Serial No. :- 6746 Deed No. :- 6588

**Govt. of Bihar**
**Sub-Registry Office, Danapur**
Summary of Endorsement

This document was presented for registration on **07/08/2025** by **Bibha Singh.** A Stamp Duty of **Rs. 633700/-**, Registration Fee of **Rs. 20000/-** and other Fees of **Rs. 1000/-** have been paid in it. The document was found admissible.The Names, Photographs, Fingerprints and Signatures of the Executants, and their Identifier, who have admitted execution before me, are affixed on the reverse page.

This document has been registered as Deed No. **6588** in Book No. **1** Volume No. **200** on pages from **257** to **286** and has been preserved in total **28** page in database.

Signature with Date
**Kumari Sweety**
Registering officer, **Danapur**

Date : **07/08/2025** Application No. : **250501047082**

Sanjiv 07/08/2025

मौजा - मुस्तफापुर 36
रोक सुची खेसरा पंजी/चेक लिस्ट से मिलान किया।
P.No- 730 व्यवसायिक
हस्ताक्षर

Bibha Singh 7/8/2025
PATWARI PROJECTS
Gyan Patwari 7/8/25
PARTNER

**DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT AGREEMENT** is made on this the 7th day of August 2025,

**BETWEEN**

दस्तावेज जाँचा
हस्ताक्षर 7-8-25

PATWARI PROJECTS
Saugeeta Patwari 7/8/25
PARTNER

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# Sub-Registry Office, Danapur (2802)

| Application No | 250501047082 | Registration year | 2025 | Serial No | 6746 | Deed No | 6588 |
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| Details Captured By Office | | | | | | | Details from UIDAI (if Consent Yes) | |
|---|---|---|---|---|---|---|---|---|
| Party Details | Photo | Thumb | Index | Middle | Ring | Little | Aadhaar Photo | eKYC Detail |
| **Party Type :** Executant<br>**Name :** Bibha Singh<br>**Sign & Date** Bibha Singh 7/8/2025 | | | | | | | | **Name :** Bibha Singh<br>**Date & Time :** 07/08/2025 12:18 PM<br>**Aadhaar :** ********9669 |
| **Party Type :** Executant<br>**Name :** Sanjeev Kumar Singh<br>**Sign & Date** Sanjeev Kumar Singh 07.08.2025 | | | | | | | | **Name :** Sanjeev Kumar Singh<br>**Date & Time :** 07/08/2025 12:20 PM<br>**Aadhaar :** ********9061 |
| **Party Type :** Claimant<br>**Name :** Ghanshyam Patwari Authorized By Patwari Projects (Organization)<br>**Sign & Date** Ghanshyam Patwari 7/8/25 | | | | | | | | **Name :** Ghanshyam Patwari<br>**Date & Time :** 07/08/2025 12:21 PM<br>**Aadhaar :** ********5592 |
| **Party Type :** Claimant<br>**Name :** Sangeeta Patwari Authorized By Patwari Projects (Organization)<br>**Sign & Date** Sangeeta Patwari 7/8/25 | | | | | | | | **Name :** Sangeeta Patwari<br>**Date & Time :** 07/08/2025 12:23 PM<br>**Aadhaar :** ********3592 |
| **Party Type :** Identifier<br>**Name :** Upendra Ray<br>**Sign & Date** 7.8.2025 | | | | | | | | **Name :** Upendra Ray<br>**Date & Time :** 07/08/2025 12:24 PM<br>**Aadhaar :** ********3059 |
| **Party Type :** Attesting Witness<br>**Name :** Dhananjay Kumar<br>**Sign & Date** | N/A | N/A | N/A | N/A | N/A | N/A | N/A | |

Sanjeev Kumar Singh
07.08.2025

1. **SMT. BIBHA SINGH** , Age 50 Years , wife of Sri Sanjeev Kumar Singh ,
   Mob. No. **9905208584**
   Aadhar No. **9456 2580 9669**
   PAN-- AMMPS 8217M
2. **SRI SANJEEV KUMAR SINGH** , Age 49 Years , son of Late Bir Bahadur Singh ,
   Mob. No. **9905208584**
   Aadhar No. **8445 6973 9061**
   PAN-- AMMPS 8219F

both resident of vill. - Abhaypura , P.S. - Sandesh , District - Bhojpur , presently residing at - Indrapuri , Road No. 8A , House No. 03, P.S. - Patliputra P.O. - Keshari Nagar , District - Patna- 800024 , (Bihar) , Indian citizen hereinafter referred to as " **THE LAND OWNERS** " (which expression shall unless repugnant to the context, or meaning there to shall mean and include his / her administrators, legal representatives , heirs, assigns or successors-in-interest) of the **FIRST PART**.

**AND**

**M/S PATWARI PROJECTS,** a Partnership Firm , 4, Om Complex , S.P. Verma Road , Patna - 800001 , through its Partner **Sri Ghanshyam Patwari** , Age **68** Years , son of Late Durga Dutta Patwari and **Smt. Sangeeta Patwari** Age **61** Years , wife of Sri Ghanshyam Patwari , both resident of - Flat No. 401, Vishal Tilak Raj Apartment , Bank Road , P.S. - Gandhi Maidan , P.O. - G.P.O., District - Patna- 800001, Bihar, hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) , hereinafter referred to as **FIRM /BUILDER/ DEVELOPER** (which terms and expression shall

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unless it be repugnant to be context or meaning thereof mean and include its administrators , successors - in - office and assigns) of the **SECOND PART.**

PAN --- **AATFP 9263B**

GSTIN --10AATFP9263BIZ8

Mob. No. **9431018896** (Ghanshyam Patwari)

Aadhar No. **3985 6653 5592** (Ghanshyam Patwari)

Mob. No.**9334489205** (Sangeeta Patwari)

Aadhar No. **7249 6703 3592**(Sangeeta Patwari)

**RECITALS**

**WHEREAS** an area measuring 10.25 Decimals under Khata No. 256 , Survey Plot No. 730 , situated at Mauza Mustafapur , P.S. Danapur , District Patna has been duly aquired and purchased by the Land owner through Deed of Absolute Sale duly executed on 16-05-2009 , from Sri Devendra Prasad Singh alias Birendra Prasad Singh , son of Sri Ram Lakchan Singh , resident of G-01, Shiwam Apartment , Road No. 5D , North Sri Krishnapuri , P.O. Patliputra , P.S. Sri Krishnapuri , District Patna and Smt. Anjali Chubey wife of Sri Anil Kumar Chubey , resident of Flat No. 303, Hope Arya Apartment , Maurya Path , Khajpura , P.S. Shastri Nagar , District Patna , as an Attorey for Sri Manohar Rai and Sri Shankar Rai , both son of Late Bhagwan Rai and Most. Ram Rati Devi wife of Late Bhagwan Rai , resident of Naya Tola ,Saguna , P.O. Danapur Cantt. P.S. Danapur , District Patna , and Sri Gauri Shankar Sao son of Late Bhagwan Rai , resident of Naya Tola ,Saguna , P.O. Danapur Cantt. P.S. Danapur , District Patna , which has been duly registered at the Office of District Sub Registrar ,Patna , bearing its Book No. I , Vol. No. 143 , Page No. 560 to 569 , Deed No. 8707 , Serial No. 10011, Token No. 10156 of 2009.

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**AND WHEREAS** an area measuring 14½ Decimals under Khata No. 256 , Survey Plot No. 730 , situated at Mauza Mustafapur , P.S. Danapur , District Patna has been duly aquired and purchased by the Land owner Smt. Bibha Singh , through Deed of Absolute Sale duly executed on 12-05-2009 , from Sri Devendra Prasad Singh alias Birendra Prasad Singh , son of Sri Ram Lakchan Singh , resident of G-01, Shiwam Apartment , Road No. 5D , North Sri Krishnapuri , P.O. Patliputra , P.S. Sri Krishnapuri , District Patna and Smt. Anjali Chubey wife of Sri Anil Kumar Chubey , resident of Flat No. 303, Hope Arya Apartment , Maurya Path , Khajpura , P.S. Shastri Nagar , District Patna , as an Attorey for Sri Premdhar Rai and Sri Vijay Rai and Sri Rajkumar Rai son of Late Jadu Rai , resident of Naya Tola , Saguna , P.O. Danapur Cantt. P.S. Danapur , District Patna , which has been duly registered at the Office of District Sub Registrar ,Patna , bearing ite Book No. I , Vol. No. 139 , Page No. 285 to 292 , Deed No. 8425 , Serial No. 9697, Token No. 9856 of 2009.

**AND WHEREAS** an area measuring 18¾ Decimals under Khata No. 256 , Survey Plot No. 730 , situated at Mauza Mustafapur , P.S. Danapur , District Patna has been duly aquired and purchased by the Land owner Smt. Bibha Singh , through Deed of Absolute Sale duly executed on 08-08-2009 , from Sri Devendra Prasad Singh alias Birendra Prasad Singh , son of Sri Ram Lakchan Singh , resident of G-01, Shiwam Apartment , Road No. 5D , North Sri Krishnapuri , P.O. Patliputra , P.S. Sri Krishnapuri , District Patna and Smt. Anjali Chubey wife of Sri Anil Kumar Chubey , resident of Flat No. 303, Hope Arya Apartment , Maurya Path , Khajpura , P.S. Shastri Nagar , District Patna , as an Attorey for Sri Manohar Rai and Sri Shankar Rai and Sri Bishnu Rai alias Bishnu Sinha son of Late

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Bhagwan Rai , all resident of Naya Tola , Saguna , P.O. Danapur Cantt. P.S. Danapur , District Patna , which has been duly registered at the Office of District Sub Registrar ,Patna , bearing ite Book No. I , Vol. No. 247 , Page No. 365 to 372 , Deed No. 15373 , Serial No. 17879 , Token No. 18119 of 2009.

**AND WHEREAS** an area measuring 4 Kathas 10 Dhurs equal to an area measuring 14.0625 Decimals under Khata No. 256 , Survey Plot No. 730 , situated at Mauza Mustafapur , P.S. Danapur , District Patna has been duly aquired and purchased by the Land owner through Deed of Absolute Sale duly executed on 14-12-2018 , from Sri Bindeshwar Prasad son of Late Nawab Rai and Sri Dipu Kumar and Sri Ranjeet Kumar sons of Sri Bindeshwar Rai and Smt. Reshmi Devi wife of Sri Krishna Rai , and Sri Rajesh Kumar and Sri Binod Kumar and Sri Sonu Kumar all sons of Krishna Rai and Smt. Shanti Devi wife of Sukhari Rai and Sri Suraj Kumar and Sri Bishnu Kumar both sons of Sukhari Rai , all resident of Saguna Nadi Par , P.O. Danapur Cantt. P.S. Danapur , District Patna , which has been duly registered at the Office of Sub Registrar ,Danapur ,Patna , bearing ite Book No. I , Vol. No. 306 , Page No. 53 to 67 , Deed No. 16419 , Serial No. 16770, Token No. 17682 of 2018.

**AND WHEREAS** the aforesaid owner have absolute right , title and interest over their purchased property more fully mentioned in Schedule I and they have been coming in exclusivepossession of land. The land owner is seized and possessed of and is owner of or other wise was and is sufficiently entitled to the free hold land to the schedule here in written (hereinafter for the sake of brevity referred to as the " **said property**").

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Sangeeta Patwari 7/8/25
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**AND WHEREAS** the owners named above are interested in getting multistoried Residential building complex developed and constructed through reputed Developer over their said land and to acquire Residential built-up area in the same as against consideration.

**AND WHEREAS** the aforesaid developer offered to construct at their own cost a multi storied residential complex on the said land of the owners and to give 50% of the total built-up area of the building to the owners in consideration for the proportionate value of the 50% of the total land to be transferred by the owners of the land to the developer or its nominees/ transferees and to have 50% of the total built-up area and further that the parking space of the building will be shared in the same ratio but on the basis of the number of the constructed garages

**It is further represented and declared by the Land Owner** :-

(i) That the said property is under their exclusive possession with valid, clear and marketable, right, title and interest free from all encumbrances to the extent of **57.5625 Dec.** and they are competent to transfer and convey the whole or part of the said property.

(ii) That they have not created any encumbrance on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave and licence, permission, charges, inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statute of the past or presently in force, have been

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any of the statute of the past or presently in force, have been received, served upon the land owner or passed by the P.R.D.A., the D.M.C., Income Tax Department or any other Government authority, for acquisition or requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notices petitions, or adjudication orders affecting the said property or any part thereof.

(v) That apart from the Land Owner, none else is entitled to or has any share, right, title or interest, over and in respect of the said property or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner whatsoever.

(vi) That the Land Owner is not Benamidar or trustee for anyone in respect or the said property or any part thereof.

(vii) That the Land Owner has not entered into in the past in any agreement for sale or development of the said property or any part thereof nor has made any agreement with anyone whatsoever regarding the said property or any part thereof.

**AND WHEREAS** the Land Owners are interested in getting a multistoried residential building complex developed and constructed on the said property and to acquire residentialbuilt up area in the shape of residential flats, parking spaces etc. as consideration for the value

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of land of the **"said property"** when conveyed by the Land Owner to the Developer/Firm.

(a) The aforesaid developer/Firm offered to develop and construct at it's own cost, a multi-storied residential building on the said property of the Land owner (hereinafter referred to as the said **building**) and the Land owner being desirous to acquire flats and other built up areas of the said building as consideration for the said property to be conveyed by the land owner toDeveloper /Firm. And the landowner under perfect condition of their body and mind and without any undue influence and pressure from any side has agreed to convey to the Developer/Firm the area of land morefully described in the Schedule hereunder to develop and construct multistoried residential flats and car parking spaces as well as aminities in form of Sqimming pool , Kids Play area , Community Hall Space over the said piece of land at the entire cost of Developer/Firm , the above mentioned aminities will be for common use for all the allottee of the apartment.

(b) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded an Agreement for Development of the said property by the aforesaid Developer/Firm has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

**NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. The abovenamed land owners hereby appoint the aforesaid Developer/Firm, as the Developer of the said property and irrevocably grants to the said Developer, who hereby accepts from the Land Owners exclusive right and licence to develop the said property in the scheduled property hereunder written

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in the manner and on the terms and conditions and stipulations hereinafter mentioned.

2. The developer and the owners have agreed that they will share whatever built up area is sanctioned by the Danapur Municipality and finally constructed by the Developers at its own cost, in the ratio of 50% (Fifty percent) and 50% (Fifty percent) respectively i.e. the owners will get 50% (Fifty percent) and the Developer will get 50% (Fifty percent) built up area and the Parking space will be shared in the same ratio but on the basis of the number of the constructed garages as against consideration of the proportionate undivided share in the total land and it is on this basis, this agreement is being entered into by and between the parties.

3. The Developer/Firm has to submit a building plan to D.M.C. or any other Authority appointed by Govt. to do so for maximum F.A.R. with lift and other specifications.

3.1. The above built-up areas do not include saleable parking spaces whether open or covered which will be shared by the Land Owners and the Developer /Firm in equal numbers.

3.2. The Developer /Firm shall construct the building complex as per its standard specifications annexed hereto which forms part of this Development Agreement.

4. Immediately after the execution of this Development Agreement, the Developer shall proceed expeditiously with preparation of the plans and drawings for the said Building/complex.

4.1 The Land Owners shall have no objection if the aforesaid building plans are submitted to the local authority and the same or any other permission, approvals are obtained by the Developer /Firm for the same. All fees, costs, charges, and

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expenses relating to such approvals/sanction shall be borne by the Developer/Firm.

4.2 The Developer shall be entitled to make all necessary corrections, alterations and revisions in the aforesaid plan which may be required by the Nagar Parishad DanapurNizamat or any authority for approval of the said building plans.

5. The owners agree to convey, transfer and/or assign their undivided share of 50% of the total land in favour of the developer and/or its nominees(s) purchasers including a Co-operative Housing Society, Association of persons, firm, body corporate etc. free from attachments, charges and encumbrances for consideration and on the terms and conditions mentioned hereinafter.

6. As consideration for 50% (Fifty percent) of the undivided share in the said total land to be conveyed/transferred by the owners to the developer or its purchasers, nominee(s) in terms of this Development Agreement, the developer agrees to deliver and give possession to the owners 50% (Fifty percent) of the total saleable built-up area of the said building to be constructed by the developer at its own cost i.e., 50% (Fifty percent) built up area hereinafter called as the owner's area. The balance 50% (Fifty percent) of the total saleable built-up area as mentioned above shall belong to the developer and shall hereinafter be called as the developer's area on completion of building and its proportionate share of handing over to the owners only.Further the total constructed saleble area (super built up area) as per the approved map/brochure will be devided between the land owner and developer in above mentioned 50-50 percent share.

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7. The allocation of the shares of the owner's area indicating the portion falling in the share of the owner's area and the developer's area shall be clearly demarcated after passing of the plan by Danapur Municipality. A Share Distribution Agreement named Memorandum of Division of Share will be made between the developer and the owner for this immediate after passing of plan by Danapur Municipality.

8. Owners and their nominees shall solely and exclusively be entitled to the owner's area and they shall have absolute right, title and interest over the same and shall be fully entitled to use and enjoy the same either themselves, individually or collectively and shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person, association of persons, firms, body corporate, co-operative society, government agencies etc. on such terms and conditions as may be decided by the developer and owners for its nominees individually or collectively.

9. Developers and their nominees shall solely and exclusively be entitled to the developer's area and they shall have absolute right, title and interest over the same and shall be fully entitled to use and enjoy the same either themselves, individually or collectively and or shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person, association of persons, firms, body corporate, co-operative society, government agencies etc. on such terms and conditions as may be decided by the developer/ for its nominees individually or collectively on completion of building and handing over of 50% share to the owners.

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10. The Developer agrees to construct, and give possession of the Owner's Area to the Land Owners within a period of 3 years from the date the plan is sanctioned by the D.M.C. or from the date of Registration of RERA, whichever is later, with a further grace period of six months. This period will be subject to force major and such happenings as fire, tempest, accident exceptionally inclement weather, rioting etc. and any other act of God i.e. viz major.

11. It is hereby expressly, irrevocably and irretrievably agreed and declared by the Land owners that delivery of possession of 50% of the total salable built up area of the said building in the manner provided herein above shall form and always be deemed to form fair, reasonable and adequate consideration for 50% built up Developer's area with full satisfaction of all demands for the aforesaid property, agreed to be conveyed as hereinabove by the Land Owners to the Developer and / or its nominees.

11.1. The Land Owners shall at no time demand further any sum or premium or any interest in any deal regarding sale of developer's area and the Land Owners shall execute all such deeds and documents as may be required by the Developer in this regard.

11.2. This Agreement shall not ever be deemed to constitute a partnership of any kind between the parties hereto.

11.3. The Land Owners and their nominees and the Developer and its nominees shall jointly have undivided right, title and interest over the total land of the said property in their respective shares of **50%** of the land owners and **50%** of the Developer, after being conveyed as aforesaid.

Bibhor Singh 7/8/2025

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PARTNER

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12. The Land Owners hereby from the date of this agreement grants, exclusive right and licence to the Developer to take up and proceed with the Development, planning, and construction of the said building in terms of this Agreement and hand over vacant possession of the said property more fully described in schedule hereunder written.

12.1. It is agreed that any Agreement made or entered into at any time by the Land Owners is breach of or violation of the terms and conditions of this 'Development Agreement' shall be null and void and not maintainable in courts of law.

12.2. The Land Owners hereby irrevocably undertakes not to sell, dispose off ,alienate ,charge ,encumber ,lease or otherwise transfer the said property or any part thereof during the period of this Agreement save and except putting the Developer in possession thereof for the purpose of Development pursuant to this Agreement. The Land Owners shall at no period of time during the currency of this Agreement try or right to dispossess the Developer from the property aforesaid.

12.3. The Developer shall develop the said property in it's own name and account and at it's own cost and shall alone be responsible for the development of the said property and neither the Land Owners nor any person(s) claiming through the owner shall have any right or interest in the development of the said property except in relation to the land owner's area.

12.4. The Land Owners shall take all steps for vacating existing settlers, tenants etc., if any , from the said property and all costs involved or compensations payable in any form for such vacation shall be to the account of and shall be paid by the

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Land Owners on their own account and the Developer shall not in any way be responsible for the same.

12.5. After the date of approval of plan by D.M.C. the Developer shall be deemed to be in possession of the said property and shall be free to do all acts, deeds and things required for development, and construction of the said building at the Developer's own cost and expenses in terms of this Development Agreement.

12.6. The Developer shall be entitled to develop the said property and construct thereon one building or partly over the said property consisting of dwelling units, flats, parking spaces and other structures in accordance with building plan sanctioned by the D.M.C.

12.7. The Developer shall be entitled to enter into agreement for sale or otherwise allot flats, parking spaces and other tenements comprised in the Developer's area in the said Building which is **(50%)** of the total built up area and which does not form part of the land owner's area. Whenever required by the Developer, the Land Owners will join as confirming party in all such Agreements, sale deeds, deeds of allotment etc. that the Developer may enter into and shall exclusively be entitled to realise all amounts receivable under such agreements, sale deeds, deeds of allotment etc. for development and construction of the said Building and for its own use.

13. That the owners hereby authorize the developer to do all acts, deeds, matter, things as per the terms and conditions of this Agreement required as under: -

(i) To have the plans of the proposed buildings of Residential to be constructed on the aforesaid land on approval of the owners

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prepared/ amended in accordance with the Rules and Regulations of the concerned authorities and other statutory provisions and get the same approved/ sanctioned from the competent authority.

(ii) To appoint, architect, surveyors, engineers and contractors and other persons for the purpose of construction and security.

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

(iv) To accept service of any case, suit, Appeal, writ, summons or other legal process or notice and to appear and represent the owners, in any court or before any magistrate, judicial tribunals or 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 or for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, plaints, written statement, Appeal, orders, applications, affidavits, petitions and other documents, papers and writings.

(v) To enter into agreements for sale or otherwise allot flats, parking spaces etc. in the aforesaid building with the intending purchasers and to receive the consideration money from the intending purchasers in respect of the developer's area.

(vi) The developer at their own risk and responsibility can mortgage only to the extent of the share of developer's built-up area with bank/ and or financial institution for obtaining loan/ working capital/ short terms loan finance and also to obtain loan for their intending purchasers of flats, and parking spaces

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and the said developer will use the said loan amount only for development purpose of this project and not to divert or invest for any other project or for any other purpose. The loan if any taken by the developer from any financial institution will be the sole liability and responsibility of the developer.

(vii) To execute the sale deed or deeds and or transfer the developer's area or part or parts thereof time to time to the intending purchaser or purchasers of flats, car parking spaces in the aforesaid building.

(viii) To give ownership basis or other basis the said developer's area in the property and the flats, and car parking spaces 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.

(ix) The owners here by nominate Sri Ghanshyam Patwari Son of Late Durga Dutta Patwari as their lawful and true Attorney to act and to apply for all other permission and approvals if required or may be necessary for and on behalf of and in the name of the owners and also to execute, present and admit the execution of the said documents of transfer/ conveyance before the Registering authority and to do all acts, deeds as may be deemed necessary by the Developer in this regard for executing such documents of transfer of title in favour of the Developer and/ or its nominees/ allottees/ purchaser to the extent of Developers 50% share only.

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

14. That the owners agreed and undertake that whenever required by the developer, the owners or their duly authorized

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representative will join as the confirming party in any agreement that the developer may enter into with any person or persons who desire to acquire flats, car parking spaces or portions falls in the developer's area of the building on ownership basis.

15. Upon completion of the development work and after handing over the owners area to the owners as per the terms and conditions contained herein, if desired by developer, the owners shall make and execute in favour of the developers or their nominee(s) purchasers 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 with respect to the developers share.

16. Simultaneously on the completion of the building and handing over of the owner's area to the owners, the owners shall execute or join in the execution of all documents necessary for giving the flats, car parking space to the buyers of the developers share at the request of the developer in respect of transferring legal title to their respective purchasers including their undivided proportionate share and rights in the land.

17. The developer will use standard materials as per rules and regulations for construction of the building and get the work supervised by certified engineers. The Developer will remain vigilant about the construction work and will be Responsible to the owners. The land owners are entitled to verify and supervise the quality of materials to be used for construction of the building. The construction of the building will be super deluxe quality as per the detail's specification attached as

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schedule II below of this development agreement. If any construction is made as additional area/ flats but within the norms to be approved, then in that case the excess constructed area shall be also divided in the same ratio i.e., 50% to the developer and 50% to the owners.

18. The owners will show to the developer and / or its duly authorized Advocate all original title, deeds documents and papers relating to the said property for complete examination of the owner's title there to and the owners agree to co-operate with the developer in such examination of the owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and or its Advocate in this regard.

19. In case after possession, there is any defect is found in the title of the owners or there by any liability or any encumbrances, then in such event, the developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owners and at the owner's cost and expenses.

20. The developer shall be entitled to get from the owners all necessary documents of the said property in original and in such an event the developer undertakes to keep the said deeds, safe, harmless and unobliterated and will grant receipt for retaining the same and return when demanded by the owners.

21. All outstanding dues if any in respect of the said property thereon, till the date of this agreement shall be borne and paid by the owners and the said out going after the date of this agreement till the delivery of possession of the owner's developed area given to the owners shall be borne and paid by the developer.

Bibha Singh 7/8/2026

Sangeeta Patwari 07.08.2025

PATWARI PROJECTS
Ghanshyam Patwari 7/8/25
PARTNER

PATWARI PROJECTS
Sangeeta Patwari 7/8/25
PARTNER

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पटना

22. After delivery of possession free from all short of encumbrances of the owner's area to the owners all outgoings in respect of the said property from the date of delivery of owner's portion in the said building there on shall be borne and paid by the owners and the developer and or their nominees proportionately in the proportion of their respective shares in the total built up area. Whenever used in these presents shall mean the proportion in which the parties here to and/or their nominees acquiring portions of the building are entitled to the saleable built-up area in the building.

23. That the owners further agree that if the construction work is obstructed or stopped in any way or due to lack of title or by any court order but not due to negligence of the developer then in that case the said time period will be deemed to be extended in completion of work accordingly.

24. The owners agree that if any tax or levy is imposed by the Danapur Municipality or any other public body or bodies or the Government for the development/ betterment of the area in which the said property is located or any other tax or levy becomes applicable on the said property or the building thereon then the same shall be paid by the owners and the developer jointly in the same proportion as their respective share of built-up area in the said building after development. But the goods and service tax will be paid by the owners for the owner's area before taking possession from the Developer for 50% of Owners Area. The Developer will give possession of the Owners area after getting the goods and service tax amount of Owner's Share from the Owner.

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PARTNER

25. The developer may form if deems fit and proper a co-operative society/ association of persons and body corporate etc. the unit owner and his/her nominee(s) shall become the members of such organization formed by the developer and the unit owner his/ her nominees, respective agents, servants, licensees, tenant etc. shall be bounded to abide by the rule and regulations as be formed by the developer or by any organizations from time to time and they shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the organization for the maintenance and management of entire building complex. For unsold flats at the time of handover, the monthly maintenance charges will be paid by the Developer/ Owner according to there unsold share.

26. That in case any dispute or difference between the parties arising out of or relating to this Development Agreement, the same shall be settled by reference of the dispute of difference to the arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the **Indian Arbitration Act, 1996,** as amended from time to time. Finally the Court situated in Patna is the only last and final forum binding upon the parties.

27. This Development Agreement is being executed between both land owners and Developers in accordance with the provision made in **BIHAR APARTMENT OWNERSHIP ACT 2006** in which after completion of construction of building both the Land owners and Developers shall be absolute owner of their respective shares i.e., owner's share 50% (Fifty percent) built up area and Developers share 50% (Fifty percent) of built-up area.

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28. The name of the building shall be **"SHAKUNTLAM TOWER"** as per the mutual agreement of the land owners and builder.

## SCHEDULE OF PROPERTY

All that piece and parcel of land approximately measuring **57.0625 Dec.** situated at **Mustafapur**, Revenue thana No. **36** (Thirty Six), Survey Thana Danapur and Present P.S. - Khagaul , Sub Registry Office Danapur and Sadar Registry office and District Patna, bearing it's Tauzi No. **5076** (Five Thousand Seventy Six) and **5276** (Five Thousand Two Hundred Seventy Six), Khata No. **256** (Two Hundred Fifty Six) , Survey Plot No. **730** (Seventy Hundred Thirty) part , within limits of Nagar Parishad Danapur , Patna and bounded as under :-

## BOUNDARY

| | | |
|---|---|---|
| North | :- | Part Plot No. 730 |
| South | :- | Survey Plot No. 729 Sri Nirmal Rai |
| East | :- | Branch road |
| West | :- | M/S Helios Corporation Ltd. Patna now Govt. of Bihar |

The Value of property is Rs. **3,13,85,000/-** Rupees Three Crore Thirteen Lakh Sixty Eight Five Thousand only cost of land and **Rs. 3,00,000/-** Rupees Three Lakh only as a cost of Boundary Wall Total **3,16,85,000/-** Rupees Three Crore Sixteen Lakh Eighty Five Thousand only according to valuation fixed by Govt. under MVR Thana Code No. **157**.

Bibha Singh 7/8/2025

Sangeeta Patwari 07.08.2025

PATWARI PROJECTS
Ghanshyam Patwari 7/8/25
PARTNER

PATWARI PROJECTS
Sangeeta Patwari 7/8/25
PARTNER

| Revenue Record Details | | |
|---|---|---|
| **Bhag Vartman** | **Page No.** | **ZamabandiNo. .** |
| 22 | 50358 | 212139900054000 |
| 22 | 50855 | 212139900054008 |
| 33 | 57 | 212139900113439 |

## SCHEDULE-II

**SPECIFICATION OF MULTISTORIED BUILDING TO BE CONSTRUCTED AND TO BE NAMED AS "SHAKUNTLAM TOWER" over the land's details noted in Schedule-I to this Development Agreement.**

| | |
|---|---|
| **STRUCTURE:** | R.C.C. frame structure with brick work in Cement mortar as per design and specification of the structure consultant. All the Internal walls shall be of 5" thick. |
| **CHOWKHATS:** | Door frames of Sal wood/Hollock wood |
| **MAIN DOOR:** | 30 mm flush door with both side veneer |
| **OTHER DOOR:** | 30 MM thick ISI mark flush door. |
| **WINDOW:** | Two track aluminum window with aluminum grill orUPVC frames with glazed shutters. |
| **FLOORING:** | Vitrified flooring 800 x 800 or 600 x 1200 size in drawing, dinning & 600 x 600 in Room. |
| **KITCHEN:** | (a) Flooring- Vitrified tiles Matt Finish |
| | (b) working platform –Granite Slab /Nano Slabs |

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(c) Dado- 24" high tiles.

(d) SS SINK of JAYNA/Lauret/ Carysil orequivalent.

(e) Aqua Guard point provision

**BATHROOM:** (a) Flooring- Floor Tiles Matt finish (Anti-Skid)

(b) Walls Glazed tiles up to 7' height.

(c) Sanitary- White Glazed vitreous sanitary ware of ISI mark Hind ware/ Jaquar/ Kohler or equivalent.

(d) Fittings- Chrome plated fitting of Kohler/ Jaquar/ Ceramix or equivalent.

**ELECTRICAL:** (a) All internal wiring in concealed conduits withcopper wires of ISI mark.

(b) All electrical switches and accessories of L & T/ G.M./ Kolors/ Crabtree/ Havells make or equivalent.

**RAILING:** Stainless steel railing in staircase.

**INTERNAL WALL:** All internal wall shall be finished with plaster of paris or lime putty.

**EXTERNAL WALL:** All external wall shall be painted with weather coat after laying of Birla Putty/ Brick Tiles/ Texture or as per Architect's decision.

**PARKING:** Digital floor tiles of RAK, Excel/Endura or equivalent.

**TOILET:** Double coat of Techoxy treatment of Sika or equivalent.

PATWARI PROJECTS PARTNER

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| | |
|---|---|
| **BORING:** | Boring & Tube well of adequate capacity by direct/reverse circulation machine with adequate capacity KSB or equivalent make submersible pump. |
| **PARKING:** | Ample Car parking spaces through its well driveway. |
| **LIFT:** | Elevator of a standard company like Kone/ Otis of six passengers' capacity will be installed. |
| **GENERATOR:** | Generator of adequate capacity of Cummins/Kirloskar made for stand by Power supply. |
| **INTERCOM:** | Intercom facilities provided in each flat. |
| **FIRE FIGHTING:** | As per approved drawing by Danapur Municipality |

**In witnesses whereof** the parties to this Development Agreement after carefully reading and understating the contents thereof with free will without any pressure and co-ercion in sound state of mind and health of the same and in terms of acceptance of the same, have put their signature on the day month and year noted above.

**Witnesses: -**

1. Dhananjay Kumar
S/o Lat Ram Pengare Grain
Sheela Palace, 3 D2
Patel Nagar Road NO-11
Pin - 800023

2. [illegible]

**Signature of the Owners**

1. Bibha Singh
7/8/2025

2. Sangita Singh
07.08.2025

**Signature of the Developers**

PATWARI PROJECTS
Sangeeta Patwari
PARTNER 7/8/25

PATWARI PROJECTS
Ghanshyam Patwari
PARTNER 7/8/25

## 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) or the B.T. Act.

Stamp duty paid under Indian Stamp Act **Rs. 633700**
Addl. Stamp duty paid under Municipal Act. **Rs. 0**

Amt. Paid By N.J. Stamp Paper **Rs. 0**
Amt. Paid Through Bank Challan **Rs. 0**

| Registration Fee | | | | | | LLR+Proc Fee | Service Charge |
|---|---|---|---|---|---|---|---|
| A1 | 0 C | 0 H1b | 0 K1a | 0 Lii | 0 | LLR Rs. 0 | |
| A8 | 0 D | 0 H2 | 0 K1b | 0 Liii | 0 | Proc.Fee Rs. 0 | |
| A9 | 0 DD | 0 I | 0 K1c | 0 Mb | 0 | Total Rs. 0 | Rs.1000 |
| A10 | 0 E | 20000 J1 | 0 K2 | 0 Na | 0 | | |
| B | 0 H1a | 0 J2 | 0 Li | 0 | | | |
| | | | | Total | 20000 | | |

**Total amount paid (Reg. Fee+LLR, Proc+Service Charge) in Rs - 21000**

Sd/-
Kumari Sweety
Registering Officer
Danapur (2802)

Date : 07/08/2025

## Endorsement under section 52

Presented for registration at Registration Office, Danapur (2802) on Thursday, 7th August 2025 by Bibha Singh W/O Sanjeev Kumar Singh by profession Others, Status - Executant.

Bibha singh
7/8/2025

**Signature/L.T.I of Presentant**

**Date : 07/08/2025**

Sd/-
Kumari Sweety
Registering Officer
Danapur (2802)

## Endorsement under section 58

Execution is admitted by Bibha Singh, Sanjeev Kumar Singh and Identified by the person (1. Name Upendra Ray, Age 56, Sex , S/O Mahendra Rai, WARD NO 06, GANESHPUR, BABHANGAWAN, SITAMARHI) whose Names, Photographs Fingerprints and Signature are affixed as such on back page/pages of the instrument.

Sd/-
Kumari Sweety
Registering Officer
Danapur (2802)

**Date : 07/08/2025**

## Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur (2802) in Book 1 Volume No. 200 on pages on 257 - 286 for the year 2025 and stored in database of year 2025. The summary of document No 6588/2025 is printed on the front page of the document.

Sd/-
Kumari Sweety
Registering Officer
Danapur (2802)

**Date : 07/08/2025**

**Application No : 250501047082 Book No : 1 Year : 2025 S.No.6746 Deed No. : 6588**

## अवर निबंधन कार्यालय, दानापुर

## स्थल जाँच

जाँचकर्त्ता का हस्ताक्षर

बिक्रेता का हस्ताक्षर

Bibha Singh
7/8/2025

Sangita Devi
07.08.2025

क्रेता का हस्ताक्षर

PATWARI PROJECTS
PARTNER

PATWARI PROJECTS
Sangeeta Patwari
7/8/25

# INDIA NON JUDICIAL
# Government of Bihar

## e-Stamp

| | | |
|---|---|---|
| Certificate No. | : | IN-BR-2501570627 |
| Certificate Issue Date | : | 06-Aug-2025 04:25 PM |
| GRN No. | : | BHR20250800182401E, BHR20250800209841E |
| Unique Doc Reference | : | EST-BR-2802-2500008062 |
| Party Name | : | M/S PATWARI PROJECTS |
| Purchased by | : | M/S PATWARI PROJECTS |
| Purpose | : | NA Article no (NA) |
| Stamp Duty Paid (Rs.) | : | 633700 (Six Lakh Thirty Three Thousand Seven Hundred Only) |
| Reg. Fee (Rs.) | : | 20000 (Twenty Thousand Only) |
| LLR & P Fee (Rs.) | : | 0 (Zero Only) |
| Miscellaneous Fee (Rs.) | : | 0 (Zero Only) |
| Discore SC (Rs.) | : | 1000 (One Thousand Only) |
| Total Amount (Rs.) | : | 654700 (Six Lakh Fifty Four Thousand Seven Hundred Only) |

CENTRAL BANK DANAPUR PATLIPUTRA

07.08.2025

PATWARI PROJECTS PARTNER

PATWARI PROJECTS PARTNER

7/8/2025

IN 2501576499

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.