(1)

Serial No. - 1777 Book No.- 1 / Deed No. - 1371

Summary of Endorsement

This document was presented for registration in this Monday, the 23rd of January, 2012 by Sitesh Chandra Mitra.

A stamp duty of Rs. 106900/- and other fees of Rs. 904/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed No. 1371 in Book No. 1, Volume No. 21 on pages from 106 to 120 and has been preserved in total 22 pages in C.D. No. 4 / Year 2012.

Signature with date

(Ashok Kumar Thakur)

Registering Officer , Patna

Date :23/01/2012 Token No. : 1771 / 2012

DEVELOPMENT AGREEMENT

This development agreement executed and entered into this 23rd day of January, 2012 of the Christian Era.

BETWEEN

(i) Sri Sitesh Chandra Mitra

(ii) Sri Nitish Chandra Mitra, sons of Late Surendra Nath Mitra

(iii) Smt. Kumkum Mitra widow of Late Pritish Chandra Mitra (S/o Late Surendra Nath Mitra

iv) Sri Shubhanker Mitra, son of Late Pritish Chandra Mitra, All residents of 'Kulaya', Kachitalao West, Yarpur Road, P.S.-Gardanibagh, District- Patna - 800001.

(v) **Smt. Jayanti Sinha,** daughter of Late Pritish Chandra Mitra, marital address-W/o Sri Sudipto Kumar Sinha, T/4, Shiv Ganga' Apartment, Sonari, Jamshedpur-831011.

For Sarvodaya Construction & Development Pvt. Ltd.

Executive Director

(vi) Smt. Aparna Guha, daughter of Late Pritish Chandra Mitra Marital Address- W/o Sri Sandip Guha, Vivekanand Colony Purnea, All (iii) to (vi) are the heirs of Late Pritish Chandra Mitra, by Nationality, Indian, Hereinafter collectively called and/ or referred to as the owners (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, assignee, legal representatives and / or successors-in-interest) of the FIRST PART.

AND

M/S SARVODAYA CONSTRUCTION & DEVELOPMENT PVT. LTD., a Company registered under the provisions of Companies Act, 1956, having its Registered office at Chamber No. 112, "Hotel Sarvodya", Om Nanda, Rajendra Path, Patna, having its Registration No. 03-04080 of 1990-91, through its Managing Director SRI DEVENDRA NARAYAN SINGH, Son of Late Basudeo Prasad Singh, residing at T/501, Block 'B', "Om Nirmalaya Apartment", Nageshwar Colony, Boring Road, Patna-800001, (Bihar), hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the SECOND PART .

Whereas the property of Schedule No.1 fully described at the foot of this document is the purchased property of Srimati Susama Mitra, wife of Late Surendra Nath Mitra, resident of village- Jakpur, District- Midnapore, in the State of West Bengal, at present residing at Kachitalao (west), Yarpur Road, Mauza Dhakanpura, Thana- Gardanibagh, in the town of Patna through two Registered sale deeds (I) executed by Sri Bishnu Pada Lahiri, son of Late Bepin Behari Lahiri, resident of Bara Mitterpara, in the town of Kalna, P.S.- Kalna, District- Burdwan, in the state of West Bengal,

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
23/1/12

at present residing at Dhakanpura, Thana- Gardanibagh, in the town of Patna, which is Registered in the Office of the District Registrar Patna in Book no. 1, Volume no. 87, pages 286 to 293, bearing Deed No. 8040/1958 on 15.10.1958 and (II) executed by Sri Suresh Chandra Moitra son of Sri Ramchandra Moitra, resident of Dhakanpura, Gardanibagh, in the town of Patna, which is Registered in the Office of the District Registrar Patna in Book no. 1, Volume no. 95, pages 81 to 88, bearing Deed No. 8039/1958 on 15.10.1958. Since then she was/is in actual, physical, possession and got her name mutated in the said property and paid taxes to Municipal authority and also to State serista. By a Memorandum of Family Arrangement Deed dated 10/10/2001 her three sons, namely, Sitesh Chandra Mitra, Pritish Chandra Mitra (since dead) and Nitish Chandra Mitra all sons of Late Surendra Nath Mitra, became owners of the said property in equal shares since 10/10/2001 as per the wish of mother Susama Mitra, who also relinquished her share in the property in favour of her three sons Smt. Susama Mitra died on 02/12/2009 and her three sons has became the absolute owners as per Family Arrangement Deed dated 10/10/2001. Pritish Chandra Mitra, the second son also died on 14/12/2001 leaving behind his wife Smt Kumkum Mitra, son Sri Subhankar Mitra and two married daughters, Smt Jayanti Sinha and Smt Aparna Guha. The share of Late Pritish Chandra Mitra in the aforesaid property, as defined in Memorandum of Family arrangement, after his death on 14/12/2001, devolved upon Smt. Kumkum Mitra, widow of late Pritish Chandra Mitra, Sri Subhankar Mitra son of late Pritish Chandra Mitra, Smt. Jayanti Sinha and Smt. Aparna Guha both married daughters of Late Pritish Chandra Mitra, in equal shares. Smt. Kumkum Mitra, widow of Late Pritish Chandra Mitra has relinquished her share in the property to her three children, as aforesaid, in equal shares

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
23/1/12

Khelankar Mitra 23/1/12
Jayanti Sinha 23/1/12
Aparna Guha 23/1/12
Subhankar Mitra 23/1/12
Nitish Chandra Mitra 23/1/12
Kumkum Mitra 23/1/12

on condition and understanding that She will reside in any of the flats of the three children, that they may get, she chooses and all the three children agree to this arrangement. Therefore, the share of the property aequired by Late Pritish Chandra Mitra by the Memorandum of Family arrangement, ,dated 10/10/2001 are to be distributed amongst the three children, namely Sri Shubhanker Mitra, son and Smt. Jayanti Sinha and Smt. Aparna Guha, daughters of Late Pritish Chandra Mitra, equally, subject to the condition and understanding as mentioned in the sentence immediately preceding to this sentence.

AND WHEREAS, the said land owner expressed their desire to develop the landed property and to construct multi-storied building on survey plot no. 1714 (One thousand seven hundred fourteen), Khata No. 14 (Fourteen), Tauzi No. 85 (Eighty five), Thana No. 7 (Seven), Ward No.6 (old) 14 (new), situated at Mohalla- Gardanibagh, (Kachitalao), Mauza- Dhakanpura, Thana- Kotwali, at present P. S.- Gardanibagh, Distt- Patna, measuring an area of 4 Kathas 4.5 Dhoor and a common passage measuring 8 ft. east to west and 34 feet north to south equals to 4 dhoor land, mentioned in the sale deed no. 8040/1958, which is in our exclusive possession since its purchase in 1958, without any hindrance or complain from any quarter, equivalent to 13.8281 Decimal more or less subject to actual measurement with partially double storeyed house constructed having pleanth area 1000 sq.ft. and First Floor 500 sq.ft. i.e. total area of 1500 sq.ft. is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

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

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereon.

For Sarvodaya Construction & Development Pvt. Ltd.

Managing Director

23/1/12

claiming his/their right title or interest through the Owners(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 Owner's 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.

(N) That the entire cost to be incurred for registration of this development agreement shall be borne by the developer and the land Owner will have no concern with that.

(O) 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 he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(P)That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(Q) 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 Schedule land altogether and land owner/s will have no objection regarding the same in future.

DETAILS OF THE PROPERTY:

SCHEDULE-1

Land measuring 4 Katha 4.5 Dhoor and a common passage measuring 8 ft. east to west and 34 feet north to south equals to 4 dhoor land, mentioned in the sale deed

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
23/1/12

23/1/12 23/1/12 23/1/12 23/1/12 23/1/12 23/1/12

no. 8040/1958, which is in our exclusive possession since its purchase in 1958, without any hindrance or complain from any quarter, equivalent to 13.8281 Decimal more or less, subject to actual measurement with partially double storeyed house constructed having pleanth area 1000 sq.ft. and First Floor 500 sq.ft. i.e. total area of 1500 sq.ft., bearing survey plot no. 1714 (One thousand seven hundred fourteen), Khata No. 14 (Fourteen), Tauzi No. 85 (Eighty five), Thana No. 7 (Seven), Ward No. 6 (old) 14 (new), Circle No. 263, Holding No. 403, situated at Mohalla-Gardanibagh (Kachitalao), Mauza- Dhakanpura, Thana-Kotwali, at present P. S.- Gardanibagh, in town and district of the Patna, within the Municipal corporation area and under the district/sub-registrar, Patna and Bounded as follows-

NORTH:- Private lane of Late Upendra Nath Roy
SOUTH:- Lane
EAST:- 20 Ft wide Govt. Branch Road
WEST:- House of Late Upendra Nath Roy

Note: - Govt. value is mentioned at **Code No. 101 & Zone -3** of M.V.R. 2011-12.

Which total market value of above land with house is ₹ 53,14,000/- (Rupees Fifty three lac fourteen thousand) only, which land value of ₹ 45,64,000/- and house value of ₹ 7,50,000/- (Rupees Seven lac fifty thousand) only.

Depreciation Chart

Total constructed area of House measuring 1500 sq.ft. on the Govt. Value of Rs.	15,00,000/-
Depreciation (50%) Rs.	7,50,000/-
(R.No. 291/87) (1959-2012)	----------
Net Value of the House Rs.	7,50,000/-
Total value of land Rs.	45,64,000/-
Gross Total value of Rs.	**53,14,000/-**

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
23/1/12
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23/1/12
23/1/12

1957

पटना म्युनिसिपल कारपोरेशन

(रसीद फारम "ज")

291

रसीद बही सं०

रसीद सं० 87

403

"क" "ख" सं० करदाता का घर सं०

का नाम S/Mrs. Aparna Mitra.

नगर पालिकीय कर के रूप में रु० आ० पा० (शब्दों में)

पाया, जिसका विवरण नीचे है :—

पिछला बकाया		1. विगत वर्ष का बकाया				2. वर्तमान वर्ष				कुल जमा
आ०	पा०	प्रथम तिमाही रकम	द्वितीय तिमाही रकम	तृतीय तिमाही रकम	चतुर्थ तिमाही रकम	प्रथम तिमाही रकम	द्वितीय तिमाही रकम	तृतीय तिमाही रकम	चतुर्थ तिमाही रकम	
									9.37	9.37
									7.50	7.50
									4.50	4.50

INDIA REVENUE STAMP BIHAR TEN NAYE PAISE

Rs. 60

R. Mitra for Mrs. Aparna Mitra

21.37

शब्दों में कुल जमा रु० Twenty one Rupees thirty seven Np. only.

कर-संग्राहक का हस्ताक्षर

Khelchandra Mitra

Tejanti Sinha

Aparna Guha.

Kumkum Mitra

Nandish Chandra Mitra

Dem Zamindar

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. 106900 | Amt. paid by N.J. Stamp Paper - Rs. 0

Addl. Stamp duty paid under Municipal Act Rs. | Amt. paid through Bank Challan - Rs. 107804

FEE PAID

Registration Fee						LLR + Process Fee		Service Charge
A1	0	C	0	H1b	0	Ka1	0	Lii	0	LLR	0	600
A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	0	
A9	0	DD	0	I	0	K1c	0	Mb	0	Total-	0	
A10	0	E	250	J1	0	K2	0	Na	54			
B	0	H1a	0	J2	0	LI	0					
							TOTAL-		304			

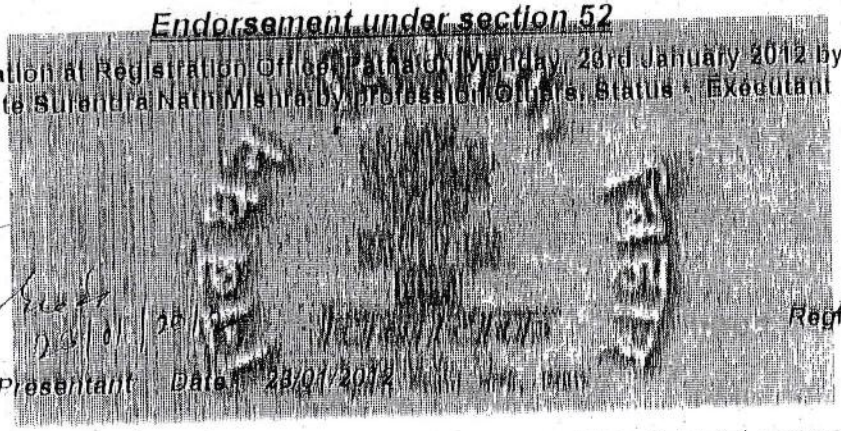
Total amont paid (Reg. fee+LLR, Proc+Service Charge) In Rs. 904

Registering Officer
Patna

Date : 23/01/2012

Endorsement under section 52

Presented for registration at Registration Office Patna on Monday, 23rd January 2012 by Sitesh Chandra Mitra S/O Late Surendra Nath Mishra by Profession Others, Status : Executant



Registering Officer
Patna

Signature / L.T.I. of Presentant *Date :* 23/01/2012

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Sureshwar Prasad age .... Sex M son/daughter of S/O-Thakur Prasad resident of Raja Bazar,Gali No-3,Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 23/01/2012

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 24 on page no. 106 - 120 for the year 2012 and stored in CD Volume No.CD-4 Year 2012. The document no. is printed on the front Page of the document.

Registering Officer
Patna

Date : 23/01/2012

Token No.1771 Year - 2012 ,Sl.No. 1777 SCORE Ver. 2.1 Deed No. 1371 NIC-Bihar

Serial No. - 1778

Summary of Endorsement

This document was presented for registration on this Monday, the 23rd of January 2012 by Tapendra Nath Roy.

A stamp duty of Rs. 48900/-and other fees of Rs. 904/- has been paid in it.

The document was found admissible. The names photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 1972 in Book No. 1, Volume No. 24 on pages from 129 to 149 and has been preserved in total 21 pages in C.D. No. 4 Year 2012.

Signature with date

(Ashok Kumar Thakur)

Registering Officer , Patna

Date :23/01/2012 Token No. : 1783 / 2012

DEVELOPMENT AGREEMENT

This development agreement executed and entered into this 23rd. day of January, 2012 of the Christian ERA.

BETWEEN

(i) **Sri Tapendra Nath Roy (ii) Sri Harendra Nath Roy and (iii) Sri Tarun Kumar Roy all** sons of Late Upendra Nath Roy, resident of Kachchi Talaw, West Yarpur, P.O + P.S.- Gardanibagh, District- Patna, by Nationality, Indian, Hereinafter collectively called and/ or referred to as the Land **Owners** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

For Sarvodaya Construction & Development Pvt. Ltd.

Managing Director

23/1/12

H. N. Roy 23/1/12

T. K. Roy 23/1/12

AND

M/S SARVODAYA CONSTRUCTION & DEVELOPMENT PVT. LTD., a Company registered under the provisions of Companies Act, 1956, having its Registered office at Chamber No. 112, "Hotel Sarvodya", Om Nanda, Rajendra Path, Patna, having its Registration No. 03-04080 of 1990-91, through its Managing Director SRI DEVENDRA NARAYAN SINGH, Son of Late Basudeo Prasad Singh, residing at T/501, Block 'B', "Om Nirmalaya Apartment", Nageshwar Colony, Boring Road, Patna-800001, (Bihar), hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the SECOND PART .

Whereas the property of Schedule No.1 fully described at the foot of this deed is the purchased property of Late Upendra Nath Roy S/o Late Khetra Nath Roy through Registered Sale deed executed by Late Haripada Lahiri, s/o Late Bipin Bihari Lahiri through sale deed which is Registered in the Office of the District Registrar, Patna in Book no. 1, Volume no 47, pages 191 to 197, bearing Deed No. 3894 on 28/04/1962 measuring 3 Kathas 16.3 Dhur. Since then he came in actual, physical, possession over the Land fully described in Schedule no. 1 at the foot of this deed and mutated his name in State Serista and paying rent to the State of Bihar to Circle office, Patna vide Zamabandi no. 306/1.

After the death of Upendra Nath Roy on 18/01/1984, Sri Tapendra Nath Roy, Sri Harendra Nath Roy and Sri Tarun Kumar Roy, all sons of Late Upendra Nath Roy became the real owners of the said property and got their names mutated in the said property and are also paying rent to the State Serista and Municipal Authority. In May 2007,

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
23/1/12

H. N. Roy 23/1/12
T. K. Roy 23/1/12

the aforesaid three brothers sold away 2815 sq ft. equivalent to 6.4635 Decimal of land. The rest land measuring 5.4899 Decimal equivalent to 2391 sq ft. remained with them which is the subject matter of the Development agreement.

AND WHEREAS, the said land owner expressed their desire to develop the landed property and to construct multi-storied building on survey plot no. 1714 (One thousand seven hundred fourteen), Khata No. 14 (Fourteen), Tauzi No. 85 (Eighty five), Thana No. 7 (Seven), Ward No. 6 (old) 14(new), situated at Mohalla- Gardanibagh (Kachitalao), Mauza- Dhakanpura, Thana- Kotwali, at present P. S.- Gardanibagh, in town and district of the Patna measuring an area of **2391** Sq.ft. more or less, with double storied house constructed having pleassnth area 500 sq.ft. and First Floor 500 sq.ft. i.e. total area 1000 sq.ft. is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

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

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the 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 P.R.D.A. (dissolved)/PMC, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
23/1/12

23/1/12
23/1/12
23/1/12

(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 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.

AND WHEREAS, the owners are interested in getting constructed multi-storied residential flats on the said property and acquire super built up area in the shape of, residential flats, parking spaces, etc. as consideration for the value of the lands of the said property when conveyed by the owners to the Developers.

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

(I) The aforesaid owners do hereby appoint the aforesaid Developer as the Developer of the said property, and irrevocably grant to the Developer, who hereby accepts

For Sarvodaya Construction & Development Pvt. Ltd.
23/11/12
Managing Director

23/11/12
23/11/12
23/11/12

from the 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 developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC.

(3) 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.

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, 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.

(5) The name of the proposed multistoried residential building complex shall be 'OM KULAYA', or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over **50% (fifty percent)** of the total super-built up area in the shape of flats distributed over several floors and servant/store rooms etc. if any, to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the land Owners as absolute Owners with all right and absolute title and possession over the same with

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
23/1/12

(M) That the Owners agree and undertake that in case of any dispute or litigation by person(s) calming to be the co-sharer in the property contained in the schedule-I property or claiming his/their right title or interest through the Owners(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 Owner's 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.

(N) That the entire cost to be incurred for registration of this development agreement shall borne by the developer and the land Owner will have no concern with that.

(O) 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 he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(P)That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(Q) 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 Schedule land altogether and land owner/s will have no objection regarding the same in future.

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
23/1/12

DETAILS OF THE PROPERTY:

SCHEDULE-1

Land measuring 2391 Sq.ft. equivalent to 5.4899 decimals more or less subject to actual measurement with double

23/1/12
23/1/12
23/1/12

storied house constructed having pleanth area 500 sq.ft. and first Floor 500 sq.ft. i.e. total area of **1000 sq.ft.** bearing survey plot no. 1714 (One thousand seven hundred fourteen), Khata No. 14 (Fourteen), Tauzi No. 85 (Eighty five), Thana No. 7 (Seven), Ward No. 6 (old) 14(new), Circle No. 263, Holding No. 18A, situated at Mohalla-Gardanibagh (Kachitalao), Mauza- Dhakanpura, Thana-Kotwali, at present P. S.- Gardanibagh, in town and district of the Patna, the Municipal corporation area and under the district/sub-registrar, Patna, and **Bounded as follows-**

NORTH:- House of ~~Sri Amrendra~~ Singh.
SOUTH:- Lane.
EAST:- H/o Late Susama Mitra
WEST:- Land Of Sri Ram Lagan Singh

Note :- Govt. value is mentioned at **Code No. 101 & Zone - 3** of M.V.R. 2011-12

Which total market value of above land with house is ₹ **24,12,000/-** (Rupees Twenty Four lac Twelve thousand) only, which land value of ₹ 18,12,000/- and house value of ₹ 6,00,000/- (Rupees Six lac) only.

Depreciation Chart

Total constructed area of House measuring 1000 sq.ft. on the Govt. Value of Rs.	10,00,000/-
Depreciation (40%) Rs.	4,00,000/-
(R.No. 1193/46) (1966-2012)	----------
Net Value of the House Rs.	6,00,000/-
Total value of land Rs.	18,12,000/-

Gross Total value of Rs.	**24,12,000/-**

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
23/1/12

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALL TILING :

1. The flooring in the living room, bed room, dining area, kitchen and balcony will be of Vitrified tiles.

23/1/12

After going through the contents of the same in presence of the witnesses who have also signed hereunder after understanding the contents of the deed.

IN WITNESSES WHEREOF, the parties have executed this deed of development agreement on the date, month and year first mentioned above it.

WITNESSES:-

1. Surendra Prasad
Late Thakur Prasad
Road No 1 Beizam Patna

2. Shailesh kumar Sinha.
L/001, Block 'B'
Om-Nimalya Apartment
Nageshwar colony
Boring Road
Patna-1.

1. Indu 23/1/12

2. H.N. Roy 23/1/12 Narendra Nath Roy

3. T. K. Roy 23/1/12 Tarun Kumar Roy

Signature of Land owners.

For Sarvodaya Construction & Development Pvt. Ltd.

23/1/12

Managing Director

Signature of Developers.

Drafted as per instructions of the parties.

Jay Anand
23/01/2012
Chamber of Advocate

(Dr. ANIL KUMAR SINHA, "UDDYOGI"
Advocate,
'Chamber', Collectorate Bar Association
Patna

Printed By:-

(Sanjeev Kumar)
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.