

GOVT. BIHAR

S 580616

Govt. of Bihar
District Registry Office ,Patna

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** is made and entered on this 10th Day of September, 2015 (Two Thousand Fifteen) of the Christian Era.

Claimant: Sudip Kumar(Dir)

Sig.

Executant: Anju Benker

Sig.

Presented by: Deepak Benker(Self-Agent)

Sig.

Executant: Deepak Benker(Self-Agent)

Sig.

Executant: Madhuri Benker(Pht)

Sig.

Executant: Manju Benker

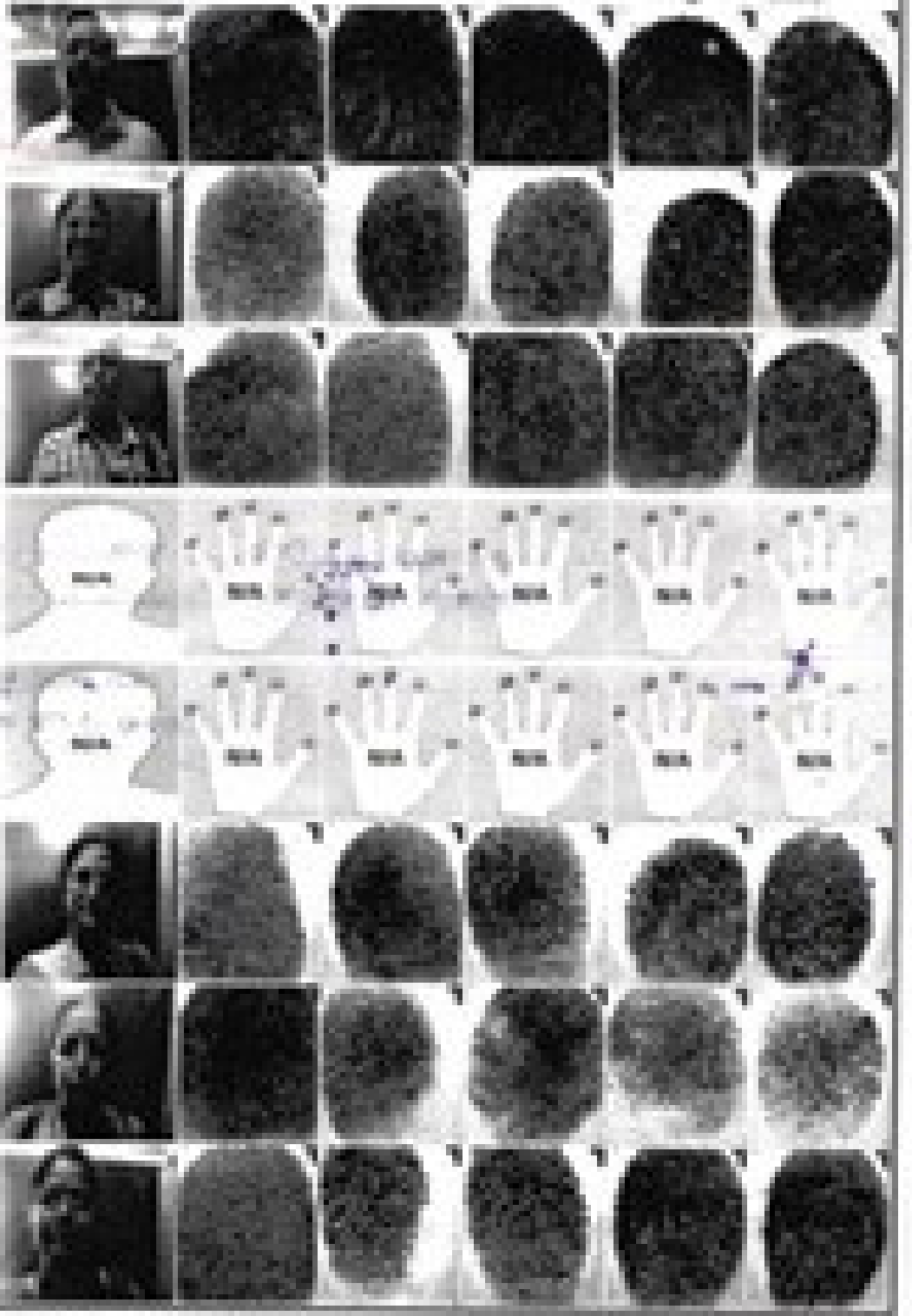
Sig.

Executant: Neelam Kumari

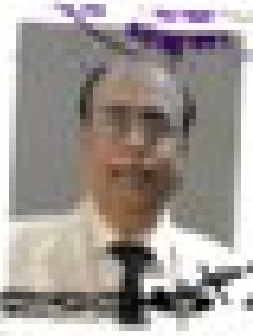
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Executant: Nikita Benker

Sig.



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BETWEEN

(I) **MR. DEEPAK BANKER,** Son of Late Birendra Narain Banker, as self and Power of Attorney Holder of Smt. Madhuri Banker alias Madhuri Devi Banker, Wife of Late Birendra Narain Banker, Both residents of Chowk Shikarpur, Patna City, P.S. – Shastri Nagar, District – Patna in the State of Bihar at present residing at Road No.1 (Extension), Rajbanshi Nagar, P.S. – Shastri Nagar, P.O. – Rajbanshi Nagar, Town and District – Patna in the State of Bihar, PIN – 800 023, Vide General Power of Attorney Deed No. 482 in Book No.4, Volume No.11 on Pages from 548 to 554, Serial No. 5616 and Token No. 5741/2015 Dated 11-06-2015 registered at District Registry Office - Patna in the State of Bihar, ***PAN – ACWPB1450R.***

(II) **MRS. NEELAM KUMARI,** Daughter of Late Birendra Narain Banker, Wife of Mr. Pramod Kumar Gupta, resident of Road No.1 (Extension), Rajbanshi Nagar, P.S. - Shastri Nagar, P.O. - Rajbanshi Nagar, Town and District – Patna, PIN - 800023 in the State of Bihar, ***PAN – AGHPK4167A.***

(III) **MRS. MANJU BANKER,** Daughter of Late Birendra Narain Banker, Wife of Mr. Gopal Prasad Barnawal, resident of House No. – 94/1, Ward No. – 21, Behind Madrasa, Assam Azaria Road, P.S. – Town Chowk, P.O. – Town Chowk, Town and District – Deoghar, PIN - 814112 in the State of Jharkhand, ***PAN – ACCPBU908C.***

(IV) **MRS. ANJU BANKER,** Daughter of Late Birendra Narain Banker, Wife of Mr. Shankar Prasad Barnawal, resident of Road No.1(Extension), Rajbanshi Nagar, P.S. – Shastri Nagar, P.O. – Rajbanshi Nagar, Town and District – Patna, PIN – 800023, in the State of Bihar, ***PAN – AALPB1446F.***

(V) **MRS. REKHA BANKER,** Daughter of Late Birendra Narain Banker, Wife of Mr. Udai Kumar, resident of Road No.1 (Extension), Rajbanshi Nagar, P.S. – Shastri Nagar, P.O. – Rajbanshi Nagar, Town and District – Patna, PIN – 800023, in the State of Bihar, ***PAN – AJPPB9270E.***

Indian Citizens, hereinafter called **"LAND OWNERS"** (which expression shall unless it is repugnant to the context or meaning thereto shall mean and include their legal heirs, administrators, legal representatives, assigns and / or successor - in - interest) of the **FIRST PART.**

District Registry Office,Patna

Token Number 9670 Reg. Year 2013 Serial Number 9491 Deed Number 6445

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SDMS Ver.3.8 Powered by InfoSystem and Solutions,Patna Biometric Captured By 2020nov011

AND

SAAKAAR CONSTRUCTIONS PVT. LTD. (**ISO 9001:2008 and ISO 14001:2004 Certified Company**), a Company Registered under the Companies Act, 1956, Vide CIN-U00502BR1996PTC007493, having its office at Pandavi Place, Boring Road, P.S. - Buddha Colony, Town and District – Patna in the State of Bihar, PIN - 800 001, through its Managing Director **MR. SUDIP KUMAR,** Son of Late Keshav Prasad Agarwal, resident of Boring Canal Road, P.S. – Buddha Colony, Town and District – Patna in the State of Bihar and by Nationality Indian, hereinafter called **"DEVELOPER / PROMOTER"** (which expression shall unless it is repugnant to the context or meaning thereto shall mean and include it's administrators, legal representatives, assigns and / or successor - in - interest) of the **SECOND PART. PAN-AAFCS8099D.**

RECITAL

WHEREAS, the Land Owners namely Smt. Madhuri Banker alias Madhuri Devi Banker acquired the land measuring 4 Kathas Situated at Mauza – Dhakkanpur, Pargana – Azimabad, P.S. – Gardanibagh at present P.S. – Shastri Nagar, Town and District – Patna in the State of Bihar, land bearing Thana No. 7 (Seven), Part of Cadastral Survey Plot No. – 391 (Five Hundred Ninety One), Khata No. – 301 (Three Hundred One), Tauzi No. – 870 (Eight Hundred Seventy) and Ward No. 34 Dated 09-10-1961 Vide Deed of Absolute Sale No. 8286, Volume No. 85, Page No. 362 to 367 registered at District Registry Office – Patna in the State o Bihar form Sri Chidanand Singh and Sri Jivanand Singh, Sons of Late Kedarnath Singh, residents of Hathi Tola, P.S. – Mainer, District – Patna in the State of Bihar at present residing at Patnachak, P.S. – Gardanibagh, Town and District – Patna in the State of Bihar.

AND WHEREAS, the Land Owners namely Smt. Madhuri Banker alias Madhuri Devi Banker acquired the land measuring 2 Kathas Situated at Mauza – Dhakkanpur, Pargana – Azimabad, P.S. – Gardanibagh at present P.S. – Shastri Nagar, Town and District – Patna in the State of Bihar, land bearing Thana No. 7 (Seven), Part of Cadastral Survey Plot No. – 391 (Five Hundred Ninety One), Khata No.– 301 (Three Hundred One), Tauzi No. – 870 (Eight Hundred Seventy) and Ward No. 34 Dated 12-09-1962 Vide Deed of Gift No. 6448, Volume No. 18, Page No. 293 to 297 registered at District Registry Office – Patna in the State o Bihar form his mother Smt. Ram Sakhi Devi, Wife of Sri Bhubneshwer Prasad, resident of Lal Kothi, Bantri Talaiya, P.S. – Kadamna, District – Hazaribagh.

AND WHEREAS, after the acquired the aforesaid property aforesaid land owners Smt. Madhuri Banker alias Madhuri Devi came in physical and peaceful possession of the said property, who had been coming in possession as absolute owners and said Land Owners Smt. Madhuri Banker alias Madhuri Devi got mutated her name in Register-II in the office of Circle Officer, Patna Sadar, Vide Jamabandi No. – 39 and 76 and paying taxes under receipts as absolute owners.

AND WHEREAS, aforesaid land owners Smt. Madhuri Banker alias Madhuri Devi is a widow of Late Birendra Narain Banker, land owners Smt. Madhuri Banker alias Madhuri Devi has one son namely Mr. Deepak Banker and Four Daughters namely Mrs. Neelam Kumari, Mrs. Manju Banker, Mrs. Anju Banker and Mrs. Rekha Banker from her late husband.

AND WHEREAS, aforesaid land Owners covenent that the property fully described in First Schedule of this deed is in their exclusive and peaceful possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and is not under any acquisition, requisition or proceedings or injunction and that the land Owners have clear and absolute, marketable title thereto and have rights to transfer the right and title of the same absolutely in whole and/or in part of aforesaid land fully described in First Schedule of this deed.

AND WHEREAS, aforesaid land Owners covenant that the property fully described in First Schedule of this deed is in their exclusive and peaceful possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and is not under any acquisition, requisition or proceedings or injunction and that the land Owners have clear and absolute, marketable title thereto and have rights to transfer the right and title of the same absolutely in whole and/or in part of aforesaid land fully described in First Schedule of this deed.

AND WHEREAS, the land Owners / first part are interested in development and construction of multistoried building on his land fully described in First Schedule of this Deed through professional Land Developer / Promoter.

AND WHEREAS, the Developer / Promoter is a Real Estate company deals in development of land for construction of multistoried building's, Malls, building township etc. and sell them to buyer's.

AND WHEREAS, the land Owners / first part has approached the Developer / Promoter to get the First Schedule property developed and construct multistoried building's at the cost and resources of the Developer / Promoter.

AND WHEREAS, Developer / Promoter has decided to also develop the plot/s adjoining the land of the aforesaid land Owners after purchasing or making development agreement with other land Owners and may amalgamate all these land in one plot and thereafter develop it into a multistoried building complex and after discussions and negotiations both the parties have mutually arrived on certain terms and conditions.

For [illegible] Constructions Pvt. Ltd.
Managing Director

HOW THIS AFFECTS INTERESTED PARTIES AND IT IS HEREBY

Specify and describe the manner in which the proposed development will affect the interests of the parties mentioned in paragraph 5 above.

7. The development will not affect the interests of the parties mentioned in paragraph 5 above in any way as the proposed development is within the boundaries of the property and will not encroach on any of the neighbouring properties.

THE REASONS WHY THE APPLICANT CONSIDERS THE PROPOSED DEVIATION DESIRABLE AND SHOULD BE APPROVED

Specify the reasons why the applicant considers the proposed deviation desirable and should be approved.

8. The proposed development is desirable as it will not affect the interests of the parties mentioned in paragraph 5 above in any way as the proposed development is within the boundaries of the property and will not encroach on any of the neighbouring properties.

ANY OTHER RELEVANT MATTER WHICH THE APPLICANT WISHES TO BRING TO THE ATTENTION OF THE COUNCIL

Specify any other relevant matter which the applicant wishes to bring to the attention of the Council.

9. The proposed development is desirable as it will not affect the interests of the parties mentioned in paragraph 5 above in any way as the proposed development is within the boundaries of the property and will not encroach on any of the neighbouring properties.

SIGNATURE OF APPLICANT

Signature of applicant or person authorised to act on behalf of applicant

10. The proposed development is desirable as it will not affect the interests of the parties mentioned in paragraph 5 above in any way as the proposed development is within the boundaries of the property and will not encroach on any of the neighbouring properties.

DATE

Date on which application is signed

11. The proposed development is desirable as it will not affect the interests of the parties mentioned in paragraph 5 above in any way as the proposed development is within the boundaries of the property and will not encroach on any of the neighbouring properties.

The Estate Construction Co. Ltd

Signature of Applicant

Date 15-9-17

Signature of Witness

Date 15-9-17

Signature of Witness

Date 13-9-17

Signature of Witness

Date 13-9-17

for Bharat Electronics Ltd.

Authorised Signatory

Date 13-9-17

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15. The Hon'ble Apex Court in the case of Ramesh Chandra Sharma Vs. Udham Singh Kamal reported in (2000) 2 SCC 588 has held that the Election Petition is not to be dismissed merely because the Election Petitioner has failed to file the requisite number of copies of the Election Petition and the Annexures thereto. The Hon'ble Apex Court has held that the Election Petition is not to be dismissed merely because the Election Petitioner has failed to file the requisite number of copies of the Election Petition and the Annexures thereto. The Hon'ble Apex Court has held that the Election Petition is not to be dismissed merely because the Election Petitioner has failed to file the requisite number of copies of the Election Petition and the Annexures thereto.

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19. That after approval of the final map from the authority concerned / final measurements etc. the aforesaid land Owners and Developer / Promoter may execute an unregistered Deed of share distribution as per final map / final measurements etc. that shall be integral part of this development agreement and with reference to that development agreement both the parties shall be entitled to occupy and own their respective shares of Flat / units and parking area etc.

20. That the Developer / Promoter shall in order to mobilize finance and to attract prospective members / buyers display/publish the name of the proposed building complex, display signboard over the said land, publish and advertise the building project in the daily news papers and book, allot and give on Land Ownership basis the accommodation to its members/buyers on such terms and conditions as the Developer / Promoter may thinks fit and proper and receive from such buyers / members all money on account of such allotment in shape of buyers / members contribution or as loan to the allottee / buyers /members from Banks or any other financial Institutions.

21. That the land Owners have agreed to allow the Developer / Promoter as the Developer / Promoter of the land and mortgage "only" the Developer / Promoter's/Second Part's share in the said land in their own signature and to sign all the documents or wherever required for getting the loan and comply all formalities to get project loan / any type of loan from any Bank or Financial institution or others. The Developer / Promoter does not require to take further N.O.C. or consent from Land Owners / First part for mortgaging the Developer / Promoter's/Second Part's share in the said land.

For Sanket Constructions Pvt. Ltd.

Managing Director

18-9-15

18-9-15

18-9-15

18-9-15

21. The Land Owners and Developer / Promoter have mutually agreed that the Developer / Promoter shall be entitled to the Developer's Allocation in the Project in lieu of the Land Owners' Allocation in the Project and the Land Owners shall be entitled to the Land Owners' Allocation in the Project in lieu of the Developer's Allocation in the Project. The Developer / Promoter shall be entitled to the Developer's Allocation in the Project in lieu of the Land Owners' Allocation in the Project and the Land Owners shall be entitled to the Land Owners' Allocation in the Project in lieu of the Developer's Allocation in the Project. The Developer / Promoter shall be entitled to the Developer's Allocation in the Project in lieu of the Land Owners' Allocation in the Project and the Land Owners shall be entitled to the Land Owners' Allocation in the Project in lieu of the Developer's Allocation in the Project. The Developer / Promoter shall be entitled to the Developer's Allocation in the Project in lieu of the Land Owners' Allocation in the Project and the Land Owners shall be entitled to the Land Owners' Allocation in the Project in lieu of the Developer's Allocation in the Project.

22. The Land Owners and Developer / Promoter have mutually agreed that the Developer / Promoter shall be entitled to the Developer's Allocation in the Project in lieu of the Land Owners' Allocation in the Project and the Land Owners shall be entitled to the Land Owners' Allocation in the Project in lieu of the Developer's Allocation in the Project. The Developer / Promoter shall be entitled to the Developer's Allocation in the Project in lieu of the Land Owners' Allocation in the Project and the Land Owners shall be entitled to the Land Owners' Allocation in the Project in lieu of the Developer's Allocation in the Project. The Developer / Promoter shall be entitled to the Developer's Allocation in the Project in lieu of the Land Owners' Allocation in the Project and the Land Owners shall be entitled to the Land Owners' Allocation in the Project in lieu of the Developer's Allocation in the Project.

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25. The Land Owners and Developer / Promoter have mutually agreed that the Developer / Promoter shall be entitled to the Developer's Allocation in the Project in lieu of the Land Owners' Allocation in the Project and the Land Owners shall be entitled to the Land Owners' Allocation in the Project in lieu of the Developer's Allocation in the Project. The Developer / Promoter shall be entitled to the Developer's Allocation in the Project in lieu of the Land Owners' Allocation in the Project and the Land Owners shall be entitled to the Land Owners' Allocation in the Project in lieu of the Developer's Allocation in the Project. The Developer / Promoter shall be entitled to the Developer's Allocation in the Project in lieu of the Land Owners' Allocation in the Project and the Land Owners shall be entitled to the Land Owners' Allocation in the Project in lieu of the Developer's Allocation in the Project.

For Golden Construction Pvt. Ltd.

Authorised Signatory

For Bidder Corporation Pvt. Ltd.

Authorised Signatory

Re Estate Gwendoline Ida

Executor

19-9-17

Executor

19-9-17

f. That except the land Owners none else is entitled to or has any share, right, title and interest in the said property and the land Owners is not benamidar or trustee for any one in respect of the said property.

g. That there are no any dues against the said property to any Govt. / Dept. or any local bodies.

h. To enter upon the said property with men and material as may be required for the purpose of development work and for that purpose to demolish the existing building and structures standing thereon and erect new buildings, structures etc. as per the proposed plan, and to remove the debris and other materials of demolished structure, and dispose of the same in the manner the Developer / Promoter may think fit.

i. If any dispute arises regarding the title of the property under this contract, the land Owners will bear all the cost in defending the title and the Land Owners will indemnify the Developer / Promoter from any losses due to same.

j. That the Land Owners declares and assures the Developer / Promoter that the First Schedule property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said property is ever taken away or goes out from the possession of the Developer / Promoter on account of any legal defect in the Land Ownership and title of the Land Owners then the Land Owners or his heirs, assignees and successors-in-interest the entire loss and damages with interest, shall be paid to the Developer / Promoter by the Land Owners or his heirs, assignees and successors-in-interest as admissible in the eye of law.

For [illegible] Pvt. Ltd.
Managing Director
10-9-17

k. That through this Deed land Owners gives all the power to the aforesaid Developer / Promoter to complete the proposed building according to the Bihar Apartment Land Ownership Act, 2006 as amended from time to time.

31. The Land Owners shall allow every facility to the Developer / Promoter, their Staff, Engineers, Architects and workers etc. to enter upon the said property in order to enable the Developer / Promoter to carry out various development works, after the execution of this agreement.

32. That the Land Owners shall be entitled to inspect and verify the quality of building materials being used in construction and may suggest better materials, if the same of not found as per agreement and is not of good quality.

33. That Land Owners shall be entitled to inspect the project and site between 9 A.M. to 5 P.M. to see that the work is going on in terms of this agreement.

34. That any notice to be given by either party as per this agreement shall be required to be given through registered post as mentioned in this agreement / present address / correspondence address or on the email address as such notice shall be deemed to be appropriate and valid notice.

35. That the entire cost to be incurred for registration of this development agreement shall be borne by the Developer / Promoter and the land Owners will have no concern with that.

36. That after the execution / Registration of this Development Agreement in concerned Registry Office, the Land Owners and Developer / Promoter shall be entitled to sell, transfer, or enter into agreement for sale or any other agreement's or alienate, create charge, mortgage their respective shares directly to its prospective Buyer's or any financial institutions / bank and as per provisions under section 5 and other sections of The Bihar Apartment Ownership Act, 2006 Developer / Promoter and Land Owners is entitled to directly Agreement / sale / transfer / alienate, create charge, mortgage their respective shares as absolute Owners without consent of any one.

For Sahdev Constructions Pvt. Ltd.

Director

10-9-17 10-9-17 10-9-17 10-9-17

(2)

57. That the Land Owners agree to become the member of the Co-operative Society or Limited Company or Association which is to be formed by Developer / Promoter for all the Flat / units in the said Building Project and the Land Owners shall sign and execute all the papers, documents, declarations, forms, applications etc. as may be required by the Developer / Promoter for the purpose of becoming a member of the said Co-operative Society or Limited Company or Association and the Land Owners shall deposit all the amounts which are required to be deposited by a member with the Co-operative Society or Limited Company or Association and the Land Owners shall fulfill and perform all the terms, conditions, rules and regulations of the Co-operative Society or Limited Company or Association. Provided that all the costs, charges and expenses in connection with the formation of the said Co-operative Society or Limited Company or Association as well as the costs of preparing, engrossing, stamping and registering all the agreements or other documents will be borne and paid by the Developer / Promoter alone.

58. That the Land Owners shall not let, sell, assign, mortgage or encumber or create any third party interest in the said Land or any part thereof without the consent in writing of the Developer / Promoter until the said Land is developed in accordance with the terms and conditions of this Agreement.

59. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from developing the said Land in accordance with the terms and conditions of this Agreement.

60. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from selling, assigning and/or disposing of any of the Flat / units in the said Building Project and the said Land or any part thereof.

61. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from entering into and/or carrying out this Agreement.

62. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from dealing with and/or disposing of any of the Flat / units in the said Building Project and the said Land or any part thereof.

63. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from enjoying the said Land or any part thereof.

64. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from enjoying the said Land or any part thereof.

65. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from enjoying the said Land or any part thereof.

66. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from enjoying the said Land or any part thereof.

67. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from enjoying the said Land or any part thereof.

68. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from enjoying the said Land or any part thereof.

69. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from enjoying the said Land or any part thereof.

70. That the Land Owners shall not do any act, deed or thing whereby the Developer / Promoter may be prevented from enjoying the said Land or any part thereof.

FIRST SCHEDULE

(Description of land of the Land Owners (First Part) on which Developer (Second Part) will construct multi-storey building)

All that piece and parcel of vacant land measuring **6 (Six) Kathas equivalent to 10.75 Decimals**, Situated at **Rajwanshi Nagar, Road No. 1 (Ext.), P.S. – Shastri Nagar, Town and District – Patna in the State of Bihar**, land bearing **Mauza – Dhakanpura, Thana No. – 07 (Seven), Part of Cadastral Survey Plot No. – 591 (Five Hundred and Ninety One), Khata No. – 301 (Three Hundred One), Tauzi No. – 870 (Eight Hundred Seventy),** within the limit of Patna Regional Development Authority (Now Dissolved) / Patna Municipal Corporation and within the jurisdiction of Sub and District Registry Office – Patna in the state of Bihar and which is bounded as follows :-

:: BOUNDARY :-

NORTH :- Part of C. S. Plot No. – 591.

SOUTH :- Part of C. S. Plot No. – 590.

EAST :- Part of C. S. Plot No. – 592.

WEST :- Branch Road.

Note – Government Valuation is mentioned at **M.V.R. Code – 867.**

Valuation of the property fully described in First Schedule of this Deed is ₹1,87,55,000/- Only.

18-9-15

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For Rajwanshi Construction Pvt. Ltd.

Director

SECOND SCHEDULE
(LAND OWNER'S 50% SHARE IN THE PROPOSED BUILDING)

S. No.	Flat No.	Owner	Location of Flat
1.	1C	Mrs. Rekha Banker	First Floor; East and west– Set back area, south – common area and north – flat No. 1 B
2.	1D	Mrs. Neelam Kumari	First Floor; East, south and west– Set back area, north – common area
3.	2C	Mrs. Manju Banker	Second Floor; East and west– Set back area, south – common area and north – flat No. 2 B
4.	2D	Mr. Deepak Banker and Smt. Madhuri Banker	Second Floor; East, south and west– Set back area, north – common area
5.	3C	Mrs. Anju Banker	Third Floor; East and west– Set back area, south – common area and north – flat No. 3 B
6.	3D	Mr. Deepak Banker	Third Floor; East, south and west– Set back area, north – common area

With 50 % car parking space for parking 6 or 7 no's of cars.

Mr. Deepak Banker is owner of Flat No. 2D, however, Smt. Madhuri Banker alias Madhuri Devi Banker would equally co-own the flat until her entire life, but after her death, the said flat No. 2D shall be exclusive property of Mr. Deepak Banker and none of the member of First Part or their legal heir would ever make any claim (complete or partial) over the said flat No. 2D.

The above flats (6 Flats of 3BHK) represents 50% share of the Land owners but in case, at the time of distribution of shares if these flats does not cover the 50% share area then the remaining part of the share would also be given in shape of flat /other areas and Mr. Deepak Banker would own the additional area/flat. The ownership of any extra area, apart from the above six flats, will be with Mr. Deepak Banker.

14-9-17 14-9-17 14-9-17 14-9-17

(B)

SCHEDULE

(DETAILS OF BUILDING / PREMISES WHERE SEIZURE IS TO BE MADE)

PROPOSED BUILDING

Sr. No.	Plot No.	Location of Plot
(i)	(ii)	Plot admeasuring 2100 Sq. Mtrs. or thereabouts bearing Survey No. 1/1 (part) of Village Kolshet, Taluka and District Thane.
(ii)	(iii)	Proposed Residential Building No. 1 on Plot No. (ii) consisting of Stilt + Podium + Part Podium + 1st to 16th Upper Floors.
(iii)	(iv)	Proposed Residential Building No. 2 on Plot No. (iii) consisting of Stilt + Podium + Part Podium + 1st to 16th Upper Floors.
(iv)	(v)	Proposed Residential Building No. 3 on Plot No. (iv) consisting of Stilt + Podium + Part Podium + 1st to 16th Upper Floors.
(v)	(vi)	Proposed Residential Building No. 4 on Plot No. (v) consisting of Stilt + Podium + Part Podium + 1st to 16th Upper Floors.
(vi)	(vii)	Proposed Residential Building No. 5 on Plot No. (vi) consisting of Stilt + Podium + Part Podium + 1st to 16th Upper Floors.

With the right to construct the proposed buildings on the said plot as per the sanctioned plans.

The above Plot of land is bounded as follows :

On the North by : Survey No. 1/1 (part)

On the South by : Survey No. 1/1 (part)

On the East by : Survey No. 1/1 (part)

On the West by : Survey No. 1/1 (part)

Dated this 18th day of September 2017.

Signed and delivered by the within named Developer

M/s. Tilak Realtors

through its Partner / Authorised Signatory

Mr. Dinesh Jain

in the presence of

1. 18-9-17

2. 18-9-17

IN WITNESS WHEREOF, the above named Land Owners and the Developer / Promoter have put their respective signatures on this Development Agreement without any undue influence, pressure or coercion, out of free will after going through the contents of the documents and fully understanding the contents thereof, on this **18th Day** of **September, 2015** in presence of the below noted attesting witnesses.

WITNESSES :

1. Shankar Prasad Barnwal
S/o Late Shyam Narayan Barnwal
Boring Road, Road No-1 (B/4)
Kalyanbigha, Patna-800 013
Bihar.

1. 18-9-15
2. 18-9-15
3. 18-9-15
4. 18-9-15
5. 18-9-15

2. Ravi Ranjan 18/9/15
S/o Krishnandan Prasad
Patel Nagar
Patna - 800024
Bihar

SIGNATURE OF THE LAND-OWNERS

For Sankar

18-9-15
Managing Director

SIGNATURE OF THE DEVELOPER / PROMOTER

18/9/15

Rajesh Kumar
Advocate
Enrollment No- 777/12

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. '23'. Also admissible under section 20(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 390200/-
Addl Stamp duty paid under Municipal Act Rs. 0/-

Amt.Paid By N.J Stamp Paper	Rs.	1000/-
Amt.paid through Bank Challan	Rs.	389200/-

Registration Fee

A1	19000	C	0	H1b	0	K1a	0	L1	0
A2	0	D	0	H2	0	K1b	0	L2	0
A3	0	F(b)	0	I	0	K1c	0	M(b)	0
B(I)	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL		20000

LLR + Proc Fee

LLR	0
Proc.Fee	0
Total	0

Service Charge: 600

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20600

Date: 10/09/2015

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 10th September 2015 by Deepak Banka(Self-Agent) S/O Late Birendra Narain Banka by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date:10/09/2015

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by these Executants and Identified by the person (Identified by 'Shankar Prasad Barnwal' age '54' Sex 'M', 'Surya Narayan Barnwal', resident of '14/1,gopal Pd. Barnwal,near Sindicate Bank,assam Assam Road,deoghar,jharkhand'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 10/09/2015

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 199 on pages on 376 -401 , for the year 2015 and stored in CD volume No. CD-31 year 2015. The document no. is printed on the Front Page of the document.

Date : 10/09/2015

Registering Officer
Patna

Token No. : 6670 Year : 2015 [illegible] 8401 SCORE Ver.3.0 Deed No. : 8445