Serial No. 1878 Circle:-:Gaya (Munc.Corp.) Book No. :- 1 Deed No. 1808

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR Serial No. 1878

क्रम	विक्रय	मुद्रांक मूल्य	क्रेता का नाम और पता	अभियुक्ती

A 344035

Deed No. 1808

बिहार सरकार

जिला निबंधन कार्यालय, गया

पृष्ठांकन का सारांश

दिनांक 29/01/2016 को Rameshwar Pd.Yadav द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रू0 650700 मुद्रांक शुल्क एवं रू0 20500 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन व्यक्तियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 1808 के रूप में पुस्तक सं0 1 क्रमांकित कर दिनांक 29/01/2016 को पृष्ठ संख्या 19 से 42 तक CD 4 आज निबंधित एवं कुल 24 पृष्ठों में संधारित किया गया।

पवन कुमार सिन्हा
सहायक निबंधक

बिहार सरकार

दिनांक- 29/01/2016

टोकन नं. 1916 / 2016

सुकुमार झा
निबंधन पदाधिकारी

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT OF LAND

-made on this the 29th day of January 2016

BETWEEN

(1) Sri Rameshwar Prasad Yadav aged about 61 years (2) Sri Kameshwar Prasad Yadav aged 58 years both S/O Late Sheo Dayal Ram resident of mohalla Chiraytad village Mustafabad P.S. Rampur in the district of Gaya (3) Kumar Sidharth aged 38 years sons of Late Dr. Sidheshwar Prasad resident of mohalla Chiraytad village Mustafabad P.S. Rampur in the district of Gaya self and behalf of Kumar Gaurav son of Late Dr. Sidheshwar Prasad resident of Flat no. 2, Phoenix House, 92 A Bath Road, Hounslow, London (UK) TW3 FF by the power of attorney being no. 0637115 on dated 09.09.2015 British PPT 512918696 dated 09.09.2015 as the "OWNERS" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the FIRST PART.

AND

M/S Gharana Associates Infra Promoters Pvt. Ltd. through its Director Mr. Sanjay Kumar S/O Sri Jhulan Prasad Singh resident of 'SINGH NIWAS" South Church road, Gaya, hereinafter called and referred to as the "DEVELOPER" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the SECOND PART

WHEREAS :

(A) Rameshwar Prasada Yadav & Others aforesaid, the first party own and possess 02.18 Acres of land at mauza Mustafabad P.S. Rampur in the district of Gaya, the detail of which is more particularly described in the Schedule I hereto which he got in partition with other co sharers in a suit for partition being Partition Suit No.85/1976 of Sub Judge IInd Gaya also mutated in the Anchal Records and they are making payment of malguzari and getting receipt in proof thereof.

(B) The owner is desirous to develop land aforesaid which comprises of the said total area of land.

(c) The parties hereto have discussed and it has been on principle agreed and decided that the Developer shall develop and make construction at the said land described in Schedule I land at its own costs and expenses.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY RECORDED THAT THE PARTIES HERETO HAVE AGREED TO AS FOLLOWS:

ARTICLE: I- DEFINITION

In these presents unless there is something repugnant to or inconsistent with the context:

1. TITLE DEEDS shall mean the deeds, documents, etc. concerning the property, the detail of which is given below in the Schedule-I of this Agreement.

2. LAND AND LAND shall mean the said land in aggregate measuring about 93 Dismil of land lying and situate and comprises at Revenue Village Mustafabad Thana No.181 P.S. Rampur in the district of Gaya.

3. BUILDING shall mean the proposed building, the open spaces and other structures to be built erected and constructed at the said land containing several independent and self contained flats, commercial spaces (if permitted by the sanctioned building plans) and car parking spaces and other constructed spaces and open or covered areas intended to be constructed on the said land in accordance with the building plan to be sanctioned by the Gaya Municipal Corporation and known as "SHEO-BILAS SIDHESHWAR GHARANA" as described in the Schedule-III, hereunder written.

4. COMMON FACILITIES AND AMENITIES shall include the corridors, lifts, stairways, passageways, drive ways, common lavatories pump house, overhead water tank, water pump and motor and other facilities required for the establishment, location, enjoyment, provisions, maintenance and/or management of the building as mentioned in the Schedule-III hereunder written.

5. . 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.

6. OWNER'S ALLOCATION shall mean proportionate 41.4% of the total saleable space (super built up area) in the building to be constructed at the said land including the proportionate share in the land and in the common facilities, areas and amenities and the roof.

7. DEVELOPER'S ALLOCATION shall mean the remaining 58.6% of the total saleable space (Super built up area) in the building to be constructed at the said land after allocation to the Owner's allocation as mentioned above including proportionate undivided share in the common facilities areas and amenities and the roof.

8. ARCHITECT shall mean such person or persons who may be appointed by the Developer in consultation with the Owner from time to time as Architect of the building on the said land.

9. BUILDING PLAN shall mean such plan to be prepared in consultation with the Owner, by the Architect for the construction of the building to be sanctioned by the Gaya Municipal Corporation in respect of the said land.

10. 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 multistoried building to Purchasers thereof as per law.

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

12. SPECIFICAION shall mean the specification as mentioned in the Schedule-III hereunder written subject to the alterations or modifications as may be suggested or approved by the Architect.

13. UNIT OR FLAT shall mean all the residential apartments and/or other space or spaces or Units to be built and constructed by the Developer according to the building plan sanctioned by the GAYA MUNICIPAL CORPORATION.

14. Words importing singular shall include plural and vice-versa.

ARTICLE II: COMMENCEMENT

This Agreement shall be deemed to have commenced on and with effect from the date of sanction of the map by the municipal corporation.

ARTICLE III OWNER'S REPRESENTATIONS

1. The Owner is absolutely seized and possessed of and/or well and sufficiently entitled to the said land, as described in the Schedule-I.

2. The said land is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisitions, whatsoever or however.

ARTICLE IV: DEVELOPMENT RIGHTS

1. The Owner grants subject to what has been herein provided exclusive right to the Developer to build upon and to exploit commercially the said land and to construct a new multistoried building thereon in accordance with the plan or plans to be sanctioned by the Gaya Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

2. All applications, plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer in the name and on behalf of the Owner at the Developer's cost and the Developer shall pay and bear all fees including Architect's fees, charges and expenses required to be paid or deposited for exploitation of the said land.

3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owner of the said land or any part thereof 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 land in terms hereto and other than to deal with Developer's allocation after providing the Owner with the Owner's Allocation.

ARTICLE V: POSSESSION & CONSTRUCTION

1. Upon possession being taken, the said land would be held by the Developer and/or on behalf of and in trust for the Owner for the purpose of carrying out the construction in terms of this Agreement.

2. Till such time the Owner's allocation is constructed and made over by the Developer to the Owner, the Developer shall hold the same for and/or on behalf of and in trust for the Owner and shall not in any way deal with, dispose of, encumber or part with possession thereof to any third party or parties save and except entering into agreements for sale with prospective purchasers in respect of Units forming part of the Developer's Allocation.

3. Till such time, the Developer makes over possession of the Owner's Allocation to the Owner within the time and in the manner mentioned herein, the Developer shall not sell or deliver possession of the Developer's allocation to anyone. The Developer shall however be entitled to enter into agreements for sale of the Developer's allocation 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 Purchaser or Purchasers and any agreement with the prospective Purchaser or ~~Purchasers~~ would have reference of this agreement.

4. Time shall be the essence of the contract in this regard provided that if any delay is caused due to Force Majeure, the time during which the Developer was prevented from carrying out its obligations shall be added to the respective Schedules.

ARTICLE VI: PROCEDURE

1. The Owner shall grant to the Developer and/or one of its nominees a General Power of Attorney as may be required for the purpose of applying for the required permissions and sanctions from different authorities in connection with the construction of the building and also for pursuing and following up matters with the Gaya Municipal Corporation and other authorities, to discuss and negotiate with the existing tenants, to enter into Agreements for Sale with intending Purchasers in respect of the Developer's Allocation, to receive advances from intending Purchaser for proposed sale of area falling within

conveyance or conveyances including stamps and registration expenses and all other expenses including Advocate's fees shall be borne and paid by the Developer or its nominees.

ARTICLE VIII:- BUILDINGS

1. Before submission of the plan by the Developer to be sanctioned by the Gaya Municipal Corporation, the Owner and the Developer shall, by a proper writing allocate (roughly) between themselves their respective allocations in the new building. The allocation of each party will only be in the form of complete units/flats built in accordance with the sanctioned building plan (mentioned in Schedule-II). After earmarking their respective allocations, the same shall stand appropriated against the respective allocations of the parties herein. While earmarking such allocation finally, if any area is found to be in excess of the allocation of any of the parties, the party to whom such excess area would be allocated, would pay to the other party value thereof at the prevailing market rate.

2. The Developer shall at its own costs construct erect and complete the proposed building at the said land in accordance with the sanctioned plan with such materials and with such specifications as is mentioned and detailed in the schedule-III hereunder written or as may be recommended by the Architect from time to time.

3. The costs of installation and erection in the said building with respect to lifts, pump, water storage tanks, overhead reservoirs, electrification, temporary electric connection from the authority concerned will be borne by the Developer, temporary electric connection shall be provided and other facilities as is required to be provided.

4. The Developer shall be authorized in its name or in the name of Owner in so far as is necessary to apply for and obtain quotas entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary connection of water, electricity, power and permanent drainage and sewerage connection to the newly built up building and other inputs and facilities required for the construction or enjoyment of the building.

the Developer's allocation. Such Power of Attorney shall be prepared at the cost and expenses of the Developer but shall be subject to approval by the Owner.

2. Apart from the execution of the Power of Attorney(s), the Owner hereby undertakes that he shall sign, as and when necessary, all papers, documents, plan etc. for the purpose of development of the said land.

ARTICLE VII

DEALINGS OF SPACES IN THE BUILDING.

1. The Owner shall be entitled to transfer or otherwise deal with the Owner's Allocation in the building without in any way affecting the right and interest of the Developer or any person claiming through him.

2. The developer shall be exclusively entitled to the Developer's allocation in the building with exclusive right to deal therewith or dispose of the same without any right, claim or interest therein whatsoever of the Owner or any person claiming through him/them.

3. No formal Deed of Transfer in respect of the Owner's allocation shall be required or needed and as the Owner's allocation shall be deemed to have been built and/or executed on his own account.

4. 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 Purchasers until and unless the Developer delivers possession of the Owner's allocation in the new building to the Owner.

5. 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 the Developer. It is however understood that such dealings shall not in any manner fasten or create any financial liability upon the Owner.

6. The Owner shall execute the Deed of conveyance or conveyances in respect of saleable space in the Developer's allocation in favour of the Developer or its nominee or nominees in such part or parts as shall be required by the developer PROVIDED HOWEVER the costs of such

5. All costs charges and expenses including Architect's fees shall be discharged and paid by the Developer and the Owner shall bear no responsibility in this context.

6. As from the date of making over possession any liability becoming due on account of the Municipal rates and taxes as also other outgoings in respect of the said land and till such time as the possession of the said Owner's allocation is delivered by the developer to the owner, shall be borne and paid by the Developer. All arrear of GAYA MUNICIPAL CORPORATION tax and Govt. Revenue shall be paid by the owner.

ARTICLE IX - CONSIDERAION

1. In consideration of the Owner having agreed to permit the Developer to construct erect and complete the building on the said land, the Developer agrees to make over to the Owner as detailed earlier the Owner's allocation after construction of the building which would remain the sole and absolute property of the Owner subject however to the Owner complying with the terms and conditions herein contained.

2. In addition to the consideration herein agreed to be paid the Developer agrees:-

a) To obtain at its own costs and expenses all necessary permission and/or approval and/or consent from all statutory and other authorities save as otherwise provided in this agreement.

b) To pay the cost of supervision of the development and construction of the building at the said land.

c) To bear all costs, charges and expenses for construction of the building at the said land in pursuance of the specification mentioned in the Schedule-III

ARTICLE X: COMMON FACILITIES

1. As soon as the building is completed in every respect including water and drainage connection and arrangement of Electricity the Developer shall give a written notice to the Owner requiring the Owner to take possession of the Owner's allocation in the building accompanying therewith a certificate of

the Architect to the effect that the building has been completed in accordance with the sanction plan, the Owner shall within 15 (fifteen) days from the date of service of such notice take possession of Owner's allocation or shall be deemed to be in such possession and at all times thereafter the Owner shall be exclusively responsible for payment of all municipal and property taxes, rates, duties, due and other public outgoings and impositions whatsoever payable in respect of the Owner's allocation. The said rates is to be apportioned prorate with reference to the saleable space in the building if they are levied on the building as a whole from the date of taking over the possession from the Developer.

2. The Owner and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and the Developer and both the parties shall keep each other indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever;

3. As and from the date of service of notice of possession the Owner shall also be responsible to pay and bear and shall forth with pay on demand to the Developer the maintenance charge in respect of the common facilities in the new building payable with respect to the Owner's allocation. The rate of such maintenance Charge will be fixed mutually by the developer and the Owners of the Flats.

4. Any transfer of any part of the Owner's allocation in the new building shall be subject to the provisions hereof and the Owner shall thereafter be responsible in respect of the space transferred to pay the said rates and Maintenance Charges for the common facilities.

ARTICLE XI: COMMON RESTRICTIONS

The Owner's allocation in the building shall be subject to the same restrictions and use as is applicable to the Developer's allocation in the building intended for common benefits of all occupier of the building which shall include the following:

1. Neither party shall use or permit to be used the respective allocations 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.

2. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocations or any portion thereof or make any structural change either major or minor without the written permission in this behalf.

3. Both the parties shall abide by all laws, bye laws, rules and regulations of the government or local bodies as the case may be and shall attend to answer and be responsible for any deviation violation and/or breach of any of the said laws, bye-laws, rules and regulations.

4. 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 in the building in good working condition and repair and in particular so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other flat Owners and/or occupiers of the building indemnified from and against the consequences of any breach.

5. Neither party shall do or cause or permit to be done any act or thing which may render void and avoidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any 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 on 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.

ARTICLE XII-OWNER'S OBLIGATION

1. The Owner hereby agrees and covenants with the Developer that a joint survey of the land would be made within 15 days from the execution of these presents.

2. The Owner hereby agrees and covenants with the Developer not to do any act, deed or thing whereby the Developer may be prevented from dealing with the Developers allocation in the building or at the said land provided the Owner's allocation is made over to the Owner.

3. The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the said building at the said land to be constructed by the Developer.

4. Owner may appoint his own engineer for inspection of the building at his own cost from time to time.

5. The Owner shall subject to compliance by the developer of his obligations hereunder, deliver the vacant possession of the land to the developer.

ARTICLE XIII: DEVELOPER'S OBLIGATION

1. The Developer hereby agrees and covenants with the Owner to complete the construction of the building within 48months from the date of sanction of building plans by the Gaya Municipal Corporation with six months grace period.

2. The Developer-hereby agrees and covenants with the Owner that a joint survey of the land would be made within 15 days from the execution of these presents.

3. The Developer hereby agrees and covenants with the Owner not to violate or contravene any of the provisions or rules applicable to construction of the said building.

4. The Developer hereby agrees and covenants with the Owner not to do any act deed or thing whereby the Owner is prevented from enjoying leasing, assigning and/or disposing of any of the Owner's allocation in the Building at the said land.

ARTICLE XIV: DEVELOPERS INDEMNITY

1. The Developer hereby undertakes to keep the Owner 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.

2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of Developer's actions with regard to the Development of the said land and/or in the matter of construction of the building and/or for any defect therein.

ARTICLE XV : MISCELLANEOUS

1. The Owner and the Developer have entered into this Agreement purely as a contract between principle and principle and nothing contained herein shall deemed to be construed as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

2. The Owner shall not be liable for any Income Tax, Wealth Tax or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the Owner indemnified against all actions, suits, proceedings, costs, charges and expenses in respect thereof.

3. All Agreement for Sale and the Deed of Conveyance in respect of Units forming part of both the Owner's allocation and the Developer's allocation will be similar and shall contain identical covenants. For maintaining such uniformity, an Advocate of the project to be appointed by the parties will prepare the model Agreement for Sale to be entered into with intending purchasers of Units, forming part of both the Owner's and Developer's allocations and will also prepare the "model deeds of Conveyance to be executed in favour of purchasers of both the Owner's and Developer's allocations.

4. The Owner and the Developer hereby agree to abide by all the rules and regulations to be framed by any Society/Association/Company which will be in charge of the management of the affairs of the Building or buildings and/or common parts thereof and also they hereby agree that their respective transferees and/or successors in interest will abide by such rules and regulations. Such rule and bye-laws will be framed by the said Society/ Association/Company by its Advocate.

5. The name of the building/complex shall be decided jointly by the Owner and the Developer.

6. If this agreement is required to be registered, the stamp duty and registration charges shall be paid and borne by the Developer.

7. In the event the Developer fails and/or neglects to complete the construction of the proposed building(s) within a period of 48 months with six months grace period from the date of obtaining sanction of building plans by the Gaya Municipal Corporation in spite of the Owner having strictly complied with all their obligations under this Agreement, the period will be extended for further period as mutually agreed.

ARTICLE XVI: FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder 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".

2. "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 act or commission behind the control of the parties hereto.

ATRTIFLE XVII: ARBITRATION

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 shall be referred to Arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereof.

SCHEDULE-I

(Purchasers of the said land)

ALL THAT 93 Dismil of plot No.286 & 287 appertaining to Khata No.47 at village Mustafabad P.S. Rampur Thana No.181 P.S. Rampur Dist. Gaya, the detail of which is given below:-

Khata No.	Plot No.	Area
47	286	93 Dismil= 40511 sqft
	287	

Government Value branch road residential - 3,25,35,000/- (Rupees Three crore twenty five lacs thirty five thousand) only.

Measurement:-

North to South :- 639'.10" (195.07 Mtr) approax

East to West :- 64' ft. (19.5 Mtr) approax

Boundary:-

North :- Sri Dindayal Pd.,Kameshwar Pd.,Nageshwar Pd., Dineshar Pd. son of Sri Musan Ram.

South :- 26 ft wide Pind/Road

East :- Sri Dindayal Pd.,Kameshwar Pd.,Nageshwar Pd., Dineshar Pd. all son of Sri Musan Ram.

West :- Land of Ramdayal Pd. He sold some part of the land to Ishwar Dayal Shrma S/O Lakhan Thakur, Satya Devi W/O Late Prayag Yadav and others.

SCHEDULE-II

I – COMBINED SHARE OF LAND OWNER AND DEVELOPER.

Out of the constructed build up area of the building which shall be constructed by the Developer on the land, the Land Owner will be allotted and handed over 41.4 % of the residential built up area and parking spaces as per agreement and selection made by the Land Owner of the entire constructed built area (Refer attached Annexure-I), which shall be finished as per the finishing standard fixed up by the Developer and agreed between the Land Owner and the Developer. In addition there will be two parking lots in each block for visitor(s) (Refer attached Annexure-II) which will be used by residents of that particular block.

II – Share of the LAND OWNER:-

(A) **Rameshwar Prasad Yadav**

THREE BHK

A-103 First Floor 'A' Block – South East Corner with parking #A-09

B-302 Third Floor 'B' Block - North East Corner with parking #B-05

C-203 Second Floor 'C' Block – South East Corner with parking #C-11

II (A) – Share of the LAND OWNER in Parking Space:

41.4 % in parking area

III –Developer's Share:-

THREE BHK

A-102 First Floor 'A' Block - North East Corner with parking #A-05

A-202 Second Floor 'A' Block – North East Corner with parking #A-06

A-302 Third Floor 'A' Block – North East Corner

with parking #A-07

B-103 First Floor 'B' Block - South East Corner with parking #B-02

B-203 Second Floor 'B' Block - South East Corner with parking #B-03

B-303 Third Floor 'B' Block - South East Corner with parking #B-04

C-102 First Floor 'C' Block – North East Corner with parking #C-07

C-202 Second Floor 'C' Block - North East Corner with parking #C-06

C-302 Third Floor 'C' Block - North East Corner with parking #C-05

D-103 First Floor 'D' Block - South East Corner with parking #D-04

D-203 Second Floor 'D' Block - South East Corner with parking #D-05

D-303 Third Floor 'D' Block – South East Corner with parking #D-06

E-103 First Floor 'E' Block - South East Corner with parking #E-02

E-203 Second Floor 'E' Block - South East Corner with parking #E-03

E-303 Third Floor 'E' Block - South East Corner with parking #E-04

TWO BHK

A-101 First Floor 'A' Block - North West Corner with parking #A-08

A-201 Second Floor 'A' Block - North West Corner with parking #A-11

A-301 Third Floor 'A' Block – North West Corner with parking #A-12

Kameshwar. Pd. 29/1/16

Kumar Sidhally 29/1/2016

29.01.2016

Eng.1

D-202 Second Floor 'D' Block - North East Corner with parking #D-01
E-302 Third Floor 'E' Block - North East Corner with parking #E-08

TWO BHK

A-104 Second Floor 'A' Block – South West Corner with parking #A-10
B-301 Third Floor 'B' Block - North West Corner with parking #B-06
E-201 First Floor 'E' Block - North West Corner with parking #E-11

(B) Kameshwar Prasad Yadav

THREE BHK

A-303 Second Floor 'A' Block – South East Corner with parking #A-01
B-202 First Floor 'B' Block - North East Corner with parking #B-07
C-103 FIRST Floor 'C' Block - South East Corner with parking #C-12
D-302 Third Floor 'D' Block - North East Corner with parking #D-02
E-102 First Floor 'E' Block - North East Corner with parking #E-07

TWO BHK

A-304 Third Floor 'A' Block – South West Corner with parking #A-02
B-201 First Floor 'B' Block - North West Corner with parking #B-08
E-101 Second Floor 'E' Block - North West Corner with parking #E-12

(C) KUMAR SIDHARTH & KUMAR GAURAV

THREE BHK

A-203 Third Floor 'A' Block - South East Corner with parking #A-03
B-102 Second Floor 'B' Block – North East Corner with parking #B-011
C-303 First Floor 'C' Block - South East Corner with parking #C-08
D-102 First Floor 'D' Block - North East Corner with parking #D-03
E-302 Second Floor 'E' Block - North East Corner with parking #E-05

TWO BHK

A-204 First Floor 'A' Block – South West Corner with parking #A-04
B-101 Second Floor 'B' Block - North West Corner with parking #B-12
E-301 Third Floor 'E' Block – North West Corner with parking #E-06

KUMAR SIDHARTH SELF AND HOLDER OF ATTORNEY/KUMAR GAURAV
POWER OF ATTORNEY dtd.

Kameshwar Pd
29/11/16

B-104 First Floor 'B' Block - South West Corner with parking #B-09

B-204 Second Floor 'B' Block - South West Corner with parking #B-10

B-304 Third Floor 'B' Block – South West Corner with parking #B-01

C-101 First Floor 'C' Block - North West Corner with parking #C-04

C-201 Second Floor 'C' Block - North West Corner with parking #C-03

C-301 Third Floor 'C' Block – North West Corner with parking #C-02

C-104 First Floor 'C' Block - South West Corner with parking #C-01

C-204 Second Floor 'C' Block - South West Corner with parking #C-09

C-304 Third Floor 'C' Block – South West Corner with parking #C-10

D-101 First Floor 'D' Block - North West Corner with parking #D-07

D-201 Second Floor 'D' Block - North West Corner with parking #D-08

D-301 Third Floor 'D' Block – North West Corner with parking #D-09

D-104 First Floor 'D' Block - South West Corner with parking #D-10

D-204 Second Floor 'D' Block - South West Corner with parking #D-11

D-304 Third Floor 'D' Block – South West Corner with parking #D-12

E-104 First Floor 'E' Block - South West Corner with parking #E-09

E-204 Second Floor 'E' Block - South West Corner with parking #E-10

E-304 Third Floor 'E' Block – South West Corner with parking #E-01

III (A) – Developer's share in Parking Space:

58.6 % in parking area

KUMAR SIDHARTH AND POWER of ATTORNEY HOLDER OF KUMAR GAURAV

Kumar Sidharth 29/1/2016

Kameshwar. Pd 29/01/16

SCHEDULE-III

DESCRIPTION AND SPECIFICATIONS OF CONSTRUCTION AND AMENITIES

NAME OF THE APARTMENT: SHEO-BILAS SIDHESHWAR GHARANA

29-01-2016

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 – 16" X 16" or 20" X 20" ceramic tiles

5. Wall Finishes

a) Internal – Plaster of paris with Cement Primer excluding Bathroom & Kitchen

b) External – Cement Plaster

6. Painting

a) Internal – With one coat cement primer.

b) External – Water proof Acralic Paint

7. Doors – Membrane Designer Door Frames in Hardwood.

8. Windows – Aluminum section sliding windows with glass.

9. Electrical – Concealed copper wire (Multi strand). Pipe, Wire multistandard Swithces, Boards of branded company.

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

11. Lobby – Decorative Lobby shall be provided

12. Loft – Loft in kitchen provided by builder

13. Lift– Branded company.

13. Water Tank – As per requirement with deep Bore well & a Submersible Pump

14. Kitchen – Granite Top with 2 feet DADO of good quality Ceramic Tiles

15. Bathroom – 7 feet DADO of good quality Ceramic Tiles & Flooring of Ceramic Tiles

Kumar Didhath 29/1/2016

Kameshwar. Pd. 29/1/16

29.01.2016

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

WITNESSES:

1.

2. Vipul Sharma
S/o Brij Bihari Sharma
P/o Kumar colony
Gaya
29.1.16

Signature of First Party

1.

2. Kameshwar. Pd
29/1/16

3. Kum Siddhathi
29/1/2016

Signature of Second Party

1. Sanjay Kumar

Kameshwar. Pd.
29/1/16

Kum Siddhathi
29/1/2016

Drafted by - Jayant Kumar Singh
Adv
29/1/16

Annexure – I

SHEO-BILAS SIDHESHWAR GHARANA

2 BHK NW	3BHK NE	3BHK SE	2BHK SW
101	102	103	104
201	202	203	204
301	302	303	304

A - Block

2 BHK NW	3BHK NE	3BHK SE	2BHK SW
101	102	103	104
201	202	203	204
301	302	303	304

B - Block

2 BHK NW	3BHK NE	3BHK SE	2BHK SW
101	102	103	104
201	202	203	204
301	302	303	304

C - Block

2 BHK NW	3BHK NE	3BHK SE	2BHK SW
101	102	103	104
201	202	203	204
301	302	303	304

D - Block

2 BHK NW	3BHK NE	3BHK SE	2BHK SW
101	102	103	104
201	202	203	204
301	302	303	304

E - Block

Flats allocated to Land Owner.

29-01-2016

Kameshwar Pd.
29/01/16

KUMAR SIDHARTH AND POWER OF ATTORNEY HOLDER OF KUMAR GAURAV
Kumar Sidharth
29/01/2016