

- (b) Ceramic tiles in kitchen and bath rooms and balconies.

Wall and ceiling finish.

- (a) Pop finish on walls and ceilings

Kitchen

- (a) Granite working top with stainless steel sink, 2 feet dado above the working top.

Toilet-

- (a) Hot and cold water supply pipes.
(b) Colour glazed tiles up to 5'-0" high
(c) Concealed water supply with standard C.p fittings.

Doors and windows.

- (a) Wooden door frames with flush door shutters
(b) Fully glazed windows

Painting

- (a) Internal wall finished with plaster of paris
(b) External wall finish with cem over plastered surface.
(c) First quality primer paint on doors and windows.

Electrical

- (a) Concealed conduit with copper wires and Anchor or equivalent fittings.
(b) Power point at suitable place
(c) One telephone and T.V. point in each flat.

Advantage

- (a) Earth quake resistant structure with all ISI materials.
(b) Ample parking space.
(c) 24x7 power Back up
(d) 24x7 water supply

Rakesh Rangan
2.11.2013

Anil Kumar Jayswal
2/11/13

Rakesh Rangan

- (e) 24x7 Security.
(f) Communications on foot step.

SCHEDULE-A

An area of 60.179 decimals of land which is equal to 26208 sft. of land which situates at village- Bhikhanpur, P.S.- Ahiyapur, district- Muzaffarpur under the state of Bihar, circle office Mushari Thana No.-660, Zamabandi No.- 3532, 3325 and 3531, having the following other descriptions the land is residential.

R.S. Khata No.	R.S. Plot No.	Boundry
255	1454	North- Smt. Nutan Kumari
	1455	South - 20'-0" wide road
	1456	East - Smt. Ansuiya Singh
		West- Smt. Ansuiya Singh and others

Value of the land- Rs. 1,14,40,000 (One crore fourteen lac and forty thousand) only.

In witness where of the parties have Signed this deed of development agreement on this 02nd day of Nov. 2013 at Muzaffarpur.

Rakesh Ranjan
2.11.2013

Anil Kumar Jaiswal
21/11/2013

certified that this deed
has been prepared by
me
(Jigay Gernot)
Notarary

Date 2nd day of Nov. 2013

Rakesh Ranjan

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. 228800/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper **Rs. 1000/-**
Amt. paid through Bank Challan **Rs. 248150/-**

FEE PAID	Registration Fee								LLR + Proc Fee		Service Charge
	A1	0	C	0	H1b	0	K1a	0	Lii	0	350
	A8	0	D	0	H2	0	K1b	0	Ljii	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	
	A10	0	E	20000	J1	0	K2	0	Na	0	
	B	0	H1a	0	J2	0	Li	0			
TOTAL-								20000			
Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -											20350

Date: 02/11/2013

Registering Officer
Muzaffarpur

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Saturday, 02nd November 2013 by Rakesh Ranjan (Self And Poa) Kameshwar Prasad Singh by profession Agriculture. Status - Executant

Rakesh Ranjan

Signature/L.T.I. of Presentant

Date: 02/11/2013

Registering Officer
Muzaffarpur Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Pawan Kumar' age '26' Sex 'M', 'Vishwanath Mahto', resident of 'Damodarpur, ps-Kanti, muz'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 02/11/2013

Registering Officer
Muzaffarpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur Sadar in Book 1 Volume No. 410 on pages on 576 -589 , for the year 2013 and stored in CD volume No. CD-64 year 2013 .The document no. is printed on the Front Page of the document.

Date : 02/11/2013

Registering Officer
Muzaffarpur

Token No. : 31553

Year : 2013

S.No. :

30237

SCORE Ver.3.0

Deed No. : 29440

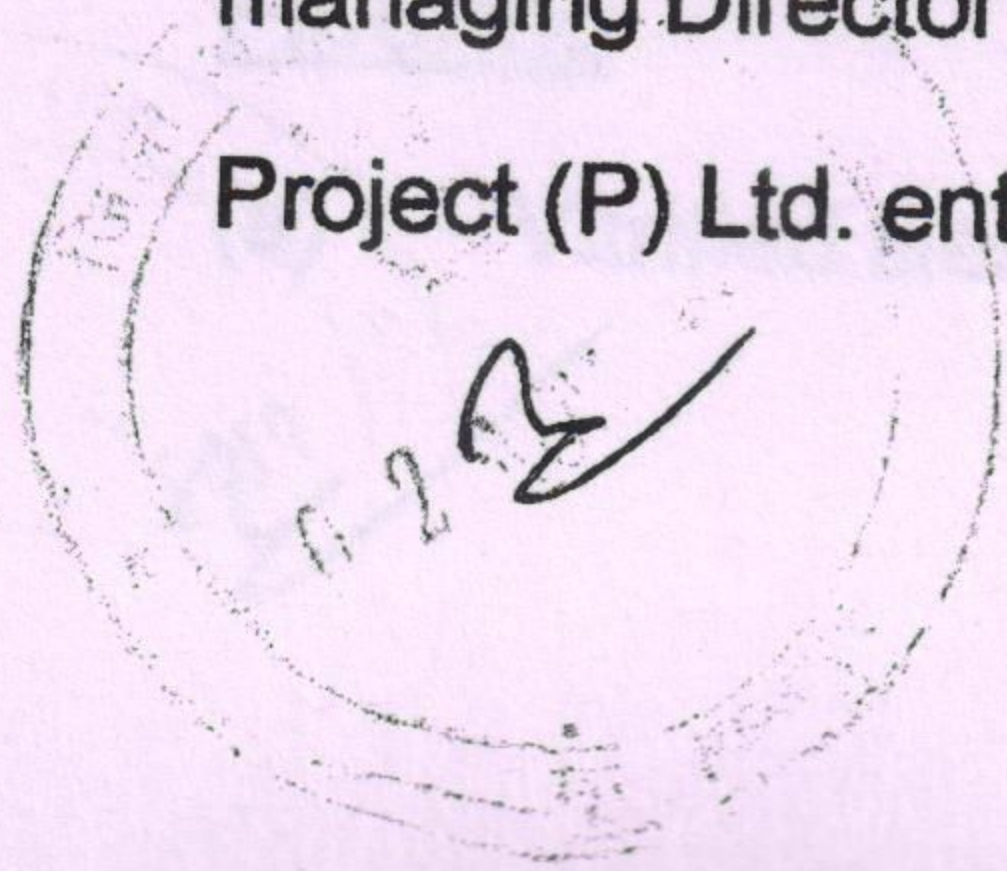
Rakesh Ranjan

5361 dt. 29.02.2012 for an area of 12 decimals, the Third sale deed No.25688 dt. 19.09.2012 for an area of 12 decimals, the fourth sale deed No. 29743 dt.8.11.2012 for an area of 11 decimals of land and all the above mentioned sale deeds executed by smt. Ansuiya singh in favour of Shri Rakesh Ranjan and the fifth sale deed bearing deed No.30309 dt. 16.11.2012 for an area of 20 decimals of land executed by the said Ansuiya Singh in favour of Smt. Nutan Kumari W/o Shri Rakesh Ranjan in respect of which Smt. Nutan kumari has executed general power of attorney to her husband, Shri Rakesh Ranjan aforesaid, and all the lands have been amalgamated together stands a piece of one part which Situates at-village Bhikhanpur, Ps.-Ahiyapur, District-Muzaffarpur, circle office Mushari Thana No.660 zamabandi No 3532, 3325 and 3531.

And Whereas, the members of the first party came into peaceful possession of the above mentioned land having right, title and peaceful physical possession over the said land and got their name mutated in circle office mushari and are getting rent receipts regularly.

And whereas, the above named landlord are interested to develop and construct a multi storied building complex over their respective lands and one of the land owner, Shri Rakesh Ranjan is the managing Director of his company Nilkanth Infra Project (P) Ltd. and the main object of the aforesaid company is to construct multistoried building complex on conversion basis, and therefore shri Rakesh Ranjan has willingly donated his land and that of his wife to the company aforesaid for the said purpose.

And whereas, both the parties being the landlord and managing Director and Assistant Director of the company, Nilkanth Infra Project (P) Ltd. enter into this development agreement with the decision



Rakesh Ranjan

Rakesh Ranjan

2.11.2013

Nutan Kumari

2/11/2013

गठ पवन कुमार

सा. - शमोदरपुर

शाना. - कौली

मुज.

Serial No. 30237

Book No. :- 1 Deed No. 29440

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

Serial No. 30237

L 346451

Deed No. 29440

Govt. of Bihar

District Registry Office, Muzaffarpur

Summary of Endorsement

This document was presented for registration on 02/11/2013 by Rakesh Ranjan (Self And Poa) A Stamp Duty of Rs. 228800/- and other Fees of Rs. 20350/- has been paid in it.

The document was found admissible. The Names, Photographs, 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. 29440 in Book No. 1, Volume No. 410 on pages from 576 to 589 and has been preserved in total 14 pages in C.D. No. 64 / Year 2013

Date: 02/11/2013

Token No: 31553 / 2013

Signature with Date

(Nilesh Kumar)

Registering Officer, Muzaffarpur

THIS DEED OF DEVELOPMENT AGREEMENT MADE ON
THIS 2nd DAY OF NOV. 2013.

Rakesh Ranjan

Rakesh Ranjan
Executed deed of development
having full knowledge of this deed
Executed deed and development agreement.

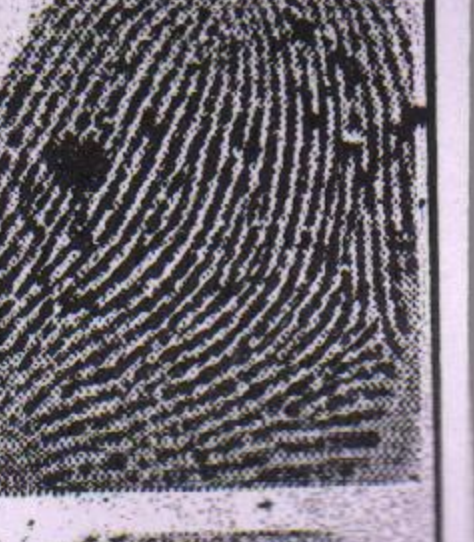
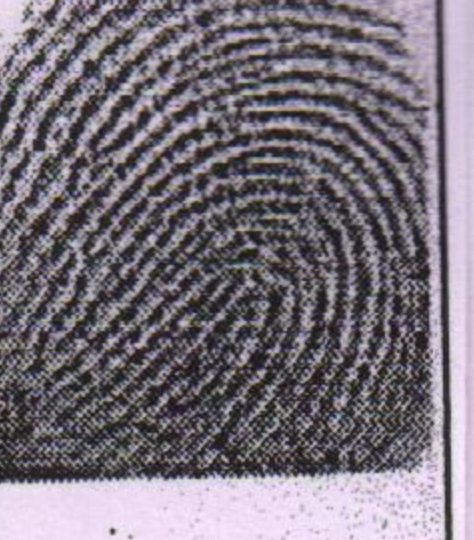
District Registry Office, Muzaffarpur

Token Number 31553

Reg. Year 2013

Serial Number 30237

Deed Number 29440

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rakesh Ranjan(M.D)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Executant	Nutan Kumari(Pri)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Executant	Rakesh Ranjan(Self And Poa)	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Presented By	Rakesh Ranjan(Self And Poa)						
Sig.	Rakesh Ranjan 2.11.13						
Claimant	Anil Kumar Jaiswal (A.D)						
Sig.	Anil Kumar Jaiswal 2.11.13						
Identified By	Pawan Kumar						
Sig.	पवन कुमार फिराक. विश्वनाथसहा 2.11.13						

Rakesh Ranjan

2.11.2013

Between

Shri Rakesh Ranjan aged 38 years, S/o Shri Kameshwar Prasad Singh
self and also on behalf of Smt. Nutan Kumari aged 37 years W/o Shri
Rakesh Ranjan. vide registered deed of general power of attorney
bearing deed 257 book-4 dated 21.09.2013 both residents of Mohalla
J.P. Colony, Chandwara Ps.-town, district Muzaffarpur, Bihar, Which
expression unless repugnant to the context shall include their legal heirs,
successors and assigns of the first part.

21.9.21 < 0107

2.11.2013

Rakesh Ranjan

And

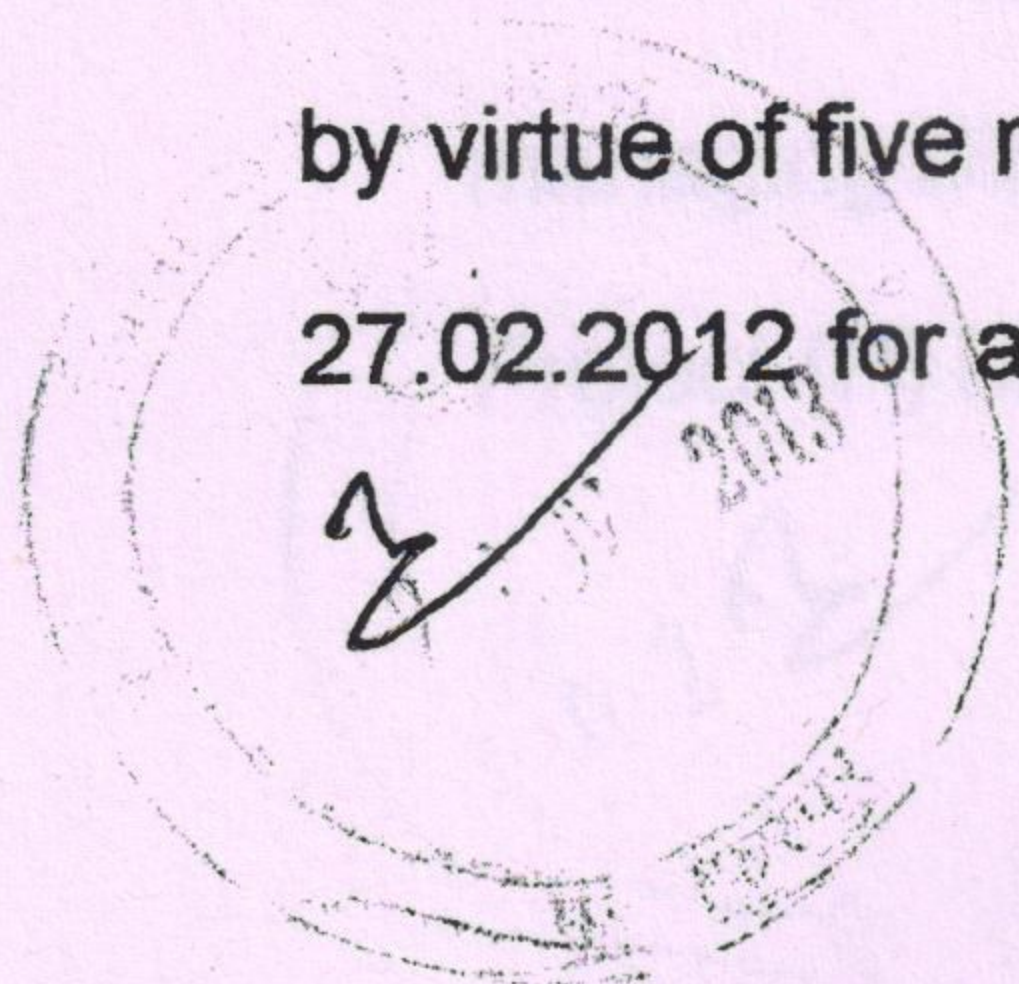
M/s Nil kanth Infra project private Ltd., a company incorporated under
the provisions of companies Act, 1956 bearing corporate identity No
U7010 BR2013 PTCO 21227-and PAN applied for and having its
registered office at J.P Colony, chandwara, Ps.-town district Muzaffarpur,
Bihar, of which the Managing Director is, Shri Rakesh Ranjan aged-38
years, S/o-Shri kameshwar Prasad Singh resident of Mohalla J.P colony,
Chandwara, Ps.-town, district Muzaffarpur, Bihar, and Assistant Director
is (2) Shri Anil Kumar Jaiswal aged- 47 years, S/o-Shri Ram Narain
Chaudhary resident of village Barka Gaon, Ps.-Karja district
Muzaffarpur, Who has been authorised by the Director and other
members of the company to do and accept registered deeds on behalf
of the company. hereinafter referred to as the Builder Developer, Which
term and expression shall include its heirs, successors in office,
administrators and assigns of the second part.

Anil Kumar Jaiswal

21/11/2013

Witnessed by:-
Shankar Sharma Sinha
of Roon bag chauri
Muzaffarpur
2.11.13

Where as, the lands mentioned in the schedule A below
have been purchased by the first party and his wife, Smt. Nutan Kumari
by virtue of five registered deeds of sale, one bearing No 5138 dated
27.02.2012 for an area of 8 decimals of land, the 2nd sale deed No.



Rakesh Ranjan

that the builder developer of the Nilkanth Infra Project (P) Ltd. through its Managing Directors will construct the proposed multistoried building complex over the Schedule A land at their own cost and expenses of the company and in consideration of the cost of construction, the company aforesaid will get 70% of the total built up area. Similarly the landlord will get 30 % of the total built up area in consideration of the land and both the land lord and the developer will have absolute right, title and interest over their respective share.

Rakesh Ranjan
2.11.2013

And Whereas, Since the building plan already approved by the proper authorities the builder will start construction work of the multi storied building complex over the aforesaid land.

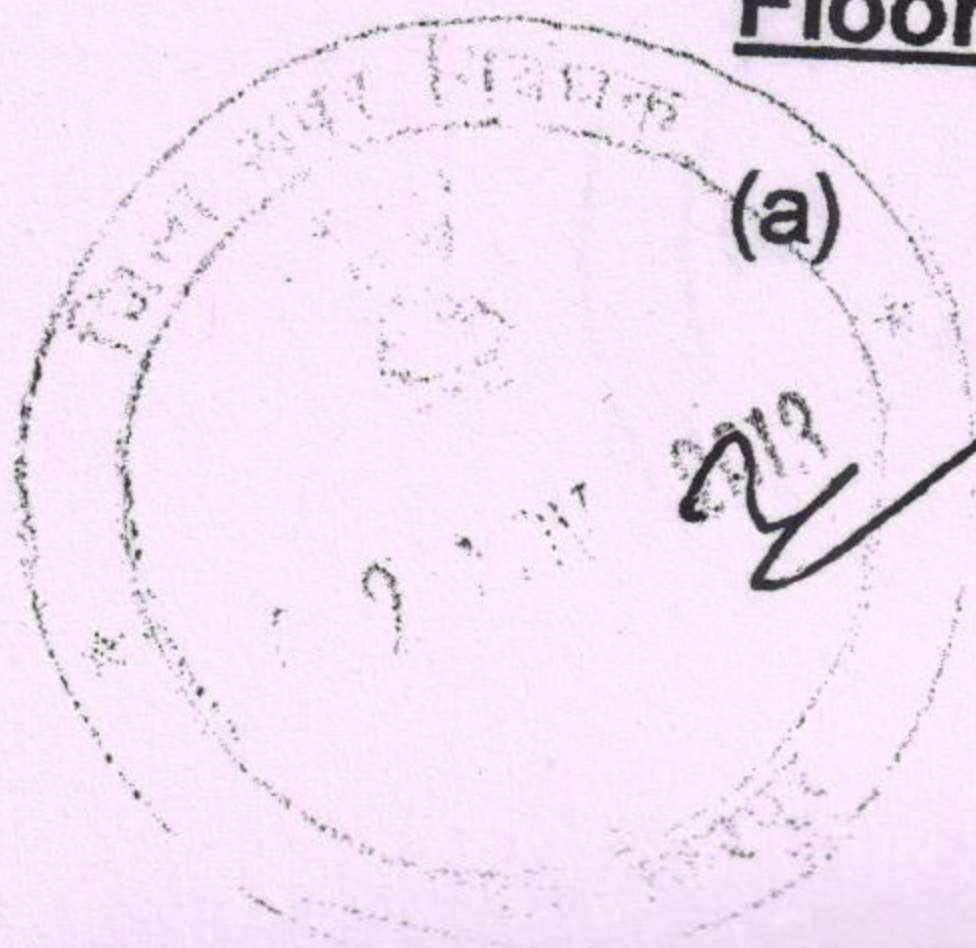
Now this deed of development agreement witnesseth and it is hereby agreed between the parties as follows:-

- (i) That the company shall be entitled to make such changes, allotment or alteration in the said plans as the exigency of the situation or circumstances shall warrant or require.
- (ii) That so far as the share of the company through its managing Directors is concerned, it has been agreed between the parties that 70% of the total built up area of the building will be the share of the company and the rest 30% will be the share of the land lord.
- (iii) That in case of any difference or dispute shall be the subject matter will be the subject to the jurisdiction of Muzaffarpur courts.
- (iv) That with the following standard specifications the building shall be constructed.

Arind Kumar Jaiswal
2.11.13

Flooring

- (a) Vitrified tiles 2 x 2 in drawing, dining and bed rooms.



Rakesh Ranjan