



Govt. of Bihar
Sub Registry Office, Danapur

Summary of Endorsement

This document was presented for registration on 25/10/2021 by Harinandan Pandey. A stamp duty of Rs. 15,200/- and other fees of Rs. 20500/- has been paid in it. The document was found admissible. The names, photographs and fingerprints and signatures of the parties and their witnesses, who have admitted execution before me, are affixed on the reverse page. It has been entered as deed no. 15793 in Book No. 1 Volume No. 315 on page 503 of Part 17 page 11 C.D. No. 49 / Year 2021.

[Signature]
Signature with Date
(Arpana)

Registering Officer, Danapur

Token No. 10109/2021

Date: 25/10/21

10/06/19

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25/10/2021

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17/02/2021
25/10/21

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT is made and entered on this 21st Day of October, 2021 (Two Thousand Twenty One) of the Christian Era.

BETWEEN

MR. HARINANDAN PANDEY (Mobile-9960008475, PAN-AERPP5881P, Aadhaar-2981 7392 4842), Son of Late Kedar Nath Pandey, resident of Ojhawalia, P.S.-Brahmpur, P.O.-Parasia, District-Buxar in the State of Bihar at presently residing at Road No.-1, Mahesh Nagar, P.O.-Keshari Nagar, P.S.-Patliputra, Town and District-Patna in the State of Bihar, PIN-800024, hereinafter referred to as "LAND-OWNER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors-in-interest and permitted assigns).

For Tribhuvan Awasth Pvt. Ltd.
[Signature]
Managing Director



For Tribhuvan Awasth Pvt. Ltd.

[Signature]
Managing Director

12/11/21
22/11/2021















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21/10/21

12/11/21
22/11/2021

सावेज जाचा
25/10/2021

Sub District Registry Office, Danapur

Token Number 16199 Reg. Year 2021 Serial Number 15979 Deed Number 15793

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Anil Kumar Ranjan (M Dir.)						
Sig.	<i>Anil Kumar Ranjan</i> 25/10/21						
Presented By	Harinandan Pandey						
Sig.	<i>Harinandan Pandey</i> 25-10-21						
Executant	Harinandan Pandey	X Photo	X Thumb	X Index	X Middle	X Ring	X Little
Sig.	<i>Harinandan Pandey</i> 25-10-21						
Identified By	Manoj Kumar Pandey						
Sig.	<i>Manoj Kumar Pandey</i> 25/10/2021						

SCORE V.0.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2702sop028



For Tribhuvan Awas Pvt. Ltd.

Anil Kumar Ranjan
Managing Director

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Harinandan Pandey
25/10/2021



AND

TRIBHUVAN AWAS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, vide its Corporate Identity Number-U70100BR2007PTC013168, having its Registered Office at 111, Ashoka Place, Exhibition Road, P.O.-G.P.O., P.S.-Gandhi Maidan, Town and District-Patna in the State of Bihar, PIN-800001, (**PAN-AACCT7752K**), represented by its Authorized Signatory/Managing Director **MR. ANIL KUMAR RANJAN** (Mobile-9801056929, Aadhaar No. 4561 8492 0753), Son of Mr. Jagdish Prasad Nationally-Indian, hereinafter referred to as the **"DEVELOPER/PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and permitted assigns).

RECITAL

WHEREAS, the property hereby to be developed, fully described in Schedule-I of this Development Agreement, measuring a total area of 18 Decimals, pertaining to Mauza-Jamsaut, P.S.-Danapur, District-Patna in the State of Bihar. The Land bearing Thana No.-30 (Thirty), Khata No. 161 (One Hundred Sixty One), Part of Cadastral Survey Plot No. 2084 (Two Thousand Eighty Four), Tauzi No. 5456. The details of the aforesaid land is fully mentioned in Schedule-I of this deed of Development Agreement.

AND WHEREAS, the aforesaid land is the self-acquired property of the above named land owner, who purchased the same under a registered deed of absolute sale dated 30-03-2007 vide deed No. 1983, Book No. 1, Volume No. 313, CD 12, Serial No. 2205, Token 2219/2007, from Sri Markandey Ojha, Son of Late Uma Ojha, resident of Village and P.O. - Deokuli, P.S. - Brahmipur, District - Bhojpur in the State of Bihar, for a valid consideration. Subsequently, the above named land owner took possession of the aforesaid land and got his name mutated in Government records vide Zamabandi No.-2757, Computerised Zamabandi No.-212139900014908, Pages-7986 and Bhag Bartman-12 and is paying ground rent to the state of Bihar through Circle office, Danapur, Halka-Jamsaut and accordingly rent receipt is being issued in his name.

AND WHEREAS, aforesaid land Owner covenant that the property fully described in Schedule-I of this deed is in his exclusive and peaceful possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and is not under any acquisition, requisition or proceedings or injunction and that the land Owner have clear and absolute, marketable title thereto and have rights to transfer the right and title of the same absolutely in whole and/or in part of aforesaid land fully described in Schedule-I of this deed.

2/10/2021
28/10/2021

For Tribhuvan Awes Pvt. Ltd.
Anil Kumar Ranjan
Managing Director



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For Tribhuvan Awes Pvt. Ltd.
Anil Kumar Ranjan
Managing Director

AND WHEREAS, the land Owner/first part is interested in ~~development and construction of multistoried building~~ on his land fully described in Schedule-I of this Deed through professional Land Developer/Promoter.

~~AND WHEREAS, the aforesaid Developer/Promoter~~ is a Real Estate company having its primary objective to buy, sell, develop and deal in Land and Building including commercial and residential Apartment/Flats, Landscape, Colony, Duplex, Triplex, Malls etc. and to carry on business of building/s, contractors of all types of construction for its respective Purchaser/s.

AND WHEREAS, the land Owner/first part has approached the Developer/Promoter to get the Schedule-I property developed and ~~construct multistoried building/s~~ at the cost and resources of the Developer/Promoter.

NOW THIS DEED WITNESSETH AND IT IS HEREBY agreed and declared by and between the parties as follows:-

1. That the aforesaid Owner do hereby appoint the aforesaid Developer/Promoter as the Developer/Promoter of the Schedule-I land and irrevocably grant to the Developer/Promoter, who hereby accepts from the Owner, the exclusive right, possession and license to ~~develop the said land fully described in the Schedule-I~~ of this deed.
2. That this shall be the sole and absolute responsibility of Land Owner to deliver duly vacant and peaceful possession of the ~~said property fully described in Schedule-I of this deed~~ to the Developer/Promoter within one month of execution of this deed. In default of which the Developer/Promoter will be entitled to take actual physical possession of the said land and demolish the building structures standing thereon if any with right to demolish the same and sale, utilize the said materials as Developer/Promoter likes and will not pay anything out of it to the land Owner.
3. That the Developer/Promoter shall develop and construct ~~multi-storeyed building complex~~ along with parking spaces, passages, ways and other common facilities for the building complex as per the actual physical possession of the Land Owner's land fully described in Schedule-I of this Deed.
4. That the Developer/Promoter shall develop the land fully described in Schedule-I of this deed and any other land adjacent to ~~aforesaid land, which may be changed or modified map~~ as may be decided by Developer/Promoter with consent of Land Owner.

28/09/2021
28/10/2021

For Tribhuvan Awas Pvt. Ltd
Kharjau 21/10/21
Managing Director



For Tribhuvan Awas Pvt. Ltd.
Kharjau
Managing Director

5. That the Developer/Promoter shall provide and meet the total cost of Development and construction of the building complex over the said land from its own resources or contributions by its members/purchasers and/or loan from Banks or any other Financial Institutions for which land Owner shall have no objection but the land Owner shall not be required to meet any part of the cost involved in development or construction of the project.

6. It is mutually agreed that the Developer/Promoter shall perform all the formalities to obtain permission or approval for proposed Building Plan/Map and for modifications of the Building Plans/maps from time to time in relation to the construction and other required permissions form Patna Regional Development Authority (Dissolved)/Nagar Parishad/Competent Authority and/ or Other Competent Authorities for the development and construction of the proposed new Building in accordance with the Agreement in their own signature on such applications, papers, writings, undertakings, appeal etc. in relation to the said property fully described in Schedule-I of this Deed and shall abide by all the rules and regulation laid down by such authorities.

7. That the Developer/Promoter shall appoint an Architect/Firm/Company for drawing and preparing the building plans, designs, drawings and elevation of the proposed building complex to be constructed on the proposed land fully described in Schedule-I of this Deed. All such expenses to be incurred in preparation and sanction of building plans and fees to be paid to the said Architect, shall be borne by the Developer/Promoter. It is further agreed and settled that the Developer/Promoter shall develop the said property ensuring the construction to the maximum permissible F.A.R and/or according to Plan sanctioned from P.M.C./Competent Authority.

8. That the Developer/Promoter based on its present plans and estimates and subject to all just exceptions will complete construction of the Said multi-storeyed building complex within Two year Six Month from the date of permission of commencement of work given by the competent authority upon sanction of map and registration of the project in RERA etc. by the concerned authority or from the date of giving of clear vacant possession of the land, with a grace period of six months unless there shall be delay or failure due to Force Majeure conditions including but not limited to reasons such as acts of God i.e. flood, earthquake, epidemics, lockdown, pandemic, natural disasters, riots. In such circumstance/s, reasonable time of completion shall be extended as per RERA rules and regulation along with the stipulated period.

21/02/21
28/10/2021

For Tribhuvan Awasth Pvt. Ltd.
K. Rajan
Managing Director



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For Tribhuvan Awasth Pvt. Ltd.
K. Rajan
Managing Director

9. That the land Owner/first part will acquire 50% of total constructed area including car parking spaces, common space etc. with undivided proportionate share in land as in exchange for the full and final value of the Schedule-I land and in lieu of Development cost, the Developer/Promoter will get remaining 50% of total constructed area including car parking spaces, common space etc. with undivided proportionate share in the land.

10. That it is further agreed that any alteration or revision of the aforesaid plans within the parameters of Patna Regional Development Authority (Dissolved)/Nagar Parishad/Competent Authority and if there is an increase in FAR after building was completed, during the period of the construction, the share of the constructed area of the Owner shall be proportionately increased in the ratio of 50:50. That after the construction of the building if the Developer/Promoter may get approval from competent authority for construction of additional floor of the building the share of the land Owner and Developer/Promoter would be in the ratio of 50:50.

11. That the Developer/Promoter shall be entitled to hold, to possess, to enjoy, to allot, sell, make agreement for sell, transfer, mortgage, loan, lease or let out etc. their 50% part on their own terms and conditions and manner to its members/buyers/persons concerned as the Developer/Promoter may deem fit and proper.

12. That similarly, the land Owner will also be entitled to hold, to possess, to enjoy, to allot, sell, make agreement for sell, transfer, mortgage, loan, lease or let out etc. his 50% part on his own terms and conditions and manner to its members/buyers/persons concerned as the land Owner may deem fit and proper.

13. That in case, there is any difference found in allotment of area in distribution of flat etc., with respect to the percentage mention above, the same shall be settled as per market rate paying to another part.

14. That the Land Owner agrees and understands that if the FAR is increased beyond the current applicable FAR by the competent authority, the Developer/Promoter shall have the right of proportionate share on the additional FAR beyond the current applicable FAR. The Developer/Promoter shall have the discretion and right to utilise the additional FAR, including but not limited to constructing additional buildings or unit on roof or at other places in the Said Complex as per the approvals granted by the Competent Authorities. The Land Owner further agrees and confirms that on such additional construction by use of additional FAR, the additional construction shall be distributed

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For Tribhuvan Awas Pvt. Ltd.
Managing Director



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For Tribhuvan Awas Pvt. Ltd.
Managing Director

proportionately as per share distribution with the Developer/Promoter only limited to the share of their own land but their area of allocation with respect to the increased FAR shall be as per discretion of the Developer/Promoter. On such proportionate share of Developer/Promoter, it shall be their exclusive right, which the Developer/Promoter shall be entitled to dispose of in any manner it chooses without any interference from the Land Owner. The Developer/Promoter shall be entitled to get the electric, water, sanitary and drainage systems of the additional constructions thereof connected with the already existing electric, water, sanitary and drainage systems in the Said Complex.

15. That the land Owner shall get only the proportionate share of flats/units in the proposed building complex to be constructed on the said premises.

16. That the certificate of the Architect with respect to the measurement of the ~~constructed area, constructed area~~ and common service area will be final and binding on both the parties.

17. That after approval of the final map from the authority concerned/final measurements etc. the aforesaid land Owner and Developer/Promoter shall execute a unregistered Deed of share distribution as per final map/final measurements etc. that shall be integral part of this development agreement and with reference to that development agreement both the parties shall be entitled to occupy and own their respective shares of units/flats and parking area etc.

18. That during the Construction of the said building the Developer/Promoter may be required to create equitable or any legal mortgage of the Developer/Promoter portion and the construction thereon for obtaining loan for the individual purchasers of flat and parking space etc.. in such event the owner shall have no objection It may be stated here that the owner shall not sign mortgage deed or any document pertaining to loan taken by the Developer/ Promoter.

19. That the Developer/Promoter shall in order to mobilize finance and to attract prospective members/buyers display/publish the name of the proposed building complex, display signboard over the said land, publish and advertise the building project in the daily newspapers and book, allot and give on Land Ownership basis the accommodation to its members/buyers on such terms and conditions as the Developer/Promoter may think fit and proper and receive from such buyers/members all money on account of such allotment in shape of buyers/members contribution or as loan to the allottee/buyers/members from Banks or any other financial Institutions.

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For Tribhuvan Awas Pvt. Ltd.

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For Tribhuvan Awas Pvt. Ltd.

Handwritten signature and text: Managing Director

20. That the land Owner have agreed to allow the Developer /Promoter as the Developer/Promoter of the land and mortgage 'only' the ~~Developer/Promoter's/Second Part's share~~ in the said land fully described in Schedule-I of this Deed in their own signature and to sign all the documents or wherever required for getting the loan and comply all formalities to get project loan/any type of loan from any Bank or Financial institution or others. The Developer/Promoter does not require taking further N.O.C. or consenting from Land Owner/First part for mortgaging the Developer/Promoter's/Second Part's share in the said land.

21. That land Owner and Developer/Promoter have mutually agreed to pay Service tax, Municipal corporation tax or any other tax for their share of constructed area after handing over aforesaid project in concerned offices on their own or after getting the taxes etc. from their respective buyers.

If any concerned department demands GST, Municipal corporation tax, VAT or any other tax from first part then the second part will make payment of its proportionate share at applied rate of their part to the first part so that first part can make the necessary payment to the concerned department. Similarly, If any department demands GST, Municipal corporation tax, VAT or any other tax from second part, the first part shall make payment its proportionate share at applied rate of their part to the second part, so that second part can make complete payment of taxes etc. to the concerned department.

22. That the rent received/income gained from any commercial or other tenancy (short or long term) on the rooftop or other common places of the proposed multi-storey complex shall be used by the Society for the maintenance of the proposed multi-storey complex. None of the Land Owner/ Developer/Promoter/ Flat/Unit Purchaser/s or any one shall be entitled for any share out of the said income.

23. That the Company/Developer/Promoter shall always and forever have the right to display their name, going projects, other ongoing projects, further projects or any other matter through hoardings, sign boards, display boards for advertisements/display purpose inside the building or at any place/common places on the setback areas including boundary wall and roof top of the complex to which the commercial unit/flat/other Purchasers/land Owner/ building association shall have no objection in any circumstance.

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For Tribhuvan Awast Pvt. Ltd.
Handwritten signature:
 Managing Director



For Tribhuvan Awast Pvt. Ltd.
Handwritten signature:
 Managing Director

24. That the Land Owner hereby agree and undertake that in case of any dispute or litigation arises by anyone claiming to be the ~~co-sharer or contained in the Schedule-I property~~ or claiming his/her/their right, title or interest through the Land Owner 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 Owner and the Owner shall keep the Developer/Promoter indemnified and development activities shall be free from all such hindrances so that the project may be completed in time. In case, any cost involves in such dispute shall be borne solely by the Land Owner.

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25. That the Land Owner shall bear and pay all outstanding charges and dues of whatsoever nature due and payable to ~~Government or Local Body in respect of the scheduled property~~ including ground rent, property tax, water and electricity charges, Municipal dues tax and other outgoings up to the date of this agreement for all rents, taxes, etc. but any dues arises during development of the building complex for the duration of development of building complex, after delivery of vacant and peaceful possession of the Developer/Promoter's share to the Developer/Promoter will be payable by Developer/Promoter.

26. That the land Owner hereby irrevocably undertake not to sell/make agreement to sell, dispose off, alienate with or to let out or create any charge over the said property or any part thereof to any person or body corporate, save and except, putting the Developer/Promoter in exclusive possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the said property to the Developer/Promoter and/or the Developer/Promoter's nominees and the land Owner further irrevocably undertake not to do any act, Deeds, matters or things as shall be in contravention of the undertaking, stipulations and the declarations made by them in these presents.

27. **The land Owner hereby declares:-**
 a. ~~That the area of the said property is about 18 Decimals.~~
 b. That there is no notice or order passed by the Patna Regional Development Authority (Dissolved)/Nagar Parishad/Competent Authority or and other body or authority for setback thereof and there is no acquisition whatsoever nature by the Municipality or other body or authority relating to the said property or of any part thereof.

For Tribhuvan Awas Pvt. Ltd.

 Managing Director



For Tribhuvan Awas Pvt. Ltd.

 Managing Director



- c. That there are no statutory claims, demands, attachments or prohibitory orders made by the Taxation Authorities/Revenue authorities or any Government or other local bodies or authorities concerning or relating to the said property or any part thereof.
- e. That there is no subsisting agreement or arrangement in respect of the said property with any other Developer/Promoter or any person/persons.
- f. That there is no notice or case pending before any Court or before any Magistrate regarding the said property. And If the Developer/Promoter finds any dispute at any time before/after this agreement regarding the said property, the Developer/Promoter shall be entitles to revoke this agreement and realise the all expenses along with interest @ Bank rate per annum from the land Owner.
- g. That except the land Owner none else is entitled to or has any share, right, title and interest in the said property and the land Owner is not benamidar or trustee for any one in respect of the said property.
- h. That there are no any dues against the said property to any Govt./Dept. or any local bodies.
- i. If any dispute arises regarding the title of the property under this contract, the land Owner will bear all the cost in defending the title.
- j. That the Land Owner declares and assures the Developer /Promoter that the Schedule-I property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaws prior Agreement to Sell, Loan, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said property is ever taken away or goes out from the possession of the Developer/Promoter on account of any legal defect in the Land Ownership and title of the Land Owner then the Land Owner or his heirs, assignees and successors-in-interest the entire loss and damages, shall be paid to the Developer/Promoter by the Land Owner or his heirs, assignees and successors-in-interest as admissible in the eye of law.
- k. That through this Deed land Owner gives all the power to the aforesaid Developer/Promoter to complete the proposed building according to the Bihar Apartment Land Ownership Act, 2006 as amended from time to time.

20/07/21 4/10/21
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For Tribhuvan Awas Pvt. Ltd.
Khanjani
21/10/21
Managing Director



For Tribhuvan Awas Pvt. Ltd.

Khanjani
Managing Director

28. The land owner will deliver to the Developer/Promoter and/or its duly authorized advocate certified copies/photocopies of all original titles deeds, documents, of all original title deeds, documents, of Land other papers relating to the said land/properties for complete examination of the owner's title thereto and the owner shall answer and/or comply with all reasonable requisitions that may be made by the Developer's and/or its advocate in this regard to establish a marketable title to the said land/property.

29. The Land Owner shall allow every facility to the Developer/Promoter, their Staff, Engineers, Architects and workers etc. to enter upon the said property in order to enable the Developer/Promoter to carry out various development works, after the execution of this agreement.

30. That the Land Owner shall be entitled to inspect and verify the quality of building materials being used in construction and may suggest better materials, if the same is not found as per agreement and is not of good quality Land owner have authority to ask developer to replace/ remove.

31. Developer/Promoter shall provide to the Land owner project program from date of signing agreement to handing over the project with all the government authority approvals.

32. Developer/ Promoter shall provide Structural design data and concrete mix design to the land owner prior to start the actual construction

33. Developer/Promoter shall provide a copy of all the approved drawing and details of the said project to the land owner before commencement of construction work.

34. Developer/promoter shall take the prior approval/consent of land owner before finalising project drawing i.e floor plan, mechanical, electrical and plumbing work etc.

35. That Land Owner shall be entitled to inspect the project and site at any point of time to see that the work is going on in terms of this agreement.

36. That any notice to be given by either party as per this agreement shall be required to be given through registered post as mentioned in this agreement/present address/correspondence address or on the email address as such notice shall be deemed to be appropriate and valid notice.

37. That the entire cost to be incurred for registration of this development agreement shall be borne by the Developer/Promoter and the land Owner will have no concern with that.

38. That after the execution/Registration of this Development Agreement in concerned Registry Office, the Land Owner and Developer/Promoter shall be entitled to sell, transfer, or enter into agreement for sale or any other agreement/s or alienate, create

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For Tribhuvan Awas Pvt. Ltd.
Managing Director



For Tribhuvan Awas Pvt. Ltd.
Managing Director

charge, mortgage their respective shares directly to its prospective Buyer/s or any financial institutions/bank and as per provisions under section 5 and other sections of The Bihar Apartment Ownership Act, 2006 Developer/Promoter and Land Owner is entitled to directly Agreement/sale/transfer/alienate, create charge, mortgage their respective shares as absolute Owner without consent of any one.

39. That the Land Owner agrees to become the member of the Co-operative Housing Society or Association which may be formed by Developer/Promoter for all the flats/units hold or retained by Land Owner. Land Owner agrees to pay the maintenance charges for their respective unit/s retained by his and to abide by the rules set by such society forever. Land Owner do hereby nominates, constitutes and appoint the Developer/Promoter as its true and lawful attorney to do all acts, deeds and things as may be necessary for the formation of such society/association and agrees to grant such other power and/or authorities in favour of the Developer/Promoter as may from time to time be required by the Developer/Promoter. Land Owner agrees to pay entrance fees, face of the shares and other proportional costs relating to or incidental to the formation of such society with respect to all the flats/units retained by her. Land Owner further agrees to sign all the necessary documents required for the purpose of formation or registration of the said society.

40. That the Land Owner is ready and hereby agrees that Developer/Promoter may do all acts, Deeds and perform all required activities and things which are not even specifically mentioned in this Deed but are deemed to be fit and necessary for the development of the project with respect to the property fully described in Schedule-I of this Deed and the land Owner will co-operate and support them in such activities.

41. That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time.

42. The Land owner and Developer/Promoter mutually decided that the name of aforesaid multi story-building shall be called as "HARI-ENCLAVE".

WHEREAS, the Developer/Promoter is paying non-refundable amount of ₹5,00,000/- (Rupees Five Lakh) Only Vide RTGS (Ref No. PUNBR52021101815619924, Dated 18-10-2021) to the aforesaid land owner, which will not be refund by the land owner to the Developer/Promoter.

Handwritten signature and date: 21/10/2021

For Tribhuvan Awast Pvt. Ltd.
Managing Director



For Tribhuvan Awast Pvt. Ltd.
Managing Director

SCHEDULE-I
DESCRIPTION OF THE LAND UNDER THIS
DEVELOPMENT AGREEMENT

All that piece and parcel of vacant residential land measuring 18 (Eighteen) Decimals with boundary, Situated at Mauza-Jamsaut, P.S.-Danapur, District-Patna in the State of Bihar. The Land bearing Thana No. 30 (Thirty), Khata No. 161 (One Hundred Sixty One), Part of Cadastral Survey Plot No. 2084 (Two Thousand Eighty Four), Tauzi No. 5456 and fixed annual rent Approx. ₹50/- Paying in the office of Circle Officer, Danapur (Bihar), Halka-Jamsaut, Vide Zamabandi No.-2757, Computerised Zamabandi No.-212139900014908, Pages-7986 and Bhag Bartman-12 and within the jurisdiction of Sub-Registry-Danapur, District Registry Office-Patna in the State of Bihar within the limit of Patna Regional Development Authority (Now Dissolved) /Nagar Parishad Danapur Nizamat and entire land is bounded as follows :-

- : BOUNDARY : -

NORTH :- Sri Kapoorchand Singh.
SOUTH :- Sri Nanhkut Rai.
EAST :- Branch Road.
WEST :- Sri Nanhkut Rai.

Note-Government Valuation is mentioned at M.V.R. Code-151. Government valuation of the land is ₹ 68,40,000/- Only and valuation of the Boundary is ₹ 3,00,000/-.

SCHEDULE-II
(SPECIFICATIONS, AMENITIES, FACILITIES
(WHICH ARE PART OF THE FLAT))

General Specification:

Structure : Earthquake resistant R.C.C. Frame Structure reinforced with ISI mark steel.
Chowkhats : Door Frames (Chowkhats) of Hard Wood (Sal).
Door : 30 mm thick ISI mark flush door shutters, painted with two coats synthetic enamel paint on a coat of primer.
Window : Full glazed aluminium/UPVC window with Fly mesh and protection grill.
Flooring : Vitrified floor tiles of (600X600) mm.
Kitchen :
▪ Flooring : Vitrified tiles.
▪ Platform : Granite topped cooking platform.
▪ Dado : 2' high vitrified tiles.
▪ Sink : Steel sink.

For Tribhuvan Awast Pvt. Ltd.
Khanjari
21/10/21
Managing Director



For Tribhuvan Awast Pvt. Ltd.

Khanjari
Managing Director

26/09/21
26/10/21
26/10/21



Dining Hall : One number ISI mark white colour hand wash basin with pedestal in Dining hall.

Bathroom

- Flooring** : Vitrified tiles mat/unpolished finish.(30x30)
- Walls** : Vitrified tiles up to 7' height.(30x60)
- Sanitary ware** : White colour, western w.c with water tank and Asian w.c with cistern, wash basin etc. (ISI mark)
- Fittings** : Chrome plated C.P. Fitting, (Jaquar - ESSCO, brand)
- Hot & Cold** : Hot/Cold fitting in all toilets

Electrical

- : All internal wiring in concealed conduits with copper wire.
- : All electrical switch and accessories of ISI mark (Modular).
- : Adequate lighting power point in all area
- : Provision of A.C. point in all rooms
- : Provision for electrical point for water purifier and smoke detector in kitchen
- : one power plug point to all rooms

TV/TEL, Plug Point : One T.V. point and telephone plug, provided in drawing room & Master bed room.

Washing M. Point : Washing machine point with water inlet and outlet provided at as suitable at as suitable location.

Internal Wall Finish : All internal walls shall be finished with putty.

External Wall Finish : All external wall finished with I.C.I. weather shield max, (100% exterior Acrylic emulsion paint).

Water Proofing : Double coat of water proofing treatment for all toilets.

SCHEDULE-III
(SPECIFICATIONS, AMENITIES, FACILITIES
(WHICH ARE PART OF THE PROJECT)

- Parking Flooring** : Parking area Marble Crazy/Chequered tiles.
- Water Supply** : 24 Hours from own tube well.
- Electric Supply** : From South Bihar Power Distribution Company Ltd.
- Generator** : Stand by Generator for common area and 500watts in each apartment/flat.
- Lift** : Six passengers lift Slandered quality
- Intercom** : Intercom facilities provided in each flat.
- Roof top** : Heat proof work, Water proof work with Sika or similar quality
- Security** : Adequate CCTV camera shall be provided to secure all entrance and exit points and connected with display unit to security control room.

21/07/21 4/10/21
20/10/2021

For Tribhuvan Awas Pvt. Ltd.
Managing Director



For Tribhuvan Awas Pvt. Ltd.
Managing Director

IN WITNESS WHEREOF, the above named Land Owner and the Developer/Promoter have put their respective signatures on this Development Agreement without any undue influence, pressure or coercion, out of free will after going through the contents of the documents and fully understanding the contents thereof, on this 21st Day of October, 2021 in presence of the below noted attesting witnesses.

WITNESSES :

1. *Manoj*
F (Manoj Kumar Pandey)
S/o Shri H.N. Pandey
Maheshnagar
Patna- 800024.

2. *Dipak*
S/o Manoj Kumar Singh
Manoj Kumar Singh
Patna
21/10/2021

Manoj Kumar
21/10/2021
(SIGNATURE OF THE LAND OWNER)

For Tribhuvan Awas Pvt. Ltd.
Kranjani
21/10/2021
Managing Director

(SIGNATURE OF THE DEVELOPER/PROMOTER)

This Development Agreement is drafted by me as per the instructions and Documents provided by the aforesaid Land Owner and Developer/Promoter.

Typed By:-
Naveen

Subodh Kumar
Subodh Kumar (Advocate)
M.Sc.(IT), LL.B.
Enrollment No. 1717/09
Patna High Court, Patna
PROPERTY
DOCUMENT CENTRE
MOBILE - 9334167776
8577444499

For Tribhuvan Awas Pvt. Ltd.
Kranjani
Managing Director



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For Information Only
Managing Director

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. 151200/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 171700/-

Registration Fee		LLR + Proc Fee	Service Charge			
FEE PAID	A1	0 C	0	LLR	0	500
	A8	0 D	0	Proc.Fee	0	
	A9	0 DD	0	Total	0	
	A10	0 E	20000			
	B	0 H1a	0			
		0 H1b	0			
		0 H2	0			
		0 I	0			
		0 J1	0			
		0 J2	0			
TOTAL-				20000		

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500

[Signature]
Registering Officer
Danapur

Date: 25/10/2021

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Thursday, 21st October 2021 by Harinandan Pandey Late Kedar Nath Pandey by profession Others. Status - Executant

Harinandan Pandey
25/10/2021

Signature/L.T.I. of Presentant

Date: 25/10/2021

[Signature]
Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Manoj Kumar Pandey' age '50' Sex 'M', 'Harinandan Pandey', resident of 'Housing Society, Pune, Maharashtra'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 25/10/2021

[Signature]
Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 315 on pages on 503 -519, for the year 2021 and stored in CD volume No. CD-49 year 2021 .The document no. is printed on the Front Page of the document.

Date : 25/10/2021

Deed No. : 16199

Year : 2021 S.No. :

15979

SCORE Ver.4.1

Deed No. : d No. : 15793



[Signature]
Registering Officer
Danapur

For Tribhuvan Awasthi Pvt. Ltd.

[Signature]
Managing Director


 E - CHALLAN
 Government of Bihar
 BTC - 4

Valid Upto : 03/11/2021 GRN : BHR202110350031E Department : Registration, Excise & Prohibition Department Office Name : Danapur Financial Year : 2021-2022 Treasury : Patna Collectorate	Date : 19/10/2021 08:14:46 PM From : To :
ACCOUNT HEAD DETAILS	
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	PAY AMOUNT 2000.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	0.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees Two Thousand Only	2000.00
PAYER DETAILS	
Tax ID (if any) Unique Id Name : TRIBHUVAN AWAS PRIVATE LIMITED Address : Patna, Bihar	
PAYMENT DETAIL	
FOR USE IN RECEIVING BANK	
BANK Name : SBI Branch :	GIN : 00001532021101983813 REF No : IK08IKMXM5 Date & Time : 19/10/2021 07:58:02 PM Scr/No & Date :

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BANK NAME	SBI	Pre Acknowledgement Payment (PAP) for Payment through any branch	(BRANCH COPY)
Bank Reference Number	IK08IKMXM5	Mode of Payment	Cash
Beneficiary		Cash Notes	Amount Rs Paise
GRN	BHR202110350031E	2000 x	
Full Name	TRIBHUVAN AWAS PRIVATE LIMITED	500 x	
Amount	2000.00	100 x	
		50 x	
Cheque/DD No		20 x	
Date	19/10/2021 07:58:02 PM	10 x	
Drawee Bank	SBI		
Drawee Branch		Total	Rs

Branch Stamp

Signature of Depositor

Branch Teller: Use GOR 008765 (Special) For Cashier/Slip Bank Collect



For Tribhuvan Awasi Pvt. Ltd.


 Managing Director

**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No. : IN-BR25003996183129T
 Certificate Issued Date : 20-Oct-2021 03:46 PM
 Account Reference : SHCIL (F)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
 Unique Doc. Reference : SUBIN-BRBRSHCIL0133945662550452T
 Purchased by : TRIBHUVAN AWAS PRIVATE LIMITED
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : TRIBHUVAN AWAS PRIVATE LIMITED
 Stamp Duty Paid By : TRIBHUVAN AWAS PRIVATE LIMITED
 Stamp Duty Paid (Rs.) : 1,51,200 (One Lakh Fifty One Thousand Two Hundred only)
 Reg. fee (Rs.) : 20,000 (Twenty Thousand only)
 LLR & P Fee (Rs.) : 0 (Zero)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 500 (Five Hundred only)
 Total Amount (Rs.) : 1,71,700 (One Lakh Seventy One Thousand Seven Hundred only)

161997

For Tribhuvan Awas Pvt. Ltd.

Shri...
Managing Director

CA

Do not write or type below this line

KC 0002965898

VOID VOID



Stamp Duty

Stamp Duty is levied on the purchase of immovable property in Bihar. The rate of stamp duty is 5% of the purchase price or 3% of the market value, whichever is higher. The stamp duty is payable to the Government of Bihar.