भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते INDIA

बिहार BIHAR Deed No. 5289 AV 833468

Serial No. 5432

6/20/3/24

बिहार सरकार
जिला निबंधन कार्यालय, गया

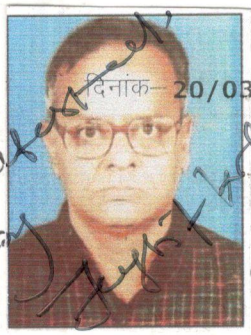
कोषागार कार्यालय
पटना-गया
29 JAN 2024
गया

अनुज्ञप्ति सं0- 120 G/1999-2000

पुष्ठांकन का सारांश

दिनांक 20/03/2024 को Mahboob Aziz Kazmi Alias Lalo द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमे रू0 1340500 मुद्रांक शुल्क एवं रू0 41000 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज सही पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर नीचे अंकित हैं। इसे दस्तावेज सं0 5289 के रूप में पुस्तक सं0 1 की जिल्द सं0 81 के पृष्ठ सं0 56 से 90 तक CD 13 में आज निबंधित एवं कुल 35 पृष्ठों में संधारित किया गया।

राकेश कुमार
निबंधन पदाधिकारी



दिनांक- 20/03/2024 टोकन नं. 5489/2024

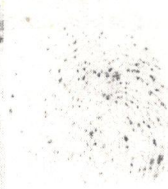
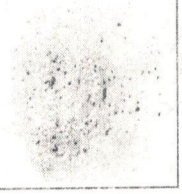
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT entered into at Gaya on 20th DAY OF March 2024.

दस्तावेज जाँचा
अभिषेक प्रकाश

वाई नं0 25 का रोड लूची
रोड पंजी में अप्राचूर्ण
20/3/24

Token Number 5489	Reg. Year 2024	Serial Number 5432	Deed Number 5289

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	M/S Gharana Associates Infra Promoters Pvt Ltd						
Sig.			N/A	N/A	N/A	N/A	N/A
Claimant	Sanjay Kumar (Dir)						
Sig.	Sanjay Kumar 20/03/2024						
Executant	Afraz Kazmi (Pri)						
Sig.			N/A	N/A	N/A	N/A	N/A
Executant	Ali Saad Kazmi (Pri)						
Sig.			N/A	N/A	N/A	N/A	N/A
Presented By	Mahboob Aziz Kazmi Alias Lalo						
Sig.	20.03.2024						
Executant	Mahboob Aziz Kazmi Alias Lalo						
Sig.	20.03.2024						
Executant	Md Zeeshan Kazmi (Pri)						
Sig.			N/A	N/A	N/A	N/A	N/A
Executant	Naheed Kazmi (Self And Agn)						
Sig.	Naheed Kazmi 20.03.2024						

SCORE Ver.4.0	Powered by IL&FS Technologies Ltd.	Biometric Captured By 3500sop081

District Registry Office,Gaya

Token Number 5489	Reg. Year 2024	Serial Number 5432	Deed Number 5289

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little

20-03-2024

Identified By Akash Kumar

Sig. Akash Kumar

S/o Lal Babu Gupta

20.3.2024





SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 3500sop081

BETWEEN

1. **Mahboob Aziz Kazmi,** alias Lalo aged about 73 years S/O Late Azizur Rahman Kazmi [PAN No. AFRPK0656G, AADHAR NO: 2825 4975 1481]. Mob: 7091343270

2. **Naheed Kazmi** aged about 59 years W/O Late Masood Kazmi alias Masood Aziz Kazmi [PAN No. ASUPK3024C, AADHAR NO: 4365 8668 1206] self and power of attorney holder (through Deed No: 827, Book No: 4, Vol No: 18, Page no: 484-494, Serial No: 15853 dated 04-12-2021 at district registry office Patna) of **1) Md Zeeshan Kazmi** aged about 36 years [PAN No. CVMPK4163M, AADHAR NO: 2890 8487 2922] **2) Ali Saad Kazmi** aged about 34 years [PAN No. BMVPK8274H, AADHAR NO: 5262 7064 0333] **3) Afraz Kazmi** aged about 25 years [PAN No. EIRPK8724G, AADHAR NO: 3801 9378 6987] all sons of Late Masood Aziz Kazmi alias Masood Kazmi. Mob: 7992447118

All resident of Road No – 08, Rajendra Nagar, P.O – Rajendra Nagar, P.S. Kadamkuan, District Patna – 800016, Bihar hereinafter collectively called and / or referred to as the **"LAND OWNERS"** (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) hereinafter known as the **PARTY FIRST PART.**

AND

'M/S Gharana Associates Infra Promoters Pvt. Ltd.' [PAN No. AAECG4273A], a company incorporated under the provision of companies Act, 1956 having its registered office at, Singh Niwas, South Church Road, P.S. Civil Lines, Dist. Gaya through its Director **Mr. Sanjay Kumar** aged about 59 years [AADHAR No: 9957 4660 8388], son of Sri Jhulan Pd. Singh, resident of Singh Niwas South Church Road, Gaya P.S. Civil Lines, Dist. Gaya 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) hereinafter known as the known as the **PARTY SECOND PART**. Mob: 9431223243

Executed this development agreement self and behalf of power of attorney holder of Md Zeeshan Kazmi, Ali Saad Kazmi and Afraz Kazmi
Naheed Kazmi
20-03-2024

20.03.2024

1. **That** the above mentioned Developer (Party Second Part) approached the Land Owners (Party First Part) with an offer for Construction of a Partly Commercial and Partly Residential (combined) multi-storeyed building complex over their land described in Schedule I, for Considerations as agreed in this Development Agreement and the Land Owners where after believing in and keeping trust upon the genuineness of the offer made by the party Second Part, the Land Owners agreed over the proposals made to them for construction of a combined Residential cum Commercial building over their property [area to be developed by the Developer-Party Second Part)] marked under passing map.
2. **That** the above mentioned property admeasuring 62.5 dismil, 27225 Sq. ft. of Plot No: 193 (Old), 3000/5654 (New) appertaining to Khata No: 118 (Old), 36 (New) Holding No: 138/166 (Old), 130, 086 (New) at Ward No. 4/14-15 (Old) 25 (New), Survey Ward No: 18, Mauza: Murarpur, Thana No: 05, Mohalla - Karimganj, Delha, Gusalkhana Road, P.S. Civil Lines, in the district of Gaya is owned and possessed by Land Owners both parties of the FIRST PART, more particularly described at the end of this deed in Schedule I.
3. **That** the PARTY FIRST PART being the rightful legal owner having legal possession over the said land detailed under Schedule I of this deed have duly been mutated in Nagar Anchal Office, Chandauti, Gaya having Jamabandi No as 116 (Part Current: 19, Page Number: 1625 Computerized Jamabandi No: 196149500088528). The mutation in Municipal Corporation, Gaya has also been done and since, thereafter regular government rent and as well as municipal tax has been paid regularly by the Land Owners for the land stated above and regular rent receipt against those payments has also been issued in favour of Land Owners.
4. **That** as a result of the negotiations between the parties hereto, an agreement for development of the above discussed land/property by the aforesaid Developer has been arrived at between the parties upon terms and conditions detailed/discussed in this agreement.

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5. RIGHT, TITLE, POSSESSION AND CHAIN OF TITLE OF THE SUBJECT LAND

- **That** the property described in Schedule I is the ancestral property of the PARTY FIRST PART.
- **That** the said property was acquired by Late Azizur Rahman Kazmi by two registered sale deed bearing deed no: 2244 dated 07-01-1966 and 2245 dated 02-03-1966 executed by Bibi Zubaida w/o G.M Ansari
- **That** Azizur Rahman Kazmi had four sons namely Masood Aziz Kazmi, Mahboob Aziz Kazmi, Irfan Kazmi and Masoom Aziz Kazmi.
- **That** after due request formalities Azizur Rahman Kazmi gifted the property by oral heba on 01-01-1995 and memorized by swearing affidavit on 22-09-2007 and as such first party Masood Aziz Kazmi and Maboob Aziz Kazmi became absolute owner of the entire property.
- **That** Irfan Kazmi and Masoom Aziz Kazmi gave their consent to oral heba where Masood Aziz Kazmi and Maboob Aziz Kazmi became the absolute owner through affidavit dated 28-08-2013.
- **That** Masood Aziz Kazmi died on 24-11-2021 leaving behind his wife Naheed Kazmi and three sons namely Md. Zeeshan Kazmi, Ali Saad Kazmi and Afraz Kazmi.
- **That** all three sons of Late Masood Aziz Kazmi gave power of attorney to their mother Naheed Kazmi through Deed No: 827, Book No: 4, Vol No: 18, Serial No: 15853 dated 04-12-2021 at district registry office Patna.
- **That** in the new survey Khatiyan the property was in the name of Azizur Rahman Kazmi S/O Syed Md. Kazmi. After rent fixation case no: 19/2014-15 the property rent was fixed (Jamanadi no: 116) in the name of Masood Aziz Kazmi and Maboob Aziz Kazmi
- **That** the Land Owners absolutely seized and possess the land and are sufficiently entitled to the said premises, as described in Schedule I.
- **That** the said land is free all from encumbrances, Charges, Liens impendence, attachment, Trust, acquisitions whatsoever or however.

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

6. DEFINTIONS AND INTERPRETATIONS

That in this agreement (including in the recitals hereof) unless there is something repugnant to or inconsistent with the context the following expressions shall have, where the context so permits, the meanings described to them respectively hereinafter:

I. **"TITLE DEEDS"** shall mean the deeds, documents, etc. concerning the property, the details of which is given in the Schedule I of this Agreement.

II. **"LAND/SUBJECT LAND/PREMISES/PROPERTY"** shall mean the said land in aggregate measuring about 62.5 dismil, 27225 Sq. ft of land - comprising at Plot No: 193 (Old), 3000/5654 (New) appertaining to Khata No: 118 (Old), 36 (New) Holding No: 138/166 (Old), 130, 086 (New) at Ward No. 4/14-15 (Old) 25 (New), Survey Ward No: 18, Mauza: Murarpur, Thana No: 05, Mohalla - Karimganj, Delha, Gusalkhana Road, P.S. Civil Lines, in the district of Gaya.

III. **"LAND OWNERS"** shall mean **Mahboob Aziz Kazmi, Naheed Kazmi, Md Zeeshan Kazmi, Ali Saad Kazmi** and **Afraz Kazmi** Party First Part and the above names shall also include their respective legal heirs, successors, executors, administrators, legal representative and assignee.

IV. **"DEVELOPER"** shall mean '**M/S Gharana Associates Infra Promoters Pvt. Ltd.**' i.e. Party SECOND PART, and its administrator legal representative and/or permitted assignee or successor in interest.

V. **"PERMITTED DEMOLITION"** shall mean the demolition/removal/required changes of the old structure only, standing over the agreed land required and agreed for the construction of the project and shall not include in any manner removal/demolition affecting the use and enjoyment of rest of the old or new structures adjacent to the agreed land.

VI. **"BUILDING/ PROJECT/ PROJECT AREA/ PROJECT WORK"** shall mean the proposed building, its open spaces and other structures to be built, erected and constructed at the said premises containing several independent and self-contained flats, commercial spaces and car parking spaces, basement, other constructed spaces and open or covered areas intended to be constructed on the said premises in accordance with the building plan to be sanctioned by the Gaya Municipal Corporation and to be named as **'KAZMI SKYLINE GHARANA'**.

VII. **"COMMON FACILITIES AND AMENITIES"** shall mean and include the corridors, lifts, stairways, passageways, drive ways, common lavatories, pump

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house, overhead water tanks, water pumps, motor Generator room, guard room and/or any other such facilities, if any, agreed between the parties and required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building.

VIII. **"ROOF AREA"** shall always mean the roof area over the top floor of the said building, after completion of the said proposed building, as per the approved plan mentioned in this agreement.

IX. **"SALEABLE SPACE"** shall mean all the open and covered spaces in the building capable of being transferred for exclusive use of the Purchasers thereof after making due provisions for common facilities and the space required therefore.

X. **"OWNERS' SHARE/LAND OWNERS SHARE"** shall mean proportionate 80% (Eighty percent) in commercial area and 50% (Fifty Percent) of residential area of the total space agreed in the Built-up area of the building/project work to be constructed at said premises including the proportionate share in the land and in the common facilities, areas and amenities of the constructed building/project work

XI. **"DEVELOPER'S SHARE"** shall mean the remaining 20% (Twenty percent) in commercial area and 50% (Fifty Percent) in residential area of the total agreed space in the Built up area of the building to be constructed at the said premises after allocation to the Owner's Share as mentioned above including proportionate undivided share in the common facilities, areas and amenities of the constructed building/project work.

XII. **"ARCHITECT"** shall mean such person or persons duly appointed by the Developer from time to time as Architect of the building on the said premises.

XIII. **"BUILDING PLAN"** shall mean such detailed and proposed plan of the construction design covering entire aspects of construction and allocation of shares of the building to be constructed and prepared with the consent of the Land Owners, Drawn and prepared by the Architect appointed for the construction of the building by the Developer and is finally Approved/sanctioned by the Gaya Municipal Corporation in respect of the said premises.

XIV. **"TRANSFER"** with its grammatical variations shall include transfer by possession and by way of other means adopted for effecting what is understood as a transfer in multi-storeyed building to purchaser there of as per law.

XV. **"TRANSFEREE"** shall mean a person, firm limited company and association of person to whom any saleable space in the building would be transferred.

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XVI. **"SPECIFICATION"** shall mean the specifications as mentioned in the Schedule III hereunder, written subject to the alterations or modifications as may be suggested or approved by the Architect and consented by the Land Owners.

XVII. **"UNIT OR FLAT"** shall mean all the residential apartments/commercial space and/or other space or spaces or Units capable of being independently purchased held and enjoyed by the prospective buyer which are to be built and constructed by the Developer according to the building plan sanctioned by the GAYA MUNICIPAL CORPORATION.

XVIII. **NAME OF THE BUILDING** – The name of the building shall be **"KAZMI SKYLINE GHARANA".**

Note: Words importing singular shall include plural and vice-versa.

7. MUTUAL AND GENERAL AGREEMENT BETWEEN THE PARTIES

I. **That** the aforesaid Land Owners do hereby appoint the aforesaid Developer as the Developer of the said property and grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property as fully described in the Schedule I hereunder, written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

II. **That** the Land Owners and the Developer have entered into this Agreement purely as a contract between them, only for the purpose of the agreed development/construction over the agreed/subject land and nothing contained herein shall be deemed to be construed as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

III. **That** the entire area of land given in Schedule I of this agreement shall be handed over to the Developer for construction of a multi-storeyed residential cum commercial building complex and the entire cost of construction of the same shall be incurred and borne by the Developer. The Developer will construct the proposed building as per the sanctioned building plan of the GMC/Competent Authority.

IV. **That** the Developer will be exclusively liable for any accident or incident or any mishappening/mishap affecting either the party first part or to any other third party during the period of construction by the developer, and in such circumstances the Developer will solely be liable and answerable to the affected party/parties before

any court of law for the same. The Land Owners will not be made answerable or liable for any such accident incident or mishappening/mishap to the affected party/parties in any manner.

V. **That** the entire multi-storeyed building shall be constructed by the Developer and the entire cost of construction shall be incurred and borne by the Developer including the cost of sewage/sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator/s, lift/s etc. till the final finishing and completion of the entire building to make it habitable for the Land Owners and other transferees/inmates of the building.

VI. **That** the name of the proposed multi-storeyed residential cum commercial building complex shall be "KAZMI SKYLINE GHARANA".

VII. **That** the Developer agreed to hand over as per Schedule II to the Land Owners in consideration of the cost of land and existing structure over the land in shape of undivided share with all right, title and interest in the said building for the use and occupation of the Land Owners as absolute Owners 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.

VIII. **That** similarly, the Developer will retain its share (detail mentioned in Schedule II) of the total built-up/carpet area. In the shape of Units and car parking spaces (shown in annexure II) 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/carpet area.

IX. **That** it is further agreed by the parties that any alteration in the approved building plan within the parameters of the GMC/Any other Competent Authority for 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/make such changes at its own risk and expenses. If any further excess construction from as previously agreed be made

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then in such circumstances the same shall be distributed between the Land Owners and Developer as per their mentioned share. In case the entire building is required to be demolished 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/Flats or Building and demand share in the land.

X. **That** the certificate of the Architect regarding measurement of the built-up area and common service area will be final and binding on both the parties.

XI. **That** the Land Owners shall, after the execution of this agreement allow the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property/premises to enable the Developer to carry out various development works as stipulated in this agreement.

XII. **That** the Developer shall commence the agreed project work and shall after the commencement of the project work the Developer shall forthwith and on the same date shall communicate to the Land Owners regarding the commencement of the project work by them through a valid representation and where after the Land Owners may be at liberty to dispute the same, only in case if, they upon physical verification found that the work has not commenced in real sense at the project site, by a valid representation and the Developer whereof is duty bound to satisfy the land owners regarding the commencement of the project work at the project site.

XIII. **That** as agreed, if any delay - reasonable or otherwise, occurs in commencement of the project work by the Developer from the above stipulated time of commencement of the project work, then in such circumstances the Developer shall for the purpose of getting further extension of time for the commencement of work, shall within a week from expiry of the earlier stipulated time, by way of a valid communication inform the Land Owners mentioning the reasons of such delay, with also mentioning the further duration of time needed to be extended for further commencement of the project work. Based on the informed reasons, the Land Owners shall upon finding such reasons of delay by the Developer to be reasonable and satisfactory in their eyes, shall grant a further extension of time for commencement of the project work. After consultation by the Developer through valid representations, the extended time for the completion of the project work shall consequentially and equally, also extend the time of completion of the project work as agreed by the parties.

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XIV. **That** the Developer shall during the continuity of the project work, but before the completion of the project work shall at its own cost get the project area fenced along all its sides by constructing a proper boundary wall which shall be of Eight Feet in height.

XV. **That** the builder/Developer will develop and construct the proposed building with all amenities therein on and give peaceful vacant possession of the Land Owners' Share/area to the Land Owners within (36 Months) from the date of Approval of sanctioned map along with vacant possession of land which shall be read to be the time of completion of the agreed Project work. In case, if the building is not constructed by the Developer within the specified time limit of 36 months and the Land Owners find some reasonable grounds for non-completion of the project work within the time, upon the request of the Developer and by a valid representation to the Land Owners, then the Land Owners shall further grant an extension of time for completion of the project work to the Developer for further 6 months.

XVI. **That** in cases, if the Developer fails and/or neglects to apply for sanction of the building plans from the date hereof or complete the construction of the proposed said building/project within the period of 36 months from the date of its commencement and also after the lapse of the extension of time granted for completion of the project work by the Land Owners, if any, from the date of signing of this Development Agreement, the Developer shall pay to the Land Owners a sum of Rs. 20,000/- (Twenty Thousand Only) Per month till the completion of the project as liquidated damages for each month of delay in completion of the building/project beyond the agreed period.

XVII. **That** the Developer shall develop the said property themselves and is permitted to take assistance through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, and the Land Owners will have the right to inspect the development and construction of the said multi-storeyed building whenever they want. The Developer will use the standard materials as specified in Schedule III.

XVIII. **That** the Land Owners shall have right 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 mark and not of good quality

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XIX. **That** the Land Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Land Owners shall, if necessary, execute all such deeds and documents as may be required by the Developer in this regard.

XX. **That** from the date of delivery of possession of Owner's area to the Land 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.

XXI. **That** 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) in breach of the 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 from the said property except in case of any breach or contravention of any terms/stipulations of this Development Agreement by the developer.

XXII. **That** the Developer shall have the right to enter into agreement for sale regarding any unit/s of the Developer's share/area in the said building to their allotees provided the absolute sale of such share to the allottees of the developer can only be made by the developer or his assigned authority in this regard only after the Land Owners' agreed share is completely handed over to them by the Developer.

XXIII. **That** similarly the Land Owners shall have right to enter into agreements for sale or otherwise allot Units comprised in the Owner's share/area in the said building/project and which does not form part of the Developer's share/area, whenever required by the Land Owners.

XXIV. **That** a separate list of detailed specifications for the said building is in Schedule III is part of this Development Agreement.

XXV. **That** after the completion of the construction of the building/project the Developer/Land Owners shall be absolute owners of their respective shares of areas and they will have right to sell/transfer it as per Provisions of The Bihar Apartment Ownership Act, 2006.

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XXVI. **That** the Developer shall obtain consent/permissions required for the construction and completion of the agreed project from the required statutory and other authorities, save as otherwise provided in this agreement and also to solely bear the efforts and costs required/ incurred therein. The Developer shall solely bear all Costs, Charges and expenses incurred in the permitted demolition of the old structure existing at the subject land and for construction and completion of the building/project in pursuance of the specifications mentioned in this Development Agreement.

XXVII. **That** the Developer shall solely bear any other costs as specified or directed in any other part of this agreement including the cost incurred in registration of this Development Agreement.

XXVIII. **That** the parties agree that all legal and genuine - applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate/competent authorities shall be prepared and submitted by the Developer in the name and on behalf of the Land Owners at the Developer's cost and the Developer shall pay and bear all fees/costs/expenses including Architect's fees charges and expenses required to be paid or deposited for use of the said premises.

XXIX. **That** as agreed nothing in these present shall be constructed as a demise of assignment or conveyance in law by the Land Owners of the said premises or any part there to the Developer or as creating any right, title or interest in respect thereof to the Developer other than an exclusive license to the Developer for the purpose of development of the said premises in terms hereto and other than to deal with Developer's share after providing, the agreed share to the Land Owners.

XXX. **That** the residential and commercial building setback area has been demarcated in Annexure I. The residential owners/sharer will not be entitled to use commercial setback areas and vice versa.

XXXI. **That** the Land Owners may appoint their own engineer or any other professional for inspection of the building at their own cost from time to time.

XXXII. **That** the parties 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 GMC/Any other Competent Authority, shall be distributed between the Land Owners and Developer in the same proportion, as mentioned herein in the Schedule II

XXXIII. **That** the parties agree that 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 only after with the consultation and consent of the Land Owners and the respective buyers of the parties to this agreement available at that point of time. That in due course the parties, the unit owners and their nominee(s) shall become members of such organization formed by the Developer and the unit owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rules and regulations as be formed by the Developer in consultation with Land Owners or the organization from time to time and they shall be bound to contribute towards the costs of formation and operation of such organization/body corporate etc. and where after the members/unit owners to such societies in proportion to their respective unit shall keep paying the maintenance charges as may be fixed and revised from time to time by the Society for the maintenance and management of the entire building complex.

XXXIV. **That** immediately after the commencement of the project work by the Developer, the Developer shall apply before the concerned authorities for new electric meter connection and shall get the new electric meter connected in its name which shall only be used for the purpose of the agreed construction and completion of the project and not otherwise and which shall, immediately after the completion of the project work, be transferred /mutated in the name of the society to be formed as discussed in the above mentioned paragraph.

XXXV. **That** the parties agree that 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 owner/owners 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, which shall not include the roof are of the common building/project work.

8. FURTHER REPRESENDTED AND DECLARED

A. LAND OWNERS' OBLIGATION

I. **That** the Land Owners shall not do any act, deed or anything whereby the Developer may be prevented from dealing with the Developer's Share in the building or at the said premises provided the Owner's Share is made over and allocated to them.

II. **That** he Land Owners shall not cause any interference or hindrance in the construction of the said agreed building/project at the said premises to be constructed by the Developer.

III. **That** the Land Owners shall keep the property free from any kind of encumbrances, sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever and further also not to transfer subject land or convey the whole or part of the said Property.

IV. **That** the Land Owners shall ensure themselves and to the Developer that no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received by them, served or passed by any concerned and Competent Authority, Income Tax Department or any other Government Authority, for acquisition or Requisition of the said property or any part thereof.

V. **That** the Land Owners shall ensure themselves and to the Developer that there are no attachments, any claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof to the best of the knowledge and belief of the Land Owners.

VI. **That** any statutory liabilities (i.e. GST, Income Tax etc) on the part of Land Owner portion of developed or constructed building shall be exclusively borne by Land Owners.

VII. **That** the Land Owners shall ensure themselves and to the Developer 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.

VIII. **That** the Land Owners shall 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 Land Owners 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 Land Owners and the Land Owners shall keep the Developer

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indemnified and development activities shall be free from all hindrance(s) so that the project may be completed in time

IX. **That** the Land Owners shall deliver to the Developer and/or its duly authorized representative, required certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Land Owners' title thereto and the Land Owners agree to co-operate with the Developer in such examination of the Land 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 title to the said property.

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B. DEVELOPER'S OBLIGATION

I. **That** the Developer will be under an obligation not to violate or contravene any of the provisions or rules applicable to construction of the said building or any provisions of this agreement.

II. **That** the Developer shall not do any act of commission or omission expressly or impliedly, directly or indirectly by which the Land Owners' right, title and interest over the said property may in any manner be adversely affected.

III. **That** the Developer shall indemnify the Land 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 any 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.

IV. **That** the Developer shall be under an obligation to return any original documents related to the property which is/may be produced by the Land Owners for inspection to the Developer or through the Developer to any authorities whenever required or demanded by the them.

V. **That** the Developer shall be under an obligation to pay solely, in case if any liability or fine or penalty/fee be imposed on the said building/project for any alleged deviation from the sanctioned plan.

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POSESSION AND CONSTRUCTION

I. **That** upon possession being taken, the said premises would be held by the Developer and/or on behalf of and in trust for the Land Owners for the purpose of carrying out the construction work only, in terms of this Agreement.

II. **That** till such time Land Owners' share is constructed and its rightful possession is delivered to them by the Developer, the Developer shall hold the entire constructed area for and/or behalf of and in trust for the Land Owners and shall not in any way deal with, dispose of encumber or part with possession thereof to any third party or parties saves and except entering into agreements for sale with prospective purchaser in respect of Units forming part of the Developer's Share.

III. **That** till such time, the Developer makes over possession of the Land Owners' share to the Land Owner within the stipulated time and in the manner mentioned herein, the Developer shall not sell or deliver possession of the Developer's share to anyone. The Developer shall however be entitled to enter into agreement for sale of the Developer's share or any part thereof and to receive part payment/advances. The provisions of this agreement would be made aware of by the Developer to the prospective Transferees/Purchaser or Purchasers and any agreement with the prospective Transferees/Purchaser or Purchasers would have reference of his agreement.

IV. **That** the time shall be the essence of the contract in this regard, provided if any delay is caused due to force majeure. The time during which the Developer was prevented from carrying on out its obligations shall be added to the respective schedules after a formal consent from the Land Owners.

9. BUILDING/ PROJECT/ PROJECT AREA/ PROJECT WORK

I. **That** the Land Owners and the Developer have already allocated their respective allocation of shares in the new building already defined above. The allocation of each party will only be in the form of complete units/flats built in accordance with the sanctioned building plan after earmarking their respective shares. The same shall stand appropriated against the respective allocations of the parties herein; while earmarking such allocation, if any area is found to be in excess of the

allocation of shares to any of the parties, the party to whom such excess area falls, would pay to the other party the value thereof, at the prevailing market rate.

II. **That** the Developer shall at its own costs construct erect and complete the proposed building at the said premises in accordance with the sanctioned plan with such materials and with such specifications as is mentioned and detailed in the Schedule III hereunder.

III. **That** after the date of making over the possession- in case any liability becoming due on account of the municipal rates and taxes, as also other outgoings in respect of the said premises and till such time the possession of the said Land Owners' share is not delivered by the Developer to the Land Owners, shall be borne and paid by the Developer.

10. DEALINGS OF SPACES IN THE BUILDING

I. **That** the Land Owners shall be entitled to transfer or otherwise deal with the Land Owners' share in the building without in any way affecting the right and interest of the Developer or any person claiming through him.

II. **That** he Developer shall be exclusively entitled to the Developer's share in the building with exclusive right to deal therewith or dispose of the same without any right, claim or interest therein whatsoever of the Land Owners or any person claiming through him/them, subject to the required or necessary conditions mentioned in this Development Agreement.

III. **That** No formal deed of Transfer in respect of the Owner's Allocation shall be required or needed for the Land Owners and the Land Owners' allocation shall be deemed to have been built and/or executed on its own account.

IV. **That** the Developer shall not be entitled to execute and register the conveyance in respect of his allocation in the new building or part with possession thereof to any purchaser or purchaser until and unless the Developer deliver Satisfactory possession of the Land Owners' Allocation in the new building to the Owner.

V. **That** in so far as necessary all dealings by the Developer in respect of sanction of plans and erection of the building shall be in the name of Land Owners it is however understood that such dealings shall not in any manner impose or create any financial liability upon the Land Owners.

11. POSSESSION

That as soon as the building is completed in every aspect including water and drainage connection and arrangement of Electricity connections etc., the Developer shall give a written notice to the Land Owners requiring the Land Owners to take possession of the Land Owners' share in the building/project accompanying therewith a certificate of the Architect to the effect that the building has been completed in accordance with the sanctioned plan. The Land Owners shall at any suitable time from the date of service of such notice take possession of the Land Owners' share and shall be deemed to be in such possession and at all times. Thereafter, the Land Owners shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, due and other public outgoings and impositions whatsoever payable in the respect of the Land Owners' share.

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12. COMMON RESTRICTIONS

That the Land Owners' share in the building shall be subject to the same restrictions and use as is applicable to Developer's share in the building intended for common benefits of all occupiers of the building which shall include the following:

I. **That** neither party shall use or permitted to use their respective shares in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

II. **That** neither party shall demolish or permit demolition of any wall or other structure in their respective shares or any portion thereof of make any structural change either major or minor without the written permission from the other party/legal occupier in this behalf.

III. **That** the respective buyers shall keep the interior walls, sewers drain, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocations/shares/units/flats in the building in good working condition and repair and in particular so as not cause any damage to the building or any other space or accommodation therein and shall keep the other

Flat/Unit/Land Owners and other occupiers of the building/project indemnified from and against the consequences of any such breach.

IV. **That** neither party shall do or cause to be done or permit any act or anything, which may render void and voidable, any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from the consequences of any such breach. No goods or any other article shall be left for display or otherwise in the corridors or all other places of common use and enjoyment in the building and no hindrance shall be caused in any manner. Neither party shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

V. **That** the Land Owners or the Developers or either of their respective purchasers/licensees shall use the space/flat so sold/licenced only for the permitted purpose for which they have been sold/licenced to them.

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13. DEVELOPERS INDEMNITY

I. **That** the Developer hereby undertakes to keep the Land Owners indemnified against all third party claims and actions arising out of any act or omission or failure of the Developer in relation to the construction of the said building/project.

II. **That** the Developer hereby undertakes to keep the Land Owners indemnified against all actions, suits, costs, proceedings, claims, etc. that may arise out of Developer's action with regard to the Development of the said premises and/or in the matter of construction of the building and/or for any defect therein.

14. MISCELLANEOUS

I. **That** the Land Owners shall not be liable for any income Tax, Wealth Tax or any other taxes in respect of the Developer's shares and the Developer shall be liable to make payment of the same and the Land Owners are indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

II. **That** all agreement for Sale and the Deed of Conveyance in respect of Units forming part of both the Land Owners' allocation and Developer's Allocation will

be similar and shall not be contrary to the stipulations /conditions/ permissions /restrictions/ to this Development Agreement.

III. **That** the Land Owners and the Developer hereby agree to abide by all the rules and regulations to be framed by any Society/Association/Company etc. which will be in charge of the management of the affairs of the Building or Buildings and/or common parts thereof (who shall be appointed by the mutual consent of the parties) and also they hereby agree that their respective transferees and/or successors in interest shall also obey such rules and regulations. Such rule and bye-laws will be framed by the said Society/Association/Company etc.

IV. **That** it is further agreed by the parties that any alteration/modification/deviation in the approved building plan within the parameters of the GMC/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/make 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 mentioned shares.

V. **That** the entire Schedules, details and Annexures to this Development Agreement shall be read as a part of this Development Agreement.

15. FORCE MAJEURE

I. **That** the parties hereto shall not be considered to be liable for any obligation here under to the extent that the performance of the relative obligations has been prevented by the existence of the **"Force Majeure"** and the party shall be suspended from the obligation during the duration of the **"Force Majeure".**

II. **That** the **"Force Majeure"** shall mean acts of God, Flood, Earthquake, Riot, War, Storm, Tempest, Civil Commotion, Labour Unrest, Strike, Order of Injunction and/or any other commission beyond the control of the parties hereto.

16. DISPUTE AND RESOLUTION

I. **That** all disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained

or determination of any liability touching these presents or any other disputes relating to this Development Agreement - shall be referred to Arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereof and the place of ARBITRATION shall be at Gaya.

II. **That** the courts of Gaya shall have exclusive jurisdiction over all the matters of dispute arising in respect to and from this agreement.

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SCHEDULE-I

ALL THAT 62.5 dismil, 27225 Sq. ft land in Plot No: 193 (Old), 3000/5654 (New) appertaining to Khata No: 118 (Old), 36 (New) Holding No: 138/166 (Old), 130, 086 (New) at Ward No. 4/14-15 (Old) 25 (New), Survey Ward No: 18, Mauza: Murarpur, Thana No: 05, Mohalla - Karimganj, Delha, Gusalkhana Road, P.S. Civil Lines, in the district of Gaya, the detail of which is given below:-

Khata No. (Old)	Khata No. (New)	Plot No. (Old)	Plot No. (New)	Land Owners Name	Area (in Sq.ft.)
118	36	193	3000/5654	Mahboob Aziz Kazmi	27225
				Naheed Kazmi	
				Total Land Area	**27225**

Boundary:-

Land Owners Name	Land Area (in Sq. ft.)	Boundary
Mahboob Aziz Kazmi Naheed Kazmi	**27225**	North – House of Biwi Hafijan
		South – Government Road
		East – 100' Govt Road
		West – Sewa Nagar Road

Measurement:-

North to South:- Refer Annexure - I

East to West:- Refer Annexure - I

Land Value for purpose of Stamp Duty as well registration fees:

According to government value for 27225 sq.ft. Land on main road is Rs. 6,68,75,000/- (In Words: Six Crore Six Eight Lakh Seventy Five Thousand Only).

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SCHEDULE-II

I - Combined Share of LAND OWNERS and DEVELOPER:

Out of the constructed/build up/carpet area of the building which shall be constructed by the Developer on the land, the Land Owners will be allotted the share as mentioned in below image and also detailed in point II of this schedule. Spacious and dedicated parking space for each flat will be provisioned. The parking has been illustrated in Annexure II. The below allotted residential share has been discussed and agreed between the Land Owner (Party First Part) and the Developer (Party Second Part).

KAZMI KARIMGANJ GHARANA									
3BHK SE	2BHK S	2BHK S	2BHK S	2 BHK S	3 BHK SW	3 BHK NW	2 BHK N	2 BHK N	3 BHK NE
Ground Floor Commercial Area									
First Floor Commercial Area									
Second Floor Commercial Area									
301	302	303	304	305	306	307	308	309	310
401	402	403	404	405	406	407	408	409	410
501	502	503	504	505	506	507	508	509	510
601	602	603	604	605	606	607	608	609	610
701	702	703	704	705	706	707	708	709	710

Mahboob Aziz Kazmi | Naheed Kazmi | Developer

II (a) - Share of the LAND OWNER in the Residential construction of the project:

That the Share of the LAND OWNER jointly will be - 50% of the Actual Constructed Flats/units/Built up Areas of the Residential area of the project

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(A) **Mahboob Aziz Kazmi**

THREE BHK

307 on the Third Floor –North West Corner with parking # 307 in the basement
310 on the Third Floor – North East Corner with parking # 310 in the basement
407 on the Fourth Floor – North West Corner with parking # 407 in the basement
410 on the Fourth Floor – North East Corner with parking # 410 in the basement
710 on the Seventh Floor – North East Corner with parking # 710 in the basement

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TWO BHK

303 on the Third Floor – South Corner with parking # 303 in the basement
308 on the Third Floor – North Corner with parking # 308 in the basement
309 on the Third Floor – North Corner with parking # 309 in the basement
403 on the Fourth Floor – South Corner with parking # 403 in the basement
408 on the Fourth Floor – North Corner with parking # 408 in the basement
409 on the Fourth Floor – North Corner with parking # 409 in the basement
703 on the Seventh Floor – South Corner with parking # 703 in the basement
709 on the Seventh Floor – North Corner with parking # 709 in the basement

(B) **Naheed Kazmi**

THREE BHK

301 on the Third Floor – South East Corner with parking # 301 in the basement
306 on the Third Floor – South West Corner with parking # 306 in the basement
401 on the Fourth Floor – South East Corner with parking # 401 in the basement
406 on the Fourth Floor – South West Corner with parking # 406 in the basement
701 on the Seventh Floor –South East Corner with parking # 701 in the basement

TWO BHK

302 on the Third Floor – South Corner with parking # 302 in the basement
304 on the Third Floor – South Corner with parking # 304 in the basement
305 on the Third Floor – South Corner with parking # 305 in the basement
402 on the Fourth Floor – South Corner with parking # 402 in the basement
404 on the Fourth Floor – South Corner with parking # 404 in the basement

405 on the Fourth Floor – South Corner with parking # 405 in the basement

702 on the Seventh Floor – South Corner with parking # 702 in the basement

II (b) – Share of the LAND OWNERS in the Parking Space of the project:
That the share of the LAND OWNERS jointly will be 50% of the actual agreed constructed Parking Space

Note: One parking space for each flat will be provisioned.

II (c) – Share of the DEVELOPER in the Residential construction of the project:- 50% of the Actual Constructed Flats/units/Built up Areas of the Residential area of the project.

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THREE BHK

501 on the Fifth Floor – South East Corner with parking # 501 in the basement

506 on the Fifth Floor – South West Corner with parking # 506 in the basement

507 on the Fifth Floor – North West Corner with parking # 507 in the basement

510 on the Fifth Floor – North East Corner with parking # 510 in the basement

601 on the Sixth Floor – South East Corner with parking # 601 in the basement

606 on the Sixth Floor – South West Corner with parking # 606 in the basement

607 on the Sixth Floor – North West Corner with parking # 607 in the basement

610 on the Sixth Floor – North East Corner with parking # 610 in the basement

706 on the Seventh Floor – South West Corner with parking # 706 in the basement

707 on the Seventh Floor – North West Corner with parking # 707 in the basement

TWO BHK

502 on the Fifth Floor –South Corner with parking # 502 in the basement

503 on the Fifth Floor – South Corner with parking # 503 in the basement

504 on the Fifth Floor – South Corner with parking # 504 in the basement

505 on the Fifth Floor – South Corner with parking # 505 in the basement

508 on the Fifth Floor – North Corner with parking # 508 in the basement

509 on the Fifth Floor – North Corner with parking # 509 in the basement

602 on the Sixth Floor – South Corner with parking # 602 in the basement

603 on the Sixth Floor – South Corner with parking # 603 in the basement

604 on the Sixth Floor – South Corner with parking # 604 in the basement

605 on the Sixth Floor – South Corner with parking # 605 in the basement

608 on the Sixth Floor – North Corner with parking # 608 in the basement
609 on the Sixth Floor – North Corner with parking # 609 in the basement
704 on the Seventh Floor – South Corner with parking # 704 in the basement
705 on the Seventh Floor – South Corner with parking # 705 in the basement
708 on the Seventh Floor – North Corner with parking # 708 in the basement

II (d) – Share of the DEVELOPER in Parking Space: 50% Share of the Actual agreed Constructed Parking Space

Note: One parking space for each flat will be provisioned.

III - Share of the LAND OWNER in the commercial construction of the project:

The owners shall have 80% share of the Actual agreed Constructed Built up Areas of the Commercial Area of the project including the Parking Space and open area ear-marked for the Commercial Space.

IV- Share of the DEVELOPER in the commercial construction of the project:

The Developer shall have 20% share of the Actual agreed Constructed Built up Areas of the Commercial Area of the project including the Parking Space and open area ear-marked for the Commercial Space

SCHEDULE-III

DESCRIPTION AND SPECIFICATIONS OF CONSTRUCTION AND AMENITIES FEATURES AND SPECIFICATIONS OF BUILDING:

NAME OF THE BUILDING: KAZMI SKYLINE GHARANA

1. Structure - RCC (M20 or M25) as per structure designer suggestion
2. Brick Work - 1:6 in 10 inch wall & 1:5 in 5 inch wall
3. Plaster - 1:6 in Wall & 1:5 in RCC

4. Flooring –24" X 24" digital ceramic tiles / vitrified tiles of brand AGL/SOMANY

5. Wall Finishes

   1. Internal – Putty with Cement Primer excluding Bathroom & Kitchen
   2. External – Cement Plaster

6. Painting

   1. Internal – With one coat cement primer.
   2. External – Water proof Acrylic Paint

7. Doors – Door Frames in Hardwood+ 32mm Flush door of Archid/Greenply/Sylvan with laminate.

8. Iron grills for Windows, Balcony and where ever required

9. Height of the iron railings of the Terrace shall be of Six feet in height.

10. Windows – Powder Coated Aluminum section sliding windows with three track.

11. Electrical – Concealed copper wire (Multi strand). Pipe, Wire, Modular Switches and plates of branded company like Greatwhite/Havell/Anchor/Gold Medal.

10. Plumbing – Concealed plumbing with PPR & First Quality CP fittings of brand Vectus

11. Lobby – Decorative Lobby shall be provided

12. Loft – Loft in kitchen provided by builder

13. separate Lift/s for commercial purpose – of Classic company (with ISI/ISO certification) .

14. separate Lift/s for residential use of the building and separate lift for commercial area (if required).

14. Water Tank – Overhead tank of minimum 30000 Litres deep Bore well & a Submersible Pump
15. Kitchen – Granite Top with 2 feet DADO of AGL/SOMANY brand Ceramic Tiles
16. Bathroom – 7 feet DADO of good quality digital Ceramic Tiles of AGL/SOMANY brand & Flooring of Ceramic Tiles of AGL/SOMANY brand and Branded CP fittings of AGL/Marc brand.
17. TV – Concealed cabling for TV points Antenna connection.

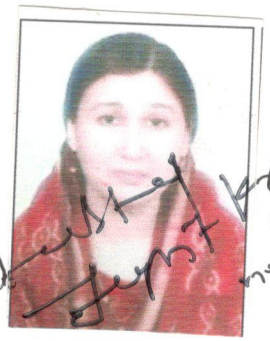
18. The above specification is subject to minor changes as may be decided by the Architect/Developer/Land Owner with their mutual consent in overall interest of the project.

IN WITNESS, WHEREOF, THE OWNERS AND THE DEVELOPER HAVE PUT THEIR RESPECTIVE SIGNATURE AND SIGNED AGREEMENT ON DATE FIRST THEREIN BEFORE STATED AFTER FULLY UNDERSTANDING THE CONTENTS OF THESE PRESENTS IN PRESENCE OF THE WITNESS NAMED BELOW:

Signature of the LAND OWNERS:

I. Mahboob Aziz Kazmi
20-03-2024

II. Naheed Kazmi 20-03-2024

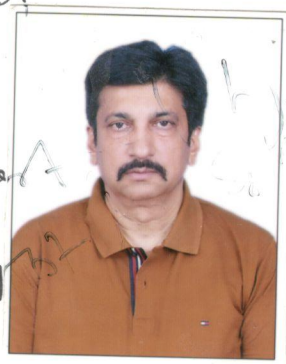


Advocate Jaipur
Enrol. no- 1943/99

Signature of the DEVELOPER

I. Sanjay Kumar

(Director - 'M/S Gharana Associates Infra Promoters Pvt. Ltd.')



GHARANA ASSOCIATES
INFRA PROMOTORS PVT. LTD.
Sanjay Kumar
DIRECTOR

Witnesses

1. Name- AAKASH KUMAR
Son of - LAL BABU GUPTA
Address- BANGLA STHAN P.S:- KOTWALI GAYA.
20-03-2024

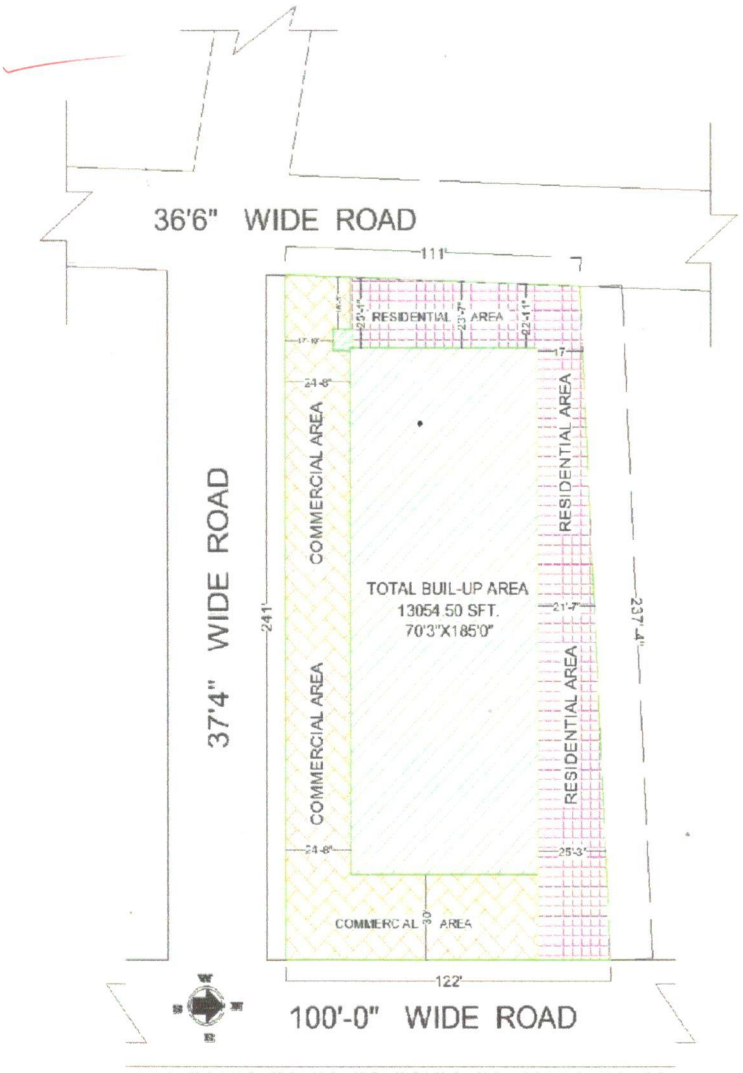
2. Name- अजीत सिंह
Son of - श्री बच्चु सिंह आरक्षीनगर ईट नं० 5 पूर्वी गया
Address- थाना - रामपुर जीला गया
20-03-2024

The 20th day of March 2024

Drafted by.
Jaipur
Advocate
Enrolment no- 1943/99

Annexure-I

Commercial cum Residential Demarcation - Ground Floor



SITE PLAN-1

Naheed Kazmi
20-3-2024

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Sanjay Kumar
20-03-2024

Annexture – II

Parking/Basement Plan

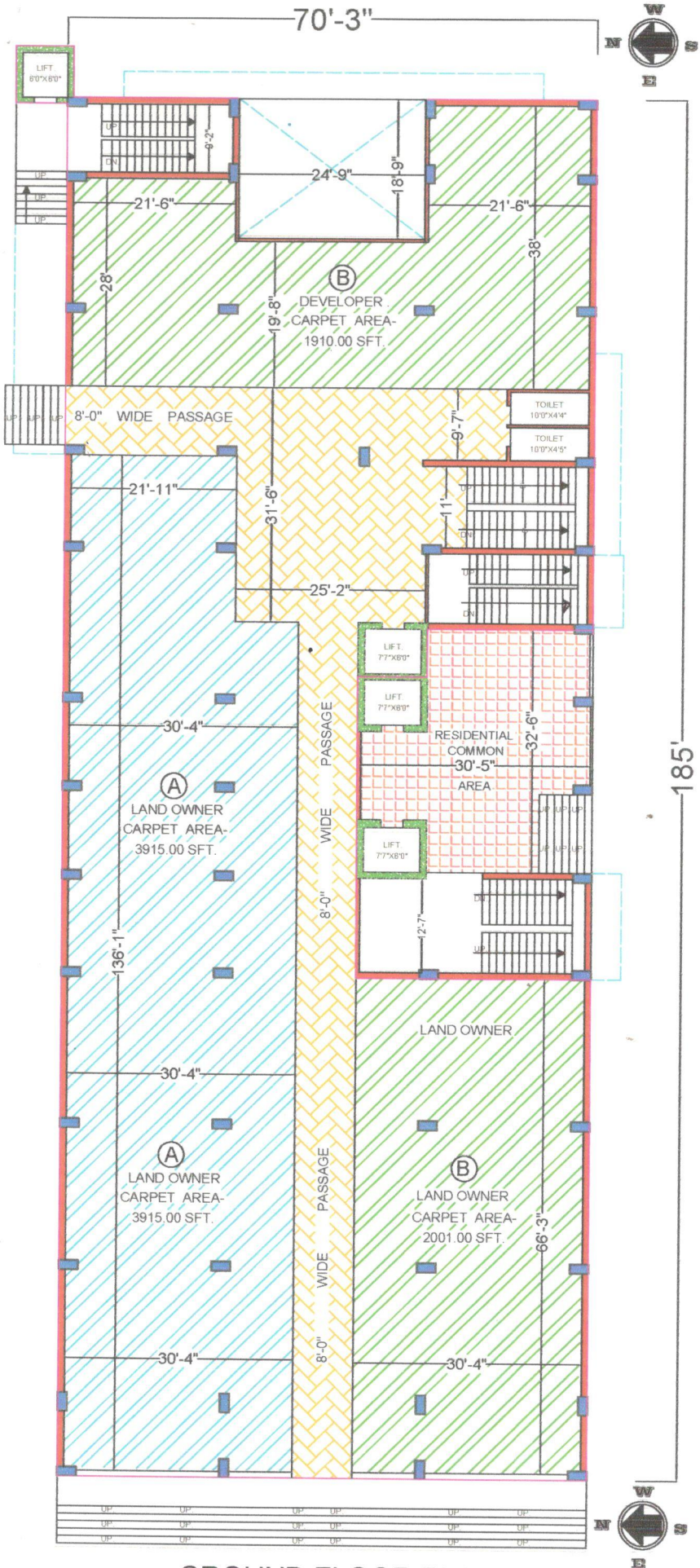


BASEMENT FLOOR PLAN

Sanjay Kumar

Annexture – III

Ground Plan



GROUND FLOOR PLAN

COMMERCIAL BUIL-UP AREA-11193.00 SFT.

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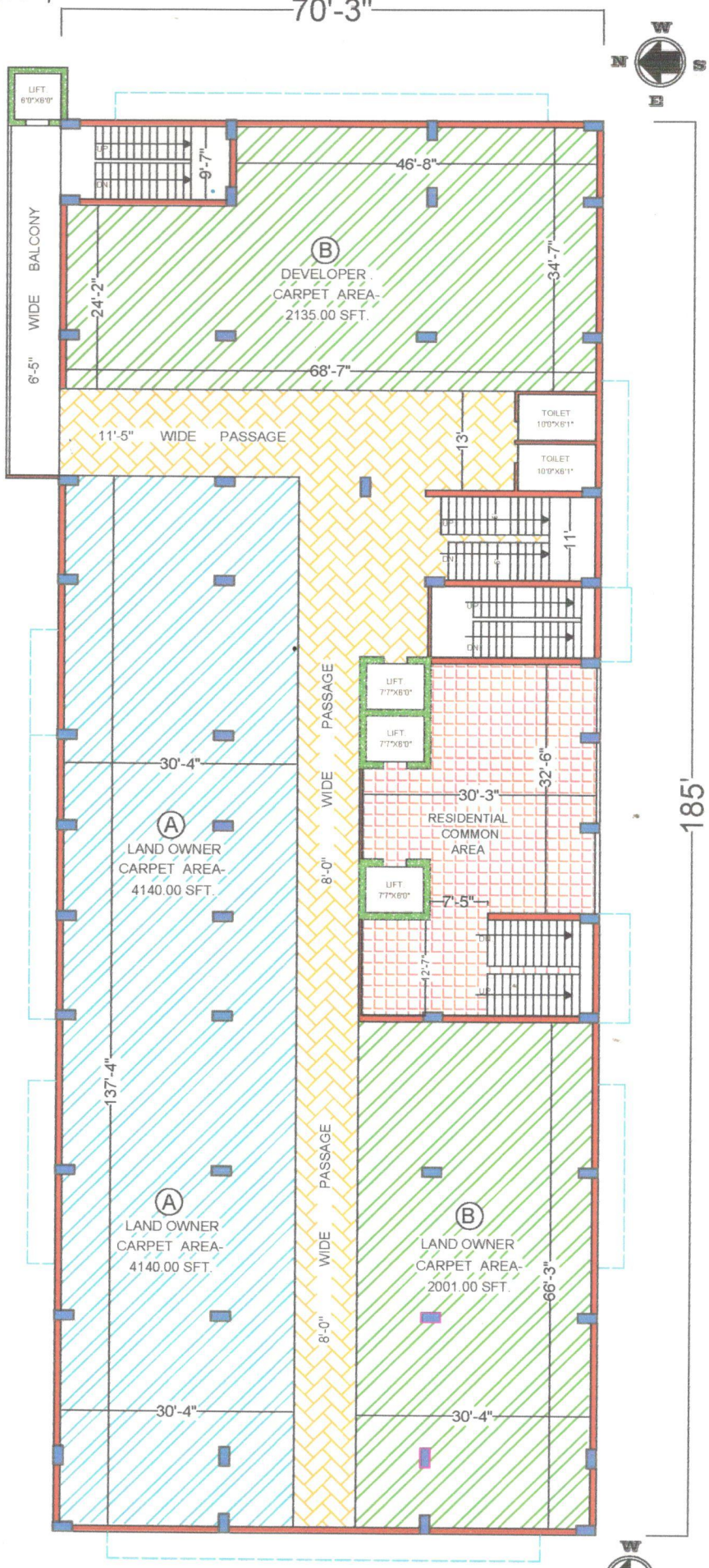
गया

Sanjay Kumar

First Floor Plan

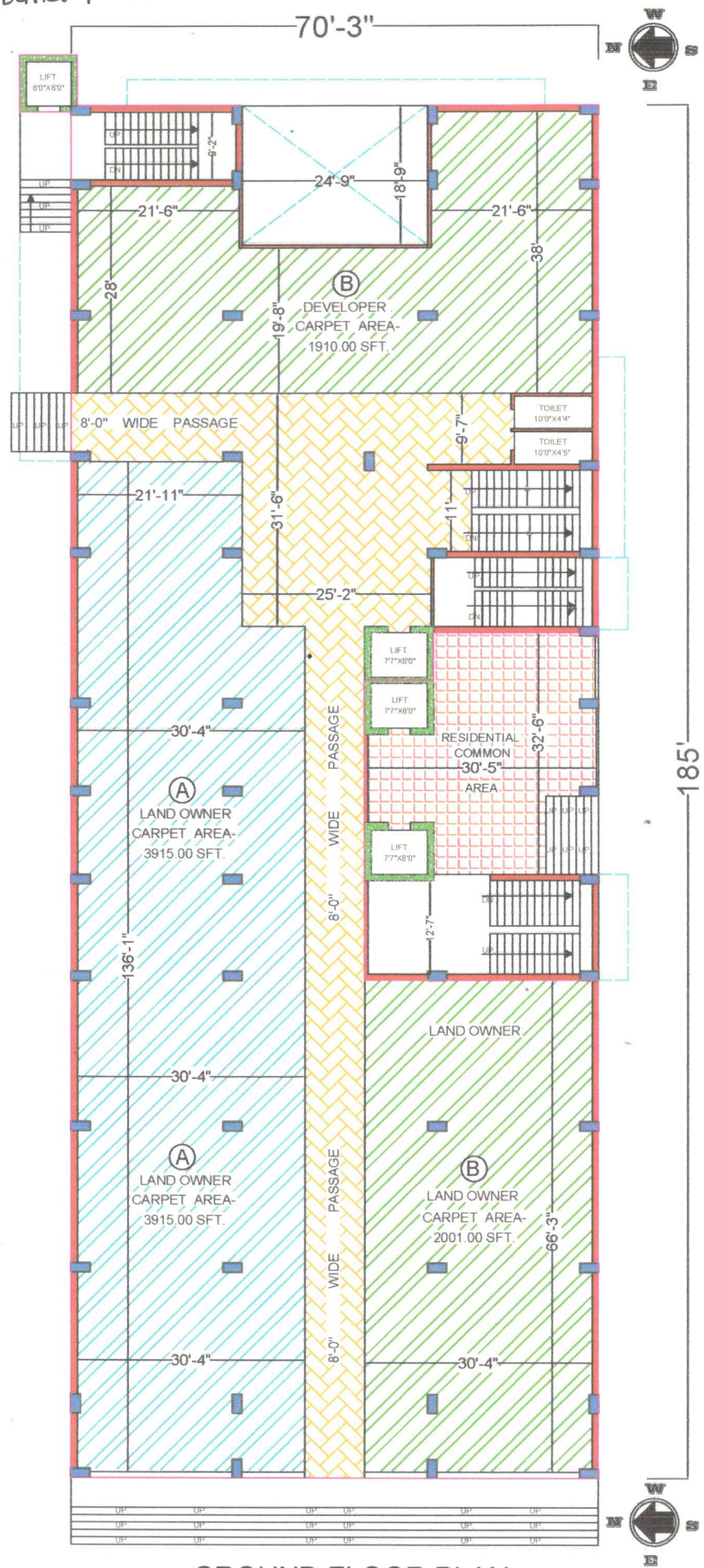


FIRST FLOOR PLAN

Sanjay Kumar

Annexture – III

Ground Plan



GROUND FLOOR PLAN

COMMERCIAL BUIL-UP AREA-11193.00 SFT.

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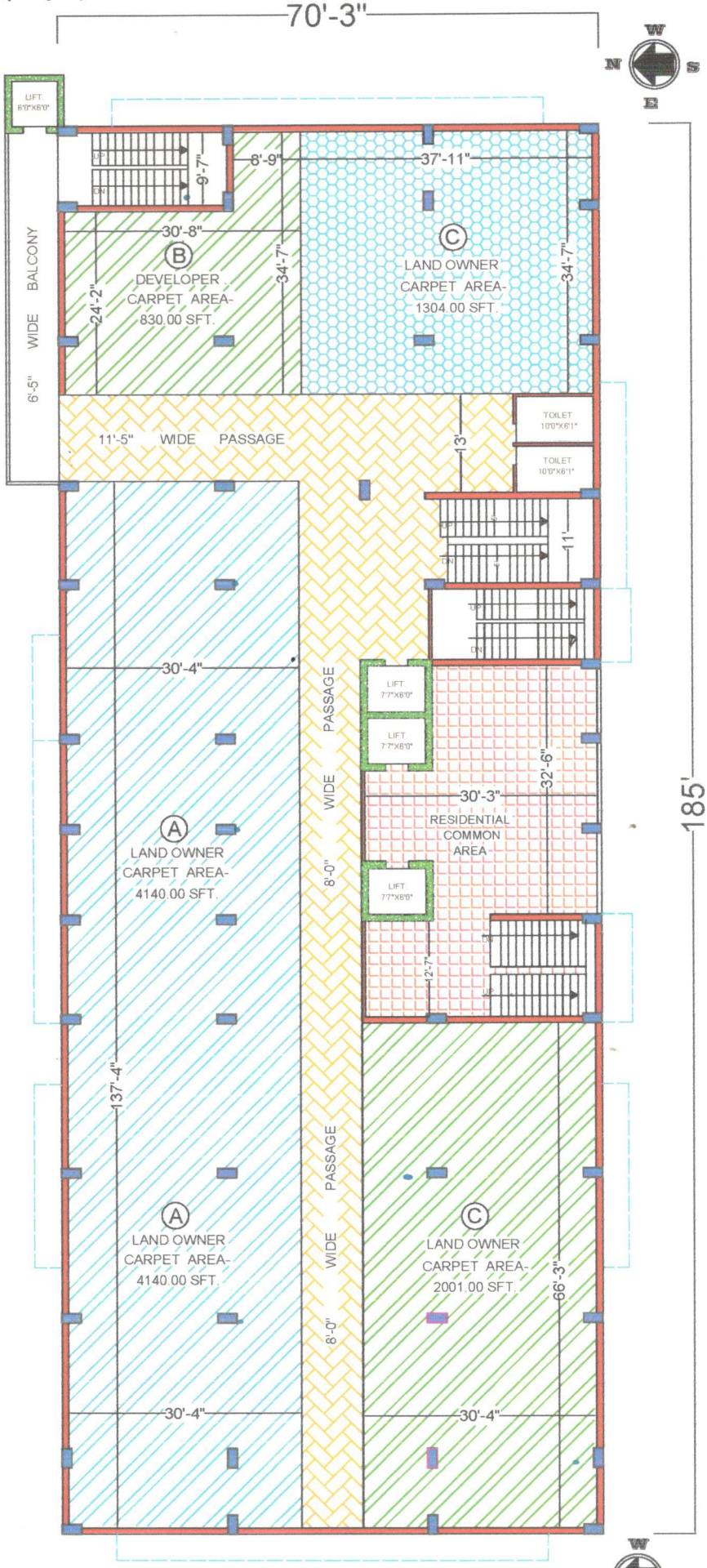
Sanjay Kumar

Second Floor Plan



SECOND FLOOR PLAN

COMMERCIAL BUILT UP AREA 11974.00 SFT.

Nabeel Kazmi

Sanjay Kumar

नगर निगम कार्यालय गया

Third to Seventh Floor Plan



TYPICAL 3 TO 7 TH. FLOOR PLAN

3 BHK - BUIL-UP AREA- 1186.00 SFT.
2 BHK - BUIL-UP AREA- 914.00 SFT.
TOTAL BUIL-UP AREA-13130.00 SFT.

जिला निबंधन कार्यालय
गया

Sanjay Kumar

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. 1340500/-**
Addl.Stamp duty paid under Municipal Act **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	Rs.	1000/-
Amt.paid through Bank Challan	Rs.	1380500/-

Registration Fee

FEE PAID

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

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 41000

Registering Officer
Gaya

Date: 20/03/2024

Endorsement under section 52

Presented for registration at Registration Office, Gaya on Wednesday, 20th March 2024 by Mahboob Aziz Kazmi Alias Lalo Late Azizur Rahman Kazmi by profession Others. Status - Executant

Registering Officer
Gaya

Signature/L.T.I. of Presentant 20-03-2024

Date: 20/03/2024

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Akash Kumar' age '20' Sex 'M', 'Lal Babu Gupta', resident of 'Bangia Asthan, Ps-Kotwali, Gaya'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Gaya

Date : 20/03/2024

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya in Book 1 Volume No. 81 on pages on 56 -90, for the year 2024 and stored in CD volume No. CD-13 year 2024 .The document no. is printed on the Front Page of the document.

Registering Officer
Gaya

Date : 20/03/2024

Token No. : 5489 **Year : 2024** **S.No. : 5432** **SCORE Ver.4.1** **Deed No . :d No . : 5289**

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Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2400420065
Certificate Issue Date	:	20-Mar-2024 01:50 PM
GRN No.	:	BHR20240300568273E
Unique Doc Reference	:	EST-BR-3500-2400006820
Party Name	:	GHARANA ASSOCIATE INFRAPROMOTERS PRIVATE LIMITED
Purchased by	:	GHARANA ASSOCIATE INFRAPROMOTERS PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	2000 (Two Thousand Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	0 (Zero Only)
Total Amount (Rs.)	:	2000 (Two Thousand Only)

5489/m

IN 2400421334

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. 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-BR-2400419163
Certificate Issue Date	:	20-Mar-2024 12:59 PM
GRN No	:	BHR20240300516698E, BHR20240300568273E
Unique Doc Reference	:	EST-BR-3500-2400006799
Party Name	:	GHARANA ASSOCIATE INFRAPROMOTERS PRIVATE LIMITED
Purchased by	:	GHARANA ASSOCIATE INFRAPROMOTERS PRIVATE LIMITED
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	1337500 (Thirteen Lakh Thirty Seven Thousand Five Hundred Only)
Reg. Fee (Rs.)	:	40000 (Forty Thousand Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	1000 (One Thousand Only)
Total Amount (Rs.)	:	1378500 (Thirteen Lakh Seventy Eight Thousand Five Hundred Only)

032 0016

5489

IN 2400420429

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
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