



Govt. of Bihar
District Registry Office, Ara(Bhojpur)

Summary of Endorsement

This document was presented for registration on 21/08/2015 by Shivendra Pratap Singh. A stamp duty of Rs. 1046160/- and other fees of Rs. 41600/- 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. 9293 in Book No. 1, Volume No. 124 on pages from 371 to 387 and has been preserved in total 17 pages in C.D. No. 19 / Year 2015.

Date: 22/08/2015

Token No: 9617/2015

Signature with Date
(Pramod Kumar Singh)
Registering Officer, Ara(Bhojpur)

Ranjay Singh
Shivendra Pratap Singh
Shivendra Pratap Singh

29
218

20
21/8/15

Dev
18/8/15

DEVELOPMENT AGREEMENT

This indenture is made and executed this 21 day of the month of August in the Christen Era of Two Thousand Fifteen.

BETWEEN

SET A, BRANCH-I

1. Abhay Pratap Singh S/o Late Beni Madav Prasad Singh

2. Mrs. Kiran Singh W/o Late Ajit Kumar Singh

3. Miss Meera Singh D/o Late Beni Madav Prasad Singh

शिव देवी

Mrs. Lalochara Singh

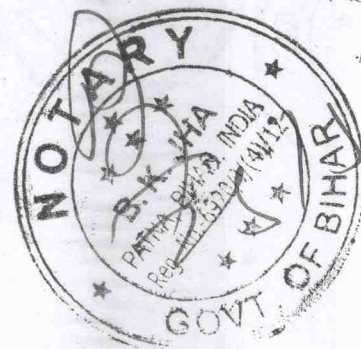
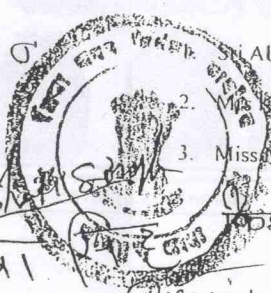
Surya Pratap Singh

Prakash Kumar

Ranjay Singh, *Rama Kaur*, *Shivendra Pratap Singh*

Meera Singh, *Namdeo Kumar*

This 20/8/15
Shivendra Pratap Singh



District Registry Office, Ara (Bhojpur)

Token Number 9611		Reg. Year 2015	Serial Number	Deed Number				
PresType	Name	Photo	Thumb	Index	Middle	Ring	Little	
Claimant	Narendra Kumar							
Sig.	<i>Narendra Kumar</i> 21/08/15							
Executant	Abhay Pratap Singh							
Sig.	<i>Abhay Pratap Singh</i> 21/8/15							
Executant	Amrendra Pratap Singh							
Sig.	<i>Amrendra Pratap Singh</i> 21.8.2015							
Executant	Birendra Pratap Singh							
Sig.	<i>Birendra Pratap Singh</i> 21-08-2015							
Executant	Dhirendra Pratap Singh							
Sig.	<i>Dhirendra Pratap Singh</i> 21.08.2015							
Executant	Digvijay Singh							
Sig.	<i>Digvijay Singh</i> 21/8/15							
Executant	Dr. Uday Pratap Singh							
Sig.	<i>Uday Pratap Singh</i> 21/8/15							
Executant	Indu Singh							
Sig.	<i>Indu Singh</i> 21-8-15							

SCORE-Ver 3.0.0.66685 Powered by InfoSystem and Solutions, Patna

Biometric Captured By 2900sop003



SET A, BRANCH-2

1. Mrs. Shanti-Singh, W/o Late Manoj Kumar Singh
2. Mrs Usha Singh, W/o Late Girijendra Pratap Singh
3. Mrs Sulochana Singh, W/o Lt. Col. Ram Krishna Pratap Singh
4. Shri Kumar Avishek, S/o Late Anil Kumar Singh

SET B, BRANCH-1

1. Sri Birendra Pratap Singh
2. Sri Dhirendra Pratap Singh

Both sons of Late Rabindra Pratap Singh

SET B, BRANCH-2

1. Sri Shivendra Pratap Singh Son of Late Satyendra Pratap Singh

SET C, BRANCH-1 (1/9th Share)

1. Sri Digvijay Singh
2. Sri Ranvijay Singh } Both Sons of Late Mahendra Pratap Singh
3. Sri Yadendra Pratap Singh S/o Late Raghvendra Pratap Singh
4. Mrs Reena Singh alias Mrs Reena Rani W/o Late Rajiv Ranjan Pratap Singh

SET C, BRANCH-2 (1/9th Share)

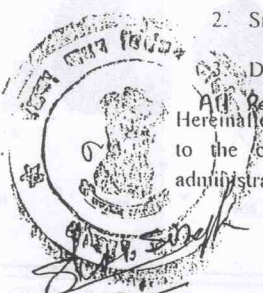
1. Smt Indu Singh W/o Late Keshvendra Pratap Singh
2. Sri Surya Pratap Singh, S/o Late Keshvendra Pratap Singh

SET C, BRANCH-3 (1/9th Share)

1. Sri Amrendra Pratap Singh S/o Late Narbadeshwar Narayan Singh
2. Sri Saurav Pratap Singh S/o Dr. Shailendra Pratap Singh

Dr. Uday Pratap Singh S/o Late Bhupendra Pratap Singh

All Resident of Village - Kulharig, P.S. Kailwar, Dist - Arrah.
Hereinafter referred to as the "OWNERS" (Which term or expression unless it be repugnant to the context/subject or meaning thereof shall mean and include its executors, administrators, successors, legal heirs and assigns) of the FIRST PART.



Avishek Kumar
Pratap Singh

Surender Pratap Singh

Amrendra Pratap Singh

Digvijay Singh, Reena Rani

Yadendra Pratap Singh

Reena Singh, Nandini Kumar
21/08/13



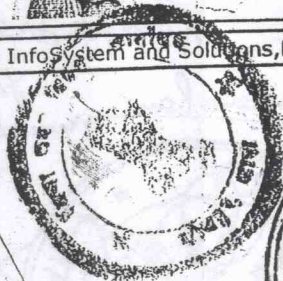
District Registry Office, Ara (Bhojpur)

Token Number 9611		Reg. Year 2015	Serial Number	Deed Number				
PresType	Name	Photo	Thumb	Index	Middle	Ring	Little	
Executant	Kiran Singh							
Sig.	<i>Kiran Singh</i> 21/8/15							
Executant	Kumar Avishek							
Sig.	<i>Avishek Kumar</i> 21/8/15							
Executant	Miss Meera Singh							
Sig.	<i>Meera Singh</i> 21/8/15							
Executant	Ranvijay Singh							
Sig.	<i>Ranvijay Singh</i> 21/08/2015							
Executant	Reena Singh							
Sig.	<i>Reena Singh</i> 21.8.15							
Executant	Saurav Pratap Singh							
Sig.	<i>Saurav Pratap Singh</i> 21/8/15							
Executant	Shanti Singh							
Sig.	<i>Shanti Singh</i> 21.8.15							
Presented By	Shivendra Pratap Singh							
Sig.	<i>Shivendra Pratap Singh</i> 21-8-15		N/A	N/A	N/A	N/A	N/A	

SCORE Ver.3.0

Powered by InfoSystem and Solutions, Patna

Biometric Captured By 2900sop003



AND

KUMAR BUILDCON PRIVATE LIMITED, a company incorporated under the Companies Act 1956 and having its Registered office at 201, N.P. Centre, New Dak Bunglow Road, Patna-800001 (within the district of Patna represented through its Director Sri Narendra Kumar s/o Shri Sukhdeo Sinha, residing at Sukhdeo Bhawan, Kankarbagh, Patna-20 hereinafter referred to as the Developer (which expression shall unless it be repugnant to the context/subject or meaning thereof, mean and include its successors in office and assign or nominees) of the SECOND PART.

ARRAH PROPERTYSCHEDULE 'A'

Ancestral Land at Arrah Situated in Mohalla- Khetari Kashawa Arrah, P.S. No.- 237 Gopali Kuan Chowk Arrah. Corresponding to Municipal Survey Plot No. 942 comprising Cadastral Survey Plot No.-5461 under Khata No. 413, Khewat No.-3 Holding No.- 65, Tauzi No.- 30, Circle No.- 6, ward No.- 3 (old), Ward No.- 22 (New) having an Area of .34 Acre approximately equivalent to 11 Kathas and 8 dhoorkies. All the property known as Kulharia House at Arrah with all the Land Owned by the parties, to this agreement hereinafter referred to as "The Land", at Jail Road (near Gopali Kuan Chowk Khetari-Mohalla, Arrah District-Bhojpur.

The Land is butted and bounded on the four sides by boundaries.

North- Pradeep Sweets/ Municipal Nala (Drainage)

South - Trustee Jain Temple, Nem Kumar Jain/ Md. Matin,/ Md. Sakilu Ahmad Family and others

East- Self of Land Owners.

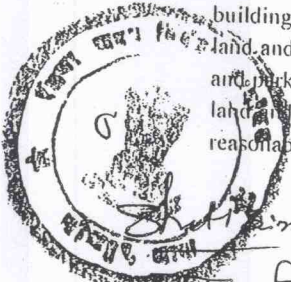
West- Main Gopali Kuan- Station Road, Arrah.

AND WHEREAS as the parties of aforesaid land are the descendents of common ancestors.

AND WHEREAS there has been a Joint Hindu family property at different places.

AND WHEREAS all three SETs of owners covenant that the schedule land is in his/her/their exclusive possession with absolute and equal right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments and is in marketable condition and the owner has right, full power and absolute authority and title to transfer the whole or part of the aforesaid scheduled land.

AND WHEREAS the owners are interested in getting a multistoried commercial/residential buildings, complex developed and constructed through a reputed developer on the scheduled land and to acquire commercial /residential built-up area in the shapes of shops offices flats and parking spaces as consideration in exchange for the full and final value of the scheduled land was in search of a reputed developer who could develop the aforesaid land on the reasonable terms and conditions.



Handwritten signatures and names:
 Digvijay Singh, Keenulani, Yashendra Pratap Singh, Meera Singh, Namrata Singh, Mrs. Sarbajana Singh, Surya Pratap Singh, Anuradha Pratap Singh, Hishik Kumar, and others.



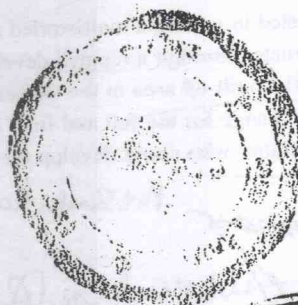
Handwritten notes on the right margin:
 Ramraj Singh, Shivendra Pratap Singh, Uday Pratap Singh, Saurav Pratap Singh, and others.

Handwritten notes and signatures on the right margin:
 Hishik Kumar, and others.

District Registry Office, Ara (Bhojpur)

Token Number 9611 Reg. Year 2015 Serial Number Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Shivendra Pratap Singh Sig. Shivendra Pratap Singh 21/8/15						
Executant	Sulochana Singh Sig. Mrs Sulochana Singh 21.8.15						
Executant	Surya Pratap Singh Sig. Surya Pratap Singh 21-8-015						
Executant	Usha Singh Sig. उषा सिंह 21-8-15						
Executant	Yadvendra Pratap Singh Sig. Yadvendra Pratap Singh 21-8-2015						
Identified By	Subodh Kumar Sig. Subodh Kumar 21/08/15						



AND WHEREAS the aforesaid developer decided to arrange funds from their own resources customers etc. and offered to construct at its own cost a commercial/residential building complex on the scheduled land of the owner hereinafter referred to as "the building" and to give 50% of the total built-up area along with 50% of common area to be developed on the scheduled land to the owners. Hereinafter referred to as "the owners which shall be conveyed by the owners 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 owners area by the developer to the owners and to retain the remaining 50% built-up area of the building hereinafter referred to as the "Developers area" for its prospective buyers.

Certain terms and conditions were agreed to by and between the owners and the Developer with regard to the transfer of the said land by the owner to the developer and the construction of the said building by the developer and disposal of the shops, offices, flats and parking spaces therein the developers area. The parties hereto are desirous of recording into writing the terms of such agreement as hereunder.

Agreement Value: Rs. 51,58,000/- (Rupees: Five Lacs Sixteen Thousand Five Hundred)

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The owners above named has agreed to appoint the aforesaid developer as the developer of the aforesaid land and grant to the developer, who hereby accept from the owners the right to develop the aforesaid land more fully detailed in the schedule hereunder written in the manner and on the terms, condition and stipulations hereinafter appearing.
2. That after preparing the plan/map of the proposed project, developer and owners will divide their respective share i.e. 50-50 in the proposed project mutually. The developer will get the plan sanctioned on which the division of space in the proposed project takes place.
3. The owners simultaneously with the execution of the 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/s comprising shops, offices, flats and parking spaces and to allot, enter into agreement for sale of developers area of the same to its prospective buyers to the exclusion of the owner's area.
4. The owners shall convey transfer and/or assign to the developer and/or its nominee/nominees as the developer may desire free from all encumbrances 50% (Fifty percent) of the total land at/or for consideration simultaneously with completion and handing over of physical possession of the owner's area to the owners on the terms and conditions mentioned herein.

The developer, after getting peaceful physical possession of the scheduled land, shall proceed expeditiously with site development. After Constructing Godown construction and on completion of the entire construction the developer shall hand over the owner's area to the owners as consideration for the value of the 50% (fifty percent) of the aforesaid land to be transferred by the owners to the developer or its nominee/nominees including a co-operative society. *Handwritten signature*

PROPRIE Anuradha Babu Singh ^{Sunya Prakash Singh}

Digvijay Singh, Kaunam Yadendra Pratap Singh Nandan Kumar
Meera Singh 21/08/15



The distribution of parking area between the parties will take place in the above ratio, i.e. Owners 50% and Developers 50% and its allotment will be decided by the owner's and Developer mutually. Plan should be made such that the parking may be utilized both for basement and open ground floor of the complex in order to provide parking for all shops offices flats owners.

7. After separation of 50% land owners share as per agreement, developer shall further divide the land owner's share in three equal parts/portions (A, B & C) and through a fair and transparent lottery system directly transfer/allot to each SET (SET-A, SET-B & SET-C) of land owners on the spot.

8. That this Development Agreement is being registered, keeping in mind the Section 7 of the Bihar Apartment Ownership Act, 2006.

9. That it is further agreed and undertaken by the developer that the owner shall have full right, title, ownership interest over the owner's area referred to above allotted to the owner as his/her/their share out of the total built-up area and the owners shall be fully entitled to enjoy the above built-up area either himself / herself/ themselves individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alienate or transfer his/her/their interest in any manner deemed fit by the owners 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 owners. All costs of construction and otherwise of the aforesaid owner's area shall be borne and paid by the developer.

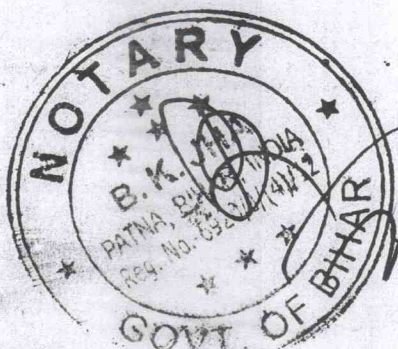
- a) The developer has given a security deposit of Rs. 6.00,000/- (Rupees:- Six Lacs) only to the land owners and the said amount of security money shall be interest free and shall be refunded back by the land owners to the developer at the time of SET wise (1/3 each) handing over/transfer of 50% ~~owners share in the built up/~~ constructed area of the entire project and only after completing the entire project as per plan and annex I-I or the same may be adjusted from related SET of owners share proportionately, reducing the share of the land owner as per the existing market rate at the option of SET owner. Each SETs of owners agreed to return security Deposit.

- b) It is further undertaken by the developer that materials of good quality are to be used in the construction and furnishing of the building including terrace, lift etc. as per specification attached in this agreement.

It is further undertaken by the developer that they would provide lifts (Otis/Kone), water tanks with deep Tube-well according to need and planning for entire commercial/residential building complex developed in the aforesaid land along with generator of reputed make or Kirlosker etc.

Hishik Kumar Surya Pratap Singh
Aurore (Rabari) S.A.

श्री राजा सिद्ध विजय सिंह. लक्ष्मी राम जयचंद्र प्रताप सिंह
Nagpur 23/08/13



- e) Any owner would not contribute towards expenses against the same includes transformer, Deep Boring, Generator, lift etc.
- g) It is further agreed and undertaken by the developer that after completion of the project they will be solely responsible to obtain completion certificate from AMC or from any other statutory body if required regarding completion of the project and would hand over copy of the certificate to the owner at the time of handing over of his/her/their SET wise 50% owners share in the manner as described above in Sl No. seven and before taking back the security money.

10. That it shall take about 3 years (Three Years) from the date of this Agreement or handing over of peaceful vacant possession or the date of sanction of the Plan (i.e. within 6 months from date of agreement) of the schedule land which ever shall be later subject to a further ~~grace period of 6 (Six) months~~, to complete the building within the stipulated time as aforesaid (i.e. 3 years). The owner shall be entitled for compensation @Rs. 50000/- (Rupees Fifty thousand) only per month till six months, If the developer fails to complete and handover the owner's area even after 3.5 (Three and half) years in that event the owner shall be entitled for revised compensation @Rs 100000/- (Rupees one Lac) only per month. The maximum time limit of this agreement is three and half years as detailed above if the construction is not completed within three an half years with penalty from the date of this agreement, ~~the owner will take over the possession and occupation of the entire premises and will complete the construction and occupation of the entire premises and will complete the construction at his/her/their cost through himself/herself/themselves or through other agency.~~ The developer will get his 50% share only after making full payment of the amount so spent by the owner/agency along with penalty amount unpaid by the developer and with interest towards same. In such event the developer's security deposit of Rs.- 6 (Six) Lacs with the owner will also be forfeited.

11. That the owner hereby agree to put the developer in actual physical possession of the scheduled land to develop, plan, construct and enter into agreement to sell and finally execute Sale-Deed of the developers 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 payment of consideration money in the shape of aforesaid agreed owner's area to the owner. The owners shall not 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 cost and expenses till 3 ½ years i.e. period granted to the developer for completing the project as per S.N.10 page-7.

12. The developer shall be entitled to develop the aforesaid land by constructing thereon one or more building/s comprising Shop offices flats and car parking spaces in accordance with the sanctioned building plans and to allot the developer's area in the building/s to be constructed on the said land to such person or persons the developer in its discretion think fit and to receive and realize the prices in respect of the

Digvijay Singh.

3071 (21) E Harish Chandra Singh
Munir Singh Anand Babu Singh
Keen Lal Jadendra Babu Singh Nandu Kumar
 21/08/15



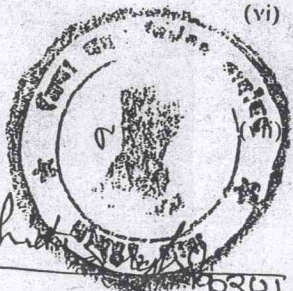
allotment and agreement for sale of such shops offices, flats and parking spaces and to appropriate the same.

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

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

- (i) To construct the Building ~~as per the sanctioned plan~~ by the AMC. Or Licensee architects of Arrah Municipal Corporation.
- (ii) Notwithstanding any things contained in this agreement, All the owners of each SETs hereby reserve their right to be consulted, supervise and have their say in the entire process of planning & construction with a view to maintain its quality of construction during the period of construction. However, if there will be any structural defect in the construction or any accident in course of ~~development or any penalty~~ imposed for any wrongful act ~~relating to~~ construction and development that will be exclusive liability of developer & expenses penalty would be borne by the developers only. The owners will not be ever liable for any defective construction/ construction violating the approved sanction plan of AMC/Govt. Agency/ Licensee Architects.
- (iii) To appoint architects, surveyors, engineers and contractors and other person or persons with owners consultation.
- (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 owners in any court or~~ before any magistrate, judicial tribunal and other tribunals in connection with the development of the 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 Vakalatnama, claims, plants, orders, applications, affidavits, petitions and other documents, papers in writing.
- (vi) To enter into agreements for sale or otherwise allot shops, office, flats and Parking spaces etc. in the aforesaid building/ buildings to the purchasers in respect of the developer's area.

To mortgage the aforesaid developers area (Built-up area only) with Bank and/or financial institutions for obtaining loan/working capital/short term loan/ finance in respect of the developer's area for their aforesaid building/s and also to obtain loan for purchasers of flats etc. as the said developer will



Shri. 
Vishesh Kumar

करुण सिंह

Digvijay Singh

उप। रि.

Meera Singh

Yadvendra batuf

Surya Pratap Singh

Robert Schuyler

Wanda Kusz
2/18/85



11/18

Mr. S. V. R. N. Singh
Savarna Pratap Singh
Ranjay Singh
Shivendra Pratap Singh
Mx Subodha Singh

decide at its sole discretion. The developer further affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the aforesaid developer's share/area shall be exclusively invested for the development in this Project not any other project work. But in no case the land will be encumbered.

- (viii) To give on ownership basis or other basis the said developer's area in the property and the shops offices and flats in the building/s to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.
- (ix) And generally to do all acts deeds and things for developing the said property.
14. Simultaneously ~~on the completion of the building and handing over of the owner's~~ area to each SET of owners as prescribed above in SI No.7 and developer will become absolute owners of their respective areas.
15. That the owners hereby declare:
- (a) That the area of the aforesaid land is approx. 11 katha, 08 dhur, 08 dhurki. ^{sps} ^{sps}
- (b) That the property is a freehold and the owners have title to the same free ~~from all encumbrances.~~
- (c) That the said land is in their 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 owners have 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.
- (d) That no notice or notification for acquisition or acquisitions under the statutes for the time being in forced has been received, served or issued affecting the said land or any part thereof and the owners are entitled to develop and/or cause to be developed the said entire land.
- (e) That there is no notice or order passed by the Arrah Municipal Corporation or any other body or authority for acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or affecting the said property or any part thereof.
- (f) 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.

That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders impendence, notices,



(Signature) Suraj Prasad Singh
Mera Singh Anand Lal Behl
Wishal Kumar Digvijay Singh. Rana Kaur Jaiendra Bata Singh Narinder Kumar
21/08/13



insolvency notice, petitions or adjudication orders made or issued by or at the instance of any part thereof.

- (h) That apart from the owners none else is entitled to or has any share, right, title or interest in the said property or any part thereof either as a partner in any partnership or coparcener in any joint family or otherwise, and that the owners is not benamidars or trustees for any one in respect of the aforesaid land the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.
- (i) The Land Owners declare that no proceedings under the Urban Ceiling Act have been initiated against the landowners 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 landowners to get the same cleared at their own cost to enable the developer to go ahead with the development work.
- (j) And it is agreed between the parties that if the developer finds any undisclosed defects in the title of the owners to the scheduled land or that the scheduled land is subject to any notice etc due to which the developer is being debarred or restrained from the development work, in that event the developers shall be entitled to rescind this agreement and recover all the outgoing expenses incurred in constructions along with interest @6% p.a. and damages. Similarly if the rights and interest of the owners are risked compromised or flouted by the developer, the owners will be entitled to legal remedies and compensation @6% p.a. and vice-versa.
16. That the owners 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 undertake not to do and act, deed, matter or things and shall be in contravention of the declarations made by them in the present clauses.
17. In any event the owners without prejudice to foregoing declarations agree and undertake and clear all outstanding dues at their own cost and keep the developer or its nominee/s indemnified against any loss to that effect.
18. ~~The development of the said land shall be for and on account of the developer and~~ neither the owners nor any other person or persons claiming through the owners shall have any right or interest in the development of the said land, if the construction are as per agreed and approved plan and specification by the AMC. The developer shall alone be responsible and liable to the Govt. AMC. and other concerned authorities for the execution of the said work and shall alone be liable for the loss, if any whatsoever. The developer shall develop the said land and at their own cost and shall alone be responsible for the development of the said land. However the name of the building/complex will be ARANYA KULHARIA COMPLEX ARRAH.



Wanda Kus 31 E Surya Prasad Singh
21/08/15 Ramesh Singh
Hijray Singh, Ranakani Yadendra Prasad Singh



19. 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 owners alone.
20. That as the owners will receive the consideration for the scheduled land in the shape of built up area agreed as aforesaid, the owners shall at no time demand any further premium or have any interest in future dealings regarding the sale of developer's share of built-up area. Developer shall not make any separate development agreement or provision on the property under Schedule 'A' with any individual, SET or Branch which is detrimental to other SET or branch of owners.
21. That this agreement shall ever be deemed to constitute a partnership of any sort between the parties hereto.
22. That the owners shall hold the owner's area on the same terms and conditions as the buyers of other portions of the building according to the standard agreement of the owners association of the proposed complex which may be mutually formed by the owners as well as the purchasers of the developers area on due consent and approval of the developer and owners. The owners and the purchasers of the developer's area and their nominees, respective agents, servants, licenses shall abide by the rules and regulation and the owners and/or their authorized representatives and purchasers 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.
23. That though the developer shall construct the building/s as per sanctioned plan and prevailing norm of the Arrah Municipal Corporation, however, in case any fine or penalty is imposed on the said building/s for any extra built-up area constructed in excess of the sanctioned plan then the same shall be borne and paid by the Developer only. The owners shall be proportionally entitled only for 50% gains of all such additional built-up area.
24. It is agreed that after the execution of the deed, the developer or their nominee/s including a co-operative society shall be entitled to construct Godown and put up signboards and hoardings on the said land and, if desired, fence the entire premises according to their requirements which would be removed after completion of the project & before handing over owners of their 50% share.
25. It is agreed that in all transfers/conveyance of built up area, the purchasers/transferees shall bear the cost of stamp duty, court fees and other registration charges.

That in case of dispute and differences arising out of or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrators appointed by both the parties under the provisions of the Indian Arbitration Act 1996 as amended from time to time.

27. Courts of Arrah shall have jurisdiction over all matters of disputes including the arbitration matter.



Shankar Prasad Singh
Vishal Kumar
21/08/13

30/11/13
Surya Prasad Singh
Anand Prasad Singh
Maha Singh
Jagendra Prasad Singh



Ranjay Singh
Shivendra Prasad Singh
Maha Subeha Singh

Uday Prasad Singh
Saurav Prasad Singh
Babur Prasad Singh

with the
21/11/13
21/11/13

ARRAH PROPERTY

Ancestral Land at Arrah Situated in Mohalla- Khetari Kashawa Arrah, P.S. No.- 237 Gopali Kuan Chowk Arrah. Corresponding to Municipal Survey Plot No. 942 (a,b,c,d,e,f) comprising Cadastral Survey Plot No.-5461 under Khata No. 413, Khewat No.- 3 Holding No.- 65, Tauzi No.- 30, Circle No.- 6, ward No.- 3rd(old), Ward No.- 22 (New) having an Area of 0.354 Acre equivalent to ^{34.4375 sbs} 35.4 decimal equivalent to 11 Kathas 0 Dhors and 08 dhorkies, sbs sbs

ANNEXTURE IBRIEF ARCHITECTURAL AND STRUCTURAL SPECIFICATIONS OF THE BUILDING (OWNER AREA)

1. FOUNDATION : R.C.C. cast in situ under reamed bore pile foundation with suitable pile caps. Or raft foundation (confirming to IS codes).
2. STRUCTURAL: R.C.C. frame structure (confirming to IS codes, National Building codes), Earthquake resistance. Bearing capacity of soil as per soil test report issued by authorized soil test lab. will be mentioned on structural foundation drawing with notes that this drawing is released for construction work and will be duly signed and stamped by authorized structural engineer.
3. CIVIL WORK : First Class Brick masonry partition walls with cement mortar (All outer walls will be 10" thick with 1:6 cement mortar and partition walls 5" thick with M.S.Rods as per standard specification)
4. FLOORING : White marbles slabs/ Vitrified Tiles which will be selected by the owners.
5. PLASTER: $\frac{1}{2}$ " plaster in cement mortar 1:6 on brick and 1:4 on R.C.C. Surface.
6. DOORS : All Chowkhat shall be of seasoned chemically treated sal wood with 35mm thick solid core all Flush Shutter (ISI Marked) painted with 1st quality Enamel paint (Berger/ICI). Main door with eye piece & godrej Lock. Rubber silnsor, Handle, Stopper, etc.
7. WINDOWS : All Window frames will be colored anodized aluminums hinged windows with Plain glass.

Ranjay Singh
Shivendra Pratap Singh
Mrs. Subhash Singh

Uday Pratap Singh
Saurav Pratap Singh
Vishay Pratap Singh

Abhinav Singh
Surya Pratap Singh
Anuradha Pratap Singh

Yadvendra Pratap Singh



Kishore Kumar

Vandana Kumar
21/08/15

Mona Singh
Renukani



- Sink, of
company
- to door
Wash
- be
- Mr. Pratap Singh.
Ranjay Singh.
Shivendra Pratap Singh
Mrs. Subochana Singh
- Mr. Pratap Singh.
Suresh Pratap Singh
~~Pratap Singh~~
- (ISI)
amp
mp.
oint
for
- Abdullah Mehmood
Mamun

Shri
Kushak

Lushak

Digvijay Singh.

Meera Singh
Reena Lami

रत्न देवी
Yadvendra Batap Singh



112

18. FINISH: All internal walls ceiling in Plaster of Paris with and paint as per owners choice.
- Birla White Putty on External Surfaces with a combination of Emulsion Paint (Apex/Weather coat shield etc.) of reputed Co. with owners preference.
19. LIFT : KONNE/OTIS Lift with generator back-up and sound Alarm device.
20. Suitable Cow Catchers? to be provided at both the Main Entrance Gates of the complex.
21. All Drainage waste pipe will be P.V.C. ISI Marked (Supreme, Prince etc.)
22. The submersible Pump used should be of Kirloskar/ KSB / Crompton Make.
23. Silent Generator of Reputed to cover entire complex at least (500 Watt for each flat and for Office)
24. ~~Water Tanks- separate water connection~~ should be provided in each flats with a independent stop cock from the main water tank.
25. The cost of the generator transformer boring & security system, intercom etc. will be born by the developer for entire project. Owners will not contribute for the same even for his/her/their share.
26. There should be one room, one bathroom & toilet with Tap connection on both side of the roof with basin connection. If sanctioned by the authority.
27. Light arrangement with plug points on both the sides of the roof terrace.
28. Suitable light to be provided.
29. To provide a guard Room, Common toilet and a generator room (or Shaded space) on the ground floor. If sanctioned by the authority.
30. Fire system in the building as per norms covered
31. Car parking for all the flats owners as per plan.
32. Plinth level of the apartment should be at least as per law above the road level. To avoid any water logging in the campus.
33. Steel Ladder should be given to approach the water tanks.
34. Separate shaded for two wheeler parking to be provided.
- Suitable drainage system to be in place. No water logging should be there.

Ranjay Singh
Shivendra Pratap Singh
Mrs Subodha Singh
Uday Pratap Singh
Saurabh Pratap Singh
Shreyas Pratap Singh
Anshu Singh



Shivendra Pratap Singh
21/08/15

Surya Pratap Singh

Anuradha Pratap Singh

Kishore Kumar

उषा सिंह इन्ड देवी
Meera Singh

Digvijay Singh, Kanchan Kaur, Jagendra Pratap Singh



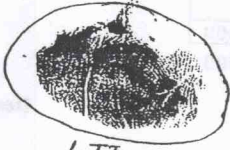
7/1/16

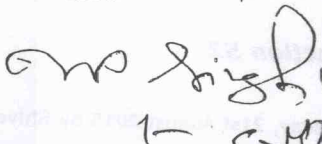
IN WITNESS WHERE OF THE PARTIES HERETO HAVE SET AND SUBSCRIBED
THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR WRITTEN
HEREINAFTER.

Witnesses

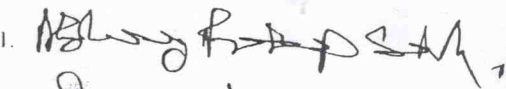
1. Shailendra Pratap Singh
A/57, Anand Vihar Colony
Ambedkar Path
Patna-14.

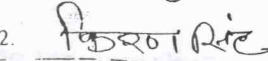
2. Jeebott Kumar
201 N.P. Circle
New Dam Bazar Rd.
Patna-80001

3.  Hemlata Singh
15, New Kulaohariy
House, Exhibition Rd.
Patna-80001

4.  Singh (Ram Krishna
Batap Singh)
Block - D-102, Area Garden
Bailey Rd. Patna-14

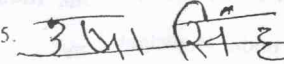
5. Anuradha Batap Singh
Harbadeshwar Niwas
Exhibition Road
Patna-1

1. 

2. 

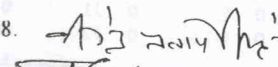
3. Meera Singh

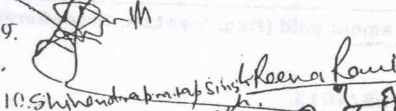
4. Shanti Singh

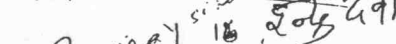
5. 

6. Mrs. Sulechana Singh

7. 

8. 

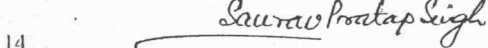
9. 

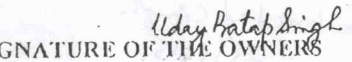
10. 

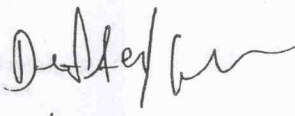
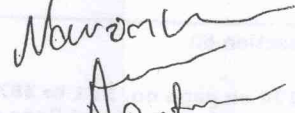
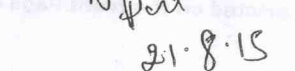
11. Ranvijay Singh
Suraj Pratap Singh

12. Digvijay Singh
Anuradha Batap Singh

13. Jadvendra Batap Singh

14. 


SIGNATURE OF THE OWNERS

5. 


21.8.15




SIGNATURE OF THE DEVELOPER





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. 1046160/-	Amt. Paid By N.J Stamp Paper	Rs. 0/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 1087760/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	41000	C	0	H1b	0	K1a	0	Lil	0	LLR	0	600
	A8	0	D	0	H2	0	K1b	0	Lili	0	Proc.Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0		0			
	TOTAL-									41000			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -												41600	

Date: 21/08/2015

Registering Officer
Ara(Bhojpur)

Endorsement under section 52

Presented for registration at Registration Office, Bhojpur (Arra) on Friday, 21st August 2015 by Shivendra Pratap Singh Late Satyendra Pratap Singh by profession Agriculture. Status - Executant

Shivendra Pratap Singh
21/8/15
Signature/L.T.I. of Presentant

Date: 21/08/2015

Registering Officer
Bhojpur (Arra)

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Subodh Kumar,' age '34' Sex 'M', 'Prabhakar Vinod ', resident of 'Kumar Buildcon Pvt Ltd. 201, N.P. Centre New Dakbanglow Road, Patna ',), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 21/08/2015

Registering Officer
Ara(Bhojpur)

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Bhojpur (Arra) in Book No. 1 Volume No. 124 on page no. 371 to 387 for the year 2015 and stored in CD Volume No. 19, year 2015. The document no. is printed on the front Page of the document.

Token No. : 9611
Date : 22/08/2015

Year : 2015

SCORE Ver.3.0

Registering Officer
Bhojpur (Arra)

DEED NO: 9293

