Serial No. 518 Circle:-:Phulwari Sharif Book No. :- 1 Deed No. 2198

Serial No. 518 Deed No. 2198

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

This document was presented for registration on **17/01/2020** by **Mahendra Prasad Singh Alias Mahendra Prasad**
A stamp duty of Rs. **601000**/- and other fees of Rs. **26525**/- 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. **2198** in Book No. **1**, Volume No. **57** on pages from **339** to **356** and has been preserved in total **18** pages in C.D. No. **7** / Year **2020**

Signature with Date
(**Satya Narayan Choudhary**)
Registering Officer, **Patna**

Date: 18/02/2020 Token No: 507 /2020

507/20

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित मूर्णित विवरणी के अनुरूप सही पाया।
17/1/2020
जाँच लिपिक
(अरुण कुमार महाराज)

SCANNED BY

DEVELOPMENT AGREEMENT

This development agreement is made and entered into at Patna on this the 17th day of **January, 2020** of the Christian Era.

1) **Sri Mahendra Prasad Singh alias Mahendra Prasad, son of Late Vimal Prasad alias Bimola Prasad Singh,**
2) **Sri Amrendra Kumar alias Bablu,**
3) **Sri Satyendra Kumar alias Ronit Raj Singh alias Dablu,** both S/o Sri Mahendra Prasad Singh alias Mahendra Prasad, all are residents of Mohalla- Bhawar Pokhar P.S.- Pirbahore in the town and district of Patna (Bihar), hereinafter referred to as "the Land owners", the Party of the First Part, which expression, unless repugnant to the context or meaning thereof, shall mean and include their heirs, administrators, executors, legal representatives, successors-in-interest, assignees and/or nominee(s).

PAN No. & Mobile No:.

1. AHFPS9488L , Mobile No. 09470641609
2. AGLPK8930G, Mobile No. 09835496270
3. AXZPS6267P, Mobile No. 09699494771.

For NEELGEET CONSTRUCTION PVT. LTD.
DIRECTOR
17/01/2020

District Registry Office,Patna

Token Number 507	Reg. Year 2020	Serial Number 518	Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Geeta Sinha (Dir.)						
Executant	Amrendra Kumar Alias Bablu						
Presented By	Mahendra Prasad Singh Alias Mahendra Prasad						
Executant	Mahendra Prasad Singh Alias Mahendra Prasad						
Executant	Satyendra Kumar Alias Ronit Raj Singh Alias Dablu						
Identified By	Raj Kiran						



आदेशानुसार प्रारूपक/क्रेता/विक्रेता द्वारा दिखाये गये भूमि/संरचना/फ्लैट
मौजा/मुहल्ला बेलपुरा थाना/वार्ड नं० 26 हो०नं० X
अन्तर्गत प्रधान रोड का दस्तावेज में वर्णित चौहद्दी अ Part Plot 1201, 1202
By pass road पू० Part Plot Shobha Devi पश्चि० Deo Kumar Prasad Path
स्थल जांच किया गया। जाँचोपरान्त वर्णित चौहद्दी के अनुसार
उक्त भूखण्ड पर भूमि/संरचना/फ्लैट सं० 1201(P) 1202(P) वर्गफीट
जो आवासीय/व्यावसायिक प्रधान/मुख्य/शाखा/सड़क पर 10 से०
पाया गया हैं।

व्यवसायिक परती भूमि
प्रधान सड़क पर स्थित है

सुरेन्द्र प्रसाद सिंह
लिपिक, जिला निबंधन कार्यालय पटना

18-2-2020

Mahendra Prasad Singh
17.1.2020

Ronit Raj Singh
17.1.2020

Raj Kiran
17.1.2020

AND

M/s NEELGEET CONSTRUCTION PVT. LTD., a registered Private Limited Company constituted under the Indian Companies Act 1956 (No. 1 of 1956), having its registered office at:-office No. 112, Hariom Commercial Complex, New Dak Bunglow Road Patna, P.S.-Gandhi Maidan, Patna, **Registration No. U70200BR2007 PTC013309** represented through the **Director Smt. Geeta Sinha, Wife of Sri Nilesh Kumar Sinha,** resident of Flat No. 501, Om Prabhat Enclave, Judges Colony, Near Shudha Buth, Road no. 3, Bailey road, Saguna more, Danapur, in the Town & District of Patna (BIHAR) hereinafter referred to as "the Developer" which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, administrators, executors legal representatives, successors-in-interest, assignees and/or nominee(s) the party of the Second Part. Mob. No. 09431019316

Whereas Land owner and absolutely seized and possessed of and otherwise also entitled to a piece and parcel of land measuring **an area of 10 Decimals out of 81 Decimals.**, bearing **Survey Plot No. 1201(P) and 1202 (P)** appertaining to **Khata No 65 and 130**, Thana No. 26, **Tauzi No.-131** lying and situated at **Mauza- Jaganpura under Revenue Police Station-Ram Krishna Nagar in the Town & District of Patna**, having purchased the same from Sri Ramdeo Singh, Sri Khelan Singh and Sri Brahmdeo Singh all sons of Sri Parmeshwar Singh by virtue of a deed of absolute sale bearing **Deed. No. 4248 dated 22-06-1957**, recorded in **Book-I**, of the year 1957 of the Sub Registry of Patna, thereafter the said land owner Sri Vimal Prasad alias Bimola Prasad Singh had distributed the land amongst his legal heirs through the Memorandum of Family arrangement dated **16-02-1982** in his life time. Through which the aforesaid land owners namely Sri Mahendra Prasad Singh alias Mahendra Prasad, Sri Amrendra Kumar alias Bablu and Sri Satyendra Kumar alias Dablu got the land as their allotted shares.

And whereas the name of land owners stand in the Records of Rights of the State of Bihar vide **Jamabandi No. 2150, 2151,2142, 2143** Year 2019-20 and with respect to which annual land revenue receipt is being issued in their name.

And whereas it has been further Represented and Declared by the Landowners:-

1) That the said land is under their exclusive possession with absolute right, title and interest, free from all encumbrances, charges or lien, capable of being transferred and conveyed in whole or in part, having a fully marketable title thereby.
2) That the Landowners have not created any encumbrance on the said land

Amrendra Kumar 17/01/2020

Mahendra Prasad 17/01/2020

For NEELGEET CONSTRUCTION PVT. LTD. Geeta Sinha DIRECTOR 17/01/2020

or any part thereof by way of sale, exchange, gift, mortgage, lease, trust, assessment, lien, license, permission, rent, possession, charge or in any other manner whatsoever.

3) That no notice or notification for any acquisition/requisition under any of the statute of the past or presently enforce has been received, served or passed by the Patna Municipal Corporation, Income tax Department or any other Government Authority for acquisition or requisition of the said land or any part thereof.

4) That apart from the Landowners, none else is entitled to have any share, right, title and/or interest in the said land or in any part thereof.

And whereas the landowners of the First Part are desirous of raising their piece of land, more fully described in Schedule of Property written hereunder, for the development and construction of a multistoried residential cum commercial building over there through a developer of repute who would develop and construct a residential cum commercial building at his own cost and allot, sale and give to them a share in built-up/ super built-up area of the said building complex in the shape of flats/ Shops/offices/multiplex, car parking spaces, as consideration for the value of a share in the said land to be given by the Landowners to the Developer;

And whereas the aforesaid Developer offered to develop and construct at his own cost a residential cum commercial building (hereinafter referred to as "the Said Building") on the said land and the aforesaid Landowners agreed to accept and acquire flats/ shops/ offices/multiplex and car parking spaces etc in "the Said Building" as consideration for the value of a share in "the Said Land" to be conveyed by the Landowners to the Developer or its nominee/s including a cooperative housing society, firm, association of persons, a body corporate etc.;

And whereas on account of negotiations between the parties hereto, the aforesaid Landowners, the party of the First Part, and the aforesaid Developer, the party of the Second Part, and upon representations and declarations made by the parties, a Development Agreement is entered into between the parties hereto upon the terms and conditions hereinafter appearing.

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

1. That the terms of this agreement become enforceable with immediate effect and shall remain enforceable till discharge of this agreement by performance and for all acts, deeds or things done in pursuant to the terms and conditions of this agreement.

Amrendra Kumar 17/01/2020

Vijay Singh 17/01/2020

For NEELGEET CONSTRUCTION PVT. LTD.

Authorised Signatory 17/01/2020

2. That the Landowners appoint the aforesaid developer as the Developer of "the Said Land" and grant to the developer, who has accepted from them the said Land, described in Schedule of Property hereunder written, in the manner and on the terms and conditions and stipulations hereinafter mentioned.

3. That although the present development agreement is being made w.r.t. a piece of land measuring an area of **10 decimals out of 81 Decimals**, fully described in the schedule of property, the terms of the agreement shall stand automatically modified with the actual physical existence of land area available for the construction of the proposed multi-storied building complex. The said area of the land also being the basis of preparation of map and approval of the same by the competent authority.

4. That the Developer and the Landowners have irrevocably agreed that the Developer will construct entirely at his own cost without any pecuniary contribution from the landowners, the said building complex as per **Specification** attached and as per plan mutually agreed upon by the developer and the Landowners and as sanctioned by the Patna Municipal Corporation or any other authority competent in the said regard for "the Said Land" and the said building shall be distributed over several floors.

5. That it has been mutually agreed upon between the parties that the Developer would construct a multistoried building/ complex upon the said piece of land, subject to approval of the map sanctioning authority and adherence to the law, rules and regulation applicable in the said regard which shall be binding upon both the parties.

6. That the said building complex shall be named and displayed as **"BIMAL BUSINESS PARK".**

7. That the aforesaid Developer has agreed to construct at its own cost the said multistoried, residential com commercial building on the said Land of the Landowners and has also agreed to give **50%** of the total built-up area of the building and parking space to the landowners (with undivided proportionate share in the land to be retained by the landowners) in consideration for the value of **50%** of the built-up area and parking spaces to be retained by the developer together with undivided proportionate share in the land who may use in any manner or sell the same to the prospective buyer(s) who may form an association of buyers or a housing society or join as society for the purpose of buying and owning flats/Shops/offices/multiplex in the said building complex whichever is found most suitable by the Developer.

8. That as consideration for **50%** of the undivided share in the said land conveyed/transferred by the Landowners to the developer or its

For NEELGEET CONSTRUCTION PVT. LTD.
DIRECTOR
17/10/2020

nominees, the developer agrees to give to the Landowners of the First Part **50%** of the total built-up area in the shape of flats/shops/ offices/multiplex and car parking spaces in the said building to be constructed on the said land by the developer hereinafter referred to as "the Landowner's area". This is by way of final settlement and either the Landowners or any person or body claiming through them will not demand any further sum of premium or any interest except his **50%** share in the built-up area in course of any dealing regarding developer's area.

9. That it is hereby agreed that delivery of possession of **50%** of the total built up area in finished condition and parking space shall form or deemed to form always an adequate consideration for the land area aforementioned conveyed/to be conveyed by the Landowners to the developer. The landowners, therefore, will have no right, title or interest over the remaining **50%** of the undivided total land conveyed as aforesaid to the developer except the proportionate share of **50%** of the undivided total land to be retained by the Landowners and */or* his nominees.

10. That it is hereby agreed that the decision with regard to distribution of built up area in terms of flats/shops/offices/multiplex and Car parking spaces as the share of the land owners and the developer shall be made after the finalization of plans and by a separate agreement in the said regard.

11. That the Landowners and their heirs/ successors and */or* nominees shall solely and exclusively be entitled to the Landowners' area and they will have absolute right, title and interest over their respective area and will be fully entitled to transfer, convey, grant and otherwise alienate their interest in any manner as deemed fit by them to any person(s), association of persons, Firm, body corporate, societies, govt. agencies etc. on such terms and conditions as may be decided by the Landowners or any person claiming through or under them by way of sale, gift, exchange and mortgage etc.

12. That the Developer and/or his nominees shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and he shall be fully entitled to transfer, sale, deed execution, convey, grant or otherwise alienate to any person (s), association of persons, firm, body corporate, co-operative societies as may be decided by the developer or his nominees(s) or any person claiming through or under him by way of sale, gift, exchange and mortgage or in other manner whatsoever.

13. That the Landowners and their heirs/ successors, nominees/allottees and

Amrendra Kumar 17/01/2020

Ayodhya Prasad Singh 17/01/2020

For NEELGEET CONSTRUCTION PVT. LTD. Leela Singh DIRECTOR 17/01/2020

the Developer and his heirs/ successors, nominees/allottees and/or anybody lawfully claiming either through the Landowners or through the Developer shall be liable to pay Service Tax, Sales Tax, Water Taxes, Municipal Tax, Maintenance Charges and/or any other tax, cess, fee or charge etc. which may be found payable by them, in the same proportion in which they hold or transact their share in the building complex.

14. That within 15 days from the execution of this development agreement, the party of the First Part agrees to hand over and the Developer agrees to take over the vacant, peaceful and unencumbered possession of the said Land for the purpose of implementation of the terms of this agreement.

15. That the developer agrees to construct the building complex within a period of **4 years** from the date of sanction of the Building plan by the Patna Municipal Corporation and / or other competent authority with a **grace period of 6 months**. However, the time stipulation for the completion of the project shall be subject to force majure and such happenings as are beyond the control of the developer e.g. fire, tempest, strike, earthquake, exceptionally inclement weather and /or any other Acts of God or supervening impossibility in the performance of the terms hereby agreed on account of any legislation of the Union or State Govt. in which case the time limit as given aforesaid shall be suitably extended without any penalty or damage.

16. That the party of the second part/Developer shall have right to amalgamate the present land of the party of the first part with the land adjacent to the same, to be taken under development and construction of the proposed building complex.

17. That, further, the landowner of the First Part herein has also consented to such an amalgamation of the piece of the land. As such, the Developer shall have the liberty to exercise his option to amalgamate the piece of land as per his convenience in which case he shall have right to draw a single plan for construction or otherwise as may be found suitable by the Developer.

18. That the parties to this agreement shall have no objection in signing any necessary paper(s) required for obtaining approval of the Patna Municipal Corporation and or from any other authority or body. However, all fees, charges, costs and expenses relating to such approvals/sanctions, shall be borne by the Developer.

19. That it is further agreed that there may be alternations or revision of the aforesaid plan within the parameters of the Rules and Regulations framed under Patna Municipal Corporation Laws, which may become necessary, but the same shall not require any further approval of the Landowners but the Developer alone shall be entitled to make such

Hanuwadeo Kumar 17/01/2020
Rohit Raj Singh 17/01/2020
Rashmika Prasad Singh 17/01/2020
For NEELGEET CONSTRUCTION PVT. LTD. Rohit Singh DIRECTOR 17/01/2020

alterations/revisions which would be binding on other parties. However, the same should be informed at the earliest to the Landowners.

20. That the Landowners will, after the execution of this agreement, allow every facility to the Developer, his staff, engineers, architects and workers etc. to enter upon the said land to enable the developer to carry out the various development works as stipulated in this agreement.

21. That the landowners hereby from the date of this agreement grant exclusive license to the developer to enter upon the said land and to take up and proceed with the development, planning and construction of the said building in terms of this agreement. The license granted to the developer by the landowners shall be a license as contemplated under section 60 (b) of the Indian Easement Act, 1982. It is agreed that any agreement or arrangement made or entered into at any time by the landowners either prior to execution of this agreement or thereafter in breach of or in violation to the terms and conditions of this development agreement, shall be null and void.

22. The developer shall have unfettered right, after demarcation of mutual areas between the landowners and the Developer, to enter into agreement to sale or otherwise allot flats/shops/offices/multiplex, parking spaces and other tenement of his area in the said building whenever required.

23. The Landowners shall, after demarcation of mutual areas between the landowners and the Developer, be fully entitled to enter into agreement or otherwise allot flats/shops/offices/multiplex, parking spaces and other tenements comprised in his area in the said building whenever required.

24. The parties to this agreement agree to be a member of the society, if any, framed jointly by the Landowners, developer and/or other allottees of the said building complex for the administration and maintenance of the building complex, its common areas and facilities and further agree to sign and execute all papers, documents and applications, Bye Laws, rules and regulations, of the parties hereto, as may be necessary or required for formation and/or registration of such society and further agree to abide by the rules and regulations and bye laws of such society/maintenance committee to be framed for the upkeep and maintenance of the said building.

25. That for the purpose aforesaid and for purposes ancillary and incidental thereto, the landowners have appointed, constituted and nominated **Smt. Geeta Sinha, Wife of Sri Nilesh Kumar Sinha,** resident of Flat No. 501, Om Prabhat Enclave, Judges Colony, Near Shudha Buth, Road no. 3, Bailey road, Saguna more, Danapur, in the Town & District of Patna (BIHAR), their lawful and authorized "Attorney" to do and execute, all or any of the following acts, deeds, and/or things in their names and/or on their behalf:

Hirendra Kumar 17/10/2020

Akhilendra Prasad Singh 17/10/2020

FOR NEELGEET CONSTRUCTION PVT. LTD. Geeta Sinha DIRECTOR 17/10/2020

a) To carry out, comply with and do every act, deed and/or thing as may be required under the provisions of this development agreement.

b) To make and prepare and / or cause to be made all such plans, estimates, specifications and designs and/or any alteration / modification of the said plans, designs or specification as may be necessary and advisable for the purpose of construction of multistoried building complex on the said land and for obtaining approval and/or sanction of the Patna Municipal Corporation and/or Local bodies, Town Planning Authority and to engage the services of any Architects, contractor, Engineer and other persons or parties for the said purpose and to sign all or any of such contract of such engagements as may be necessary.

c) To sign plans etc. including correction/endorsement thereof, if any, for getting the same approved by the Patna Municipal Corporation and/or any other Authority or Authorities and to swear affidavits and file undertakings and/or other papers/documents as may be required by the Patna Municipal Corporation and/or any other Authority or Authorities for sanctioning the said plan and/or condoning deviations, if any, from the sanctioned plans and/or for representing for sanction of extra built-up-area due to relaxation in the building Bye-laws or due to any other reasons and/or against repayment of extra or penal fee etc.

d) To apply for and to obtain sanction or revision of plan prepared with alteration, addition and modification and also to apply for and to obtain the occupancy certificate and/or completion certificate in respect of the building constructed or to be constructed on the said land.

e) For any of the purposes mentioned hereinabove, to sign all applications, papers, undertakings, terms and conditions etc. as may, from time to time, be advisable and required.

f) To commence, carry out and complete and/or cause to be commenced, carried out and completed construction work on the said land in accordance with the sanctioned plans and specification and/or with deviation as may be advised by the architects.

g) To deal with and carry on correspondence on behalf of the landowners with all concerned Central and/or State Government authorities, local bodies and Patna Municipal Corporation in connection with or relating to the construction on the said Land.

h) To appear on behalf of and represent the landowners before any concerned authority/authorities and party/parties as may be necessary or advisable for or in connection with the development of the said land and to make agreements and arrive at such arrangement as the said attorney likes.

i) To appear on behalf of and represent the landowners before any judicial or quasi judicial authority, court or tribunal as may be necessary or

Anuradha Kumar 17/11/2020

Mohit Raj Singh 17/11/2020

Mahendra Kumar Singh 17/11/2020

For NEELGEET CONSTRUCTION PVT. LTD.

Director

17/11/2020

advisable for or in connection with any legal proceeding including commencement, conduct or compromise of any suit or case relating to the said land and its development under the present agreement and to sign and execute vakalatnama, file petitions/affidavit etc. and to make agreements and arrive at such arrangement as the said attorney likes.

j) To ask, demand, sue for, enforce payment of and recover and receive from any person or persons rents and compensation and profit and/or deposit in respect of the construction, other than reserved for the land owners under the said development agreement, which now or at any time hereinafter may become due and payable.

k) To display its own signboard over the said land and in order to mobilize funds from its prospective buyers, publish and advertise the proposal of Housing Scheme in its own name as the Developer/Builder by means of paper publication or through any other means and to book and allot developer's share in the land and building.

l) To enter into and sign agreement to sale, on ownership basis, flat/apartment to its allottees on such terms and conditions as the developer may deem fit and proper and to receive and appropriate all money whether received on account of such allotment as member contribution or as loan from any financial institution/bank.

m) To sale, gift, exchange, mortgage or otherwise transfer in any manner, the entire constructions relating to the developer's share **50%** as also proportionate share in the land to anyone as may be desired by the developer and for the purpose aforesaid to execute deed/document of transfer.

n) To raise loans on the security of the said land and to mortgage the developer's area to any Bank / Financial Institution for the purpose of raising loans as may be required for the construction of the proposed multistoried building complex or for any other purpose and to sign and execute for the purpose aforesaid any deed, document or papers as may be necessary. However, the landowners owe no responsibility to repay the loan amount.

o) To arrange for the execution and registration of shops/offices/multiplex and parking spaces in favour of prospective buyer(s) of developer's share and to execute and sign deeds / documents for transfer of flats/shops/offices/multiplex and parking spaces with proportionate share in the land on his behalf.

p) To apply for and obtain income tax clearance certificate, urban land clearance and all other permissions and approvals, as may be necessary for transfer/ conveyance of developer's share, for and on behalf of the landowners and also to present and admit execution of the said

For NEELGEET CONSTRUCTION PVT. LTD.
DIRECTOR

documents of transfer/ conveyance before the registration authority and to do all acts, deeds and things which may be necessary and incidental in the said regard for granting such documents of title to the developer and/or his nominees.

q) To do in general all or any of the acts, deeds or things ancillary and incidental to the construction, raising finance for the construction, management and transfer of multistoried building complex subject to the terms and conditions of this development agreement.

r) The power of attorney holder undertakes to indemnify the land owner in case any loss is suffered by them on account o any action taken by power of attorney holder.

22. The landowners hereby declare that all acts, deeds and things lawfully done by their attorney shall be construed to be acts, deeds and things done by them and on their behalf which they undertake to ratify.

23. That the landowners will deliver to the developer and / or its duly authorized attorney certified copies/photocopies of all original title deeds/ documents and papers relating to the said property for complete examination of the owners title thereto and landowners agree to give full co-operation to the developer in such examination of the owners title and to answer and/or to comply with all reasonable requisition that may be made by the developer and / or its attorney in this regard to establish a marketable title to the said land.

24. That if, and any, litigation is found to exist with respect to the said land and the right, title or interest of the developer is affected by such litigation and/or on account of application of the Laws, Bye Laws, Rules & Regulations of the state and the developer is dispossessed from the said land subsequent to execution of this agreement or subsequent to the commencement of developmental and construction work, the developer shall be entitled to be compensated for all the losses he would suffer which will include refund, within 30 days from the date of knowledge, of the premium amount, construction cost and any other cost already incurred in terms of developments of the said land together with the prevalent bank rate of interest over such amount payable to developer.

25. That in case there be any defect in title of the landowners or there be any liability or any encumbrance which might be cured and discharged then in such an event the developer shall be entitled to have such defect cured and/ or liability cleaned for and on behalf of the landowners and at the owner's cost and expenses.

26. That all outgoings including municipal taxes and other charges in respect of the said land shall be borne and paid by the landowners till the date of handing over the vacant possession of the said land.

27. That it shall be legally obligatory upon the landowners to discharge all

Amandeep Kumar 17.1.2020

Mohit Raj Singh 17.1.2020

Mahendra Pratap Singh 17.1.2020

For NEELGEET CONSTRUCTION PVT. LTD. Sahi Singh DIRECTOR 17.1.2020

their statutory liability before taking over delivery of their share in the building complex.

28. That after delivery of possession of the Landowners' area to them free from all encumbrance, all outgoings in respect of the said land and the said building thereon shall be borne and paid by the Landowners and the developer and/or their nominees proportionately to their respective shares in the total built-up area.

29. That the developer may form, as he may deem fit and proper, a co-operative housing society, association of persons or a body corporate of all the persons owning tenements in the said building. The Landowners and his nominee shall become members of such an organization. All members forming such a body shall abide by the rules and regulations as framed by such an organization from time to time and they shall be bound to contribute towards the cost of formation of such an organization as well as to pay regular maintenance charges as may be fixed for the maintenance and management of entire building complex.

30. That the nominees(s) of the developer shall own and hold portion of the building comprised in the developer's area according to the standard agreement finalized by the developer. The Landowners and their nominee(s) shall be bound to hold and own portions of the Landowners' area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreements.

31. That the common areas shall jointly be owned by all the owners of the portions of the said building with equal entitlement to use all common areas and facilities extended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner of any part of the said building will have exclusive right, title and interest over the common areas and common facilities accept the right to common use.

32. That it is agreed that if any levy is imposed by the Patna Municipal Corporation or any other public body or the Govt. for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Landowners and the developer and / or their nominees/ allottees jointly in the same proportion as their shares of built-up area in the said Building.

33. That it is agreed that in all transfer / conveyance of land and/or built-up area, the purchaser(s) / transferee(s) shall bear the cost of stamp duty, court fees and other registration charges including miscellaneous expenses.

34. That in case of any dispute arising between the parties relating to this development agreement; the same shall be settled by reference to the

Amrendra Kumar 17.1.2020

Rajiv Singh 17.1.2020

Ashutosh Kumar Singh 17.1.202

For NEELGEET CONSTRUCTION PVT. LTD. Geeta Sinha 17.1.2020 DIRECTOR

dispute or provision of the Arbitration Act 1996, as amended from time to time.

SCHEDULE OF PROPERTY

Piece & parcel of land measuring an area of **10 Decimals**, lying and situated at **Survey Plot No. 1201(P) and 1202(P)** appertaining to **Khata No 65 and 130**, Thana No. 26, **Tauzi No.-131** lying and situated at **Mauza- Jaganpura under Revenue Police Station-Ram Krishna Nagar in the Town & District of Patna**, within the jurisdiction of the Sub- and Sadar Registration Office and Town & District of Patna and bounded as follows:-

North – Part of Plot No. 1201 and 1202.
South – By-Pass Road
East – Part of plot No. 1201 (P)
West – Shobha Devi, Deo Kr Prasad & Others.

Computation of value of the property under development agreement as per government rate

1. Total land area (approx.) **is 10 Decimals,**
2. Value of the Land @ Rs.30,00,000/- per Dec Rs 3,00,00,000/- only.

SALIENT FEATURES AND SPECIFICATION

General Features:

- Superstructure - R.C.C. framed structure with steel truss roof above cinema theatre
  designed for earthquake resistance.
- Elevation - Contemporary/ Modern glass façade interspaced with composite panels to create a futuristic elevation.
- Façade- Glazed and cladded ACP façade on the front side and painted façade on rest of the side.
- Centrally air conditioned atrium and common area.
- Closed circuit security surveillance system.
- Lifts - OTIS or Thysenkurupp or equivalent.
- Escalators - OTIS or Thysenkurupp or equivalent.
- Intelligent building management system.
- Provision of D.G. power backup for 24 x 7 x 365.
- 2 level latest car-parking system.
- Fire protection and Firefighting system.
- Elegantly designed false ceiling in all the key common areas.
- Blockwork- Solid concrete block or solid bricks.
- Plaster - One coats of plaster externally and internally.

For NEELGEET CONSTRUCTION PVT. LTD.
DIRECTOR

Finishing Specifications(Interiors)

1. Common area/Passages/Lift Lobbies.(Key Common Areas)
- Flooring- Designer marble finish vitrified tiles in corridors and lift lobbies with granite.
- False ceiling- Gypsum false ceiling with paint finish.
- Lighting- Syska/Hybec or equivalent.

2. Shops Retail
- Flooring- Premium vitrified tiles of reputed brand. Simpolo, Kajaria or equivalent.
- False Ceiling - Not provided
- Lighting - Power outlet till distribution box.
- Security - Glass door/ Rolling Shutter.

3. Atrium/Common passage
- Flooring - Designer marble finish vitrified tiles in corridors and lift lobbies with granite.
- Walls - Cladding/ wood/ veneer/ tiles.
- Ceiling - Designer/ painted.
- Lighting - Syska/ Hybec or equivalent.
- Railing- Glass railing with S.S. Framing in the atrium and M.S. railing for staircases.
- Security -Closed circuit security surveillance system.

4. Theatre lobbies(Optional, can be done by the theatre tenant/Cinepolis)
- Flooring -Designer marble finish vitrified tiles
- Walls -Cladding/ wood/ veneer/ tiles.
- Ceiling - Designer/ painted.
- Lighting -Syska/ Hybec or equivalent
- Food stalls - Ceramic tiles.

5. Food court
- Flooring -Designer marble finish vitrified tiles
- Ceiling -Designer/ painted.
- Walls -Cladding/ wood/ veneer/ tiles.
- Food stalls - Ceramic tiles and outlet for D.B for individual stalls.
- Lighting - Syska/ Hybec or equivalent.

6. Game zone
- Flooring - Designer marble finish vitrified tiles
- Ceiling - Designer/ painted.
- Walls - Cladding/ wood/ veneer/ tiles.
- Lighting -Syska/Hybec or equivalent.

7. Restaurants(As per Tenants)

Mohan Raj Singh 17.1.2020
Amrendra Kumar 17.1.2020
Mahendra Pasad 17.1.2020
For NEELGEET CONSTRUCTION PVT. LTD. Director 17.1.2020

7. Restaurants(As per Tenants)

- Flooring - Designer marble finish vitrified tiles
- Ceiling - Designer/ painted.
- Walls - Cladding/ wood/ veneer/ tiles.
- Lighting -Power outlet till distribution box.

8. Toilets

- Flooring - Tiles Anti-skid Vitrified tiles.
- Wall - Glazed vitrified tiles on wall.
- Sanitary ware CP. fittings.- Jaquar or equivalent.
- False ceiling - Gypsum false ceiling with paint finish.
- Lighting -Syska/ Hybec or equivalent.

9. Parking Finishes

- Flooring: Trimix Concrete
- Ceiling and Walls: Paint finish.

In witness whereof the parties hereto have executed this development agreement on the day, month and year first above written before witnesses herein mentioned.

Witnesses:-

1. Raj Kiran 17.1.2020
112 Hari Om commarcial Complex New Dak Banglow Road Patna

Mahendra Prasad Singh 17.1.2020
(Mahendra Prasad Singh alias Mahendra Prasad)

Amrendra Kumar 17.1.2020
(Amrendra Kumar alias Bablu)

2. Dilip Kumar 17.1.2020
S/o Late Ram Lakhan Singh
Mohalla Sultanganj
Kankarbagh Patna

Ronit Raj Singh 17.1.2020
(Satyendra Kumar alias Ronit Raj Singh alias Dablu)

Signature of the Land owners.

For NEELGEET CONSTRUCTION PVT. LTD.

Geeta Sinha 17.1.2020
(Geeta Sinha) DIRECTOR

Signature of the Builder/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. 601000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 627525/-

Registration Fee

FEE PAID

A1	1000	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	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		26025

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

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

Date: 17/01/2020

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 17th January 2020 by Mahendra Prasad Singh Alias Mahendra Prasad Late Vimal Prasad Alias Bimola Prasad Singh by profession Others. Status - Executant

Mahendra Prasad Singh

17/01/20

Signature/L.T.I. of Presentant **Date:17/01/2020**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Raj Kiran ' age '38' Sex 'M', 'Rajdeo Lal', resident of 'Tripolia Tara Press Gali, Alabakshpur, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 17/01/2020

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 57 on page no. 339 to 356 for the year 2020 and stored in CD Volume No. 7 , year 2020. The document no. is printed on the front Page of the document.

Token No. : 507 **Year : 2020** **S.No. : 518** **SCORE Ver.4.1**
Date : 18/02/2020

Deed No. : d No. :

Registering Officer
Patna

DEED NO: 2198



2 फ्रेम = 10 डी०
~~डिजिटल~~ एक्सपोजिंग
पुश्तैनी सड़क पर स्थित
पाया

सुरेन्द्र प्रसाद सिंह,
लिपिक, जिला निबंधन कार्यालय पटना
18-2-2020

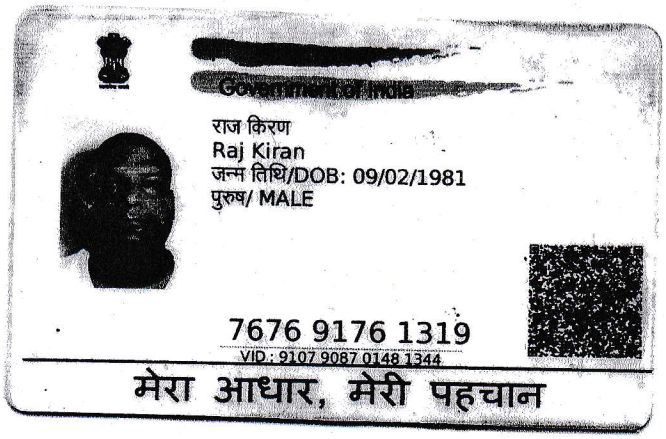
9

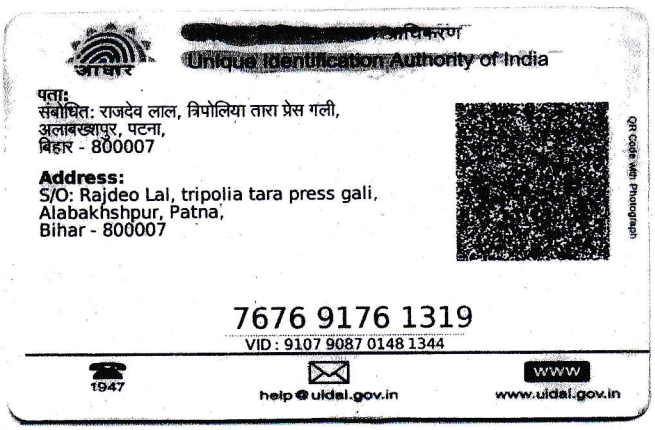
View GRN Details Live

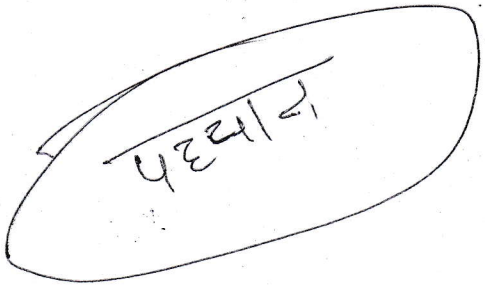
Download e-Challan

GRN	: BHR2020013500806M
DSRO CODE	2800
Party Name	Neelgeet construction pvt ltd
Stamp Duty-(R0030021030001)	601000
Registration & Other Fees-(R0030031040001)	26025
LLR & Proc Fee-(R0029008000006)	0
Challan Total Amount	627025
Status	Success
Payment Date	2020-01-17 15:35:45.0
CIN	00001532020011746402

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Raj Kiran

507/20

भारत सरकार
Government of India



गीता सिन्हा
Geeta Sinha
जन्म तिथि/DOB: 01/03/1977
महिला/ FEMALE

9703 8485 6544
VID : 9105 2644 8621 2385

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

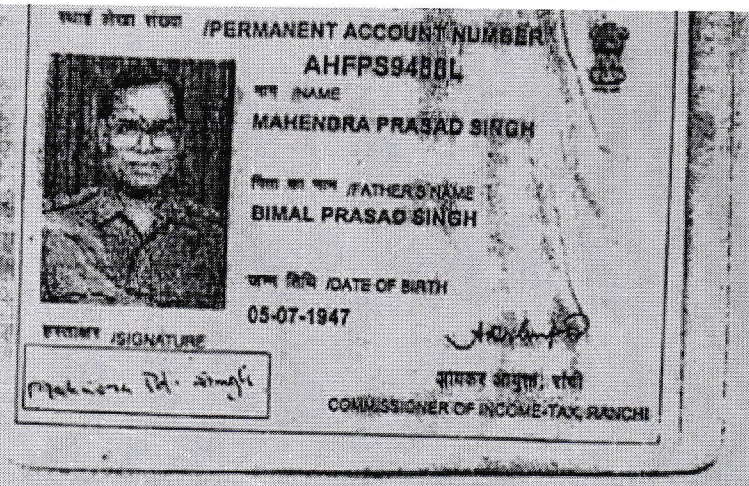
पता:
अर्धांगिनी: नीलेश कुमार सिन्हा, ओएम प्रभा अप्पर्टमेंट - फ्लैट एन0-501, जुदजेस कॉलोनी, शुधा बूथ के पास, रोड न-3 बेली रोड दानापुर, दीनापुर कम खगौल, पटना, बिहार - 801503

Address:
W/O: Nilesh Kumar Sinha, OM Prabha Appartment -Flat N0-501, Judjes Colony, Near Shudha Buth, Road No-3 Beli Road Danapur, Dinapur-Cum-Khagaul, Patna, Bihar - 801503

9703 8485 6544
VID : 9105 2644 8621 2385

help@uidai.gov.in
www.uidai.g

Geeta Sinha
17.1.2022



Mahendra Prasad Singh

Mob:- 9470641609

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMRENDRA KUMAR

MAHENDRA PRASAD SINGH

23/12/1972
Permanent Account Number
AGLPK8930G

Signature





Amrendra Kumar

Mob. 9835496270