Serial No. 4054 Circle:-:Phulwari Sharif No. :- 1 Deed No. 3649

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

X 858129

Deed No. 3649

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on **21/04/2017** by **Saroj Gupta**
A Stamp Duty of Rs. **329800**/- and other Fees of Rs. **26525**/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. **3649** in Book No. **1** / Volume No. **83** on pages from **1** to **20** and has been preserved in total **20** pages in C.D. No. **13** / Year **2017**

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

Token No. 4245 /2017

Date: 21/04/2017

SCANNED BY

(SHASHI BHUSHAN PATHAK)
OPERATOR

Challan No. 78..... Dated 21.04.2017

(DEVELOPMENT AGREEMENT)

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE THIS THE 21st DAY OF APRIL 2017, AT PATNA.

Bhuvan Awas Pvt. Ltd.
Managing Director

District Registry Office,Patna

Token Number 4245 Reg. Year 2017 Serial Number 4054 Deed Number 3649

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Anil Kumar Ranjan (M.D) Sig. 21/04/17						
Presented By	Saroj Gupta Sig. 21/04/17						
Executant	Saroj Gupta Sig. 21/04/17	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Identified By	Madan Mohan Gupta Sig. 21/4/17						

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop021



BETWEEN

Mrs. Saroj Gupta wife of Mr. Madan Mohan Gupta, resident of "Shakuntala Vatika" Mohanpur, Punaichak, Patna-800023, P.S. Shastri Nagar, District Patna, by Nationality–Indian hereinafter referred to "OWNER" (which term unless excluded by or repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives, successors and assigns) of the One part (Land Owner).

PAN: ABEPG 4034B

Mob. 9430559502

AND

M/S TRIBHUVAN AWAS PVT. LTD., Corporate Identity No. U70100BR2007PTC013168 2007-2008, under the Companies Act 1956, having its office 111, "Ashoka Palace", Exhibition Road, P.S. Gandhi Maidan, District Patna through one of its Managing Director sufficiently empowered to execute this deed **Mr. Anil Kumar Ranjan son of Mr. Jagdish Prasad,** resident of B-24, Vijay Nagar, Hanuman Nagar, P.S. Kankarbagh, in the Town & District of Patna, by Nationality – Indian, by Nationality–Indian, hereinafter referred to "DEVELOPER" (which term unless excluded by or repugnant to the context shall mean and include his/its heirs, executors, administrators, legal representatives, successors and assigns) of the OTHER PART.

PAN : AACCT7752K
Mob. 9801056929

RECITALS

WHEREAS, the property as fully described in Schedule-A and under development agreement here is the purchased property of the land owner Mrs. Saroj Gupta wife of Mr. Madan Mohan Gupta, resident of "Shakuntala Vatika" Mohanpur, Punaichak, Patna-800023, P.S. Shastri Nagar,

For Tribhuvan Awas Pvt. Ltd.
Saroj Gupta 21/04/17
Managing Director

District Patna, by virtue of Three registered sale deed bearing **1. As Deed No. 18515, in Book No. 1, Volume No. 387, Pages 229 to 236, dated 15.09.1992** which was Registered at Culcutta Registry office measuring an area of 4290 Sq. Ft., under revenue Thana No. 32, Tauzi No. 5068, Khata No. 29, C.S. Plot No. 228 (P) situated at Mauza Saichak, P.S. Beur, District Patna, from Shri Lalit Rai son of Late Ramautar Rai and Shri Arvind Kumar son of Shri Lalit Rai, both residents of Mohalla Saristabad, P.O. Anisabad, P.S. Gardanibagh, District Patna represented through their lawful constituted attorney namely Shri Jawahar Lall son of Shri Shyam Narayan Singh, resident of Tahir Lane, Gardanibagh, P.S. Gardanibagh, District Patna, Vide Power/Deed No. 2331 in Book No. 4, dated 16.12.1991 which was registered at Calcutta Registry office **And the land owner** has already deposited very differential amount of Rs. 18,500/-only and to legalized and justified the registration of sale deed as Deed dated 15.09.1992 and as such the land owner has already complied with very requirement of though sale deed evitable in the state of Bihar through District Sub Registrar Patna vide authentication **Serial No. 237 dated 11.04.2008** and 2. As Deed No. 15556, Serial No. 17969, in Book No. 1, Volume No. 258, CD-40, Pages 346 to 355, Token No. 18256/2008, dated 05-09-2008 which was Registered at Patna Registry office, measuring an area of 2574 Sq. Ft., under revenue Thana No. 32, Tauzi No. 5068, Khata No. 29, C.S. Plot No. 228 (P) situated at Mauza Saichak, P.S. Beur, District Patna from Smt. Manju Gupta wife of Shri Sachchidanand Prasad Gupta, resident of Village Gamail, P.O. Bihariganj, District Saharsa, **and 3. As Deed No. 10354, Serial No. 11659 in Book No. 1, Volume No. 243, CD-38, Pages 189 to 200, Token No. 11874/2015 dated 27.11.2015** which was Registered at Patna Registry office measuring an area of 508 Sq. Ft., under revenue Thana No. 32, Tauzi No. 5068,

Manju Gupta 21/04/17

For Tribhuvan Awas Pvt. Ltd.
21/04/17
Managing Director

Khata No. 29, C.S. Plot No. 228 (P) situated at Mauza Saichak, P.S. Beur, District Patna, from Shri Alok Anand son of Shri Anand Mohan Prasad, resident of Mohalla Punaichak, P.S. Shastri Nagar, District Patna now presently residing at "Shakuntala Vatika" Mohanpur, Punaichak, P.S. Shastri Nagar, District Patna-800023 and from the date of purchase the said land owner owned and possessed the same as absolute owner.

AND WHEREAS, the said land owner (Saroj Gupta) get her name mutated in circle office, Phulwari Sharif, Patna and whereupon the revenue rent receipt has been issued in her name vide Jamabandi Nos. 2048, 698 & 3316 in Mutation Case No. 106/4/2008-2009, 258/4/2008-2009 & 6293/2016-2017 respectively.

AND WHEREAS, the Owner covenant that the aforesaid property is in her exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in herself good right, full power and absolute authority and title to transfer in the whole or part of the said property owned and possessed the same and she came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS, the land Owner/First Part made up her mind to get multi-story building on her property as described in Schedule-A of this deed on conversion basis which is and shall be beneficial for her and as such accepted negotiated offer from the other part DEVELOPER.

AND WHEREAS the DEVELOPER undertakes to construct a multi storied residential building over the land fully described in Schedule-A of this deed by their own cost and expenses.

AND WHEREAS In lieu of the scheduled land the DEVELOPER shall convey 45% (forty five percent) to the owner and shall keep 55% (fifty five percent) in the built-up

Saroj Gupta
21/04/17

For Tribhuvan Awas Pvt.
21/04/17
Managing Director

area ,parking area, roof top floor area, space used for common utilities etc . In addition of above conversion value fixed, the developer agrees to pay to the OWNER a non refundable sum of Amount Rs 4,00,000/- (Rupees Four Lacs Only) through cheque No. 018552 dated 19.04.2017 of Oriental Bank of Commerce payable to the land owner.

AND WHEREAS it has been agreed between the parties that the other party the DEVELOPER shall undertake construction works after approval of the map by the competent local authority/ licensing bodies.

NOW THESES PRESENCE WITNESSETH AS FOLLOW:-

1. That the DEVELOPER Other party has agreed to develop and construct at its own account multistoried residential building on the said property fully described in schedule-A below at his own account and expenses and with his own resources after obtaining all the requisites clearance, permission, sanction and approvals.

2. That immediately after the execution of this development agreement, the DEVELOPER shall expeditiously get a plan prepared in order to obtain maximum benefit for both the OWNER and the DEVELOPER.

3. That the OWNER shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the OWNER or any other permissions, approvals are obtained in her name and agreed to sign all such papers that may be deemed necessary by the OWNER and DEVELOPER for the same. However all fees, cost, charges and expenses relating to such approvals / sanctions shall be borne by the DEVELOPER of its/his account.

4. That it is further agreed any alteration or revision of the aforesaid plans within the parameters of Dissolved Patna Municipal Corporation Patna/Competent Authority and if there is an increase in F.A.R., during the period of the construction or before, the share of the constructed area of the OWNER shall be proportionately increased.

For Tribhuvan Awas Pvt. Ltd.
Managing Director

5. That the OWNER within 30 days of the date of execution of this agreement shall put the DEVELOPER in actual peaceful possession of the said property described in Schedule-A herein to enable the DEVELOPER to take up and proceed with the development, planning, and construction of the said building in terms of this agreement and any other terms agreed upon.

6. That it has been agreed between the parties that the Other party DEVELOPER shall complete the construction work within a period of **Two years plus with grace period of Six months** i.e. Two years plus Six months grace from the date of sanction of plan from the competent authority with all specifications and amenities mentioned in scheduled and agreed by both parties annexed here as **schedule B** to this deed.

7. That the proportionate share of the land OWNER and DEVELOPER in the built up area of the Project shall be in the ratio of 45% and to 55%, that is to say the share of the land OWNER shall be 45% of the built-up area distributed in several floor of multi-storied building and the rest 55% area shall be of Developer's share.

8. That the DEVELOPER agrees to deliver and give possession to the OWNER 45% of the total built-up area of the said building to be constructed by the DEVELOPER at its own account on the said property hereinafter called the OWNER Area. The balance of 55% of the total built-up area shall belong to the DEVELOPER and shall hereafter be called the Developer's area to which it alone shall be entitled to, for having constructed the entire building at its own cost and expenses. The DEVELOPER shall not to get any amount or expenses incurred by it on any account or in the construction of the aforesaid from the OWNER in lieu of the aforesaid Owner's area.

For Tribhuvan Awas Pvt. Ltd.
Authorised Signatory

9. That the OWNER and their nominees shall solely and exclusively be entitled to the Owner's area and she shall have absolute right, title and interest over the Owner's area and shall be fully entitled to USE AND ENJOY the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise, alienate its/his interest, in any manner as deemed fit by them to any person. Associations of persons, firms, Body corporate, Co-operative society, Government agencies etc. on such terms and conditions as may be decided by the OWNER individually or collectively.

10. That the OWNER will always keep the DEVELOPER indemnified against all claims arising out of all its/his actions committed in the past, present or future with regards to the said property over which the said Multistory building complex proposed thereon.

11. That the DEVELOPER and/or nominee shall solely and exclusively be entitled to the Developer's area, and shall have absolute right, title and interest over the developed area to the extent of its share and they shall be fully entitled to transfer, convey, grant, otherwise alienate there interest, in any manner as deem fit by them to any person, Association of societies, Government Agencies, etc. on such terms and conditions as may be decided by the DEVELOPER or its nominees individually or collectively.

12. That the DEVELOPER agrees to construct, and give possession of the Owner's area to the OWNER after completing a period of two years from the date of sanction of the plan of the building by the competent authority and the other local authorities with grace period of 6 months i.e., the total period of the construction shall be Two years Six months. It is reasonably expected that the DEVELOPER will be able to complete the entire construction of the aforesaid building within the stipulated period. If incase the developer

Managing Director

cannot completed the construction then developer will be paid penalty Rs. 30,000/-only per month to the land owner and the land owners also empowered to take action against the builders regarding the construction etc entitled to give legal notice to the developer regarding termination of Development agreement.

13. That the aforesaid Project schedule is subject to force major clause i.e. fire, tempest, floods, inclement or any other acts of God.

14. That the OWNER shall at no time (after executing this deed) demand any sum or premium or any interest in any dealing regarding sale of Developer's area and the OWNER shall execute all such deeds and documents as may be required by the developer's in this regard and found fit by the owner.

15. That the OWNER or their nominees will not interfere in the execution of the work nor put any hindrance in any of the activities of the DEVELOPER in development, construction and sale of the aforesaid project. However the owner being not competent enough shall monitor the project and deal may appoint any individual / firm to monitor the deal and construction in accordance with the agreement. The OWNER and their nominees shall jointly have right, title and interest over the total land of the said property in her respective shares of 45% of the OWNER and 55% of the DEVELOPER after being conveyed as aforesaid subject to the provisions of the clause of the agreement.

16. That the OWNER hereby irrevocably undertake not to sell, dispose off alienate, encumbrance, lease or otherwise, transfer the said property or any part thereof during the continuation of this agreement and undertake not to do any act, deed matter, or things as shall be in breach of the terms of this agreement.

Tribhuvan Ames Pvt. Ltd.
Managing Director

17. That the DEVELOPER shall develop the said property at its own account and name and shall alone be responsible for the development of the said property and neither the OWNER nor any other persons claiming through the OWNER shall have any liability in the development of the said property and the DEVELOPER shall not deviate from the approved plan of Dissolved Patna Municipal Corporation Patna/Competent Authority.

18. That after taking possession of the said property the DEVELOPER shall be free to do all acts, deeds and things required for development and construction of the said building at the Developer's own account and expenses, as per sanctioned plan of the Dissolved Patna Municipal Corporation Patna/Competent Authority. Any deviation from the approved plan if made by the DEVELOPER, the DEVELOPER shall be solely responsible for the same.

19. That the DEVELOPER shall be entitled to develop the said property by construction thereon or more building consisting of dwelling units, flats, parking spaces and other structures in accordance with building plans approved in the name of OWNER and sanctioned by the Dissolved Patna Municipal Corporation Patna/Competent Authority/ Local authorities as stated herein above.

20. That the DEVELOPER shall be entitled to enter into agreements for sale, or otherwise allot flats, parking spaces comprised in the Developer's area in the said building which is 55% of the total super built-up area which does not form part of the Owner's area. Whenever required by the DEVELOPER the OWNER will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The DEVELOPER may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for development and construction of the said building and for its all use.

For Tribhuvan Awas Pvt. Ltd.
Manager Director

21. That similarly the OWNER shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces comprised of the Owner's area in the said building which is 45% of the total built-up area and which does not form part of the Developer's area. Whenever required by the Owner's the DEVELOPER will join as confirming party in all such agreements, sale deeds, deed of allotment etc.

The OWNER may enter into and the OWNER shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for its/his all use.

22. The land OWNER agree and undertake that she shall execute Registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership Apartment Rules 2006, and in this Act there is further no need of Power of Attorney in favour of DEVELOPER and/or its nominee or nominees so that no hindrance or obstruction is caused to the DEVELOPER in carrying out and discharge its obligation under these present and thereby giving the DEVELOPER right and authority to have and enjoy peaceful possession of the said property for the purpose and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building and sale of the developer's area.

23. That the land owner and developer also mutually decided to divide their shares which details are hereunder:-

LAND OWNER'S SHARE (FLAT)

45% land owner share in the proposed constructed building including common utility area, Top Terrace and undivided proportionate share of land under the campus of the building including all amenities also.

DEVELOPER'S SHARE (FLAT)

55% Developer share in the proposed constructed building including common utility area, Top Terrace and undivided proportionate share of land under the campus of the building including all amenities also.

Shanti Gupta
21/04/17

Tribhuvan Avas
Managing

That the Developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of the law for the same. The land owners will not be responsible for the same in any way

NOTE: To be noted that the developer hereby assure and undertake that the said project will be completed within stipulated period with all kinds of easements fittings, fixtures thereon and therein in the share of the land owner only.

That the land owner and developer are hereby agreed to distribute 45% share of the land owner and 55% share of proposed building after approval/sanction of map/before commencement of actual construction works .

That the DEVELOPER further undertakes:-

I. That it will not do any act of commission, omission, expressly or impliedly or directly or indirectly by which the OWNER right, title and interest over the said property may in any manner be adversely affected until the DEVELOPER has given delivery of possession of the Owner's area to the OWNER

II. To indemnify the OWNER and always keep them indemnified and harmless in respect to all claims, damages, compensations or expenses payable in consequence of any injury or accident sustained by any workmen, artisan or other persons in the property 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.

III. During the construction of the said building the DEVELOPER may be required to create equitable or any legal mortgage of the construction thereon in part (Developer's Area) for obtaining loan either for itself for expediting construction or for the individual purchaser of flats/offices etc. In such an event the OWNER if required shall join the DEVELOPER in creation of such mortgage on the terms to be mutually agreed. However, the DEVELOPER

For Tribhuvan Avas Pvt. Ltd.
Manager/Director

affirms and undertake that all moneys obtained as loan by pledging, hypothecating or mortgaging the said property or crating charge on the said property (building under construction) shall be exclusively invested for construction and development of the said building only and such money shall not be diverted to/ invested in any other project work or purpose of the DEVELOPER.

24. That in case there be any defect in the lease hold right of the OWNER or thereby any liability or any encumbrances, then in such event, the DEVELOPER shall be entitled to have such defects cured and/or liability cleared for and on behalf of the OWNER and at the Owner's cost and expenses, after intimating the OWNER in writing.

25. That all-out going viz., rates, rents, taxes, duties etc. on respect of said property and any existing buildings thereon, till the date of this agreement shall be borne and paid by the OWNER and the outgoing after the date of this agreement till the delivery of possession of the Owner's area shall be borne and paid by the DEVELOPER.

26. That in any event the OWNER without prejudice to foregoing declarations agree and undertake to remove all the doubts and defects in right if any, and clear all outstanding save or otherwise provided above at their own cost so that ultimately the said property is delivered to DEVELOPER to its/his nominees free from all encumbrances and defects.

27. That after delivery of the Owner's area to the OWNER all out goings in respect of said property and the said building thereon shall be born and paid by the OWNER and the DEVELOPER and its/his nominees proportionately in the proportion of its/his respective shares in the total built-up area.

28. That when delivery of possession of the Owner's area to the OWNER by the DEVELOPER and subject to the other terms and conditions contained herein before or at such

Manoj Gupta
21/04/17

For Tribhuvan Awas Pvt. Ltd.
Managing Director

earlier time as may be mutually agreed upon, the OWNER may execute and register conveyance of 55% undivided share in the said property either in favour of the DEVELOPER to its nominees/assignees including a co-operative Housing Society or association of person or Body corporate etc. In default of the OWNER executing such transfer/ conveyance or such other deeds as may be deemed necessary by the DEVELOPER in spite of service notice in writing 15 days, the DEVELOPER shall be entitled to take all steps as may be necessary/ conveyance.

29. That after the construction and completion of the project the respective share OWNER i.e. DEVELOPER/ promoter and the land OWNER, shall be the absolute OWNER of her share and she will be entitled to sell/Transfer her share and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared her shares as absolute OWNER and in the light of Bihar Apartment Ownership Act. 2006.

30. That incase Government implement Property regularity Act, 2016-2017 in that case the developer and the land owner also full fill all the terms & conditions as mentioned in the said Act and both of them follow the said Act in future.

31. That as per the norms of Bihar Apartment Ownership Act, 2006 and its rule 2006 the developer will be entitled to sign all relevant papers regarding the process of Map Approval, Fire, Airport or any government offices if require and the land owner and her heirs and successors have no objection for the same.

32. That the land owner and the developer hereby agreed to distribute their share as mentioned above in paragraph 7 after approval of sanction plan as soon as possible.

SCHEDULE-A

ALL THAT, piece and parcel of land measuring an area of 7372 Sq. Ft. = 16.92 Decimals under revenue Thana No. 32, Tauzi No. 5068, Khata No. 29, C.S. Plot No. 228 (P) situated at Mauza Saichak, **commonly known as New Mahavir Colony,** Survey Thana Phulwari Sharif, present

For Tribhuvan Awas
Manager Director

P.S. Beur, District Patna, **Land Valuation Serial No.-205, Zone-3, Ward No. 34**, within the Jurisdiction of Sub Registry Office Phulwari Sharif and Sadar Registry Office Patna, and the same is bounded as follows:-

BOUNDARY

NORTH	:	Payeen (Branch Road)
SOUTH	:	Part of Plot No. 228
EAST	:	15 ft wide Private Road
WEST	:	Part of Plot No. 228

FULL DETAILS OF VALUATION

1. Total Area of Land 7372 Sq. Ft. = 16.92 Decimals
2. Total cost of Land value comes to Rs. 1,56,40,000/- Only
3. Non-Refundable amount Rs. 4,00,000/-Only
4. Stamp Duty is according paid a sum of Rs. 3,20,800/- Only @ 2% of the Total land valuation and Rs. 8,000/- Only+ Rs. 1,000/-Only
5. Registration Fee and scanning Fee also paid Rs. 26,525/-Only.

SCHEDULE –"B"

SPECIFICATIONS

Architectural and structural : Earthquake resistant R.C.C. frame structure reinforced with ISI mark steel and super structure with solid brick works for walls as approved by the architect & Structural consultants to achieve an elegant elevation and strength .Internal walls smooth finish and external wall rough/smooth/spongy as deemed fit by the architect.

Sewerage and drainage : All necessary structures and arrangements for sewerage and drainage system(septic tank, soak pits etc) , Rain water harvesting system, Roof water drainage systems shall be made as found suitable by PHED consultants.

Flooring : Drawing-Dinning /Bed rooms – Vitrified tiles (kajariya / Somany) /sparking 50% white marbles of approved colour and texure

Doors : Hard wood Chowkhats and anti termite /phenol bonded flush door of appropriate thickness. Painted with two coats synthetic Enamel paints on the coat of primer.

Windows : Hard wood Chowkhats with wood & glass shutters with MS grill..

Wall finish : All internal wall finished with Putty and external in weather coat.

Kitchen : It shall have granite topped cooking platform and shink area with 2' high glaze ceramic tiles in cooking area.

Managing Director

Bath Rooms & Toilets : one toilet of indian style and another western style. Hot and cold water fittings. Double coat of water proofing treatment for all toilets. The flooring of toilets shall be of marble /good quality ceramic tiles as approved by the owner. Quality glaze tiles up to 4' high in toilet area and 7' high in shower area . White glazed vitreous sanitary ware and of ISI mark . One washing machine point with suitable outlet-inlet.

Parking Area : Parking area Marble Crazy/Chequered tiles with proper lighting , Reception etc

Heat proofing : Heat proof work on top floor roof.

Electric Works : Adequate lighting power points in every rooms / general area .All wiring shall be concealed and fittings of high quality (Anchor or havell's).Provision for one AC point in master bed room.

Water supply Fittings : All water supply fittings and fixures in bath/toilet will be of essco (jaguar) or similar brand as approved by the owner.

AMENITIES

Lift : 6 persons capacity lift standard quality shall be provided.

Boring : Deep boring and overhead tank(s) to ensure round the clock water supply.

TV/Dish/Intercom : Common TV/telephone/ Dish points in every unit , intercom facility well connected with Ground security reception .

Generator : Electric generator to maintain electric supply during power failure.

Note: Reception / Guard Room /guard picket etc at entrance shall be provided at GF depending PMC map approvals.

The Land owner and the developer mutually decided that the name of the multi storied building shall be **"SHIVAM RESIDENCY"**

For Tribhuvan Awas Pvt. Ltd.
Managing Director

IN WITNESSES WHEREOF the Parties, have put their signature in presence of the witnesses on this day month and year mentioned above.

Saroj Gupta
24/04/17

(Saroj Gupta)
SIGNATURE OF THE LAND OWNER



For Tribhuvan Awas Pvt. Ltd.

A.Ranjan 21/04/17 (Anil Kumar Ranjan)
Managing Director



(Anil Kumar Ranjan)
Managing Director
FOR:- M/S TRIBHUVAN AWAS PVT. LTD.,
SIGNATURE OF THE DEVELOPER

WITNESSES:

1. Madan Mohan Gupta
S/o Late D. P. Gupta
Shakuntala Vatika
Mohanpur, Rimaidaur
Patna - 800023
21/4/17

2. Bamod Kumar
S/o Baleshwar Ram
R/o Natnupur Rajdaa
Bazar Patna
21/4/17

As per statement of the Land OWNER and the DEVELOPER I have drafted the Deed of Development Agreement documents in 16 pages.

Anwar Alam
Advocate

(ANWAR ALAM)
Advocate,
D.B.A, Patna
21/4/2017

चक्खम का सत्यापन बैंक ऑफ़ [illegible]।
21.4.17
जीम लिपिक
(गवाहदीन एजी)

सभी प्रकार के रोक से मुक्त पाया
21/4/17
जीम लिपिक
(अमित कुमार)

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.	329800/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-

Amt.Paid By N.J Stamp Paper	Rs.	1000/-
Amt.paid through Bank Challan	Rs.	355325/-

Registration Fee

FEE PAID

A1	21000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	26025

LLR + Proc Fee		Service Charge
LLR	0	500
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26525

Registering Officer
Patna

Date: 21/04/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 21st April 2017 by Saroj Gupta Madan Mohan Gupta by profession Others. Status - Executant

Saroj Gupta
21/04/17

Registering Officer
Patna

Signature/L.T.I. of Presentant **Date:21/04/2017**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Madan Mohan Gupta' age '40' Sex 'M', 'D.P Gupta', resident of 'Punaichak,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 21/04/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 83 on pages on 1 -20, for the year 2017 and stored in CD volume No. CD-13 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 21/04/2017

Token No. : 4245 Year : 2017 S.No. : 4054 SCORE Ver.4.1 Deed No . :d No . : 3649

PAN-AACCT7752K

354826/-

...शब्दों में (रु० .....) मात्र

बिहार सरकार

निबंधन विभाग

चतुर्थ प्रति गैरमानक

कोषागार कार्यालय हेतु)

तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम/पता M/s. Tribhuvan Awas Pvt. Ltd. Off. 121, (जिसकी ओर से जमा किया जा रहा है) Ashiana Asiana Palace Exhibition Road Patna.
2. दस्तावेज का प्रकार
3. निबंधन कार्यालय
4. बैंक का नाम एवं शाखा S.B.I.
5. भुगतान की जानेवाली राशि का विवरण

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष-103 दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001, सकल प्राप्तियाँ प्राथमिक इकाई-7549 सकल प्राप्तियाँ **विपत्र कोड-R0030021030001**	320800 8000 328800
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104 दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष 0001, प्राथमिक इकाई-7549 सकल प्राप्तियाँ **विपत्र कोड-R0030031040001**	20000 5000 1000 25
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मदें-प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से आयें **विपत्र कोड-R0029008000006**	26025 1
	भुगतान का माध्यम : नगद/चेक/ड्राफ्ट कुल योग की राशि शब्दों में Three Lacs Fifty Four Thousand Eight Hundred Twenty Five	354825/-

स्थान Patna एवं हस्ताक्षर

तारीख 21/4/17

चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी।

FOR USE OF THE BANK

स्क्रौल नं०.....तारीख.....उपर्युक्त कॉलम

संख्या 05 में दिए गये विवरण के अनुसार रु०...../-

शब्दों में.....प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन शुल्क/सर्विस चार्ज जमा करने का विवरण

: में संधारण हेतु

कर्त्ता का नाम.....एस्को लेखा सं० :

रु० :.....

करने की तिथि...../-

स्क्रौल सं०

बैंक की प्राप्ति एवं मुहर