Warning

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INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR091245938105635
Certificate Issued Date	:	25-Feb-2020 02:24 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ GAYA/ BR-GYA/ GYA
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01105099093057075
Purchased by	:	DEVENDRA NARAYAN SINGH
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	DEVENDRA NARAYAN SINGH
Stamp Duty Paid By	:	DEVENDRA NARAYAN SINGH
Stamp Duty Paid (Rs.)	:	0 (Zero)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	500 (Five Hundred only)

Do not write or type below this line

जिला निबंधन कार्यालय
गया

SR 0006458724

Statutory Alert:

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INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR09132799416075S
Certificate Issued Date	:	25-Feb-2020 05:08 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ GAYA/ BR-GYA/ GYA
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01105173509096465
Purchased by	:	SARVODAYA CONS AND DEVELOPMENT PVT LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SARVODAYA CONS AND DEVELOPMENT PVT LTD
Stamp Duty Paid By	:	SARVODAYA CONS AND DEVELOPMENT PVT LTD
Stamp Duty Paid (Rs.)	:	0 (Zero)
Reg. fee (Rs.)	:	18,000 (Eighteen Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	18,000 (Eighteen Thousand only)

8348/hmo

(11)

Do not write or type below this line

जिला निबंधन कार्यालय

SR 0006458719

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHOT ON REDMI 7
AI DUAL CAMERA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAT KUMAR PANDEY
RAM KISHORE PANDEY
29/01/1961

Permanent Account Number
BGJPP3660D

प्रभात कुमार पाण्डेय

Signature





In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

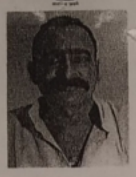
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, **UTITSL**
प्लाट नं: ३, सेक्टर ११ , सी.बी.डी. बेलापूर,
नवी मुंबई-४०० ६१४.

प्रभात कुमार पाण्डेय

25.2.20

जिला निबंधन कार्यालय
गया

भारत सरकार
Government of India



प्रभात कुमार पाण्डेय
Prabhat Kumar Pandey
जन्म तिथि / DOB : 06/09/1961
पुरुष / Male

5192 0361 2818

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
सबोधित: रामकिशोर पाण्डेय, पलुहड, पलुहर, जलालपुर, गया, बिहार, 824236

Address:
S/O: Ramkishor Pandey, paluhad, Paluhanr, Jalalpur, Gaya, Bihar, 824236

5192 0361 2818

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

प्रभात कुमार पाण्डेय
25.2.20

जिला निबंधन कार्यालय
गया

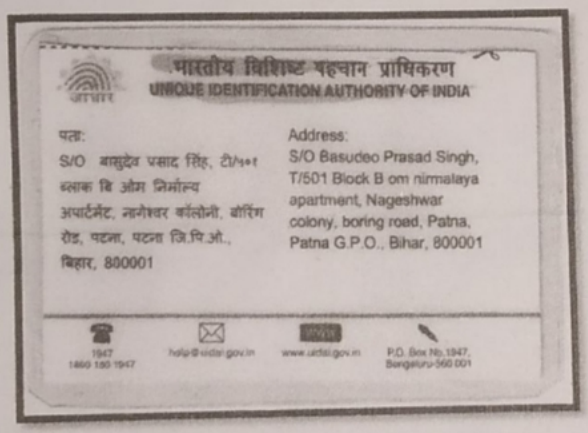
SHOT ON REDMI 7
AI DUAL CAMERA


भारत सरकार
GOVERNMENT OF INDIA

देवेन्द्र नारायण सिंह
Devendra Narayan Singh
जन्म वर्ष / Year of Birth : 1964
पुरुष / Male

7363 0589 3503

आधार – आम आदमी का अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O बासुदेव प्रसाद सिंह, टी/५०१ ब्लाक बि ओम निर्मान्य अपार्टमेंट, नागेश्वर कॉलोनी, बोरिंग रोड, पटना, पटना जि.पि.ओ., बिहार, 800001

Address:
S/O Basudeo Prasad Singh, T/501 Block B om nirmalaya apartment, Nageshwar colony, boring road, Patna, Patna G.P.O., Bihar, 800001

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bangalore-560 001

Devendra Narayan Singh 25/04/2020



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card

AMJPS4313D

नाम / Name
DEVENDRA NARAYAN SINGH

पिता का नाम / Father's Name
BASUDEV PRASAD SINGH

जन्म की तारीख /
Date of Birth
05/01/1964

D N Singh
हस्ताक्षर / Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Devendra Narayan Singh

जिला निबंधन कार्यालय
गया

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SARVODAYA CONSTRUCTION AND
DEVELOPMENT PRIVATE LIMITED

19/06/1990

Permanent Account Number

AAGCS9892R

17092010

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंज़िल, सफायर चैम्बर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे – 411045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For Sarvodaya Construction & Development Pvt. Ltd.

Managing Director

25/02/2020

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. 279200/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 299700/-

Registration Fee

FEE PAID

A1	20000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
							TOTAL-		20000

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500

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

Registering Officer
Gaya

Date: 25/02/2020

Endorsement under section 52

Presented for registration at Registration Office, Gaya on Tuesday, 25th February 2020 by Prabhat Kumar Pandey Late Ram Kishore Pandey by profession Others. Status - Executant

प्रभात कुमार पाण्डेय
25.2.20

Signature/L.T.I. of Presentant

Date:25/02/2020

Registering Officer
Gaya

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sureshwar Prasad' age '53' Sex 'M', 'Late Thakur Prasad', resident of 'Moh-Raja Bazar Govardhan Marg, Ps-Shastri Nagar, Patna-14'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

जिला निबंधन कार्यालय गया

Date : 25/02/2020

Registering Officer
Gaya

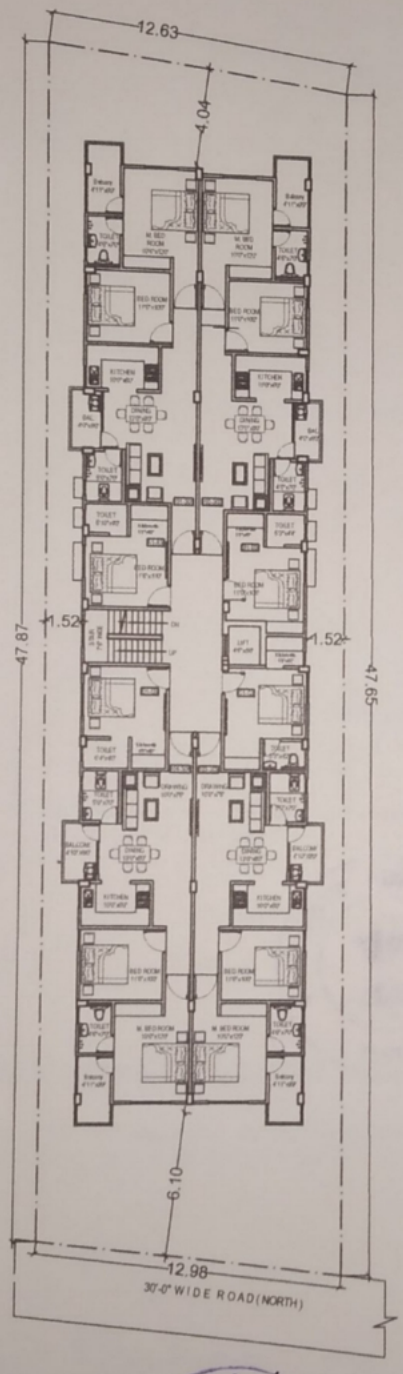
Endorsement of Certificate of Registration under section 60

Registered at Registration Office Gaya in Book 1 Volume No. 47 on pages on 324 -343, for the year 2020 and stored in CD volume No. CD-8 year 2020 .The document no. is printed on the Front Page of the document.

Date : 25/02/2020

Registering Officer
Gaya

Token No. : 3348 Year : 2020 S.No. : 3273 SCORE Ver.4.1 Deed No . :d No . : 3199



For Sarvodya Construction & Developmeal Pvt. Ltd.

Managing Director

AREA STATEMENT:-

Flat no	Type	Builtup Area	S Builtup Area
101-301	2 BHK	814.00 Sqft	
102-302	2 BHK	790.00 Sqft	
103-303	2 BHK	814.00 Sqft	
104-304	2 BHK	814.00 Sqft	
A1-A3	1 BHK	180.00 Sqft	
B1-B3	1 BHK	190.00 Sqft	
C1-C3	1 BHK	181.00 Sqft	
D1-D3	1 BHK	181.00 Sqft	

REVISON:-

NO:-	DETAIL:-	DATE:-
1		
2		
3		
4		
5		

PROPOSED APARTMENT

At- Gaya

Client: Sarvodya Construction & Development Pvt Ltd

Drawing Title: 1ST,2ND & 3RD FLOOR PLAN

Scale:- NTS

Drn by :- Avinash Kumar

Chkd by :-

Date :- 29.11.2018

INTERFACE ARCHITECTS PVT. LTD.

All Dimension are in feet & inches

नगर निगम कार्यालय गया

A

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

WITNESSES: Age. 53 Yrs

1. Sureshwar Prasad
S/O Late Thakur Prasad
Raja Bazar, Gobendhan
Marg. Patna - 14
Adhar No - 5614 5664 1971
Mobile No - 9334766167

Signature of Land owner.

25.2.20

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director 25/02/2020

2 Brajnandan Pd.
S/o Late Jagdish Pd.
M.O.H. New Area Risal, Tank P.S. Civil Line. Gaya.

Signature of Developers.

Typed by:- 25/2/2020
Sinha Computer Civil Court, Gaya.

SHOT ON REDMI 7

SCHEDULE III

SHARE DIVISION BETWEEN LAND OWNER AND DEVELOPER

Land Owner share

Basment -

Parking- No-6,7,8,9,10

Ground Floor

Parking- No- 1,2

Floor	Flat no
Ground. -	02
1st Floor -	101
	102
	103
	104
	A
	B
	C
	D
2nd Floor -	X
	X
	X
	X
	X
	X
	X
	X
3rd Floor -	302
	303
	C
	B

Developer Share

Basment

Parking-No- 5,11,12,13,14

Ground Floor

Parking-No- 3,4

Floor	Flat no
Ground.- 01	
1st Floor -	X
	X
	X
	X
	X
	X
	X
	X
2nd Floor	201
	202
	203
	204
	A
	B
	C
	D
3rd Floor	301
	304
	A
	D

जिला निबंधन कार्यालय गया

प्रभात कुमार पाण्डेय
25.2.20

For Sarvodaya Construction & Development Pvt. Ltd.
Devendra Narayan Sir
Managing Director
25/02/2020

SHOT ON REDMI 7

Bihar State Electricity Board requires space within the compound to erect a transformer, the Land Owner shall be deemed to have given permission to Competent Authority, for allotment of such space. Location of transformer and main Board will be decided by the company and Bihar State Electricity Board.

2. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter(s) for common services will be provided on main electrical board.

3. All bed rooms, living and dining areas shall have I plug point, 2 light points, 1 fan point, 1 -5A plug point. In addition the master bed room living and dining area shall have a 15 A plug point. One 15 A plug point will also be provided in kitchen and toilet of master bed room.

TELEPHONE AND T.V CABLES:

1. Telephone cable will be provided to each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn beyond this stretch.

2. Individual Television cables will be provided through concealed conduits for television connection from the terrace to each flat.

3. Intercom facility shall be provided to the flats.

EXHAUST FAN OPENING:

If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided. Notes:- All specification, sizes and layout etc. are subject to minor variations, additions, alteration by the company upon suggestion of its consultants. Any features not included in this list but desired by a flat owner may be given at company's discretion at additional cost.

AMENITIES:

WATER:

A 24 hrs. water supply will be provided to all the flats or common area from own central boring systems as per the design of P.H.E.D. consultants.

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director

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WATER:

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प्रमाण सत्यापित पाठ्य
25.2.20

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
25/02/2020

जिला निबंधन कार्यालय गया

जिला निबंधन कार्यालय गया

SHOT ON REDMI 7

B) SANITARY WARE & FITTINGS:

1. All Water closet and wash basins will be in white ceramic, with low level white cisterns made up of PVC depending upon bulk availability.
2. All top fittings will be of chromium plated brass. In case of non-availability in bulk, these will be substituted by some other suitable materials.

C) KITCHEN PLATFORM & SINK:

Top of kitchen platform will be of Marble with Stainless steel sink, Granite can be provided on extra cost.

D) DOORS & WINDOWS:

1. Wooden door frame in toilet, kitchen and other door frame will be made of locally available hard wood and door shutters will be of factory made 30 mm thick hard core flush shutters painted with two coats of synthetic enamel over a coat of primer.
2. Window frame and shutters will be of aluminium and black glass and with ms Frame and grills will be finished with enamel paint over primer.
3. All the doors will be provided magic eye and a L drop. All other door fittings will be of ionodised aluminium. Night Latch can be provide on extra cost.

WALLS:

1. Interior walls will be decorated by plaster of Paris with one coat of cement primer and oil bound distemper (OBD).
2. Exterior wall will be finished with cement based snowcem / weather coat permanent finish depending upon bulk availability.

PLUMBING AND WASTE WATERLINES:

1. All concealed plumbing for supply water will be of C.P.V.C pipe and external soil or waste water lines will be PVC pipe in a two stack system with geyser line connection in bath room.

ELECTRICITY SUPPLY AND WIRING:

1. Wiring will be concealed and suitable for 1/3 phase supply. The actual supply may, be of single or 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energised by them. If the

For Sanskriya Construction & Developmental Pvt. Ltd.
Managing Director

SHOT ON REDMI 7

(Q) That the developer shall develop the land adhered to the laws and regulations by the Real Estate (Regulation and Development) Act & Rules, 2016. The developer shall also register the project in the RERA as per rules specified under law.

DETAILS OF THE PROPERTY:

SCHEDULE-I

Land measuring 5 Kathas more or less (605 अर) subject to actual measurement in the Mohalla- Near Area (Bisar Talab) Mauza- Alamgirpur, , PS- Civil Line, Dist- Gaya ,Ward No- 37,Survey Plot no. 7 old, Municipal Plot no. 890 (क), 4660 & 4661 old, Khata no. 253, Municipality Gaya, in town and district of the Gaya and under the district/sub-registrar Gaya, which is bounded as follows:-

Boundary of the entire land:-

NORTH:- Road (30ft. wide road)

SOUTH:- Land of Late Ramdas Prasad

EAST:- Land & house of Dr. Arvind Kr. Sinha, Sanjay Sinha & Mirtunjay Sinha

WEST:- Lane there after Land of Surendra Mohan Mishra (advocate)

Note:- Govt. value is mentioned at Ward No- 37 of M.V.R. 2016-17 **Residential other Road** which market value of above land is Rs. **1,39,07,000/-** (Rupees One Crore thirty nine lakh seven thousand) only. Area 15.610 dismal.

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALL TILING:

1. The flooring in the living rooms, bed rooms, dining area, kitchen and balcony will be of Vitrified tiles.
2. The flooring in bath rooms, toilets will be of vitrified Tiles flooring.
3. Ceramic/glazed tiles will be provided in toilets upto 7' ht. from finished floor level in kitchen it will be upto ht. of 2'-O" from kitchen plat form. Floor of Kitchen & Toilets will be provided with anti skid Tiles.

प्रमाणभूमि पाण्डेय
25.2.20

For Sarvadaya Construction & Development Pvt. Ltd.
Managing Director
25/02/2020

जिला निबंधन कार्यालय गया

SHOT ON REDMI 7

land or the building thereon then the same shall be paid by the Owner and the Developer (or its allottee) jointly in the same proportion as their respective shares of super built-up area in the said building.

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

(L) 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. including any tax or taxes like I.T, G.S.T etc.

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

(P) That only courts of Gaya shall have the exclusive jurisdiction over all the matters of dispute arising in respect of [illegible] this agreement.

For Sanskriti Construction & Developmental Pvt. Ltd.
Managing Director

25.2.20

SHOT ON REDMI 7
AI DUAL CAMERA

more than the mentioned total area, the Owner and the Developers will share the additional area in said ratio i.e. **50%** (Fifty percent) in the residential constructed area and **50%** (Fifty percent) in the residential constructed area to the Developer.

(G) The Developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owner and his/her nominee (s) shall become members of such an organization formed by the Developer and the unit Owner, their nominees, respective agents, servants, licenses, 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 from time to time by the Developer for the maintenance and management of the entire building complex.

(H) The nominee/s of the Developer shall own and hold possession of the building comprised in the Developer's area. The Owner and its nominees (s) shall be bound to hold and own possession of the Owner's area in the said building both on the same terms and conditions as contained in the aforesaid agreement.

(I) The common area shall jointly be owned by all the Unit Owner of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all. For such utilization, no unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(J) The Owner agrees that if any levy is imposed by GMC 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

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director 25/12/2020

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given delivery of possession of the Owner's area to the Owners,

(B) To indemnify the owner 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 the said property and during the period of construction of the said building thereon.

(C) The Owner and the Developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the GMC/ Competent Authority the same shall be distributed between the Owner and Developer in the same proportion, as mentioned herein above.

(D) The Owner will deliver to the Developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owner agree to co-operate with the Developer in such examination of the Owner's 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.

(E) 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 Owner for inspection and photocopies will be given whenever required by the Developer. However finally all the original documents shall he handed over to the Owner's Society/Association of Owner/Allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the Developers manage to construct any additional area (within the approved norms)

For Sanskriti Construction & Development Pvt. Ltd.
Managing Director

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save and except puffing the said Developers thereon for the purpose of development pursuant to this development agreement. The Owner 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.

(18) 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 Owens's area whenever required by the Developer.

(19) Similarly the Owner will be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

(19) AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and 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.

(20) That after the completion of the construction of the building project Developer/Promoter shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

(i) That the final /deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the Developer/Promoter or the land owner, as the case may be.

THE DEVELOPER FURTHER UNDERTAKES

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the Developer has

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director 25/07/2020

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Rs. 15,000/- (Rupees Fifteen thousand) only per month to the Owner as compensation against delayed construction till the date of handing over possession of the owners area. In case of any accidental or such happenings which are beyond the control of the developer such as fire, tempest, accident, strike and any other act of God and in case of any damage or collapse of the building any natural calamity, the Owner shall remain the Owner of the total land.

(ii) The Builder will also handed over the completion certificate of the constructed Building obtained from GMC/ Competent Authority. The cost, if any, incurred for obtaining Completion Certificate will be born by the Builder.

(13) 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, but the Owner will have the right to inspect the development and construction of the said multistoried building. The features and specification of flats will be used by the Builder as per schedule- II.

(15) That the land Owner is entitled to verify and supervise the quality of materials to be used for construction of the building. If the land Owner find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the Developer and suggest to use better quality materials.

(16) The Owner will at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owner will, if necessary execute all such deeds and documents as may be required by the Developer in this regard, However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Owner.

(17) The Owner 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 (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development agreement

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director 25/02/2020

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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 Owner and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(10) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the GMC building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owner and the developer may alter such changes at its own risk and expenses. If any further construction will be made, the same shall be distributed between the land Owner 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, land Owner, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

(11) That the certificate of the architect regarding measurement of the super built-up area, built-up area and common service area will be final and binding on agreement.

(12) (i) That the Builder will develop and construct the proposed Building with all amenities therein and give peaceful vacant possession of the Owner's area to the Owner within **36(Thirty six)** months from the date of Bhumi Pujan of the Land, i.e after approval of proposed building plan or completion of demolition of existing structure with further grace period of 6 Months (Six months) or which ever is later copy of the sanction plan will also be given to the Owner. In case Builder fails to construct the proposed Building with all amenities therein and give peaceful vacant possession to the Owners area to the Owner as per terms of agreement within the stipulated period, the Builder shall pay a sum of

For Sanskriti Construction & Development Pvt. Ltd.
Managing Director 25/02/2020

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(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, Transformer, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the land Owner and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "Shree Ramkishore Apartment".

(6) That the Developer agreed to hand over **50%** (Fifty percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in shape of undivided share with all right, title and interest in the said building. For the use and occupation of the land Owner as absolute Owner the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate his 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. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7) In case Owner's **50%** (Fifty percent) of the Super built-up area is not covered in the form of the complete flat and car parking spaces given, the Developer will have to pay the equivalent Market Price to the Owner for the fractional area.

(8) That the distribution of flats/built up area by and between Land Owner and Developer will be as per schedule III of this agreement which is agreed between them. Apart from this above share of 50% Land Owners share the developer will also bear the cost of rental accommodation up to Rs- 15,000/- only per month from the date of handing over possession of the existing building up to date of handing over the possession of the proposed building, in such condition the cost of debris of existing building material will be retained by the developer.

(9) That similarly, the developer will retain **50%** (Fifty percent) of the total super built-up area. in the shape of flats and car parking spaces in consideration of cost of construction

For Sarvodaya Construction & Developmental Pvt. Ltd.
Managing Director 25/02/2020

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(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the owner (hereinafter referred to as the said building) and the owner 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 owner 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 owner 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 owner do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Owner 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 GMC/ any competent authority. After handing over entire area of the land to the Builder given in Schedule-I.

(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 Owner will not be responsible for the same in any way.

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director

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AND WHEREAS, the said land owner expressed his desire to develop the landed property and to construct multi-storied building in the Mohalla- Near Area (Bisar Talab) Mauza- Alamgirpur, under ward no- 37 Survey Plot no. 7 old, Municipal Plot no. 890 (क), 4660 & 4661 old, Khata no. 253, in town and district of the Gaya measuring an area of 5 Kathas more or less, (605 अर)is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

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

(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 owner 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 G.M.C., 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 owner has not entered in the past in any agreement for sale or development of the said property or any part thereof nor has made any arrangement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS, the owner is 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 owner to the Developers.

For Sanodeva Construction & Developmental Pvt. Ltd.
Managing Director

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E-CHALLAN
Government of Bihar
BTC-4

Valid Upto	: 11/03/2020	Date	: 25/02/2020 01:45:59 PM
GRN	: BHR202002601156M		
Department	: Registration, Excise & Prohibition Department		
Office Name	: Gaya Sadar	From	
Financial Year	: 2019-2020	To	:
Treasury	: Gaya		

ACCOUNT HEAD DETAILS	PAY AMOUNT
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	279200.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	2000.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees Two Lac Eighty One Thousand Two Hundred Only	281200.00

PAYER DETAILS

Tax ID (if any)	:
Unique Id	: ( )
Name	: Sarvodaya Construction and Development
Address	: Chamber No. 112, Hotel Sarvodaya, Om Nanda, Rajendra Path, Patna

PAYMENT DETAIL		FOR USE IN RECEIVING BANK			
BANK Name	: SBI	CIN	null	REF No	CPAAAYRQPS
Branch	:	Date & Time	: 25/02/2020 01:45:59 PM		
		Scroll No & Date	:		

53148/2020

Hereinafter called and/or referred to as the owner (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.**

Mob. 9934107104 **Pan No**- BGJPP3660D

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, with Corporate Identification No. (CIN) U45200BR1990PTC004080, through its Managing Director SRI DEVENDRA NARAYAN SINGH, aged about 54 years S/o- Late Basudeo Prasad Singh, hereinafter referred to as the BUILDER/VENDOR of the ONE PART, which expression shall unless excluded by or repugnant to the context be deemed to mean its successors-in-Office, legal representatives, executors, receivers, administrators and assigns of the **SECOND PART**.

Mob. – 9431020773 Pan No- AAGCS9892R

Whereas as the property of Schedule No.1 fully described at the foot of this deed is the self acquired property of the land owner land measuring 2 Katha 10 Dhoor, through a registered Gift Deed and land measuring 2 Katha 10 Dhoor by way of family partition which was originally coming through survey khatiyan.

The Gift Deed is executed by the Donor Most. Tapeshwari Devi wife of Late Ram Kishore Pandey alias Sri Chhotan Pandey resident of Mauza- Paluhar, Pargana- Sanaut, P.S.- Tekari, District- Gaya, at Present Mohallah New Area Bisar Talab, PS- Civil Line, Dist- Gaya Bihar, which is registered in the Office of the District Sub Registrar Gaya, in Book no. 1, Volume no. 211 pages from 88 to 92 bearing Deed no. 1027/1992 on 12.11.1993 in favour of the above named land owner Sri Prabhat Kumar Panday Since then the land owner Sri Prabhat Kumar Pandey came in actual physical possession over the land and paying rent to the State of Bihar through Circle Office, Sadar Gaya, vide Zamabandi no. D. No./134/17.

For Sarvodaya Construction & Development Pvt. Ltd.
Managing Director
25/02/2020

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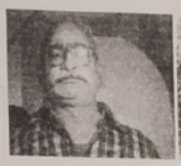
District Registry Office,Gaya

Token Number 3348 | Reg. Year 2020 | Serial Number 3273 | Deed Number 3199

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Devendra Narayan Singh (M D)						
Sig.	Devendra Narayan Singh 25/02/2020						
Claimant	M/S Sarvodaya Construction & Development Pvt. Ltd.	× Photo	× Thumb	× Index	× Middle	× Ring	× Little
Sig.							
Presented By	Prabhat Kumar Pandey						
Sig.	प्रभात कुमार पाण्डेय 25.2.20						
Executant	Prabhat Kumar Pandey						
Sig.	प्रभात कुमार पाण्डेय 25.2.20						
Identified By	Sureshwar Prasad						
Sig.	Sureshwar Prasad 25.2.20 S/o late. Thakur Prasad 25.2.20						

प्रभात कुमार पाण्डेय
25.2.20

SCORE Ver.4.0 | Powered by ILGFS Technologies Ltd. | Biometric Captured By 3500sop033

Serial No. 3273 Circle:-:Gaya (Munc.Corp.) Book No. :- 1 Deed No. 3199

Serial No. 3273

Deed No 3199

बिहार सरकार

जिला निबंधन कार्यालय गया

पृष्ठांकन का सारांश

दिनांक **25/02/2020** को **Prabhat Kumar Pandey** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमे रू0 **279200** मुद्रांक शुल्क एवं रू0 **20500** निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 **3199** के रूप में पुस्तक सं0 **1** की जिल्द सं0 **47** के पृष्ठ सं0 **324** से **343** तक **CD 8** में आज निबंधित एवं कुल **20** पृष्ठों में सधारित किया गया ।

दिनांक– **25/02/2020** टोकन नं॰ 3348 /2020

अजय कुमार सिंह (प्रभारी)
निबंधन पदाधिकारी

DEVELOPMENT AGREEMENT

This development agreement executed and entered into this ……day of **February**, **2020** of the Christian Era.

BETWEEN

SRI PRABHAT KUMAR PANDEY aged about **57** years S/o Late Ram Kishore Pandey, Resident of Mohalla- New Area Bisar Talab, P.S.- Civil Line, Distt.- Gaya, by Nationality, Indian.

T 3348/2020

For Surendra Construction & Development Pvt. Ltd.
Managing Director

दस्तावेज लौटाया।
25/2/20
मो॰ मोदीर अहमद

गया।

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