Serial No. 13944 Deed No. 13872

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

This document was presented for registration on **25/10/2021** by **Dipti Kumari Singh Alias Dipti Singh**
A stamp duty of Rs. **1076000**/- and other fees of Rs. **47025**/- 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. **13872** in Book No. **1**, Volume No. **350** on pages from **170** to **197** and has been preserved in total **28** pages in C.D. No. **51** / Year **2021**

2/11/2021

Signature with Date
(**Dhananjay Kumar Rao**)
Registering Officer, **Patna**

Date: 02/11/2021 Token No: 14272 /2021

SCANNED BY

दस्तावेज की जाँच किया एवं दस्तावेज में अंकित वर्णित विवरणी के अनुरूप सही पाया।
(अलंकार कुमार महाराज)

MAA BHAWANI BUILDCON PVT. LTD.
Managing Director

DEVELOPMENT AGREEMENT

This Development Agreement executed and entered into on this 25th day of October, 2021, at .Patna,

BETWEEN

1. **SMT. DIPTI KUMARI SINGH alias DIPTI SINGH,**

District Registry Office,Patna

Token Number 14272 | Reg. Year 2021 | Serial Number 13944 | Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Shailesh Kumar (Auth. Dir.)						
Sig.	Shailesh Kumar 25/10/21						
Executant	Deepak Kishore						
Sig.	Deepak Kishore 25/10/21						
Presented By	Dipti Kumari Singh Alias Dipti Singh						
Sig.	Dipti Singh 25.10.21						
Executant	Dipti Kumari Singh Alias Dipti Singh						
Sig.	Dipti Singh 25.10.21	N/A	N/A	N/A	N/A	N/A	N/A
Executant	Krishna Pratap Singh						
Sig.	K.P. Singh 25/10/21						
Executant	Tripti Singh						
Sig.	Tripti Singh. 25/10/21						
Identified By	Ravi Shankar						
Sig.	25/10/21						



Dipti Singh
25.10.21

आदेशानुसार प्रारूपक/क्रेता/विक्रेता द्वारा दिखाये गये भूमि/संपत्ति मौजा/मुहल्ला मुसोला/दानापुर थाना 40 खेसरा - 191 अन्तर्गत ~~प्रधान सड़क~~ रेड का दस्तावेज में वर्णित चौहद्दी उ० रत्ने प्लॉट - 140 द० रत्ने प्लॉट 192 पू० ~~प्रधान सड़क~~ प० ~~शाखा सड़क~~ के अनुरूप स्थल जाँच किया गया। जाँचोपरान्त वर्णित चौहद्दी के अनुसार उक्त भू-खण्ड पर भूमि/संपत्ति परती जलवायिक 1200 वर्गफीट ~~पर आवासीय/व्यावसायिक/प्रधान सड़क/मुख्य सड़क/शाखा सड़क~~ सड़क पर पाया गया है।

मुखण्ड परती जलवायिक प्रधान सड़क पर अवस्थित है जिसमें चहरदिवारी बनाई है। जिसका मूल्यांकन- 800,000/- किया गया है।

Ajit Kr Ray
25/10/21

aged about 56 years, Wife of Sri Krishna Pratap Singh, resident of Flat No. **202, Prathana Niwas, East Mahesh Nagar, P.S. Patliputra Colony,** Town and District Patna, 800024 having PAN-BNDPS7260M, Aadhaar No. 2733 0674 5511, Mobile No. 09430888720 by profession Housewife/Bussiness, Cast Rajput, Indian Citizen.

2. **SRI KRISHNA PRATAP SINGH,** aged about 62 years, Son of Late Raghunath Saran Singh, resident of Flat No.**202, Prathana Niwas, East Mahesh Nagar, P.S. Patliputra Colony,** Town and District Patna, 800024 having P.A.N.- AOIPS5820A, Aadhaar No. 6649 7587 4692, Mobile No. 09430888720, by profession Ex-Service, Cast Rajput, Indian Citizen

3. **SMT. TRIPTI SINGH,** aged about 55 years, wife of Sri Uday Prakash Singh, resident of Flat No. **202,D-20,Kausambi,P.S. Kausambi** Town and District Ghaziabad, Uttar Pradesh, 201010, having P.A.N.- DKNPS1897D, Aadhaar No. 9027 9303 0904, Mobile No. 09868491856, by profession Housewife/ Bussiness, Cast Rajput, Indian Citizen.

4. **SRI DEEPAK KISHORE,** aged about 52 years, Son of Late Vishnu Prasad Singh, resident of Hesal, Post Hehal, P.S, Sukhdeo Nagar, Ratu Road, Ranchi, State of Jharkhand, 834005 having P.A.N.- AIYPK8095P, Aadhaar No. 4886 0568 1662, Mobile No. 09431363611 by profession Bussiness, Cast Rajput, Indian Citizen.

All the above named parties hereinafter collectively referred to as the **"LANDOWNERS",** (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees) of the **FIRST PART.**

AND

M/S MAA BHAWANI BUILDCON PRIVATE LIMITED, a company incorporated under the provisions of Companies Act-1956, bearing **CIN NO. U45200BR2012PTC018553,** having its registered office at Ashiana Nagar, A.G. Colony Road, Friend's Colony, P.S. Shastri Nagar, Town and District Patna, bearing P.A.N. No. **AAICM5519M** through its authorized Director **SRI SHAILESH KUMAR,** Son of Sri Om Prakash Sinha, **bearing Aadhaar No. 7834 7501 2511, Mobile No. 09304447751,** resident of Ashiana Nagar, A.G. Colony Road, Friend's Colony, P.S. Shastri Nagar, Town and District Patna, Cast Bhumiyar, Indian

Tripti Singh. Deepak Kishore 25/10/21

K.P. Singh 25/10/21

Uday Singh 25.10.21

MAA BHAWANI BUILDCON PVT. LTD. Managing Director

Citizen, bearing hereinafter called and referred to as the **"Builder / DEVELOPER/ VENDOR"** (which expression shall unless it be repugnant to the context or meaning thereto mean and include its administrators, legal representatives or successor-in-interest) of the **SECOND PART.**

WHEREAS, all the members of the above named First part are the absolute owners of 12,000 Sq.ft. of land, pertaining to Cadastral Survey Plot No. 191, Khata No. 478, under Thana No. 40, Tauji No. 5164, situated in mauza Bhusola, Danapur, Pargana and Revenu Thana Phulwari Sarif, P.S. Phulwari Sarif, District Patna. The details of Schedule-I, this deed of Development Agreement.

WHEREAS the aforesaid property originally belonged to Sri Harihar Gope. The said Sri Harihar Gope died leaving behind his only son Sri Pyare Lal Gope After the death of Sri Harihar Gope, his son inherited the aforesaid property left by Sri Harihar Gope by the right of survivorship and inheritance. Sri Pyare Lal Gope married twice. The 1st wife died issuless. Thereafter Sri Pyare Lal married with Smt. Muneshwari Devi. The said Smt. Muneshwari Devi, the second wife of Sri Pyare Lal has/ had two daughters namely Bachi Devi and Sohrani Devi. Bachi Devi died leaving behind her only daughter Smt. Sumitra Devi and the said Sumitra Devi has 04 sons namely Sri Raj Kumar, Sri Manohar, Sri Chunu and Sri Karima. Smt. Sohrani Devi has one son and one daughter namely Jagarnath Rai and Chameli Devi respectively.

WHEREAS, in the year, 1977, Smt. Sohrani Devi and Smt. Sumitra Devi, their above named sons and daughters jointly filed a Title Partition Suit bearing No. 52/1977 in the court of Sub. Judge,2nd Patna, in which Smt. Muneshwari Devi was made sole defendant. The plaintiffs filed the aforesaid suit for partition of the suit property according to the share of the parties. It is pertinent to mention here that the suit was finally heared and disposed off by the court of Sub. Judge-II Patna .

WHEREAS, after hearing both the parties, the learned court passed a judgment on 17/10/1977 and accordingly prepared and signed a preliminary decree on 23/11/1977. Subsequently, a final decree was prepared and signed on 22/04/1981 by the learned court and as per the said final decree, 1/3rd share allotted to the plaintiff first set (Smt. Sohrani Devi, wife of Pragash Gope, daughter of Late Pyare Lal, Jagarnath Rai, son of Pragash Gope & Smt. Chameli

Tripti Singh. Deepak Kumar 25.10.21

K.P. Singh 25/10/21

Shakti Singh 25-10-21

MAA BHAWANI BUILDCON PVT. LTD.
Shailendra Kumar
Managing Director

Devi, daughter of Pragash Gope), 1/3rd share allotted to the plaintiff second set (Smt. Sumitra Devi, wife of Sheonath Gope, daughter of Bachi Devi, Sri Raj Kumar, Sri Manohar, Sri Chunnu, and Sri Kariman, all sons of Sheonath Gope) and the remaining 1/3rd share allotted to defendant Smt. Muneshwari Devi. An advocate commissioner also appointed, who carved out and made separate takhtabandi to each set/ parties.

WHEREAS, It is pertinent to mention here that during pendency of the aforesaid Title Partition Suit bearing No. 52 of 1977, the defendant Smt. Muneshwari Devi sold and transferred the entire suit land to one Smt. Sursati Devi by a registered deed of absolute sale dated **26/07/1977.** Subsequently, the said Smt. Sursati Devi also sold the property to Smt. Chamela Devi, wife of Late Arjun Rai by a registered deed of absolute sale dated 28/04/1988, being deed No. 3223. Later on the said Smt. Chamela Devi sold and transferred 05 katha 04 dhoors of land, pertaining to Plot No.191, Khata No. 478, under Thana No. 40, Tauji No. 5209 to Smt. Shashi Kiran Shukla, wife of Sri Ramesh Shukla, by a registered deed of absolute sale dated 24/06/1993, being deed No. 8755, registered at the office of the Registrar of Assurance Calcutta (Now Kolkata).

WHEREAS, It is also pertinent to mention here that soon after passing the aforesaid judgment and preliminary decree, the defendant Smt. Muneshwari Devi filed a First Appeal bearing No. 61 of 1978 before the Hon'able High Court Patna. On 21/01/1980 the Hon'able court directed the appellant to file the necessary authentication fees on certified copies of the judgment and decree under appeal by 25th day of January, 1980, failing which the memorandum of appeal will stand rejected without further reference to the bench. The appellant failed to comply with the order of the court, therefore, the memorandum of appeal has been rejected. Therefore, the judgment and Final decree passed on 22/04/1981 in aforesaid title partition suit stand as on date on account of rejection of the appeal.

WHEREAS, on 30/11/1993, the plaintiff 1st set along with some other landowners jointly executed a Power of Attoney and got the same registered on 30/11/1993 being Power No. 404, Book No. IV, pages from 295 to 306, by which the plaintiff 1st set appointed M/S Green Homes, a division of Ashwani Enterprises, Pvt. Ltd. (India) represented through its director Sri Vinay Kumar and authorized them to sell the

Tripti Singh. Deepak Kishore 25/10/21

K.P. Singh 25/10/21

Alpi Singh 25.10.21

MAA BHAWANI BUILDCON PVT. LTD.
Managing Director

land acquired by them through the aforesaid judgement and decree.

WHEREAS, as stated above all the members of the above named First part are the absolute owners of 12,000 Sq.ft. of land, pertaining to Cadestral Survey Plot No. 191, Khata No. 478, under Thana No. 40, Tauji No. 5164, situated in mauza Bhusola Danapur, Pargana and Revenu Thana Phulwari Sarif, P.S. Phulwari Sarif, District Patna.

WHEREAS, out of the aforesaid 12,000 Sq.ft. of land 6000 (Six thousand) Sq.ft. land belongs to Landowner No.1 Smt. Dipti Singh, who acquired the aforesaid property under a registered deed of absolute sale dated 13/12/1993 being deed No. 8241, entered in Book No. 1, Volume No. 608, pages from 213 to 232, registered at Registration office Patna, from Sri Jagat Narain Lal & others and Smt Soharani Devi & others through their appointed attorney M/S Green Homes, a division of Ashwani Enterprises through its director Sri Vinay Kumar, vide Power No.404, dated 30/11/1993, registered at Registration Patna. Subsequently, the landowner No.1 got her name mutated in Government records vide Jamabandi No. 1840/1, part-16, page No.2068 and is paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is beintg issued in her name. The details of land owned by Smt. Dipti Singh is clearly mentioned in **LOT-I** of the **First Schedule** of this Development Agreement.

WHEREAS, out of aforesaid 12,000 Sq.ft. of land 3000 (Three thousand) Sq.ft. land belong to Landowner No. 1 & 2 Smt. Dipti Singh and her husband Sri Krishna Pratap Singh, who jointly acquired the aforesaid land under a registered deed of absolute sale dated 04/06/2010, being deed No. 15551, entered in Book No. 1, Volume No. 255 pages from 74 to 81, C.D. No. 40/2010 registered at Registration office Patna, from Smt. Pratibha Rai, wife of Sri Virendra Kumar Rai, for a valid consideration. Subsequently, the landowner No.1 & 2 got their names mutated in Government records vide Jamabandi No. 2256/1, part-23, page No.3213 and are paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in their joint names. The details of land owned by land owner No.1 & 2 is clearly mentioned in **LOT-II** of the **First Schedule** of this Development agreement.

Tripti Singh. Deepak Shaw 25.10.21

K.P. Singh 25/10/21

Dipti Singh 25.10.21

MAA BHAWANI BUILDCON PVT. LTD.
Authorised Signatory
25/10/21
Managing Director

WHEREAS, out of aforesaid 12,000 Sq.ft. of land 1500 (One thousand and Five hundred) Sq.ft. land belongs to Landowner No. 03 Smt. Tripti Singh, who acquired the aforesaid land under a registered deed of absolute sale dated 04/06/2010, being deed No. 15553, entered in Book No. 1, Volume No. 255 pages from 90 to 97, C.D. No. 40/2010 registered at Registration office Patna, from Smt. Pratibha Rai, wife of Sri Virendra Kumar Rai, for a valid consideration. Subsequently, the landowner No.3 got her name mutated in Government records vide Jamabandi No. 1931/1, part-18, page No.1653 and is paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is beintg issued in her name. The details of land owned by the land owner No.3 is clearly mentioned in **LOT-III** of **the First Schedule** of this Development agreement.

WHEREAS, the remaining 1500 (One thousand and Five hundred) Sq.ft. land belongs to Landowner No. 4 Sri Deepak Kishore, who acquired the aforesaid land under a registered deed of absolute sale dated 04/06/2010, being deed No. 15552, entered in Book No. 1, Volume No. 255 pages from 82 to 89, C.D. No. 40/2010, registered at Registration office Patna, from Smt. Pratibha Rai, wife of Sri Virendra Kumar Rai, for a valid consideration. Subsequently, the landowner No.4 got his name mutated in Government records vide Jamabandi No. 1932/1, part-18, page No.1658 and is paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is beintg issued in his name. The details of land owned by landowner No.4 is clearly mentioned in **LOT-IV** of the **First Schedule** of this Development agreement.

WHEREAS, the above named landowners expressed their desire to develop and construct a multi-storied residential cum commercial building complex over the Scheduled property, fully mentioned in **First Schedule** of this development agreement.

WHEREAS, when Sri Shailesh Kumar, one of the directors of the developer Company came to know the desire of the land owners, he approached the land owners and showed his willingness to develop the aforesaid and construct a multi-storied residential cum commercial building complex over the Scheduled land by adhering to all the applicable law, Rules, bye-laws including the mandates of the real estate (Regulation and Development) Act, 2016. The land owners considered the

Pratibha Rai 25/10/21

Tripti Singh. 25/10/21

K. P. Singh 25.10.21

Deepak Singh 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.
Shailesh Kumar
25.10.2021
Managing Director

request of the developer and agreed to develop the scheduled land through the above named developer. During negotiation, the land owners represented and declared that :-

(A)

(i) The Scheduled property is under their exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.

(ii) 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) 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 Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) 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.

(v) The landowners have not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.

(B) And whereas, the land owners are interested in getting constructed a multi-storied residential cum commercial builing complex on the said property and acquire built up area in the shape of residential and commercial units, parking spaces, etc. as consideration for the value of the land.

(C) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential cum commercial builing complex on the said property of the land owners (hereinafter referred to as the said building) and the land owners agreed to acquire Units and other built-up area of the said building as consideration for the part of the said property.

(D) 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

Deepak Kumar 25.10.21

Tripti Singh 25.10.21

K.P. Singh 25/10/21

Abhi Singh 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.
Shashi Kumar
25/10/2021
Managing Director

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 permission to develop the Scheduled property, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the First Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land as given in First Schedule of this agreement shall be handed over to the developer by the land owner for construction of a multi-storied building complex after registration of the project under the provisions laid down in the real estate (Regulation and Development) Act, 2016 and the entire cost to be incurred for construction of the same shall be borne and paid by the developer. The developer will construct the proposed building without any technical/constructional defect as per the sanctioned building plan of the competent authority.

(3) That it is agreed by and between the parties that soon after execution and registration of this development agreement, the developer shall get prepared a building plan/layout through an architect of repute for the entire land i.e. 12,000 (Twelve thousand) Sq.ft. Soon after the preparation of the said building plan/layout, developer shall share the same with the First Part and obtain their prior approval and/or consent before submitting the same to the competent authority in its own signatures for its approval and will construct one or more multi-storied residential cum commercial building complex over the said entire land. It is agreed between the parties that all the expenses to be incurred for the approval of the sanction plan shall be borne and paid by the developer/Second part. First part has right to choose space of their choice in the constructed multi-storied residential cum commercial building complex.

A. That it is agreed by the parties that any alteration in the aforesaid plan which is in the parameter of Patna Municipal Corporation building Rules & Regulation and Nagar Parishad

Tripti Singh 25/10/21

K. P. Singh 25.10.21

Abhishek Singh 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.
Managing Director
25/10/21

Phulwarisharif, which may permit necessary shall require consent/ permission of the Owners by the developer and the developer alone shall not be be entitled to make such alteration or modification. There shall no alteration except within permissible limits of Nagar Parishad Phulwari Sharif Nizamat.

(4) The Developer and the Owners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by Nagar Parishad Phulwari Sharif Nizamat on the said property, whose built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by the and between the parties. The above super built-up area does not include saleable parking space, if it is open, but the parking space will also be distributed on the same percentages i.e. Owners will have right of 50% parking space as the Owners' area.

(5) That after securing building plan from the competent Authority, the developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The land owner shall extend all co-operation to the developer by providing all papers, which are in its possession, required consent letter, Authority etc.

(6) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the Owners' area/ share to the land Owners after due completion within **42 (Forty Two)** months from the date of registration of project under the provisions of Real Estate (Regulation and Development) Act, 2016 or from the date of handing over the vacant possession of the Scheduled land by the landowners to the developer, which ever is later. In case the builder fails to complete the costruction work within the stipulated time as mentioned above, then the land owners will provide **06 (Six)** month more time to the developer as grace period. Developer shall try to complete the project within shortest possible period without compromising on quality of contructional and technological specifications.

(7) That even if the developer fails to complete the construction within the aforesaid grace period then the

Tripti singh. Deepakkshma 25/10/21

K.P. Singh 25/10/21

Abhi Singh 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.
Shaivath Tewary 25/10/21
Managing Director

developer is liable to pay a sum of Rs. 10 per Sq.Ft. per month as compensation to the landowners.

(8) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the work, it would be seen and judged mutually by the land owners and the Developers.

(9) It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No.6 of this development agreement.

(10) 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.

(11) That the entire multi-storied building/Complex shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid 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. Additional Solar power back up system shall be set up by developer along with greeneries and possible plantations in order to develop the complex as Green Complex.

(12) That the land owners hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The land owners have not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(13) The name of the proposed multi-storied residential cum commercial building complex shall be **"Ramashram Complex , Developed by Maa Bhawani".**

(14) That the developer agreed to hand over 50% (Fifty per cent) of the total built up area to the land owner and the remaining 50% (Fifty percent) of the total built-up area would be retained by the developer and both the parties would

Tripti Singh. Deepak Kishor 25/10/21

K.P. Singh 25-10-21

Abhi Singh 25-10-21

MAA BHAWANI BUILDCON PVT. LTD.
Managing Director

have absolute right, title and interest over their respective share along with the proportionate share in the land 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. It is agreed between the parties that the developer will first hand over the vacant possession of the land owner's share to the land owner with all amenities and then only they hand over possession to its purchasers but the developer may enter into an agreement for sale with its intending buyers soon after execution and registration of this development agreement and after registration of the project under the Real Estate (Regulation and Development) Act, 2016. On request of land owners, developer shall also assist land owners for sale of land owner's share with its intending buyers.

(15) That after sanction of the building plan, the land owners and the developer will take joint exercise to distribute and allocate their respective shares. The details of units to be allotted to the land owners in lieu of their 50% shares will be clearly mentioned in the said distribution agreement. The share / portion of the land owners and the developer shall be mutually carved out on pro-rata basis as mutually agreed upon by the parties hereto i.e. first choice to the land owners and Second choice by the developer and thereafter the first choice by the developer and the second choice by the land owners and so on, on each floor or floor wise, thus the choice should be proportion sequential basis to both the land owners and the developer so that each of them should get equal proportion and best choice location entire floorwise equally.

(16) That the land owners will retain 50% of the total built-up area in shape of complete Units and car parking spaces in consideration of cost of land with an absolute, right, title and interest over the same and may 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.

(17) That similarly, the developer will retain 50% of the total built-up area in shape of Units and car parking spaces in consideration of cost of construction with an absolute, right,

Tripti Singh 25/10/21

Deepak Ashne 25/10/21

K.P. Singh 25/10/21

Abhi Singh 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.
Shri Jeet Tanwar
25/10/21
Managing Director

title and interest and may 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.

(18) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties.In case of any doubt, the architect will take exercise to measure the built-up area and common service area in pressecne of both the parties or their authorized representative.

(19) 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. The land owners agree to hand over the scheduled land immediately after execution and registration of this development agreement.

(20) That the developer shall develop the said property themselves at its own costs and expenses 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 multi-stored building. The developer will use the standard materials as specified in schedule-II.

(21) That the Land Owners are entitled to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land Owners find that the materials used for construction is not up to the mark and not of good quality, then the land owners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, the land owners will not force to stop the construction work, if the developer do the work as per agreement.

(22) From the date of delivery of possession of the Owners' area to the Owners or their 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.

(23) 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

Tripti Singh 25/10/21

K.P. Singh 25/10/21

Abhi Singh 25/10/21

Pradeep Kumar 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.
Managing Director
25/10/21

undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said developer 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.

(24) 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 Owners' area whenever required by the developer.

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

(26) That the material to be used for construction of proposed multi-storied building complex and its specifications are clearly mentioned in Schedule-II of this development agreement and it will be treated as part of the development agreement.

(27) After the Registration of this Development Agreement, the Owners and the Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their respective shares directly to its prospective buyers.

(28) That after the completion of the construction of the building project developer/promoter/land owners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Owners Ship Act, 2006.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owners' 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 Owners' area to the Owners

(B) That the Developer shall not be entitled to mortgage its own share to any financial institution for taking project loan to complete the construction of the proposed multi-

Deepak Tiwari 25.10.21

Tripti Singh. 25.10.21

K.P. Singh 25/10/21

Abhi Singh 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.
Shailesh Kumar
25/10/21
Managing Director

storied building complex However the individual purchasers of the flats/ shops/ offices and car parking spaces may obtain loan from any financial institution or any other authority concerned to purchase flat/ shops/ office spaces and car parking spaces by mortgaging the said unit to be purchased by the intending purchasers and the purchasers are solely responsible to repay the said loan.

(C) 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 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.

(D) That it is also agreed between the parties that the parking space not to be sold to any outsider or stranger other than the inmates of the building.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the Owners till the date of handing over the vacant possession of the Scheduled Land to the Developers and thereafter the same shall be borne and paid by the developer till the delivery of possession of the Land Owners' area/ share to the Land Owners.

(F) After the delivery the Owners' area to the land Owners all outgoing in respect of the said property and the said building thereon shall be borne and paid by the Owners and the Developer and their nominees separately and proportionately in the proportion to their respective share in the total super built-up area.

(G) 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 Phulwari Sharif Parishad or the Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(H) 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

Tripti Singh 25-10-21

K.P. Singh 25.10.21

Abhi Singh 25/10/21

Shailesh Kumar 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.

Managing Director

said property for complete examination of the Owners' title thereto and the Owners agree to co-operate with the developer in such examination of the Owners' 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.

(I) 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 whenever required by the developer. However finally all the original documents shall be handed over to the Owners.

(J) The construction of the said building will be deluxe quality and the detailed specification is hereby attached and will be treated as part of this agreement and if the developer manage to construct any additional area (within the approved norms) more than the area as mentioned in the sanctioned plan, then the Owners and the developers will have share in the additional area in same ratio i.e 50% (Fifty pecent) to the land owners and 50% (Fifty per cent) to the developer.

(K) The developer and / or owners may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of the common service area of the building and all the flat holder including owners of flats will be members of housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owner's association of the apartment for the maintenance and management of the entire building complex, except the internal part of units.

(L) The common area shall be jointly owned by all the Owners of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all 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 to common use.

(M) The Owners agree that in case any fine or penalty/fee /fine to be imposed on the said building for any alleged deviation

Tripti Singh 25.10.21

Deepak Kishore 25.10.21

K.P. Singh 25.10.21

Abhi Singh 25/10/21

Shailesh Kumar 25.10.21

MAA BHAWANI BUILDCON PVT. LTD.

Managing Director

from the sanctioned plan, resulting in any excess construction of the built-up area within the bye-laws then the same shall be borne and paid by the developer only.

(N) That 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, registration fee and other registration charges/expenses etc.

(O) That the Owners and the Developers mutually agree and undertake that in case of any dispute or litigation by any third party or person(s) claiming any 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 joint responsibility of the Owners and the Developers to tackle issues as deemed fit on mutual consent basis for timely completion of the project without any unwarranted delay.

(P) 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, within the limit of Patna jurisdiction.

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

(R) That the developer with the prior approval of owners may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multi-storied building with amalgamation of the adjacent land with scheduled land.

(S) That if the adjacent land owners enter into an agreement for development with the second part then the second part amalgamate the entire land and shall prepare a revised building plan for the entire land after taking approval of the land owners mentioned in this development agreement.

SCHEDULE- I

DETAILS OF LAND OWNED by Land Owners

All that piece & parcel of vacant land measuring 12000 Sq.ft. little more or less, pertaining to Part of Survey Plot

Tripti Singh 25.10.21

Deepak Kumar 25.10.21

K.P. Singh 25/10/21

Adhi Singh 25.10.21

MAA BHAWANI BUILDCON PVT. LTD.
Managing Director
25/10/21

No. 191, Khata No. 478, under Thana No. 40, Tauji No. 5164, situated in Mauza- Bhusoula, Danapur, pargana and Survey Thana Phulwari Sarif, present P.S. Phulwari Sarif, Town and District Patna. Sub. Registry office Phulwari sharif, Sadar Registry office Patna Sadar, within the limit of Nagar Parishad, Danapur Nizamat, and the same is bounded and butted as follows :-

BOUNDARY

North :- Survey Plot No. 140,

South :- Survey Plot No. 192,

East :- Government Road,

West :- Branch Road and Park (Green Homes),

DETAILS OF LAND OWNED BY THE LAND OWNER No.1 SMT. DIPTI KUMARI SINGH (DIPTI SINGH).

L O T- I

All that piece & parcel of vacant land measuring 6000 Sq.ft. little more or less, pertaining to Part of Survey Plot No.191, Khata No. 478, under Thana No. 40, Tauji No. 5164, situated in Mauza- Bhusoula, Danapur, pargana and Survey Thana Phulwari Sarif, present P.S. Phulwari Sarif, Town and District Patna. Sub. Registry office Phulwari sharif, Sadar Registry office Patna Sadar, within the limit of Nagar Parishad, Danapur Nizamat, and the same is bounded and butted as follows :-

BOUNDARY

North :- Plot No.A-6/516 (Kashi Singh & Basude Singh, Plot No.140),

South :- Plot No.A-4/514,

East :- Government Road,

West :- Branch Road and Park (Green Homes),

L O T- II

DETAILS OF LAND OWNED BY THE LAND OWNER No.1& 2 SMT. DIPTI KUMARI SINGH (DIPTI SINGH) & SRI KRISHNA PRATAP SINGH.

All that piece & parcel of vacant land measuring 3000 Sq.ft. little more or less, pertaining to Part of Survey Plot No.191, Khata No. 478, under Thana No. 40, Tauji No. 5164, situated in Mauza- Bhusoula, Danapur, pargana and Survey Thana Phulwari Sarif, present P.S. Phulwari Sarif, Town and District Patna. Sub. Registry office Phulwari sharif, Sadar Registry office Patna Sadar, within the limit of Nagar Prishad, Phulwari Sarif Nizamat, and the same is bounded and butted as follows:-

सभी प्रकार के रोक से मुक्त पाया

जाँच लिपिक
25/10/2021

Deepak Kumar 25/10/21.

Tripti Singh. 25.10.21

K.P. Singh 25.10.21

Abhi Singh 25.10.21

MAA BHAWANI BUILDCON PVT. LTD. Shailendra Kumar 25/10/21 Managing Director

BOUNDARY

North :- Part of Plot No. 191 of Dr. Dipti Singh,

South :- Part of Plot No. 191 of Smt. Tripti Singh and Sri Deepak Kishore,

East :- Government Road,

West :- Branch Road and Park (Green Homes) ,

L O T- III

DETAILS OF LAND OWNED BY THE LAND OWNER No.3 SMT. TRIPTI SINGH.

All that piece & parcel of vacant land measuring 1,500 Sq.ft. little more or less, pertaining to Part of Survey Plot No.191, Khata No. 478, under Thana No. 40, Tauji No. 5164, situated in Mauza- Bhusoula, Danapur, pargana and Survey Thana Phulwari Sarif, present P.S.-Phulwari Sarif, Town and District Patna. Sub. Registry office Phulwari sharif, Sadar Registry office Patna Sadar, within the limit of Nagar Prishad, Danapur Nizamat, and the same is bounded and butted as follows:-

BOUNDARY

North :- Part of Plot No. 191 of Dr. Dipti Singh and Sri Krishna Pratap Singh,

South :- Plot No. 192,

East :- Government Road,

West :- Part of Plot No. 191 of Sri Deepak Kishore,

L O T- IV

DETAILS OF LAND OWNED BY THE LAND OWNER No.4 SRI DEEPAK KISHORE.

All that piece & parcel of vacant land measuring 1,500 Sq.ft. little more or less, pertaining to Part of Survey Plot No.191, Khata No. 478, under Thana No. 40, Tauji No. 5164, situated in Mauza- Bhusoula, Danapur, pargana and Survey Thana Phulwari Sarif, present P.S.Phulwari Sarif, Town and District Patna. Sub. Registry office Phulwari sharif, Sadar Registry office Patna Sadar, within the limit of Nagar Parishad, Phulwari Sharif Nizamat, and the same is bounded and butted as follows:-

BOUNDARY

North :- Part of Plot No. 191 of Dr. Dipti Singh and Sri Krishna Pratap Singh,

South :- Plot No. 192,

East :- Part of Plot No. 191 of Smt. Tripti Singh,

West :- Branch Road and Park.

Tripti Singh. 25.10.21

K.P. Singh 25.10.21

Dipti Singh 25.10.21

Deepak Kishore 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.
Managing Director

SCHEDULE- II

FEATURES AND SPECIFICATION OF UNITS

1.	**BUILDING**	Earth Quake resistance.
2.	**FOUNDATION**	RCC frame structure with brick work in cement mortar as per design and specification of Architects/ Structural consultants.
3.	**CHOWKHATS**	Door frame of sal wood.
4.	**MAIN DOOR**	Teak wood finished door or flush door with brass fittings, locks, latches of reputed make.
5.	**OTHER DOORS**	32 mm thick I.S.I. mark flush door with stopper, lock and latch.
6.	**WINDOWS**	Aluminium or U.P.V.C. window with M.S. Grill 30mm , with 5mm glass.
7.	**FLOORING**	: Vitrified tiles flooring Kajaria/ Somani (24" x 24" size) flooring along with skirting in all area of flats.
8.	**KITCHEN**	a) Flooring vitrified tiles. b) Working platform-granite slab (16 mm). c) Dado-24" high ceramic tiles. d) Sink : stainless steel sink with suitable hot and cold water tap fittings. e) Aqua Guard point provision. f) Geezer point provision for hot water supply, g) Provision for exhaust fan/ fresh air fan point to be provided. H. Power point
9.	**DINING SPACE**	Provision of one wash basin in related space.
10.	**BATHROOM/ TOILET**	a) Flooring- antiskid ceramic tiles. b) Walls- Ceramic tiles up to 8 feet height.

Tripti Singh. 25.10.21

Prabhat Singh 25.10.21

K.P. Singh 25/10/21

Abhi Singh 25.10.21

Shailesh Tyagi 25/10/21 Managing Director

MAA BHAWANI BUILDCON PVT. LTD.

	c) Sanitary- white glazed vitreous sanitary ware of I.S.I. mark (Hindware / Parryware).
	d) Fittings – Chromium plated fittings of ESSCO/ MARC/ JAQUAR.
	e) Cistern–Ceramic cistern in matching colour (Hindware / Parryware).
	f) Washing Machine point provisions.
	g) Geezer point provision with suitable electrical connection.
	h) Fresh air fan point provisions in each bathrooms.
11. ELECTRICAL WORK	a) All internal wiring in concealed conduits with copper wires of I.S.I. Marks.
	b) All electrical modular switches and accessories of ANCHOR/ LEGRAND/ HAVELLS make.
	c) Separate meter provision for utilities and common space electrification.
12. T.V. & TELEPHONE	One T.V. point and one telephone plug pin provided in the Drawing, Dining room and in all the bed rooms.
13. CABLE	Cable point to be provided in the Drawing, Dining and in all the bed rooms.
14. INTERNAL WALL	All internal walls shall be finished with good quality plastic paint over proper base preparation of plaster of Paris.
15. EXTERNAL WALLS	All external walls shall be covered with putty and 02 coats of branded all weather coat paint with at least 05 years of warranty.
16. PARKING	Marble crazy flooring/ equivalent tiles with adequate lighting.

Tripti Singh. 25.10.21

Prabhat Singh 25.10.21

K.P. Singh 25/10/21

Shailesh Tomar 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.

Managing Director

17. BORE HOLES	Boring and Tube well of adequate capacity CROMPTON / KSB or equivalent make submersible pump connected to adequate capacity underground / overhead storage tank for uninterrupted water supply to all flats.
18. LIFT	Provision of two elevators of a standard company (K.O.N.E. or JOHNSON of 06 passengers' capacity will be installed.
19. GENERATOR	Good quality branded silent Generator (Mahindra/ Kirloskar make with adequate capacity for stand by Power supply together with canopy and diesel storage tank with 1 K.V.A. Power Back-up to each flat from Generator.
20. TRANSFORMER	If permitted from P.E.S.U. will be installed.
21. INTERCOM	Intercom facility provided in each flats with central Console at Security Guard station.
22. FIRE	Installation of fire Fighting arrangement and fire Extinguisher as per the specification of the Fire Department.

NOTE :— The specifications are tentative and subject to minor modifications. Building materials like bricks, cement, steel etc shall be of best quality and standard. Modern technology may be used by developer with the consent of land owners.

Govt. Value of Land

1. Total Land 12000 Sq.ft. equivalent 27.55 decimal @ **Rs. 19,50,000/-** per dec. — **Rs. 5,37,30,000/-**

Total Rs. 5,37,30,000/-.

IN WITNESS WHEREOF the Land Owners and Developer have set their respective hands to this deed of Development Agreement with their free will and sound state of

Pradeep Kumar 25.10.21

Tajbir Singh 25/10/21

K. P. Singh 25/10/21

Abhi Singh 25/10/21

MAA BHAWANI BUILDCON PVT. LTD.
Managing Director

mind on the day, month and the year first above mentioned in the presence of the following witnesses.

Witnesses :-

1.

RAVI SHANKER
S/O SRI UMA SHANKER TRIPATHI
HOUSE NO-19, ROAD-4
NORTH PATEL NAGAR
PATNA-800024

Dipti Singh
25.10.21
Signature of the
Land Owner No. 01



2. Rajiv Kumar Singh
S/o. C. P. Singh
Indian Rev Tax Book
Colony Patna-24

K P. Singh
25/10/21
Signature of the
Land Owner No. 02



Tripti Singh.
25.10.21
Signature of the
Land Owner No. 03



Deepak Tibrewal
25.10.21
Signature of the
Land Owner No. 04



MAA BHAWANI BUILDCON PVT. LTD.
Shailesh Kumar
25/10/21
Managing Director
Signature of the
Developer

Drafted as per instruction of the Vendor & Vendee.

Govind Rao Mp.
Typed By
Trupati Stationary
Patna Collectorate, Patna

Drafted By
Ajay Kumar Singh
Advocate,

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. 1076000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 1123025/-

Registration Fee

FEE PAID										
	A1	1000	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	5000	K1c	0	Mb	25
	A10	0	E	40000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	46025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 47025

Date: 25/10/2021

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 25th October 2021 by Dipti Kumari Singh Alias Dipti Singh W/O-Krishna Pratap Singh by profession Business. Status - Executant

Dipti Singh
25.10.21

Signature/L.T.I. of Presentant **Date:25/10/2021**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravi Shankar' age '47' Sex 'M', 'S/O-Uma Shankar Tripathi', resident of 'R/O-North Patel Nagar, Road No.-04, H. No.-19, Po-Keshri Nagar, Ps-Patliputra, Patna (Bihar)-800024'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 25/10/2021

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 350 on page no. 170 to 197 for the year 2021 and stored in CD Volume No. 51 , year 2021. The document no. is printed on the front Page of the document.

बिहार सरकार

Token No. : 14272 **Year : 2021** **S.No. : 13944** **SCORE Ver.4.1**
Date : 02/11/2021

Registering Office
Deed No . :d No . Patn

SCORE 4.1

DEED NO: 13872

District Registry Office, Patna

Misc.Token No.-4146 Year -2021

Following Stamp and Fees has been realised for document having **Serial No.: 420** **for the year: 2021**

FEE PAID

A	- 0	G	- 0	L(i)	- 0
B	- 0	G(a)	- 0	L(ii)	- 0
C	- 0	H1(a)	- 0	L(iii)	- 0
D	- 0	H1(b)	- 0	M(b)	- 0
DD	- 0	H2	- 0	N(a)	- 0
E	- 0	I	- 0	O	- 0
F(i)	- 0	J1	- 0	P	- 0
F(ii)	- 0	K1(a)	- 0	LLR	- 0
F(iii)	- 0	K1(b)	- 0	P.Fee	- 0
F(iv)	- 0	K1(c)	- 0		

STAMP PAID

Challan/Paper: 16000

Treasury Challan: 0

TOTAL: 16000

Scan Fee: 0

Total Fee Paid: 16000

Date: 02/11/2021

Registering Officer

2.11.21

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR25437951336137T
Certificate Issued Date	:	01-Nov-2021 03:07 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01346875128459 68T
Purchased by	:	MAA BHAWANI BUILDCON PVT LTD
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	:	MAA BHAWANI BUILDCON PVT LTD
Stamp Duty Paid By	:	MAA BHAWANI BUILDCON PVT LTD
Stamp Duty Paid (Rs.)	:	16,000(Sixteen Thousand 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.)	:	16,000 (Sixteen Thousand only)

T-21 / 41486/M

Do not write or type below this line

KC 0002932715

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR25055565136655T
Certificate Issued Date	:	21-Oct-2021 04:03 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01340285688133 38T
Purchased by	:	MAA BHAWANI BUILDCON 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	:	MAA BHAWANI BUILDCON PRIVATE LIMITED
Stamp Duty Paid By	:	MAA BHAWANI BUILDCON PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	10,76,000(Ten Lakh Seventy Six Thousand only)
Reg. fee (Rs.)	:	6,025 (Six Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	10,83,025 (Ten Lakh Eighty Three Thousand And Twenty Five only)

Stock Holding Corporation of India Limited PATNA

Tripti Singh Deepak Kushwaha 25.10.21

K.P. Singh 25.10.21

Dipti Singh 25.10.21

MAA BHAWANI BUILDCON PVT. LTD. Shailendra Tanwar 25/10/21 Managing Director

Do not write or type below this line

KC 0002932007

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR25107715029810T
Certificate Issued Date	:	22-Oct-2021 05:42 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01341028261468787
Purchased by	:	MAA BHAWANI BUILDCON 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	:	MAA BHAWANI BUILDCON PRIVATE LIMITED
Stamp Duty Paid By	:	MAA BHAWANI BUILDCON PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	0 (Zero)
Reg. fee (Rs.)	:	40,000 (Forty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	40,000 (Forty Thousand only)

Stock Holding Corporation of India Limited PATNA

Tripti Singh. Accountant 25/10/21

K.P. Singh 25/10/21

MAA BHAWANI BUILDCON PVT. LTD. Shailendra Tiwari 25/10/21 Managing Director

Dilip Singh 25.10.21

Do not write or type below this line

KC 0002932086

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



४६५१७

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 2017/95253/32487

Ravi Shanker (रवि शंकर)

S/O: Uma Shanker Tripathi, House No.- 19, Road No.- 4, In Front of Urmila Kunj Apartment, North Patel Nagar, Phulwari, Patna, Bihar - 800024

Date: 13/01/2018

आपका आधार क्रमांक/ Your Aadhaar No.:

9630 4685 8459

आधार-आम आदमी का अधिकार

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Digitally signed by Government of India
Date: 2018.01.12 23:32:15 IST

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन हेतु कहना की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इनसे आपको विभिन्न सुविधाएं प्राप्त करने में सहायता होगी.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA



रवि शंकर
Ravi Shanker
जन्म तिथि/ DOB: 15/03/1974
पुरुष / MALE

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: उमा शंकर त्रिपाठी, हाउस न - 19,, रोड न - 4, उर्मिला कुंज अपार्टमेंट के सामने, नॉर्थ पटेल नगर, फुलवारी, पटना, बिहार - 800024

Address:
S/O: Uma Shanker Tripathi, House No.- 19, Road No.- 4, In Front of Urmila Kunj Apartment, North Patel Nagar, Phulwari, Patna, Bihar - 800024

9630 4685 8459

आधार-आम आदमी का अधिकार

9630 4685 8459

Aadhaar-Aam Admi ka Adhikar

भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

आधार

E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1008/35004/29184

Dipiti Kumari Singh (दीपती कुमारी सिंह)

W/O: Krishna Pratap Singh, 202 prarthana niwas, east mahesh nagar, near vishwakarma mandir, p o keshri nagar, Phulwari, Patna,
Bihar - 800024

Date: 14/11/2014

आपका आधार क्रमांक/ Your Aadhaar No.:

2733 0674 5511

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार-आम आदमी का अधिकार

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Validity unknown.
Digitally signed by Sandeep Bhardwaj
Date: 2014.11.14 13:04:05 IST

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA



दीपती कुमारी सिंह
Dipiti Kumari Singh
जन्म तिथि/ DOB: 15/06/1965
महिला / FEMALE

2733 0674 5511

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
संबोधित: कृष्ण प्रताप सिंह,
202 प्रार्थना निवास, ईस्ट
महेश नगर, विश्वकर्मा मंदिर
के पास, पी ओ केशरी नगर,
फुलवारी, पटना,
बिहार - 800024

Address:
W/O: Krishna Pratap Singh, 202 prarthana niwas, east mahesh nagar, near vishwakarma mandir, p o keshri nagar, Phulwari, Patna,
Bihar - 800024

2733 0674 5511

Aadhaar-Aam Admi ka Adhikar

Dipti Singh


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
DIPTI SINGH
VISHNU PRASAD SINGH
15/06/1965
Permanent Account Number
BNDPS7260M
Dipti Singh
Signature

Dipti Singh