distt.- Madhubani,  
Bihar, by Nationality Indians, hereinafter collectively called and/  
or referred to as the "LAND OWNER" (which expressions  
shall unless to be repugnant to the context or meaning thereto,  
mean and include their heir, Administrators, Executors, legal  
representatives and / or successors-in-interest) of the **FIRST  
PART.**

Mob. No. 8806812554 (Samdarshi).

Mob. No. 9264430414 (Sushil Yadav)

For, Indus Green Infra Pvt. Ltd.

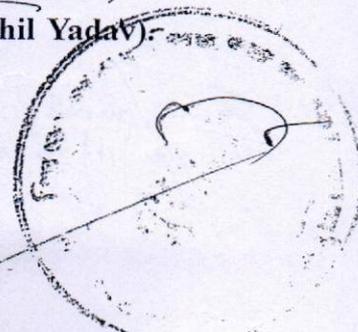
Director

For, Indus Green Infra Pvt. Ltd.

Director

24/11/2020

Samdarshi  
24/11/2020



(2)

AND

**INDUS GREEN INFRA PVT. LTD.** a private limited company incorporated under the provision of companies act 1956 and having its office at Sita Sadan Rd. No. 14 Rajeev Nagar, Patna 24, Bihar, through its Director **Shri Subodh Kumar Singh** S/o Shri Shiv Narayan Singh, resident of Sita Sadan, Road No. 14, Rajeev Nagar, Patna 24, Bihar, Indian citizen, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and / or successors-in-office) or the **SECOND PART**.

**Mob. No. 8709653663.**

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the purchased property of the land owners.

Land measuring 3330 sq.ft. purchased property of the land owner **SRI SAMDARSHI** son of Sri Sushil Yadav, resident of Village & P.O.- Nahas Rupauli Via Arerhaat, Distt.- Madhubani, Bihar from Smt. Krishna Devi wife of Late Brij Nandan Rai, resident of Kothwan, P.S. & P.O.- Khagaul; Distt.- Patna, at present resident of 107A, Lotus Apartment, New Patliputra Colony, P.S. & P.O.- Patliputra, Patna, which is registered in the office of the Sub Registration Office Danapur, in Book No. 1, Volume No. 58, Pages from 367 to 386 bearing Deed No. 1698 dated 31.03.2004.

Land measuring 2708 sq.ft. purchased property of the land owner **SRI SUSHIL YADAV** son of Sri Surya Narayan Yadav, resident of Village & P.O.- Nahas Rupauli Via Arerhaat, Distt.- Madhubani, Bihar from Smt. Krishna Devi wife of Late Brij Nandan Rai, resident of Kothwan, P.S. & P.O.- Khagaul, Distt.- Patna, at present resident of 107A, Lotus Apartment, New Patliputra Colony, P.S. & P.O.- Patliputra, Patna, which is registered in the office of the Sub Registration Office Danapur, in Book No. 1, Volume No. 58, Pages from 441 to 458 bearing Deed No. 1702 dated 31.03.2004.

For, Indus Green Infra Pvt. Ltd.

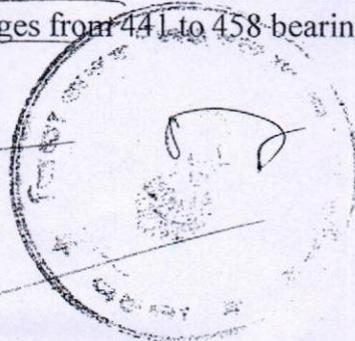
Director

For, Indus Green Infra Pvt. Ltd.

Subodh K Singh  
Director  
24/11/20

24/11/20

Sanderson  
24/11/2020



(3)

Since then the Land Owners came in actual, physical, possession over the land fully described in Schedule no.- I at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar through Circle Office, Danapur vide Zamabandi Nos. 3297 in the name of Sushil Yadav & 3298 in the name of Samdarshi.

And whereas, the said land owner expressed his/her/their desire to develop the landed property and to construct multi-storied residential building on Municipal Survey Plot no. 225 & 226 part, Khata No. 123, Tauzi No. 5522 situated at Mauza-Jalalpur, Mohalla- Near LIC Colony, P.S.- Danapur, Distt-Patna, measuring total area of 6038 sq.ft. more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

**(A) It is further represented and declared by the Land Owner:-**

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Nagar Parishad Danapur Nizamat/Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

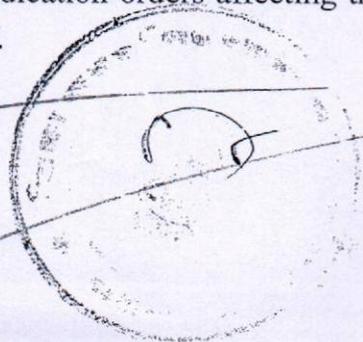
For, Indus Green Infra Pvt. Ltd.

Director

For, Indus Green Infra Pvt. Ltd.  
Subanta Chakrabarty  
Director

July 7 2020  
24/11/2020

Samdarshi  
24/11/2020



(4)

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi-storied residential Units on the said property and acquire built up area in the shape of, residential/commercial Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

**NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction

For, Indus Green Infra Pvt. Ltd.

Director

For, Indus Green Infra Pvt., Ltd.

Director

26/11/2020  
Sudhakar  
24/11/2020

Sudhakar  
24/11/2020

(5)

of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the Nagar Parishad Danapur Nizamath/Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "OLYMPUS" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (Fifty percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7) In case Owner's 50% (Fifty percent) of the built-up area is not covered in the form of the complete Units taken, the

For. Indus Green Infra Pvt. Ltd.  
Subenita K Singh 24/11/20  
Director

24/11/2020

For. Indus Green Infra Pvt. Ltd.  
Director

Sanderson  
24/11/2020

(6)

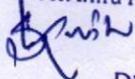
developer will have to pay the equivalent market price to the Land Owners for the area.

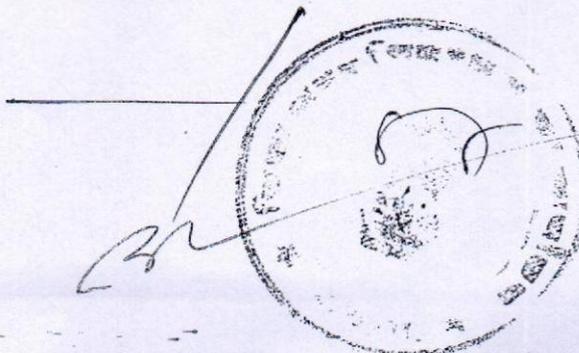
(8) That similarly, the developer will retain 50% (Fifty percent) of the total built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

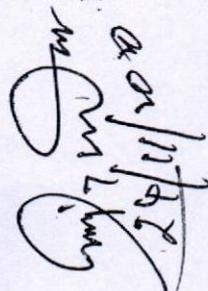
(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Nagar Parishad Danapur Nizamat/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

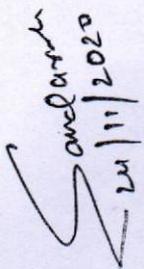
(10) That the certificate of the architect regarding measurement of the built-up area, built-up area and common service area will be final and binding on both the parties.

(11) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

For, Indus Green Infra Pvt. Ltd.  
  
Director



For, Indus Green Infra Pvt. Ltd.  
  
24/11/2020  
Director

  
24/11/2020

(7)

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within **(2 Years) from** the date of Rera Registration and Vacant Possession of Land, with further grace period of **Six Months.**

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,

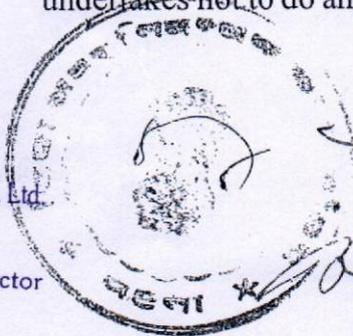
(16) From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

(17) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s)

For. Indus Green Infra Pvt. Ltd.

*[Signature]*

Director



For. Indus Green Infra Pvt. Ltd.

*[Signature]*  
Director

*[Signature]*  
26/11/2020

*[Signature]*  
24/11/2020

(8)

as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(18) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

(19) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

(20) A separate list of detailed specifications for the said building in schedule- II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(22) That after the completion of the construction of the building project developer/promoter/landowner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

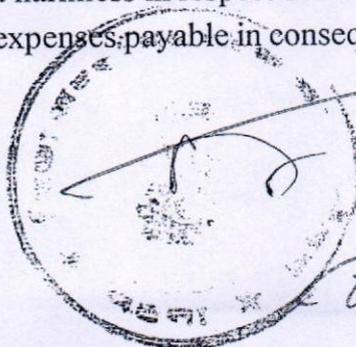
**THE DEVELOPER FURTHER UNDERTAKES:-**

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,

(B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident

For, Indus Green Infra Pvt. Ltd.

Director



For, Indus Green Infra Pvt. Ltd.  
Director  
26/11/2020

Signature  
26/11/2020

Signature  
26/11/2020

(9)

sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

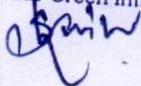
(C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

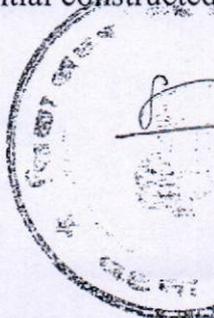
(E) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owners/allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 50% (Fifty percent) in the residential constructed area to the land owner and 50% (Fifty

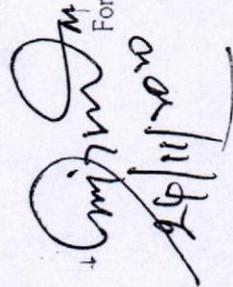
For. Indus Green Infra Pvt. Ltd.



Director



For. Indus Green Infra Pvt. Ltd.  
Subhash Sr. Singh  
Director  
24/11/2020



Sanderson  
24/11/2020

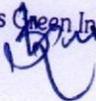
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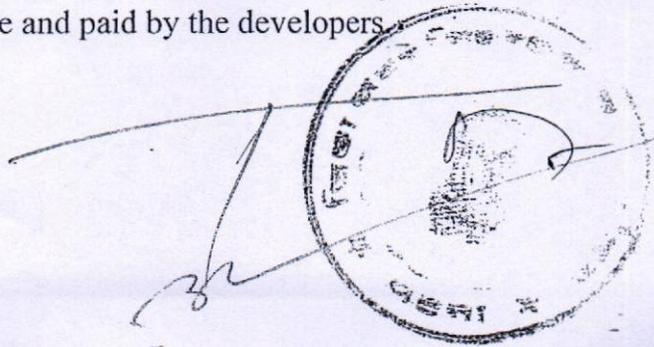
percent) in the residential constructed area to the developers.  
(G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

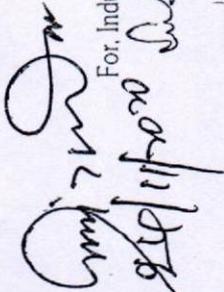
(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(I) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building after handing over then the same shall be paid by the Owners and the developer (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

For, Indus Green Infra Pvt. Ltd.  
  
Director



For, Indus Green Infra Pvt. Ltd.  
  
Director

Sandesh  
20/11/2020

(11)

(K) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

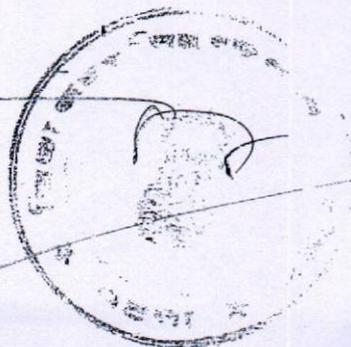
(M) To accept service of any writ, summons of other legal processes or notice and appear and present the owners in any court or before any magistrate judicial, tribunal and other Tribunals in connection with the development of the said property and to commence or institute and defend suits, actions or other proceedings if any, court or before and public officer or Tribunal in relation to the development of the said property or part or part their of and to file all necessary vakalatnama, claims, plans, orders, applications, affidavits, petition and other documents, paper and writing in connection with the development of the building and other owners shall not be liable for any financial liabilities whatsoever in connection with the aforesaid.

(N) That in case of any dispute or differences between the parties arising out of relating to this development agreement, 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.

For, Indus Green Infra Pvt. Ltd.



Director



For Indus Green Infra Pvt. Ltd.  
Director  
24/11/2020

Sandhu  
24/11/2020

(12)

(O) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

That any Gst, taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed area of the building, then the same shall be paid by the land owner and developer proportionately.

(P) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

(Q) That the developer has paid to the land owners of Rs. 20,00,000/- (Rupees twenty lakh) only as Non-Refundable and non adjustable amount.

(R) That the developer shall develop the land adhered to the laws and regulations by the Real Estate (Regulation and Development) Act & Rules, 2016. The developer shall also register the project in the RERA as per rules specified under law.

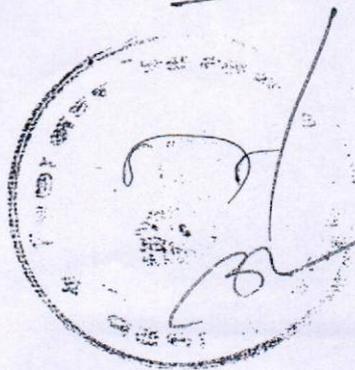
### DETAILS OF THE PROPERTY:

#### SCHEDULE- I

All that piece & parcel land measuring 6038 square feet equivalent to 13.8638 Decimals more or less having total constructed area of 1275 sq.ft. in which 425 sq. ft. on Ground Floor commercial area, 425 sq. ft. First Floor and 425 sq.ft. Second floor residential area alongwith boundary wall in the Municipal Survey Plot no. 225 measuring 5000 sq.ft. & 226 Part measuring 1038 sq.ft., Khata No. 123 (One hundred twenty three), Tauzi No. 5522 situated at Mauza- Jalalpur, Mohalla- Near LIC Colony, P.S.- Danapur, Distt.-Patna, in town and district of the Patna within the Nagar Parishad Danapur Nizamat and under the Sub-registrar, Danapur and bounded as follows:-

For, Indus Green Infra Pvt. Ltd.  
Director  
24/11/2020

For, Indus Green Infra Pvt. Ltd.  
Director



इसके अन्तर्गत के रोजगार से प्राप्त लाभ  
24/11/2020  
नगर निगम

24/11/2020

(13)

**Boundary of Plot No. 225.**

North : Gajendra Apartment.  
South : Nij Land owner.  
East : Sri Ram Sufal Prasad.  
West : Branch Road.

Value of Plot No. 225 area 5000 sq.ft. 1,20,55,317/-

**Boundary of Plot No. 226.**

North : Nij Land owner.  
South : Sri Jay Prakash Yadav.  
East : Sri Ram Sufal Prasad.  
West : Branch Road.

Value of Plot No. 226 area 1038 sq.ft. 25,02,683/-

**Note :-** Govt. value is mentioned at Code No. 134 & Zone-3 of M.V.R. 2016-17.

Total value of the land	₹ 1,45,58,000/-
Value of the Ground Floor	₹ 5,53,000/-
Value of the First Floor	₹ 4,25,000/-
Value of the Second Floor	₹ 4,25,000/-
Value of the Boundary wall	₹ 2,00,000/-

Total Govt. value is ₹ 1,61,61,000/-

(Rupees One Crore Sixty one lakh sixty one thousand) only.

**SCHEDULE- II**

**FEATURES AND SPECIFICATION OF UNITS**

**STRUCTURE**

- \* RCC Frame Structure with No. 1 brick Filler Walls.
- \* Earthquake resistant structure with Tata Steel/ Sail.

**FLOORING**

- \* Vitrified Tiles 600MM x 600MM inside the drawing & dining hall and 600MM x 600MM in the room (Somany/ Jhonson).

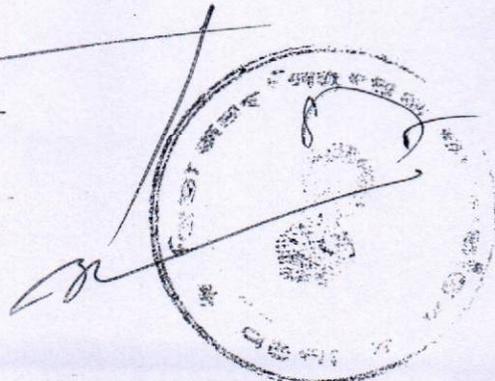
**STAIRCASE**

- \* Granite floor finishing in staircase with M.S. Grill.

**BALCONY**

- \* M.S. Grill.

For, Indus Green Infra Pvt. Ltd.  
*[Signature]*  
Director



*[Signature]*  
For, Indus Green Infra Pvt. Ltd.  
*[Signature]*  
Director

*[Signature]*  
24/11/2020

**DOORS & WINDOWS**

- \* All Door of Ply Board 32MM .
- \* Aluminium windows with M.S. Grill with Paint.

**ROOMS**

- \* Provision for AC point in all rooms.

**KITCHEN**

- \* Slabs are well Finished Granite Stone with Stainless Steel Sink and Drain Board, Glazed Tile dado wall up to 2' height over counter.
- \* Power plug with Hot & Cold Water Supply. Branded CP Fitting.
- \* Power plug for geyser in each Bathroom.
- \* Provision for Chimney Point.

**ELECTRICAL**

- \* Copper Wiring in Concealed P.V.C. Conduits, Sufficient light points.
- \* Modular tuyepe Switches of branded company.

**WATER**

- \* 24 HOURS FRESH WATER SUPPLY FROM OWN TUBE WELL.

**PAINT AND WALL FINISHING:**

- \* Internal wall will be wallputty and outer wall will be coated wallputty and primer and then weather coat (Apex Ultima).

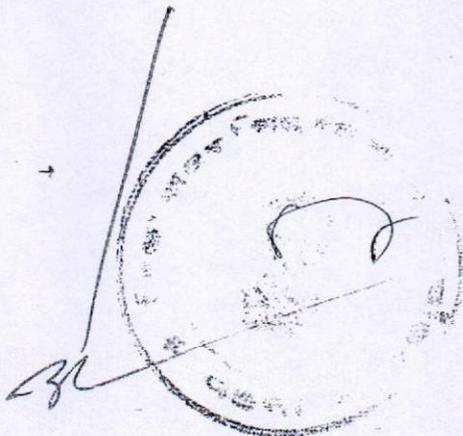
**PARKING**

- \* Covered Car Parking space on ownership basis on Ground Floor/ Basement.

**LIFT**

- \* One automatic elevator in each Block with a capacity of 6 person.

For, Indus Green Infra Pvt. Ltd.  
*[Signature]*  
Director



For, Indus Green Infra Pvt. Ltd.  
*[Signature]*  
Director  
24/11/2020

*[Signature]*  
24/11/2020

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES:-

1. Anillesh Kumar - Sandarsh 24/11/2020

S/o Late Shora Kant Mishra

Ashoknagar Apartment - Ashwin Nagar K. Nagar - Patna - 20 24/11/2020

Signature of the Land Owners 24/11/2020

2. विजय कर्मा

श्री. विजय शर्मा मन्हेरी, मन्हेरी, पटना 24/11/2020

For, Indus Green Infra Pvt. Ltd.

Signature of the Developer - Director 24/11/2020

Printed:-

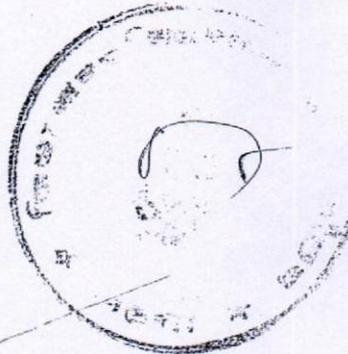
Drafted as per instructions by the parties :-

(SANJEEV KUMAR) Advocate

UDDYOGIJI'S CHAMBER, Collectorate Bar Association, Patna

Signature of Advocate (Dr. ANIL KUMAR SINHA, "UDDYOGI") Advocate 24/11/2020

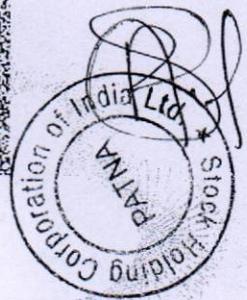
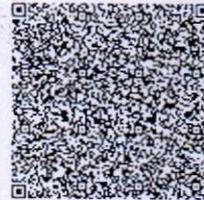
'Chamber', Collectorate Bar Association, Patna.



For, Indus Green Infra Pvt. Ltd. Director



**INDIA NON JUDICIAL  
Government of Bihar  
e-Stamp**

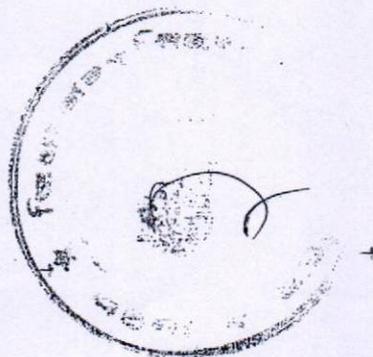


Certificate No.	: IN-BR14033358358042S
Certificate Issued Date	: 18-Nov-2020 12:42 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL0117248482416905S
Purchased by	: INDUS GREEN INFRA PRIVATE LIMITED
Description of Document	: Article 5 Agreement or memorandum of an Agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: INDUS GREEN INFRA PRIVATE LIMITED
Stamp Duty Paid By	: INDUS GREEN INFRA PRIVATE LIMITED
Stamp Duty Paid (Rs.)	: 64,220 (Sixty Four Thousand Two Hundred And Twenty only)
Reg. fee (Rs.)	: 26,025 (Twenty Six Thousand And Twenty Five only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 500 (Five Hundred only)
Total Amount (Rs.)	: 90,745 (Ninety Thousand Seven Hundred And Forty Five only)

201-10957/2020

Subscribed by Shri  
24/11/20

24/11/2020



24/11/2020

Do not write or type below this line

For, Indus Green Infra Pvt. Ltd.

Director

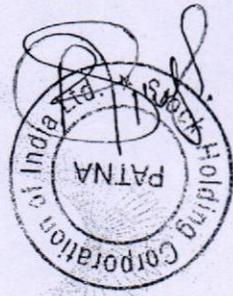
0008190957

**Statutory Alert:**

1. For authenticity of this Stamp Certificate should be verified at 'www.shciostamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India Ltd.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The copy of the Stamp Certificate is in the possession of the applicant.



**INDIA NON JUDICIAL**  
**Government of Bihar**  
**e-Stamp**

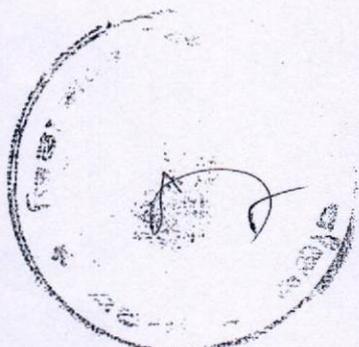


Certificate No. : IN-BR14033412989775S  
 Certificate Issued Date : 18-Nov-2020 12:43 PM  
 Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC  
 Unique Doc. Reference : SUBIN-BRBRSHCIL0117248250467834S  
 Purchased by : INDUS GREEN INFRA PRIVATE LIMITED  
 Description of Document : Article 5 Agreement or memorandum of an Agreement  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0 (Zero)  
 First Party : Not Applicable  
 Second Party : INDUS GREEN INFRA PRIVATE LIMITED  
 Stamp Duty Paid By : INDUS GREEN INFRA PRIVATE LIMITED  
 Stamp Duty Paid (Rs.) : 3,00,000 (Three Lakh only)  
 Reg. fee (Rs.) : 0 (Zero)  
 LLR & P Fee (Rs.) : 0 (Zero)  
 Miscellaneous Fee (Rs.) : 0 (Zero)  
 Discore SC (Rs.) : 0 (Zero)  
 Total Amount (Rs.) : 3,00,000 (Three Lakh only)

0207/ACH/01-101

Sanderson  
24/11/2020

Subanta Pr Singh  
24/11/20  
24/11/20



Do not write or type below this line

For, Indus Green Infra Pvt. Ltd.  
  
 Director

0008190958

**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. 364220/-  
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs.	0/-
Amt. paid through Bank Challan	Rs.	391245/-

Registration Fee										LLR + Proc Fee		Service Charge		
FEE PAID	A1	1000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	1000	
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0		
	A9	0	DD	0	I	5000	K1c	0	Mb	25	Total	0		
	A10	0	E	20000	J1	0	K2	0	Na	0				
	B	0	H1a	0	J2	0	Li	0						
	TOTAL-										26025			
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										27025			

Date: 24/11/2020

*[Signature]*  
Registering Officer  
Patna

**Endorsement under section 52**

Presented for registration at Registration Office, Patna on Tuesday, 24th November 2020 by Samdarshi Sri Sushil Yadav-by profession Others. Status - Executant

*Sandaran*  
24/11/2020

Signature/L.T.I. of Presentant

Date: 24/11/2020

*[Signature]*  
Registering Officer  
Patna

**Endorsement under section 58**

Execution is admitted by those Executants and Identified by the person ( Identified by 'Amlesh Kumar' age '41' Sex 'M', 'Late Shobha Kant Mishra', resident of 'Asha Kunj Apartment, Near Anand Vatika, Kankarbagh, Patna'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 24/11/2020

*[Signature]*  
Registering Officer  
Patna

**Endorsement of Certificate of Registration under section 60**

Registered at Registration Office Patna in Book 1 Volume No. 240 on pages on 153 -173, for the year 2020 and stored in CD volume No. CD-34 year 2020 .The document no. is printed on the Front Page of the document.

For, Indus Green Infra Pvt. Ltd.

*[Signature]*

Director

Date : 24/11/2020

*[Signature]*  
Registering Officer  
Patna

Token No. : 10497 Year : 2020 S.No. : 10234 SCORE Ver.4.1 Deed No. : d No. : 9670

PROHIBITION, EXCISE & REGISTRATION DEPARTMENT GOVT. OF BIHAR

Appointment Slip

**Important Note:-**

- If appointment is not confirmed, then do not go to registration office. Wear face cover/face mask compulsorily.
- Each party will have to wash his/her hand with soap before putting finger on biometric device.
- No person will stand at a distance of less than one meter from other.
- No request will be considered for registration of document without appointment.
- If e-stamp paper of e-stamp number printed on appointment slip is not attached in the document, then appointment will be considered invalid.

10! 10497/2020

Dsro Code : 2800  
Name of Presentent : Indus Green Infra Private Limited  
Type of Documents : Agreement or Mem. of Agre  
Appointment Date : 24-11-2020 00:00:00  
Booking Date : 18-11-2020 00:00:00

Office Name : Patna  
Reference No : 280020201118011  
Circle Name : Danapur  
Appointment Time : 10:30 AM  
Local Body : Urban

Payment Details

Payment Mode : Stock Holding  
GRN/STK No. : IN-BR14033358358042S

Payment Status

Booking Status : Confirm  
Payment Status : Confirm  
Stamp Amount : 64220  
Registration Fee : 26025  
LLR and Processing Fee : 0

Note 1 :-This appointment is valid for registration of single document only and print out of confirmed appointment should compulsorily be attached with document to be registered.  
Note 2 :-Appointment shall be considered invalid if proof of proper stamp, registration fee and other fees including service charge have not been attached with documents to be registered in this appointment.

Subin K Singh  
Sign. of Party/Representative 24/11/20

Checked By

Officer-in-Charge

For, Indus Green Infra Pvt. Ltd.

Director