

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

BIHAR

A 430136

A 430136

Serial No. 6517

Deed No. 6401

Govt. of Bihar

District Registry Office, Ara (Bhojpur)

Summary of Endorsement

This document was presented for registration on 11/06/2016 by Upendra Singh (pir). A Stamp Duty of Rs. 841000/- and other Fees of Rs. 20575/- has 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. The document has been registered as Deed No. 6401 in Book No. 1, Volume No. 89 on pages from 46 to 484 and has been preserved in total 23 pages in C.D. No. 147 Year 2016.

मान सा० दिनांक 11/06/2016

Date: 11/06/2016

Token No. 6202/2016

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

(Development Agreement)

This development agreement executed and entered into on this 11th day of June, 2016, at Arrah

BETWEEN

हरे द्वारा स्केन किया गया

Sign. of Executants

राम कुमार सिंह

11/06/2016

11/6/2016

11-6-2016

Managing Director

1. **Sri Yashwant Singh**, Son of Late Ram Govind Mahto
residents of Ara Nawada, P.S. Ara Nawada, Dist. Bhojpur,
Bihar,, PAN NO. **DRGPS4558P** Mob No. **9471898675**

2. **Sri Rām Kumar Singh**, Son of Late Ram Govind Mahto,
residents of Ara Nawada, P.S. Ara Nawada, Dist. Bhojpur,
Bihar, PAN NO. **FIUPS4135M**
Mob No. **8757065753**

hereinafter collectively referred to as the "**LAND OWNERS**", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their heirs, successors, executors, administrators, legal representatives, nominees and assignees) Of the **FIRST PART.**

AND

M/S SAMBHAVI SHELTERS LTD. a Company incorporated under the provisions of Companies Act, 1956 having its registered office at A/5, 2nd Floor, Grand Chandra Apartment, Fraser Road, Patna, through its Managing Director **SRI UPENDRA SINGH**, Son of Sri Ram Kumar Singh, resident of Hariji ka hata, Arrah, P.S. Arrah Nawada, Dist. Bhojpura Bihar, hereinafter referred to as the "**VENDOR/DEVELOPER**" (which terms & expression shall unless be excluded by or repugnant to the context be deemed to include its executors, Successor-in-Office, administrator, legal-representatives and Assign) of the **SECOND PART.**

PAN NO. **AAFCS9048A** (DEVELOPER)
Mob No. **9431070200** (DEVELOPER).

Whereas, the property as mentioned in Schedule -1 of this Development agreement is the ancestral property of the above named land owners.

FOR SAMBHAVI SHELTERS LTD

Perihas Singh
Managing Director

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Whereas, the property fully mentioned in First Schedule of this Development agreement originally belonged to Late Ram Govind Mahto, father of the above named First part, who acquired the aforesaid property under a registered deed of Partition dated 11/05/1970 vide deed No. 3287

Whereas, the said Ram Govind Mahto died leaving behind his wife Smt. Bipti Devi and 02 sons namely Yashwant Singh and Sri Ram Kumar Singh as his only legal heirs. After the death of Ram Govind Mahto, his above named legal heirs inherited all together 38.5 decimals of land including the afore mentioned land by the right of survivorship and inheritance.

WHEREAS, subsequently, an oral partition took place among the legal heirs of Late Ramgovind Mahto and as per the said oral partition, Yashwan singh got 19-1/4 decimals land and Ramkumar singh got 19-1/4 decimals land, but till date the revenue receipt issued in the joint names of Smt. Bipti Devi, Yashwant Singh and Sri Ramkumar Singh. It is relevant to mention here that the said Bipti Devi is no more and she died leaving behind her above named 02 sons.

AND WHEREAS, the said land owners expressed their desire to develop the Scheduled property and to construct a multi-storied residential building complex over 10 katha 13 dhoor equivalent to 14494.65 Sq.ft. or to say 33.27 decimals, vacant land, pertaining to Survey Plot no. 787, 788, 789. & 790, Khata No. 92 & 95, Tauji No. 534, Thana No. 236, and Ward No. 12(Old) and 19(New), situated at Mauza- Pakri, P.S., Ara Nawada, Distt-Bhojpur, Sub. and Sadar Registry office Ara Sadar, within the limit of Ara Municipal Corporation.

WHEREAS, besides the aforesaid land, the above named land owners will be the owners of 01 katha 17 dhoor of land situated just behind the aforesaid Scheduled land.

FOR SAMBHAVI SHELTERS LIL

Managing Director

Sign. of Executant

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(A) It is further represented and declared by the Land Owners:-

- (i) That the said property is under their exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.
- (ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.
- (iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force have been received, served or passed by the Ara Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, 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, notice, petitions, or adjudication orders affecting the said property or any part thereof.
- (v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

(A) And whereas, the land owners are interested in getting constructed multi-storied residential building on the said property and acquire built up area in the shape of, residential Units, parking spaces, etc. as consideration for

FOR SAMBHAVI SHELTERS LIL

Managing Director

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the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C) 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 has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to the Developer to develop the Scheduled property, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the

FOR SANDHAW SHELTERS LIL

Managing Director

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Developer. The developer will construct the proposed building as per the sanctioned building plan of the Ara Municipal Corporation.

- (3) That after execution of this development agreement, the developer second part may amalgamate the entire land and will construct one or more multistoried residential building complex over the same and for that the land owners will have no objection.
- (4) It is relevant to mention here that before execution and registration of this Development agreement, the land owners got approved the building plan of the proposed multistoried building from Ara Municipal Corporation in their own names and signatures vide building plan Case No.01/ 2016 dated 21/01/2016. As per the said sanctioned building plan the developer is entitled to construct 02 block i.e. A & B and block consisting of G + 4 besides the car parking space. At the time of execution and registration of this Development agreement, the land owners handing over the copy of the said approved building plan to the developer with a direction to construct the proposed multistoried building complex in accordance with the sanctioned plan, without any deviation and the developer agreed to do so.
- A. That it is further agreed by the parties that any alteration in the aforesaid plan which is in the parameter of Municipal Corporation Building Rules & Regulations, norms and custom, which may permit necessary shall require to obtain necessary consent/permission of the Owner's by the developer and the developer shall not be entitled to make such alteration. There shall no alteration except within permissible limits to the map approved by the Ara Municipal Corporation.
- (5) The Developer and the land Owners have jointly assessed that based on presently permissible F.A.R.

SHAMBHAVI SHELTERS, L.M.
peny 11-6-16
Managing Director

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as per Ara Municipal Corporation building bye-laws it shall be possible to construct total Super built-up area as approved by Municipal Corporation on the said property, whose Super built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by the and between the parties. The above super built-up area does not include saleable parking space, if it is open, but the parking space will also be on the same percentage i.e. Land Owners/ First part will have right of 48% parking space as the Owners' area.

FOR SAMBHAVI SHELIERS LIT

Managing Director.

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- (6) The Constn will be completed within 36 months as per Ara Municipal approval. As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developers i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, will be extended automatically till disturbances continue and normalcy is restored to start the work, it would be seen and judged mutually by the land owners and the Developers.

21/11/2011

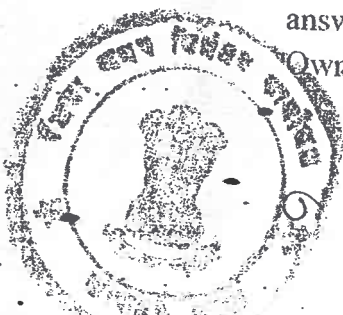
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- (7) In case any Sale-tax, VAT, purchase tax, service tax or any other government duty or tax (not being the Income Tax) is payable in relation to the land owners' share, then the land owners liable to pay the same. The land owners will indemnify the Developers against any such claim or demand that may be made by any authority

- (8) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

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(9) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(10) That the land owners hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The land owners have not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(11) The name of the proposed multistoried residential building complex shall be "Govind Apartement" or as mutually agreed upon by both the parties.

(12) That the developer agreed to hand over .48% (Forty Eight .percent) of the total built up area to the land Owners and the remaining 52% (Fifty Two.percent) of the total built-up area would be retained by the developer and both the parties would have absolute right, title, and interest over their respective share along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. It is agreed between the parties that the developer will first hand over the vacant possession of the land owners' share to the land owners with all amenities.. The land owners' share and the developer share are

Sign. of Executant

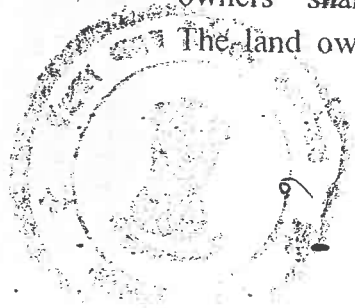
for SAMBHAVI SHELTERS L.L.

Managing Director

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clearly mentioned at the foot of this development agreement.

- (13) In case Owners' 48 % of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.
- (14) That similarly, the developer will retain 52% of the total built-up area in shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and ~~may transfer, convey, sell, grant lease of otherwise~~ alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.
- (15) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Ara Municipal Corporation /Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer without the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction ~~will be made then the same shall be~~ distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building ~~will have proportionate share of land.~~ But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

for SAMBHAVI SHELTERS LIL

Managing Director

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(16) That the certificate of the architect regarding measurement of the built-up area, built-up area and common service area will be final and binding on both the parties.

(17) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement. The land owners agree to hand over the scheduled land within one month from the date of execution and registration of this development agreement.

(18) In case the builder fails to complete the construction work within the stipulated time as mentioned above then the land owners will provide 06 (Six) month more time to the developer as grace period.

(19) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land. The developer will use the standard materials as specified in schedule-II.

(20) The Owners shall at no time demand any sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,

(21) From the date of delivery of possession of Owners' area to the Owners or their allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective

for SANDHAN SINGH

Signature
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Signature

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share in the said building even without any further act, deed, matter done by the Owner in this regard.

- (22) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.
- (23) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owners' area whenever required by the Developer.
- (24) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owners' area in the said building and which does not form part of the Developer's area, whenever required by the Owner.
- (25) A separate list of detailed specifications for the said building in schedule- III is part of this Development Agreement.
- (26) After the Registration of this Development Agreement, the Owner and the Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.



for SAMBHAVI SHELTERS LTD.

pen for 11/06/2016
Managing Director.

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Sign. of Executant

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- (27) That after the completion of the construction of the building project developer/promoter/landowners shall be absolute owner of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Owner Ship Act, 2006.

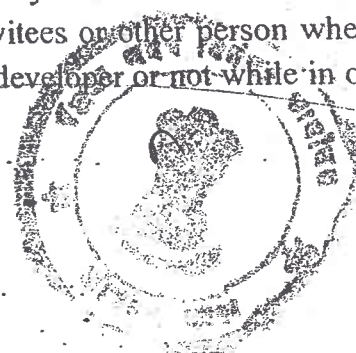
THE DEVELOPER FURTHER UNDERTAKES:-

- (A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owners' right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owners' area to the Owners
- (B) That the Developer shall be entitled to mortgage its own share to any financial institution for taking project loan to complete the construction of the proposed multistoried building complex but the developer will be solely responsible to repay the said loan and the land owners will have no concern with the said nor liable to pay the said loan. However the individual purchasers of the flats/ and car parking space may obtain loan from any financial institution or any other authority concerned to purchase flat and car parking space by mortgaging the said unit to be purchased by the intending purchaser and the purchaser is solely responsible to repay the said loan.
- (c) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon

for SAMBHAVI SHELTERS LTD
Devedar Singh
Managing Director
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Owners' title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

- (I) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owners' society/association of Owners /allottees of UNITS.
- (J) The construction of the said building will be of standard quality and the detailed specification is hereby attached and will be treated as part of this agreement and if the developer manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will have share in the additional area in same ratio i.e 48% (Forty Eight percent) to the land owners and 52% (Fifty Two percent) to the developer.
- (K) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of the common service area of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed or to be formed by the developer and the unit Owners, their nominees, respective agents, licensses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised

FOR SAMBHAVI SHELTERS Ltd.

Pankaj Singh
Managing Director

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from time to time by the developer for the maintenance and management of the entire building complex, except the internal part of units.

- (L) The common area shall be jointly owned by all the Owners of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No Owners of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.

- (M) The Owner agree that if any levy is imposed by the Ara Municipal Corporation 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 levy becomes applicable on the said land or the building thereon then the same shall be paid by the land Owners and the developer (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

- (N) The Owners agree that in case any fine or penalty/fee /fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the built-up area within the bye-laws then the same shall be borne and paid by the developers.

- (O) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

for SAMBHAM SHELTERS LTD.

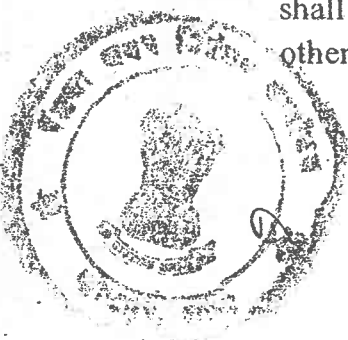
Prakash Singh
Managing Director

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Sign. of Executant

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- (P) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the scheduled property or claiming his/their right title or interest though the Owner (s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owners' and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.
- (Q) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time.
- (R) That only courts of Ara shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.
- (S) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.



for SAMBHAVI SHELTERS Ltd

Spencer Singh
Managing Director

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Sign. of Executant

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SCHEDULE II
FEATURES AND SPECIFICATION
OF UNITS

Foundation – RCC piling as per structural design.

Structure – RCC Frame structure.

Civil Work – First class soil brick / Fly ash brick with standard sand & cement.

Roof – RCC

Floor – Vertified Tiles.

Plaster – wall – cement mortar – 1:6

Ceiling – cement mortar -1:4

Door – ~~Chaukhet~~ – hybrid wood (22 mm thick)

Door – Standard puffed wooden door with primer.

Window – Aluminium frame with glass.

Kitchen – (I) Granite Platform.

(II) Steel Sink.

(III) Glazed Tiles on floor & 3' wall above platform.

Bath Room – Glazed tiles upto 6' height Standard water pipes / taps white porcelain toilet seat.

Electric wiring – Concealed-PVC-wiring standard electric switches/sockets.

Walls – POP finish

Additional – T.V. Points, Generator, 1 ft, Submergible water-pump & sewage.

SAMBHAVI SHELTERS LTD.

Managing Director

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SCHEDULE- III
DISTRIBUTION OF SHARES BETWEEN THE LAND
OWNERS AND THE DEVELOPER.

DETAILS OF FLATS ALLOTTED TO YASHWANT SINGH.

Sl. No.	Flat No.	Block.	Floor.	Area.
1.	104.	Block-A.	1 st Floor.	1205. Sq.ft.
2.	302.	Block-A.	3rd Floor.	1125. Sq.ft.
3.	401.	Block-A.	4th Floor.	1495. Sq.ft.
4.	402.	Block-A.	4th Floor.	1125. Sq.ft.
5.	204.	Block-B.	2nd Floor.	1388. Sq.ft.
6.	203.	Block-B.	2nd Floor.	1325. Sq.ft.
7.	304.	Block-B.	3 rd Floor.	1388. Sq.ft.
				9051 Sq.ft.

SAMBHAVI SHELTERS LTD.

Managing Director.

DETAILS OF FLATS ALLOTTED TO RAMKUMAR SINGH.

Sl. No.	Flat No.	Block.	Floor.	Area.
1.	102.	Block-A.	1 st Floor.	900. Sq.ft.
2.	103.	Block-A.	1 st Floor.	1015. Sq.ft.
3.	301.	Block-A.	3rd Floor.	1495. Sq.ft.
4.	304.	Block-A.	3rd Floor.	1380. Sq.ft.
5.	201.	Block-B.	2nd Floor.	1116. Sq.ft.
6.	202.	Block-B.	2nd Floor.	1360. Sq.ft.
7.	401.	Block-B.	4th Floor.	1116. Sq.ft.
8.	403.	Block-B.	4th Floor.	1325. Sq.ft.
				9707 Sq.ft.

DETAILS OF FLATS ALLOTTED TO THE DEVELOPER.

Sl. No.	Flat No.	Block.	Floor.	Area.
1	101.	Block-A.	1 st Floor.	1325. Sq.ft.
2	201.	Block-A.	2 nd Floor.	1495. Sq.ft.
3	202.	Block-A.	2 nd Floor.	1125. Sq.ft.
4	203.	Block-A.	2 nd Floor.	1085. Sq.ft.
5	204.	Block-A.	2 nd Floor.	1380. Sq.ft.
6	303.	Block-A.	3 rd Floor.	1085. Sq.ft.
7	403.	Block-A.	4th Floor.	1085. Sq.ft.

8	404.	Block-A.	4th Floor.	1380. Sq.ft.
9	101.	Block-B.	1 st Floor.	1116. Sq.ft.
10.	102.	Block-B.	1 st Floor.	1360. Sq.ft.
11	103.	Block-B.	1 st Floor.	1325. Sq.ft.
12	104.	Block-B.	1 st Floor.	1388. Sq.ft.
13	301.	Block-B.	3 rd Floor.	1116. Sq.ft.
14	302.	Block-B.	3 rd Floor.	1360. Sq.ft.
15	303.	Block-B.	3 rd Floor.	1325. Sq.ft.
16	402.	Block-B.	4th Floor.	1360. Sq.ft.
17.	404.	Block-B.	4th Floor.	1388 Sq.ft.
				21698 Sq.ft.

The developer have allotted - 660Sq.ft. less area to the land owners and therefore, the developer will pay at market rate to land owners against the less area.

VALUATION

10 katha 13 dhoo land equivalent to 14494.65 Sq.ft. or to say 33.27 decimals @ Rs. 12,20,000/- per decimals, Valued at 4,06,00,000/- ward No. 19 and old small civil structure area 1138 Sq. Ft. valued at 13,66,000/- Total value including both is valued at Rs. 4,19,66,000/-

FOR SAMBHARI SHELTERS LIL

Managing Director,

IN WITNESS WHEREOF the Land Owner and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

Signature of the Land owner

(1) महावत सिंह
11/6/2016

(2) राम कुमार
11/06/2016

Signature of the Developer

SAMBHAVI SHELTERS LTD.

Pen-Ja Singh
Managing Director

11-6-16

WITNESSES :-

1. Rajeev Ranjan

G/o. Shyam Narayan Singh
Hori, Jee ka khata, Arrah

2. रवि कुमार

पिता - रविवर वन्धु सिंह

पति - बर्म पीपरा

पुत्र - श्रीधर

Typed/Printed: गजदी 21/6/16 Drafted,

(मथिलेश कुमार)

(.....)

Mithilesh Kumar Singh
Advocate
Enrolment No.-1880/95

11/06/2016

Sign. of Executant

राम कुमार

11/06/2016

Note: Words and/or sentences which are not applicable in the context could be replaced and/or omitted. Any other terms & conditions may be added which are legally correct to make an agreement a valid contract.

महावत सिंह

11/6/2016

SAMBHAVI SHELTERS LTD.
Pen-Ja Singh
Managing Director
11-6-16