Serial No. 17378 Circle:-:Patna City Book No. :- 1 Deed No. 16070

Serial No. 17378 Deed No. 16070

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

This document was presented for registration on **28/10/2023** by **Reserve Bank Of India (Through President Sri Jai Ram Sharma)**
A stamp duty of Rs. **5147000/-** and other fees of Rs. **106025/-** has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. **16070** in Book No. **1**, Volume No. **365** on pages from **206** to **226** and has been preserved in total **21** pages in C.D. No. **56** / Year **2023**

28/10/2023

बिहार सरकार

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

Date: 28/10/2023 Token No:-17576 /2023

SCANNED BY

दस्तावेज की जाँच किया एवं दस्तावेज में अंकित वर्णित विवरणी के अनुरूप सही पाया।

जाँच लिपिक
(अभिषेक कुमार)
उ0व0नि0

T- 17576

DEVELOPMENT AGREEMENT

This Indenture is made and executed this the 24th day of the month of October 2023.

BETWEEN

Reserve Bank of India Employees Co-operative House Building Society Ltd. having its Registration No. PAT23/1959, registered office at Patna through its President Sri Jai Ram Sharma S/o Late Banshi Singh, aged about 82 years, having Pan No ALDPS3024L Aadhar No 8612-6318-9597, Mob. 9835432675.resident of Jai Prakash Nagar, Po- Digha Ghat, Patna-800011 & Secretary Mr. Gopal Jee S/o Late Shiv Jatan Ram aged about 75 years, having Pan No ABUPJ2670C, Aadhar No 4943-6019-8082, Mob. 9431460033 .resident of A/103, Shiv Priya Vihar Apartment, Behind HP Petrol Pump, PO-Sadaqat Ashram, Patna-800010. Hereinafter referred to as the "**SOCIETY**" (which term or expression unless it be repugnant to the context/subject or meaning thereof shall mean and include its executors in office and or nominees and assigns) of the **FIRST PART**.

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President/Secretary
25.10.2023

Reserve Bank of India Employees Co-operative House Building Society Ltd.
28.10.2023
President/Secretary

For Kumar Buildcon (P) Ltd.
Director 28/10/2023

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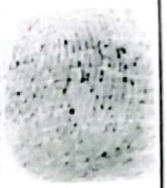
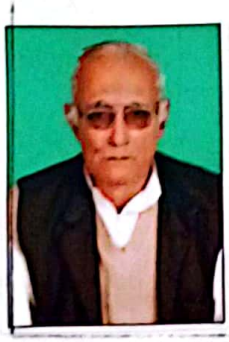
District Registry Office,Patna

Token Number 17576 | Reg. Year 2023 | Serial Number 17378 | Deed Number 16070

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant Sig.	Ms Kumar Buildcon Pvt Ltd (Through Director Narendra Kumar)						
Presented By Sig.	Reserve Bank Of India (Through President Sri Jai Ram Sharma)						
Executant Sig.	Reserve Bank Of India (Through President Sri Jai Ram Sharma)	N/A	N/A	N/A	N/A	N/A	N/A
Executant Sig.	Reserve Bank Of India (Through Secretary Mr. Gopal Jee))						
Identified By Sig.	Chandoo Ram						



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28.10.23

पहचानकर्ता द्वारा दिखायी गयी सूची की स्थल जाँच किया गया/की दस्तावेज के अनुरूप सही पाया।

28/10/23

AND

M/S KUMAR BUILDCON PVT. LTD, having its registered Office at 201, N.P. Centre, New Dak Bunglow Road, P.S.- Kotwali, Dist.- Patna - 800001, having **PAN-AAACK9902G & GST-10AAACK9902G1ZY**, represented through its **Director Sri. Narendra Kumar S/o Late Sukhdeo Sinha,** Resident of Sukhdeo Bhawan, Kankarbagh, Patna-800020 hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors in office and assigns or nominees) of the SECOND PART.

WHEREAS, the first party is the registered Co-operative society in the name and style of Reserve Bank of India. Employee Co-operative House Building Society Ltd. Patna (hereinafter referred as the society) registered under Bihar & Orissa Co-operative Society Act, 1925 having it's registration No. 23 PAT 1958-59.

WHEREAS, the Reserve Bank of India Employee Co-operative House Building Society Ltd. Patna purchased an area of 81 Katha of Land from Mahendar Prasad, son of Hari Prasad bearing deed No 5458 dated 18.12.1979, deed No 4743 dated 30.10.1979 and from Mahendar Prasad, son of Hari Prasad, Deed No 4742 dated 30.10.1979 from Surendra Prasad , son of Hari Prasad, deed No 4741 dated 25.10.1979 from Ram Ayodhya Prasad, son of Ram Dahin Mahto, deed No. 5459 dated 18.12.1979 from Surendra Prasad, son of Hari Prasad Sao, deed No. 477 dated 09.02.1980 from Ram Ayodhya Prasad and deed No. 465 dated 09.02.1980 from Surendra Prasad and deed No. 5457 dated 18.12.1979 from Ram Ayodhya Prasad, son of Ram Dahin Mahto. This way the society purchased an area of 81 Katha of Land at Mauza Jakariyapur, P.S. Alamganj, Thana No. 15, District Patna bearing Tauzi No. 434 and 435, Khata No. 29,38,54,50 and 46 bearing plot No. 425,426,427,428,429 and 430. The society came in possession of their purchased land.

WHEREAS, the society allotted its purchased land to it's member and executed sale deed in favour of the members.

That the State of Bihar while establishing Pariwahan Nagar, published notification in Patna District Gazatte dated 06.04.1985 for acquiring the land which included the land of Reserve Bank of India Employees Co-operative House Building

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Society Ltd. measuring 81 Katha of Mauza Jakariyapur , P.S. Alamganj, Now P.S – Agamkuan, District –Patna.

That the society filed C.W.J.C. before the Hon'ble High Court, Patna bearing C.W.J.C. No. 3676 of 1985. The society further filed M.J.C. No 1277 of 1995 against the State of Bihar, Patna Regional Development Authority and others under which judgment and order was passed on 2nd January 1991. The society subsequently filed M.J.C. No. 3706 of 1999 before Hon'ble High Court, Patna. Wherein the State Govt. assured to explore possibility of giving alternative Site to the petitioners (i.e. the members of the society) which will be evident from the order dated 10.12.2008.

That the Chief Secretary Government of Bihar, Patna held meeting under his Chairmanship along with Director of Land Acquisition, Patna; Commissioner P.M.C. , Principal Secretary Revenue and Land Reforms Department of Bihar, Patna. They jointly held meeting on 29.06.2009 in the light of order passed in M.J.C. No. 3706 of 1999 (Reserve Bank of India Employees Co-operative House Building Society Ltd. V/s Government of Bihar and others.) They jointly decided and released land in favour of the society on 28.08.2009 bearing land of Mauza- Jakariyapur, Thana No. 15, P.S. Alamganj, District Patna bearing Khata No. 59, Plot No. 455 (Part), Khata No. 46 Plot No 456 (Part), Khata No. 55, Plot No. 457 (Part), Khata No. 98 Plot No460 (Part), Khata No. 95, Plot No. 461 (Part), Khata No. 107, Plot No. 460 (Part), Total area 2.5307 Acre fully described in Schedule below of this Development Agreement. The Chief Secretary Bihar, Patna released joint letter dated 29.08.2009 to be communicated to Patna High Court in compliance of the order passed by Hon'ble High Court in M.J.C.No.3706 of 1999. The Government of Bihar had allotted the land described in Schedule below of this Development Agreement in lieu of the land acquired by the State of Bihar of the Society. The State of Bihar put the society in physical possession of the land described in Schedule I of this development Agreement and the society has been coming in physical possession of the said land as Society.

That the Society had entrance for their allotted land by Govt. which was only 20 feet wide from the North. The developer second party persuaded the matter before the Patna Municipal Corporation and after great effort succeeded to get entry in society Land from Main Road, now the society entry is from East in place of North.

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It is important to note that previously G+3 building was possible on 20 ft. wide Road. Now G+4 to G+6 Building is possible on the same land by achieving permissible FAR = 2.5. To give effect of this change the Patna Municipal Corporation by their joint decision had exchanged the land with Reserve Bank of India Employee Co-operative House Building Society Ltd., Patna and issued Letter No. 327 dated 14.02.2023. The society is now provided Road from East side and are using and enjoying the same.

That from the date of purchase, the members are waiting for last 44 (forty four) years for a house of their own on the society land. Now all the members have retired from service and have become old. In some cases the allottee is no more in this world.

That all the members are now senior citizen and are not capable of constructing their houses physically or financially. At this point of time they are not eligible for bank loan including housing loan for the construction of the new house.

That they have also come to know that sanctioning of individual house plan will not be possible without sanction of layout plan of the society, which is not here.

That keeping in view the prevailing situation the society has decided to go for construction of Multi- Storied building in shape of flats which will be allotted to all 35 members, holding land in this society.

That the Society has now resolved vide their Resolution taken in its General Body meeting having No 01 dated 27.06.2023 that the Society will Develop their area by giving the entire land to a Developer.

That the Society keeping in mind the work / services / investment done be the Developer has decided that M/s Kumar Buildcon Pvt. Ltd. shall be the sole developer of the Society land and hence this Development Agreement.

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WHEREAS the Society is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land measuring approximately 2.5307 Acres, equivalent to 81 Katha

Khata No.	Khesra No.
59	455 (Part)
46	456 (Part)
55	457 (Part)

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95	461 (Part)
98	460 (Part)
107	462 (Part)
178	449(Part)

Mauza- Jakariyapur, Survey Thana No. 15, within the limit of Patna Sadar and P.M.C. and under the jurisdiction of District/Sub Registrar, Patna Registry Office, Patna more fully described in the schedule-I of this Agreement appearing at the foot of this indenture and hereinafter referred to as "the Land".

AND WHEREAS after getting possession of the land the society was mutated for the same and from then they are paying rent and taxes regularly.

AND WHEREAS the Society covenants that the scheduled land is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and the Society has right, full power and absolute authority and title to transfer the whole or part of aforesaid scheduled land.

AND WHEREAS the Society is interested in getting multistoried residential buildings complex developed and constructed through a reputed developer on the scheduled land and to acquire residential/ commercial(IF any) built up area in the shape of flats / commercial space and parking spaces as consideration in exchange for the full and final value of the scheduled land and were in search of a reputed developer who could develop the aforesaid land on reasonable terms and conditions.

AND WHEREAS the aforesaid developer offered to construct at its own cost residential buildings complex on the scheduled land of the Society hereinafter referred to as "the building" and to give 45 % of total built up area to be constructed on the scheduled land to the Society hereinafter referred to as "the Society's area" in full, final and adequate consideration for the value of 55 % of the scheduled land which shall be conveyed by the Society in favour of the Developer and/or its nominee or nominees including a co-operative society after completing the building and handing over of the Society's area by

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the developer to the Society and to retain the remaining 55 % built up area of the building hereinafter referred to as the "Developer's area" for its prospective buyers.

Certain terms and conditions were agreed to by and between the Society and the developer with regard to the transfer of the said land by the Society to the developer and the construction of the said building by the developer and disposal of the flats and parking spaces there in the developer's area. The parties hereto are desirous of recording into writing the terms of such agreement as hereunder.

NOW THIS DEED WITNESSTH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOW

1. The Society above named have agreed to appoint the aforesaid developer as the developer of the aforesaid land and grant to the developer, who hereby accept from the Society the right to develop the aforesaid land more fully detailed in the schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter appearing.

2. The Society simultaneously with execution of this indenture, hereby agreed to grant physical possession of the scheduled land to the developer and to entrust the right to take up preliminary works for development and constructions of building comprising of Residential flats/ commercial space and car parking spaces and to allot, enter into agreement for sale of developer's area of the same to its prospective buyers to the exclusion of the Society's area.

3. The Society shall convey transfer and/or assign to the developer and/or its nominee/nominees as the developer may desire free from all encumbrances 55 % (Fifty Five Percent) of total land at/or for consideration simultaneously with completion and handing over of physical possession of the Society's area to the Society on the terms and conditions mentioned herein.

4. The developer, after getting peaceful vacant physical possession of the scheduled land shall proceed expeditiously with site development preparation of building plans and after getting the same signed by the Society with other necessary

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papers, declarations, affidavits etc. submit the same to the Patna Regional Development Authority (Dissolved) / PMC / Authorized Architect or to the competent authority for sanction. After sanction of the plan by the competent authority the developer shall start construction and on completion of the entire construction the developer shall hand over the Society's area to the Society as consideration for the value of the 55 % of the aforesaid land to be transferred by the Society to the developer or its nominee/nominees including a co-operative society.

5. The Society shall be entitled to get 45 % (Forty Five Percent) of the total constructed built up area in all Residential flats and parking spaces proposed or in any future addition made or any other usable area under this agreement . The allocation of any such proposed additions shall be made in agreed proportion immediately after preparation of and finalization of building plan, currently proposed or proposed in future, on predetermined principle (i.e. the developer shall have option to demarcate the area and the Society shall be entitled to choose one or vice-versa). However, any development plan not approved by the Society in its entirety, shall not be taken into consideration

6. It is further agreed and undertaken by the developer that the Society shall have full right, title, ownership interest over the Society's area referred to above allotted to the Society as his share out of the total built up area and the Society shall be fully entitled to enjoy the above built up area either himself individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alienate or transfer his interest in any manner deemed fit by the Society to any person, association of persons, firms, companies, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the Society. All cost of construction and otherwise of the aforesaid Society's area shall be borne and paid by the developer.

7. That it shall take approximately 4 years (Four Years) from the date of sanction of the plan from PMC or Competent Authority from date of handing over of peaceful vacant possession of the schedule land, which shall be later subject to a further grace period of 12 (Twelve) months to complete the construction of the

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building provided that if any time is lost to the developer by such happening as is beyond the control of the developer including force majeure, fire, tempest or accident etc.

8. The Society hereby agree to put the developer in actual physical possession of the scheduled land to develop, plan, construct and enter in to agreement to sell the developer's area in the proposed multistoried building and as such the possession of the developer on the aforesaid land will be deemed to be final and conclusive and only the title will pass after delivery of possession of the Society's area to the Society. During the pendency of this agreement, the Society shall at no point of time try to dispossess the developer from the said land and the developer shall be deemed to be in possession of the said land and be free to do all acts, deeds and things required for development and marketing relating thereto at the developer's own cost and expenses, unless, if the developer acts in conflict with the provisions of this agreement.

9. The developer shall be entitled to develop the aforesaid land by constructing thereon one or more buildings comprising Residential flats and car parking spaces in accordance with the sanctioned building plans and to allot developer's area in the building to be constructed on the said land to such person or persons the developer in its discretion think fit and to receive and realise the prices in respect of the allotment and agreement for sale of such flats and parking spaces and to appropriate the same.

10. That the Developer shall act as an independent developer in constructing the said building over the scheduled land and shall keep the Society indemnified from and against all third parties claims arising out of any act or omissions against the development in or relating to construction of the said building.

11. That, if GST (Goods & Service Tax) is found applicable on Society's share of flats then Society agree to pay the GST (Goods & Service Tax) on their shares.

12. That The Society have authorized the Developer not only to get the plan sanctioned by the authority but also to take RERA Registration for the proposed

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project. Society consent for the RERA Registration is hereby granted by the Society.

13. The Society hereby authorize the developer to do, if required, all acts, deeds, matter, things given under :-

(i) To have the plans of the proposed building to be constructed on the aforesaid land prepared/amended in accordance with rules and regulations of the concerned authorities and other statutory provisions and to submit the said plans to the Patna Municipal Corporation / Patna Regional Development Authority/Competent authorities with the application for the approval and sanction and to do and sign all writings and undertaking as may be necessary in connection with the approval and sanction of such plans. However, the Society will also sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building sanctioned by the Patna Municipal Corporation or amendments therein subject to the Society's satisfaction.

(ii) The Society or his authorized representative(s) hereby reserve their right to be consulted, supervise and have their say in the entire process of planning and construction with a view to maintain its quality of construction in respect of the Society's area.

(iii) To appoint architects, surveyors, engineers and contractors and other person or persons.

(iv) To make applications to the concerned authorities for obtaining electrical connections and permits or quota for cement, steel and other controlled building materials.

(v) To accept service of any writ, summons or other legal process or notice and to appear and represent the Society in any court or before any magistrate, judicial tribunal and other tribunals in connection with the development of said property and to commence or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary

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vakalatnama, claims, plaints, orders, applications, affidavits, petitions and other documents, papers and writings.

(vi) To enter into agreements for sale of or otherwise allot Residential flats/commercial areas / parking spaces etc. in the aforesaid building to the purchaser in respect of the developer's area.

(vii) To mortgage the aforesaid Developer's area (Built-up area only) with Bank and/or financial institutions for obtaining loan/working capital/short term loan/finance and also to obtain loan for purchaser of flats/parking spaces etc. as the said developer will decide at their sole discretion. The developer further affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the aforesaid Developer's area shall be exclusively invested for the development of the said land and such moneys shall not be diverted to/invested in any other project work. But in no case the land will be encumbered. The Society will be free from any liability towards any such money obtained by the developer.

(viii) To transfer the developer's area or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchasers of flats in the aforesaid building subject to the condition that the delivery of possession to such purchasers will be made after delivery of possession of the Society's area to the Societys.

(ix) To give on Societyship basis or other basis the said developer's area in the property and the flats in the building to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.

(x) And generally to do all acts deeds and things for developing the said property.

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Director
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14. Whenever required by the developer the Society shall join as the confirming party in any agreement that the developer may enter into with any person or persons who desire to acquire flats or portions in the developer's area of the building on ownership basis.

15. Upon completion of the development work or before and subject to the terms and conditions contained herein as may be desired by developer, the Society shall make and execute in favour of the developer or their nominee(s) including co-operative housing society or association or persons or a body corporate, a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and/or their nominees to the aforesaid land.

16. Simultaneously on the completion of the building and handing over of the Society's area to the Society, the Society shall execute or join in the execution of all documents necessary for giving the residential flats/commercial /parking spaces etc. of the developers area to buyers in respect of legal title to their respective spaces including their un-divided proportionate share and rights in the land.

17. That the Society hereby declares:

(i) That the area of the aforesaid land is approx 2.5307 Acres, equivalent to 81 Katha.

(ii) That the property is a free-hold and the Society has title to the same free from all encumbrances.

(iii) That the said land is in his exclusive possession with absolute right, title and interest and the same is free from any encumbrances, debts, liens, charges and attachments and in marketable condition and the Society has not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, gift, right lien, leave, license permission, rent, possession charge inheritance or any other encumbrances whatsoever.

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(iv) That no notice or notification for acquisition or acquisitions under the statutes for the time being enforced have been received, served or issued affecting the said land or any part thereof and the Society is entitled to develop and/or cause to be developed the said entire land.

(v) That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities, revenue authorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.

(vi) That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders lispendence, notices, insolvency notice or adjudication orders made or issued by or at the instance of any party thereof.

(vii) The Land Society declares that no proceeding under the Urban Ceiling Act have been initiated against the landSociety as well as against the scheduled land till date. In case any fact to the contrary is found later on or detected by the concerned authority it would be the responsibility of the landSociety to get the same cleared with the help of the developer at their cost to enable the developer to go ahead with the development work.

18. That the Society hereby irrevocably undertake not to sell, dispose, alienate the said property or any part thereof save and except putting the developer in possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed as aforesaid to the developer or person or persons nominated by the developer including a society or societies or an incorporated body or limited company as hereinabove stated and further irrevocably undertakes not to do any act, deed, matter or thing as shall be in contravention of the declarations made by them in the present clauses.

19. For the purpose of verifying the correctness of the declaration hereinabove made by the Society and in particular the declarations made above regarding the absolute Societyship of the said land and his title hereto being marketable free

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from all encumbrances and also his undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof save and except as hereinabove provided, that the developer shall be entitled to obtain copy of all documents including of title relating to the land for the purpose of the verification as aforesaid including investigation of the Society's title to the property. The Society undertakes to show all such relevant papers in original as and when required by the developer or its representative including financial institution.

20. The development of the said land shall be for and on account of the developer and neither the Society nor any other person or persons claiming through the Society shall have any right or interest in the development of the said land. The developer shall develop the said land at its own name and at its own cost and shall alone be responsible for the development of the said land. However the building will be named as **"EAST END HEIGHTS"**

21. All the outgoings in respect of the aforesaid land from the date of physical possession to be given to the developer hereunder shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the aforesaid land relating to the period prior to such possession, which shall be the liability of the Society alone.

22. That the Society shall have no objection if the developer submits the building plan in the name of the Society to the Patna Municipal Corporation / local authorities or apply to any other authorities for sanctions, permissions or approvals and has agreed to sign all the necessary papers, affidavits, documents etc. for the purpose subject to their satisfaction. It is clearly understood that all fees and costs relating to approvals, permissions and sanctions shall be totally borne by the developer.

23. That as the Society will receive the consideration for the scheduled land in the shape of built up area agreed as aforesaid, the Society shall at no time demand any further premium or has any interest in future dealings regarding the sale of developer's share of built up area.

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24. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

25. The Society shall hold its area on the same terms and conditions as the buyers of other portions of the building according to the standard agreement of the purchasers association of **"EAST END HEIGHTS"** which may be mutually formed by the Society as well as the purchasers of the developer's area on due consent and approval of the developer. The Society and the purchasers of the developer's area and their nominees, respective agents, licenses shall abide by the rules and regulations of the terms of agreement/bye-laws of the said Society's association and the Society and/or his authorized representatives and purchaser of the developer's area shall pay common utilities maintenance charges to the association on no loss no profit basis as per prevailing norms and be entitled to use all common facilities in the building complex intended for the utilization.

26. Though the developer shall construct the building as per sanctioned plan and prevailing norm of the Patna Regional Development Authority/ Patna Municipal Corporation. However, in case any fine or penalty is imposed on the said building for any extra built up area constructed in excess of the sanctioned plan then the same shall be borne and paid by land Society and the developer equally .

27. The Society agree, that if any levy is imposed by the Patna Regional Development Authority, Patna Municipal Corporation or any other public body(ies) or the government for the development/betterment of the area in which the said land is located or any other levy becomes applicable on the said land, the Society and the nominees of the developer or the developer jointly shall pay in the same proportion as their respective shares of built up area in the building.

28. It is agreed that after the execution of these presents the developer or its nominee/s including a co-operative society shall be entitled to construct godowns and put up signboards and hoardings on the said land and if desired, fence the entire premises according to its requirements for the purpose of development of the said land

Reserve Bank of India Employees Co-operative House Building Society Ltd.

President/Secretary

28.10.23

For Kumar Buildcon (P) Ltd.

Director 28/10/23

28.10.2023

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29. After completion of the building the entire plot under development shall be fenced with a matching low height boundary wall and secured with iron gates and guard posts.

30. After completion of the building OWNER & Developers shall become automatically OWNERS of their respective shares as per Bihar Apartment OWNERSHIP Act 2006.

31. It is agreed that in all transfers/conveyance of built up area, the purchaser/transferee shall bear the cost of stamp duty, court fees and other registration charges.

32. That the Developer will start preparation of MAP and other necessary things needed for construction work within a week from the date of this Agreement.

33. That the aforesaid developer has agreed to provide at their cost all the amenities described in Schedule - I of this Agreement. :-

SCHEDULE - I
SPECIFICATION OF FLATS

FOUNDATION	R.C.C. cast in situ under reamed bore pile foundation.
SUPER STRUCTURE	R.C.C. Framed Structure.
BRICK WORK	First Class Brick masonry partition walls with cement mortar.(1:4)
INTERNAL WALLS	In Cement mortar 1:6 on Brick work and 1:4 on R.C.C. work
FLOORING	Vitrified Tiles of KAJARIA,SOMANY, RAK, ORIENT & NON SKID TILES in Balcony.
DOORS	Sal Wood Chaukhat in all Doors. Wooden decorative door in main entrance, 35 MM Ply Board of ISI approved quality in other Doors.
WINDOWS	All Windows will be UPVC.
WALL FINISHING	(a) All internal walls will be finished with Birla/JP Putty. (b) External walls with Apex weather proof emulsion paint (Asian).
BATHROOM WITH SANITARY FITTINGS	a) Floor in Bath Rooms will be of Ceramic Tiles (Non Skid) and Glaze Tiles up to Door height (8'0") in walls. b) Provision for Hot & Cold Water connection in Bath Rooms. c) All fitting of Jaguar / ESSCO Company .Wall Mounted Sanitary wares shall be of Parryware / Hindware / Jaguar/ Cera with PVC cistern.

Reserve Bank of India Employees Co-operative House Building Society Ltd.
President/Secretary
28/10/22

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President/Secretary
28-6-23

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Director 28/10/2022

KITCHEN	Ceramic Tiles flooring, Cooking Platform with Tiles up to 2 ft. above working top and 5'0" ht. in opposite wall of working platform. Granite top, Steel Sink and Hot & Cold water connection. Provision for acquagard.
ELECTRICAL ITEMS	Concealed P.V.C. conduits shall be laid with Copper Wire as required. Power Plug for A.C. in Drawing Room, Bed Rooms. Each room provided with Inverter Point in 5amp plug. Modular Switches.
TELEPHONE & T.V. POINT	In drawing room as well as in Bed Rooms.
INTER-NET POINT	In one Bed Room (Provision).
INVERTER POINT	In All 5 AMP. Point with inverter 1400 watt (without Battery)
SECURITY	CCTV Provision for Security (Only for outside)
GENERATOR	GREEN & SILENT Generator with auto changer over for flats of required capacity.
LIFT	Kone / Otis of required capacity.

SCHEDULE-I

REFFERED TO ABOVE

All that piece and parcel of land measuring approximately 2.5307 Acres , equivalent to 81 Katha, bearing Khata No.and Khesra No. as under:-

Khata No.	Khesra No.
59	455 (Part)
46	456 (Part)
55	457 (Part)
95	461 (Part)
98	460 (Part)
107	462 (Part)
178	449 (Part)

Mauza Jakariyapur, Survey Thana No. 15, Thana Code 506, Zone -02 within the limit of Patna Sadar and P.M.C. and under the jurisdiction of District/Sub Registrar, Patna Registry Office, Patna and bounded as follows :-

Reserve Bank of India Employees Co-operative House Building Society Ltd.
President/Secretary
28/10/23

For Kumar Buildcon (P) Ltd.
Director
28/10/2023

Reserve Bank of India Employees Co-operative House Building Society Ltd.
President/Secretary
28/10/23

North : Part of Plot No. 449, 455 & 457

South : Part of Plot No. 462

East : Main Road & Part of Plot No. 449,455,460,461 & 462

West : Part of Plot No. 457,456,460, 461 & 462

Government Value of Land Rs. 25, 63, 00,000/- + Value of Boundary Rs. 10, 00,000/- Total Value Rs. 25, 73, 00,000/- (Rupees: - Twenty Five Crore Seventy Three Lac) Only.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBCRIBED THEIR RESPECTIVE HAND ON THE DAY MONTH AND YEAR WRITTEN HEREINAFTER.

WITNESSES:-

1. चन्दू राम
28.10.23
S/o Late Sohrai Ram
MIG-267, Kohinpan-pur
PATNA - 20

Reserve Bank of India Employees Co operative House Building Society Ltd.
President/Secretary 28.10.23

Reserve Bank of India Employees Co operative House Building Society Ltd.
President/Secretary 28/10/23

SIGNATURE OF THE SOCIETY

2. Pankaj kumar 28/10/2023
(PANKAJ KUMAR)
S/o Late ANIL KUMAR
Add - Flat No - B/201
Shri Om Complex
Ved Nagar, Rukanpura
Patna - 800014

For Kumar Buildcon (P) Ltd.
Director 28/10/2023

SIGNATURE OF THE DEVELOPER

जिला अवर निबंधक का कार्यालय
पटना

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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.	5147000/-	
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	5253025/-

Registration Fee

FEE PAID										
	A1	0	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	100000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	105025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 106025

Registering Officer
Patna

Date: 28/10/2023

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 28th October 2023 by Reserve Bank Of India (Through President Sri Jai Ram Sharma) Late Banshi Singh by profession Others. Status - Executant

JR Sharma
28/10/23

Signature/L.T.I. of Presentant **Date:28/10/2023**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Chandoo Ram' age '72' Sex 'M', 'Late Soharai Ram', resident of 'M.I.G.H.-267, Lohianagar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 28/10/2023

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 365 on pages on 206 -226, for the year 2023 and stored in CD volume No. CD-56 year 2023 .The document no. is printed on the Front Page of the document.

जिला अवर निबंधक का कार्यालय
सत्यमेव जयते
पटना

Registering Officer
Patna

Date : 28/10/2023

Token No. : 17576 **Year : 2023** **S.No. : 17378** **SCORE Ver.4.1** **Deed No . :d No . : 16070**

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INDIA NON JUDICIAL

Government of Bihar

e-Stamp

Certificate No.	:	IN-BR-2301125364
Certificate Issue Date	:	28-Oct-2023 11:27 AM
GRN No.	:	BHR20231000808337E, BHR20231000853761E
Unique Doc Reference	:	EST-BR-2800-2300015256
Party Name	:	KUMAR BUILDCON PVT LTD
Purchased by	:	KUMAR BUILDCON PVT LTD
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	5147000 (Fifty One Lakh Forty Seven Thousand Only)
Reg. Fee (Rs.)	:	105025 (One Lakh Five Thousand Twenty Five Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	1000 (One Thousand Only)
Total Amount (Rs.)	:	5253025 (Fifty Two Lakh Fifty Three Thousand Twenty Five Only)

T- 17576

Nawada Kumar
28/10/2023

जिला अवर निबंधक का कार्यालय
पटना

IN 2301129457

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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