Serial No. 12325 Book No. :- 1 Deed No. 11915

भारतीय गैर न्यायिक

पचास रुपये रु.50

भारत

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

BIHAR Serial No. 12325 G 608975

Deed No. 11915

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

This document was presented for registration on 31/03/2013 by Kushum Kumari Devi
A Stamp Duty of Rs. 210100/- and other Fees of Rs. 1354/- has been paid in it.
The document was found admissible. The Name, Photographs, 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. 11915 in Book No. 1, Volume No. 258 on pages from 495 to 525 and has been preserved in total 31 pages in C.D. No. 40 / Year 2013

SCANNED

Date: 31/03/2013 CHALLAN NO 1884 1885 DATED 30/3/13
Token No: 12668 /2013

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

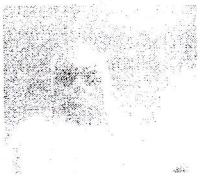
THIS DEED OF DEVELOPMENT AGREEMENT IS MADE
THIS THE 15 December DAY OF 2012 PATNA

Green Builders Pvt. Ltd.
Director

1

District Registry Office,Patna

Token Number 12668 Reg. Year 2013 Serial Number 12325 Deed Number 11915

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Kushum Kumari Devi						
Sig.	कुशुम कुमारी देवी						
Executant	Kushum Kumari Devi						
Sig.		N/A	N/A	N/A	N/A	N/A	N/A
Claimant	Deeak Kumar Sinha (Dir)						
Sig.							
Identified By	Pushpendra Kr. Sharma						
Sig.	P. K. Sharma 31/03/13						

भारतीय गैर न्यायिक

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FIFTY RUPEES

Rs.50

INDIA NON JUDICIAL

बिहार BIHAR संख्या 12182 तिथि 6/11/12 शीट संख्या

क्रेता का नाम एवं पता

G 608976

मुगल किशोर प्रसाद, मुद्रांक विक्रेता
ला० नं०-8/77, कलक्ट्रीयट, पटना

BETWEEN

Mr. /Mrs. KUSHUM KUMARI DEVI, wife of Late Rajindra Prasad, of resident of Govindpur P.S Fatuha. District Patna, by Nationality—Indian, hereinafter referred to "OWNER" (which term unless excluded by or repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives, successors and assigns) of the One part.

AND

M/S CLASSICON BUILDERS (1) PVT. LTD. a company Registered under Companies Act, 1956 having its Registered Office at 2nd Floor, J.J. Complex, East Boring Canal Road,

Classicon Builders (I) Pvt. Ltd.

Director

P.S. Buddha Colony, in the Town and District of Patna, represented through its Managing- Director Mr. Deepak Kumar Sinha son of Mr. Shiv Shankar Sinha, resident of Keshri Nagar, P.O.-GPO- Keshri Nagar, & P.S. Shastri Nagar, in the Town and District of Patna, in the & State of Bihar, by Nationality— Indian, herein after referred to "DEVELOPER" (which term unless excluded by or repugnant. to the context shall mean and include its/his heirs, executors, administrators, legal representatives, successors and assigns) of the OTHER PART.

WHEREAS, the Owner is seized and possessed of or otherwise was and is sufficiently entitled to the property. which is situated in Babbakapur pargana Phuiwari, Thana and Sub Registry Danapur, District-Patna bearing Thana No.35, Tauzi No.-81, Survey Plot No.125, Total area 15025sqft approx Whereas the aforesaid land is purchased property of the husband of the land owner namely Rajendra Prasad through a registered deed of absolute sale bearing no. 4041, 5741, 4724 dated 14.07.2003 22.10.2003 and 6.09.2004 from Smt. Nithi Srivastava wife of Sri Purstum Pd Srivastava, Dr. Vijay Kumar Srivastava S/o Jay Deo Lal and Yogeshwar Nath Srivastava S/o Onkar Nath Srivastava resident of Samarpan, New Bailey Road, Danapur, Patna and herself through registered deed no. 5042 dated 25.09.2004 from Somaya Srivastava D/o Yugeshwar Nath Srivastava., Patna Since then Rajendra Prasad and Kusum Kumari Devi come in actual, Physical possession over the same as absolute owner of the said property. Thereafter her husband Rajendra Prasad died on 07.11.2006. Since then the land owner above came in actual, physical possession over the same as absolute owner and said Property stands in his name in records of and State Serista.

AND WHEREAS the parties aforesaid i.e. First and Second Part have agreed themselves for completion of construction work of the residential building on the terms and conditions mentioned herein below:-

1. That the party of the Second part has agreed to construct a multi- storied residential building on the aforesaid land at his own cost and complete, the construction works as per plan is being sanctioned by the P.R.D.A./Danapur Nizamat Parisad M.C. or Concerning Authority and the Owner of the first part is also agreed with the same.

2. AND WHEREAS, negotiations for the same have been going on between the "Land Owner" and developer of the Second part before the date of execution of this deed and now the developer has finally decided to take the said property for development and has assured and guaranteed the "Land Owner" to develop the said property.

3. AND WHEREAS it is also agreed between both the parties that the Second party, the Developer undertakes to start construction of the all units of the multi-storied residential building simultaneously over the land fully described in Schedule-I of this deed.

4. AND WHEREAS it is also agreed between the Owner and Developer that after the final construction the entire top terrace of the constructed building will be used / both party or its nominees jointly.

Director

5. AND WHEREAS it is also agreed between the Owner and developer that the owner shall be entitled to get 50% and developer will be entitled to get 50% of the total constructed built up area in all flats and parking spaces proposed or in future addition or any other usable area of this agreement, whose allocation shall be made in agreed proportion immediately after preparation of and finalization of building plan predetermined principle (i.e. the developer shall have option to demarcate the area and the owner shall be entitled to choose or vice-versa). Which shall be shown /exhibited in different colors at work site and in the office of developer as owner's area vice versa developer as owner's area vice versa developer's area. Tentative details of Flats and Parking space allotted to the Land Owner.

6. AND WHEREAS the developer has, assured that the Building shall be of first class construction and all materials used and employed in the said construction shall be selected for their long lasting durability and of unadulterated quality as per specifications given in Schedule II of this agreement and the Builder will be sole responsible for the same.

7. AND WHEREAS result of the aforesaid negotiations between the parties hereto and on the representation and declaration made by the Owner and hereinafter / recorded, an agreement for development of the said property by the Developer has been arrived at upon the

terms and conditions as aforesaid and hereinafter appearing.

8. AND WHEREAS the Owner hereby grant to the Developer and the Developer hereby accepts from the land Owner and right to develop the said property, more particularly mentioned in the Schedule-I hereunder in the manner appearing on terms and conditions and stipulation mentioned in this agreement.

9. AND WHEREAS the Developer shall, appoint, an Architect for drawing and preparing the plans, designs and elevation of the intended residential building complex to be constructed on the said property including the specification of works to be done and of the materials to be provided for the said intended building complex which must be of Class-I type. All expenses to be incurred and fees to be paid to the said Architect shall be paid and borne by the developer alone. It is further agreed and settled that the developer shall develop the said property ensuring the constructing to the maximum permissible F.A.R. and according development plan shall be made - and submitted to building sanctioning authority P.R.D.A./Danapur Nizamat or Concerning Authority.

10. AND WHEREAS the Developer shall submit the building plan, prepared by the said Architect, after approval by the Owner to P.R.D.A. / Danapur Nizamat or Concerning Authority, if any, in the name of the Owner and Developer and both will sign the said building plan and developer will obtain the sanction of

Director

the said building plan on behalf of the Owner from and/or o other authorities, f any and a cost and the expenses relating to the above shall be paid and borne by the developer only.

11. AND WHEREAS the Owner shall, after the execution of this agreement allow to the developer, his staff, workers, Engineer, Architect and Agents etc. to enter into the said property to enable the Developer to carry out the various pre-development works such as preparing plans and sketches as stipulated in this agreement and facilities for developmental works shall, however be allowed to start the Development work after the Developer obtains the sanction of the building plan from the P.R.D.A / Danapur Nizamat or Concerning Authority.

12. AND WHEREAS that subject to natural calamity, affecting the property and the work and other reason being beyond the control of the Developer, the time limit for the completion of the project in all respect will be 36 (Thirty six) months (Three years) from the date of this agreement. This development, agreement will remain in force for a period of 36 (Thirty Six Months) (Three years) plus 6 (six) months grace period i.e. Three years six months the date of this agreement and after expiry of the same grace and other ~~(18 months)~~ 42 this agreement will stand Terminated Cancelled automatically.

13. AND WHEREAS the owner agreed and undertake that simultaneously they will execute and give an

Director

irrevocable general Power of Attorney in favour of the developer which shall be registered simultaneously so that no hindrance or obstruction be / is caused to the developer and thereby giving the developer authority to have and enjoy peaceful workable possession of the said land and in doing all such acts, and/or things that may be necessary for the development, planning, construction including s of the Flats/Parking space on the said land only the extent of "Developer area" including getting obtaining of project finance/loan from the LIC Housing Finance and/or other financial institutions, However, it is convenient between the parties that the aforesaid general Power of Attorney shall be governed by the provision and in consequence with this Development Agreement and in case of any conflict between provision of the aforesaid Power of Attorney and the Development Agreement the provisions of this agreement shall prevail.

14. AND WHEREAS the owner has agreed to execute any other document, if required, for the execution of the development work as agreed upon between the-parties besides the above said irrevocable Power of Attorney.

15. AND WHEREAS that Developer shall, on completion of the entire building complex and development work on the said property deliver possession to the land Owner his share 50% the salable built-up area on proportionate basis (In each class of accommodation i.e. flats and Parking space and super built up area complete in all respect which shall form and be deemed form

Director

always an adequate consideration for enabling the Owner to transfer their right, title and interest in the said built up developed building to the Developer or his nominees in accordance with his proportionate share of 50% only. Besides the quality of: construction shall be Class-I in keeping with the technical requirements of project of this magnitude.

16. AND WHEREAS the Owner shall be entitled to get 50% as the "Owner's Area" as aforesaid of which allocation shall be made and clarified after final sanction of the Map of the building. However allocation the "Owner Area" in the flats shall be subject to mutual understanding and the common area that is service area such as Staircase, Corridor, Pump Room, Generator room, Driveway, Duct, Lift Space, Guard Room and Common Latrine- bath, including any other facilities along with all common facilities for common use shall be shared, by the Owner as well as the developer proportionately.

17. AND WHEREAS the Developer shall be entitled to develop the said property, constructing thereon, a building consisting of dwelling units/flats, car parking spaces and other tenements in accordance with the terms-conditions and stipulation if any, contained in the building plans approved by P.R.D.A./Danapur Nizamat or concerning Authority or the purpose aforesaid or the purpose aforesaid the Owner hereby authorized the developer to do, if required, all lawful and bonafide acts

Director

deeds matters and things at the cost and expenses of the developer alone and in particulars i.e. as follows :-

A. To have the plan and of the proposed building/buildings to be constructed on the said property prepared/amended in accordance with rules and regulations of the concerned authorities in the name of the Owner and Developer with the application for the approval and sanction and to do and sign all writings papers and undertakings, including' taking legal, steps and submitting papers as may be necessary in connection with such plans and procurements or project sanction. The Developer may take loan from the Bank and/or financial institutions exclusively on developer risk only to the extent of the construction of developer's area and in no case on the land in any manner whatsoever. The Developer will alone be responsible for the repayment of such loans and Owner has nothing to do with the same.

B. To appoint surveyors, Engineers, contractors workers and other persons for planning and building at his own cost.

C. To make application to the concerned authorities for obtaining electrical, water and other connections and for permit or permits or quota or quotas for cement, steel and other controlled building materials.

D. To accept services of any writ, summons other legal processes or notices and to appear and represent the Owner in any court or before any magistrate, judicial

Tribunal and other tribunal in connection with the development of the said property and to commence or institute and defend suits, action or other proceedings in any court or before any public officers or Tribunal relating to the Development of the said property or part or parts there of and to file all necessary Vakalatnama claims, and other documents, papers and writings by the Developer at his own cost.

E. To construct building /buildings the said property thereon as aforesaid to enter into agreement for sale, lease or otherwise allotment tenements in the said building/buildings to the purchasers and/or leases thereof the constructed and developed building subject to the conditions contained herein above and to transfer his developer share in the said constructed building or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate, to be formed of the purchasers of tenements in the said building.

F. To give on Ownerships or other basis out of the "Developer's share" as indicated hereinabove the said building and the flats/tenements etc. in the building complex constructed on the said property and appropriate the sale proceeds or advance in respect thereof provided always that such receipts shall be used by the Developer only for the purpose of development and constructions of building complex on the said property provided always that the developer-shall not deliver the possession or otherwise demise of their share

Director

in constructed are until the share of constructed area complete in all respect as per specification given in this agreement in the building complex receivable by the Owner as his share is delivered complete in all respects, to the Owner as well as Builder's Share.

G. To mortgage the Developer's share of the constructed area in the building complex with financial institutions for enabling the purchasers of flats/tenements etc. to obtain loan against their flats/tenements etc.

H. The developer shall be entitled to allot and sell direct or through co-operative society the developed portion of the Developer 50% share to its respective buyers and shall be entitled to execute sale deeds in their favour in respect of "Developer's area" only.

I. That the land Owner hereby agreed that they shall have no objection what so ever if the developer stretches other project on the contiguous land around the said project.

J. The developer shall be entitled to develop the aforesaid land by constructing thereon one or more building/s comprising of flats/units and parking spaces id-other tenements in accordance with the building plans and to allot, sell or cancel as the case may be "Developer's area" in the building/s to be constructed on the said land to such person or persons or in such manner as the developer in its discretion thinks fit and to receive and realize the price in respect of the allotment and sale of

Queen Builders (P) Pvt. Ltd.

Director

such tenements, flats/units and parking spaces and to appropriate the same for himself.

K. That to have the plans of the proposed building/s to be constructed on the aforesaid land prepared/amended in accordance with rules and regulations of the concerned authorities and to submit the said plans to the Patna Regional Development Authority/ Competent Authorities with the application for approval and sanction and to do and sign all writings and undertaking as may be necessary in connection with the approval and sanction of such plans however, if desired by the developer, the Owner also agreed to sign all the necessary plans, specification, declaration, affidavits and other legal and statutory paper for getting the plans of the building/approved by the Patna Regional Development Authority and other competent authority.

L. Notwithstanding anything contained in this agreement, the owner or his authorized representative(s) hereby reserve their right to be consulted, supervise and have their say in the entire process of planning and construction with a view to maintain its quality of construction in respect of the construction of the said building. The developer can not enter into any Development Agreement with a third party pertaining to aforesaid premises. Neither can the Developer pass on this Development Agreement right to a third party.

18. That land Owner hereby declares:-

a) That the area of the said property is about 1-1 (Eleven Kathas and a bara) Kathas, equivalent to 34½ Decimals approx altogether which is more or less. -

b) That no notice or notification for requisition or acquisition under the status for the time being enforce has been received by the Owner relating to the said property or any part there of and the Owner is entitled to develop and/or cause to be developed the property.

c) That there is no statutory claims, demands, attachment or prohibitory orders made by the taxation authorities/ Revenue authorities or any Government/or other local bodies or authorities concerning the said property or any part thereof.

d) That there is no subsisting valid enforceable agreement or arrangement respect of the aforesaid property and if the Developer fined any such arrangement in respect of the aforesaid property the Developer shall be entitled to revoke the agreement and realize the expenses along with simple interest @ 8% per annum. Similarly if the rights and interest of the owner is put at risk or flouted by the developer, the owner will be entitled to legal remedies and compensation vice versa.

e) That a part from the Owner none else is titled to or has any share, title or interest in the said

18/12/12

property and the Owner is not a benamidar for any Owner in respect of the said property.

f)) That the Owner declared that there is no liability or encumbrance attached to the property, but there be any false claim on that-title over the property, the Owner will meet and contest such claim or challenge at their own cost and expenses.

g) That there is no any proceeding pending in any court relating to validity of the title of the land under development or taxes, charges or costs due thereon from before as on date of this deed of Development Agreement, Owner will be liable to ~~meet.~~

h) That the land Owner shall put the Developer in possession of the property for the purpose of development pursuant to the agreement with the ultimate object of granting, conveying and transferring the developer share in the building complex to the developer including a society or societies or and incorporated body as herein above stated and he undertakes not to do any act, deed matter or thing as shall be in contravention of the declaration made by him in the preceding clause.

i) The Land-Owner shall have the right to sell, lease out, dispose or alienate with possession of his share of the developed property.

j) The development of the said land shall be for and on account of the developer and neither the owner nor any other person or persons claiming through the owner shall have any right or interest in the development of the said land except for supervisory right to check correctness of construction as per the lawful and legitimate approval/sanction drawing/design specification of construction material etc. And quality of construction at any time as owner likes. The developer shall develop the said land at its own name and at their own cost and shall alone be responsible for the proper quality and quality& structural development of the said land and the owner at no point of time shall be responsible for ~~any un~~ workmanship / deviation of the building.

k) All the outgoings in respect of the aforesaid land from the date of this development agreement, 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 the date of this agreement which shall be the liability of the owner alone.

AND WHEREAS after the registration of this development Agreement, the Owner and Developer shall be entitled to sale or enter into agreement for sale or other agreement or mortgage their respective allotted construction area only as per their

shares directly to its prospective buyers or any financial Institutions.

That after the completion of the construction of the building project developer/builder shall be absolute owner of their respective shares and they will be entitled to sell / transfer as per Provisions of Bihar Apartment Ownership Act 2006.

19. That the Developer may mortgages his share of the constructed-"property, under these presents with appropriate right (developer's share of constructed area) after completion of at least the first floor structural work and providing adequate safe-guards guarantee to the Owner and the interest of the Owner in the Owner share of property and the complex, provided always that any loan and borrowings raised against the security of the said Developer's share in property shall be invested / applied exclusively and fully in the Development of the project and construction of the complex- there of the satisfaction of the Owner, and for the purpose there of, the Owner shall have the right to verify the accounts and borrowings and applications thereof.

20. It is expressly agreed by and between the parties hereunto that the Owner shall take all steps to transfer 50% of the salable built-up area in the building complex on completion in favour of the Developer and or its nominee/s in the manner aforesaid, at the cost and expenses of the developer and / or it's nominee/s and on fulfillment of the conditions stipulated in this Development Agreement.

21. The Developer shall develop the said property in the name of the entire building construction including the share of the builder and Owner both shall be named as "SAIKSARIKA SADAN VIHAR" entire costs of the entire construction including the parking space etc. shall be borne and met by the developer alone and the Developer shall alone be responsible to the government, the P.R.D.A. the Municipal corporation and other concerned authorities for the development of the said property and shall alone be liable for the loss, if any, or for any claim arising from the development of the said property and shall indemnify and keeping indemnified the Owner and their estate against and in respect of all action proceedings demands, claims costs charges, expenses, losses, damages and/or penalties/fines or any sword or nature whatsoever that the Owner may be put to, or contained in or arising out of development of the said property by the developer and for any other acts, default or failures or breach of contract by the Developer or breach, if any of the terms and conditions of the rules and regulations framed by the Municipal and other authorities.

22. The landowner hereby agree and undertake to execute in favour of the Development Registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership Apartment Rules 2006, and in this Act there is further no need of Power of Attorney in favour of DEVELOPER and/or its nominee

or nominees, so that no hindrance or obstruction is caused to the DEVELOPER in carrying out and discharge its obligation under these present and thereby giving the DEVELOPER right and authority to have any enjoy peaceful possession of the said property and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building and sale of the developer's area. It is however expressly agreed that under stood between the parties that the aforesaid general power of attorney shall be governed by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid power of attorney and this development agreement, the provisions of the ~~letter~~ LATER shall prevail.

23. That the land owner and developer also mutually decided to divide their shares which details are hereunder:

Block–A (East): Developer share (Flat) 2nd Floor, 4th Floor & 6th Floor

Landowner share (Flat) 1st Floor, 3rd Floor & 5th Floor

Block–B (West): Developer's share (Flat) 1st Floor, 3rd floor & 5th Floor

Landowner's share (Flat) 2nd Floor, 4th floor & 6th Floor including common passage under campus of the proposed building, Top T~~erra~~ Terrace

24. All out of pocket costs, charges, and legal expenses or and incidental to this Development the stamp duty and registration charges of conveyance shall be borne and be paid by the Developer or his nominee or nominees.

25. That in the event the developer fails to complete the construction the building within the stipulated period of 36 months & 6 months grace period as aforesaid or fails to deliver the salable built up area complete in all respect to the land Owner. Then in such an event, the developer shall be liable to pay to the Owner a penalty for the non-completion of the building complex within the stipulated period as herein above mentioned @ Rs. 100,000/- (Rupees one lacs) only per month for the period in between stipulated period and termination period of this agreement. After (36+6 THIRTY SIX + SIX) months if the Project remains incomplete then in that case the Owner will be entitled to complete the project on his own cost and will be entitle to recover the cost of the same from the Developer from his share.

26. In addition to the right and interest Owner over the salable built-up area in the building to be constructed on the said property in terms of this agreement, the Owner shall also have and enjoy right over the super built-up area which include corridors, stair-cases, passageways, lifts, water tanks, reservoirs generator room, open space, car parking places and all the common utilization areas and in the structural facilities.

27. The Developer shall strictly comply with the provisions of P.R.D.A./Danapur Nizamat or Concerning Authority

Director

and all after relevant laws/by laws & Rules and Regulations and shall always keep the Owner, absolutely indemnified and unharmed, against the action, claims, and demands, whatsoever which may arise due to any deviation from the said sanction plan and/or, violation or the provisions of the law relating to the construction of herein intended building complex.

28. The building plan shall include and the developer shall provide for all Civil, Electrical, Plumbing and Sanitary works including installation of under ground and overhead tanks, provision of water supply, Deep Boring water pumps, house service, lifts internal passage sewerage arrangements path way as per the specification and amenities set out in the plan approved by P.R.D.A./Danapur Nizamat or Concerning Authority and as per specification attached herewith this agreement.

29. The developer shall indemnify the Owner in respect of all claims, damages, compensation or expenses payable to any authority or person including third party in consequence of any act or commission on the part if any person or persons or body on the developer, or upon the said premises or building and the Owner will not be liable to pay or be bound to defend any action of proceeding filed in respect of such injury, brought under the workmen's compensation or under the provisions of any other law.

30. The construction of the proposed building shall be done according to the architectural specifications as given in

details in the plan being approved by P. R.D.A / Danapur Nizamat or Concerning Authority.

31. In case of any dispute arising out of or relating to the constructions of the building, covered by this agreement or relating to interpretation or more of the clauses and conditions herein contained or relating to any matter whatsoever arising out of this Development Agreement, such disputes shall be settled by reference to arbitration of three arbitrators to be appointed and nominated in the manner following:-

That is, one arbitrator shall be appointed by the developer and one by the Owner and two such appointed arbitrators shall jointly in consultation with each other nominate a third arbitrator who shall act as the Chairman of the board of a arbitrators, and the decision of the arbitrators shall be final and binding of both the parties hereof and under the provisions of the Indian Arbitration Act 1996 as amended from time to time.

32. That after the construction and completion of the respective share Owner i.e. DEVELOPER / promoter and the landowner, shall be the absolute owner of her share and she will be entitled to sell/Transfer her share and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared her shares as absolute OWNER and in the light of Bihar Apartment Ownership Act. 2006.

AND \WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sale or enter into agreement for sale or enter into

agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial institutions. Court of Patna shall have only jurisdiction over all matter of disputes

SCHEDULE-I

ALL THAT, piece and parcel of landed property, with right, title, interest with possession thereon and therein measuring an area of 15020 Sq. Ft. more or less Equivalent to 34.5 Decimals, situated at Mohalla Babbakarpur (inside of Khagaul Road and North Part) P.S. Danapur, District Patna, within the Jurisdiction of Sub Registry Office Danapur and Sadar Registry Office Patna, under Tauzi No. 81 Revenue Thana No. 35, Part of Cadestral Survey Plot No. 125, Khata No. 815, **Govt. Valuation Serial No. 156, Zone- 02** , which is under dissolved Patna Regional Development Authority and Municipal Corporation, Danapur/Danapur Nizamat, and the same is bounded as follows:-

BOUNDARY

NORTH	:	Jyoti Kumar Sinha in C.S Plot No. 124
SOUTH	:	R.K Sinha
EAST	:	Branch Road
WEST	:	Vijay Kumar/PART PLOT OF LAND OWNER.

SCHEDULE –"II"

FULL DETAILS OF VALUATION

1. Total Area of vacant 34.5 Decimals
2. Total cost of Land value comes to Rs. 1,04,50,000/- Only @ Rs. 2,75,000/- Only per Decimal New Rate.
3. Stamp Duty is according paid a sum of Rs. 2,10,000/- only @ 2% of the Total land valuation amount
4. Registration Fee and scanning Fee also paid vide Challan No 1884,1885 date 30-03.2013 SBI. Main Branch Patna.

SECHUDLE II

GENERAL SPECIFICATION

SAI ~~KUTIA~~ SARIKA ~~SADAN~~ VIHAR

SPECIFICATION OF "~~SAI NILAYAM~~"

Foundation	:	R.C.C. Foundation
Structure	:	R.C.C. frame structure, Earthquake, resident and are protected against lightening
Civil work	:	No. I (One) Brick work 1:6 cement mortar walls 5"
Flooring	:	2'x2' Vitrified tiles/Marble Tiles with polis flooring for living room, dining room and bedroom anti-skid tiles in toilet, kitchen and Balconies. Plaster : 1/2 plaster in cement mortar 1:6 on brick and 1.4 on R.C.C surface
Door	:	All doors will be with Sal chowkhat and or ~~32~~ 36 MM flush I.S.I. mark Ply Board and the Main door with SAL Chowkhat and flash with L-drop & Tower bolt and essential good quality hardware, painted with two coats of synthetic enamel on a coat primer on main door.
Window	:	PVC/Aluminum glazed sliding shutters and with provide of installation of AC grill and locking system
Kitchen	:	Granite platform with superior stainless steel sink 2ft. Glazed tiles dado above kitchen platform counter with black granite provision for exhaust fan/chimney with power points
Bathroom	:	Designer bathroom (white glazed vitreous sanitary ware of ISI mark Hind Ware/Parry ware or Equivalent) with a combination of glazed tiles walls up to 7' concealed UPVC with hot and cold arrangement through mixer in shower and wash basin: Superior quality chrome prated ISI fixtures, provision of exhaust fan, geyser, washing machine and adequate light & Power Point.

Director

Balconies	:	Balconies of adequate width and Anti Skid Tiles
Electrical	:	Concealed conduits with good quality copper wire (Anchor or equivalent) for electrical fitting through out the apartment, Elegant modular electrical, switches Anchor/Leqgrands / Stand or equivalent. For safety, one 'Earth Leakage Circuit Breaker (ELCB) for each apartment. One Miniature Circuit Breaker (MCB) for each room provided at MCB distribution ISI Mark. Telephone point, Internet point and TV point in master bedroom and Drawing room/dining lounge. Adequate light, power point for home appliances in kitchen provision for AC Point in master bed room & drawing and Dining.
Plumbing	:	All internal UPVC pipes of good quality /PVC proper drainage system for waste and rain water, adequate arrangement of non leakage system All precaution to prevent leakage- and seepage to be taken
Boundary wall	:	Brick wall height 6'
Water proofing	:	Double coat of ROFF chemical in sunken slab.
Internal wall finishing	:	With wall putty
External wall finishing	:	Exquisitely designed classical exterior with weather and damp proof paint.
Stair	:	Vitrified Tiles common areas as per Architect advice with fire fighting system and as approved by the fire fighting deptt.
Overhead water tank	:	Overhead tank of adequate Capacity with waterproof treatment in the tank area for each wing
Boring and Tube well	:	Deep Boring and tube well with submersible in each wing.
Generator	:	Automatic and Silent generator of Kirloskar/ Crompton Greaves/Ashok Leyland to provide 24hrs. Power back up in each wing including lift.
	:	1 No. (8 passenger) of standard make elevator in each block

Security	:	EPBX system.
Parking space	:	Covered parking for all the flat owners.

- Common hall for society.
- Provision of customization after paying extra cost.
- Path way and drive way to be properly constructed as per advice of technical expert & keeping in view the load factor of the fire engine with proper lighting arrangement.
- Adequate arrangement, for fire fighting as per norms.
- Provision of grill and railing as per requirement as per architect advice.
- Proper development of common area and other greenery area.
- Cement – ACC, Birla, Lafarge for Brick work and only for concreting.
- Water proofing treatment of top roof.

SCHEDULE-III

Tentative area distribution of Flats and Parking space as per proposed Building plan between Owner and Developer subject to final approval of the Building plan by the concerned authority.

Block-A

(i) Entire 2nd. 4th. and 6th. Floor to Developer.

(ii) Entire to Developer 1st, 3rd and 5th Floor to Owner

(iii) One Covered Parking space for each Flat to Owner

(iv) One Covered Parking space for each Flat to Developer.

~~**Block-B**~~ ONLY ONE BLOCK

(i) Entire 2nd 4th and 6th Floor to Owner.

(ii) Entire 1st, 3rd and 5th Floor to Developer.

(iii) One Covered Parking space for each Flat to Developer.

(iv) One Covered Parking space for each Flat to owner.

- Area difference will be paid by the Owner to Developer on prevailing market rate.
- Owner and Developer will share common area as per clause 16 and 26 of this Agreement.
- All future addition will be shared by the Owner and Developer as per clause 5 of this agreement.

IN WITNESSETH whereof the parties hereto set and subscribed their respective hands on the day month and year written hereinabove.

WITNESSES:- 1. P.K. Sharma. S/o B.N. SHARMA. PATNA PATEL NAGAR

SIGNATURE OF THE LAND OWNER

SIGNATURE OF THE DEVELOPER / BUILDER

WITNESS 2

Signature S/o Rajeev Nath Sh. Mahesh Nagar Ranchi-7

19323

FORM-6
Central Motor Vehicle Rule 16 (1) 1989
INDIAN DRIVING LICENCE
BIHAR

Name of the Licence Holder MR Pushpendra Kumar Sharma

Son/Wife/Daughter of Sri Bachoo NR Sharma

Specimen Signature or Thumb impression of the Holder of the Licence.

PRIVATE

Signature and designation of the Licensing Authority.

D.T.O. Patna

पटना सिटी

D. L. No. 19323/2006 Patna

Date of Issue 04.11.2006

Name MR Pushpendra Kr Sharma

Son/Wife/Daughter of Sri Bachoo NR Sharma

Address H/O Shashi Sharma Bank Colony Patelnagar Patna-23

Date of Birth 15.5.74

Educational Qualification

Blood Group with Rh factor B+

The Holder of this licence is licenced to drive through out India vehicles of the following description:-

~~Motor Cycle without gear~~
~~Motor Cycle with gear~~
~~Invalid carriage~~
~~Light motor vehicle~~
~~Medium goods vehicle~~
~~Medium Passenger vehicle~~
~~Heavy goods vehicle~~
~~Heavy Passenger motor vehicle~~

A motor vehicle of the following description Motorcycle & Scooter

The Licence to drive motor vehicle other than transport vehicles is valid from 04.11.2006 to 14.5.2014

The licence to drive transport vehicle is valid from

Signature & Designation of Officer of the Licensing Authority

P K Sharma

अन्दर मो० ..... शब्दों में (रू० 1,47,350) मात्र.

चतुर्थ प्रति — बिहार सरकार

(जमाकर्ता कार्यालय हेतु) — निबंधन विभाग

गैर मानक दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क के भुगतान हेतु बैंक चालान

1. पक्षकार का नाम/पता Classican Builders (I) Pvt. Ltd. Thr. Prakash (जिसकी ओर से जमा किया जा रहा है) 194A Boring Road, Patna
2. दस्तावेज का प्रकार Development Agreement
3. निबंधन कार्यालय Patna Sadar
4. बैंक का नाम एवं शाखा SBI.
5. भुगतान की जानेवाली राशि का विवरण :

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02 स्टाम्प गैर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगान-उप शीर्ष 0001, सकल प्राप्तियाँ प्राथमिक इकाई-7549 सकल प्राप्तियाँ विपत्र कोड-R0030021030001 (1884)	2,09,000/- 1000/- 2,10,000/-
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क-उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष 0001, प्राथमिक इकाई-7549 सकल प्राप्तियाँ विपत्र कोड-R0030031040000 (1885)	250/- 54/- 150/- 25/- 479/-
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष 0006 अन्य भूमि संबंधित इकाई 75 भू भूमि निबंधन शुल्क में अंश विपत्र कोड-R0029008000006	1
	भुगतान का माध्यम : नगद/चेक/''ड्राफ्ट'' कुल राशि शब्दों में One Lakh Ten Thousand	कुल योग 2,10,479/-

स्थान Patna — जमाकर्ता का हस्ताक्षर

तारीख 30/03/13 — मुख्य शाखा (P.)

चेक/ड्राफ्ट का विवरण 000000 642 [illegible]

चेक/ड्राफ्ट भुगतान अन्तरित होने के पश्चात ही मान्य होगी।

J. No. Q. No. 1 — FOR USE OF THE BANK — 30 MAR

स्क्रॉल सं० ..... तारीख ..... उपर्युक्त कालम संख्या 05 में दिए गये विवरण के अनुसार रु० ...../शब्दों में ..... रूपये प्राप्त किया।

CHECKER-I CHECKER-II

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

बैंक में संधारण हेतु — निबंधन हेतु सर्विस चार्ज — जमा करने का विवरण

राशि - रू० ...../शब्दों में ..... एस्को लेखा सं० :

जमा करने की तिथि :

बैंक स्क्रॉल सं०

बैंक की प्राप्ति एवं मुहर

जमा पर्ची/Pay-in-slip नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

Patna Main शाखा/Branch.

दिनांक/Date 30/03/2013

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्त्ती जमा/कैश क्रेडिट खाता/सावधि ऋण खाता सं०/Type of Account: SB / CA / RD / CC / DL / T.D. A/C. No. 0 1 1 4 [illegible] TRANSFER 0 4 2

के बैंक खाता में जमा करने हेतु/For the credit of the Bank Account of [illegible]

नकद/चेक का विवरण दूसरी ओर/ Details of Cash/Cheques/Overleaf)	राशि/Amount रु०/Rs. पै०/P.
खाते में नकद जमा/Cash Deposit in the account	87.5
नकदी रखरखाव शुल्क/Cash Handling Charges	
कुल जमा/Total Deposit	87.5
रुपये (शब्दों में)/Rupees (in words)	

CHECKER-I CHECKER-II

(कार्यालय उपयोग हेतु / FOR OFFICE USE)

एस.डब्ल्यू.ओ. S.W.O.	रोकड़ अधिकारी/पासकर्त्ता अधिकारी Cash Officer/Passing Officer

कूट सं०/Code No. 595 / 2005 Satya/ 5 Lac.

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. 210100/-	Amt.Paid By N.J Stamp Paper	Rs. 100/-
Add.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 211354/-

Registration Fee

FEE PAID

A1	0	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	150	K1c	0	Mb	0
A10	0	E	250	J1	0	K2	0	Na	54
B	0	H1a	25	J2	0	Li	0		
								TOTAL-	479

LLR + Proc Fee		Service Charge
LLR	0	875
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1354

Registering Officer
Patna

Date: 3 /03/2013

Endorsement under section 52

Presented for gistration at Registration Office, Patna on Sunday, 31st March 2013 by Kushum Kumari Devi W/O Late Rajindra Prasa y profession House Wife. Status - Executant

कुसुम कुमारी देवी

Signature/L.T.I. of Presentant **Date:31/03/2013**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Pushpendra Kr. Sharma' age '30' Sex 'M', 'Bachoo Nr. Sharma', resident of 'Bank Colony,patel Nagar,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 31/03/2013

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 258 on pages on 495 -525 , for the year 2013 and stored in CD volume No. CD-40 year 2013 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 31/03/2013

Token No. : 12668 **Year :** 2013 **S.No. :** 12325 **SCORE Ver.3.0** **Deed No. :** 11915