



बिहार BIHAR

9601-24/11-2011 5000
 श्री. रा. २८८५ मी. १२.९१
 575558

Summary of Endorsement

This document was presented for registration on this Wednesday, the 30th of November 2011 by Pramila Devi. A stamp duty of Rs. 168860/- and other fees of Rs. 979/- has been paid in it.

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

The document has been registered as deed no. 28397 in Book No. 1, Volume No. 491 on pages from 77 to 96 and has been preserved in total 20 pages in CD No. 76 / Year 2011.

SCANNED

विनायक

Signature with date

(Ashok Kumar Thakur)
 Registering Officer, Patna

Date : 30/11/2011

Token No. : 35182 / 2011

DEVELOPMENT AGREEMENT

This Agreement, made on the 30th Day of November, 2011.

BETWEEN

Smt. Pramila Devi wife of Sri Shashi Kumar Ray,
 resident of Sadha Dambar, P.O. & P.S. - Motipur,



Handwritten signatures and dates at the bottom of the page, including '30/11' and '30/11/11'.

Serial No : 34645
Token No : 35182

Deed No : 28397
of 2011

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
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In Favour of **Rakesh Kumar (Director)**

Rakesh Kumar
30/11/11



Presented by
Self

Signature of Party

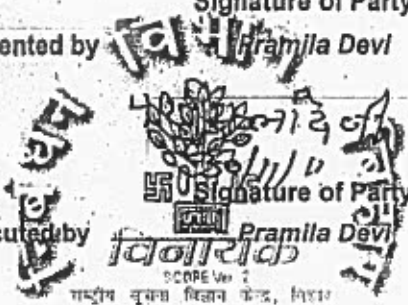
Pramila Devi



Executed by

Signature of Party

Pramila Devi



Signature of Party

Alok Kumar



Identifier

Signature of Party

Alok Kumar
30/11/11

SCOPE

SCOPE Ver 2

Dist. Muzaffarpur, hereinafter referred to as the "OWNER"
(Which term or expression shall, unless excluded by or repugnant
to the subject to context be deemed to include their heirs,
executors, successors, and legal representatives of) One Part.

AND

M/S GANYMEDE TECHNOLOGY PVT. LTD. registered under the
companies act, 1956 and having its registered office at main Road,
Kankarbagh, Patna- 800020 through one of its Director Rakesh
Kumar S/o Sri Shashi Kumar Rai, (Duly authorized by the Board
of Directors to enter into this agreement) hereinafter referred to as
"Developers" (Which terms or expression shall, unless it be
repugnant to the context or meaning thereof, mean and include it
be repugnant to the context or meaning thereof, mean and include
its successors or assigns of the SECOND PART.

WHEREAS the owners are seized and possessed of or otherwise
sufficiently entitled to the property (Land within the limits of
District - Patna situated and lying at Bhagwat Nagar, Kumhrar,
District - Patna), bearing.

Name	Mauza	C.S.P. No.	Area
Smt. Pramila Devi	Kumhrar	413	22.5 decimal

And WHEREAS, under the District plan of Patna. The area
in which the said property is located has been designated as
residential area.

And whereas, the owner covenants that the aforesaid
property is in their exclusive possession with absolute right, title
and interest and the same is free from all, encumbrances, debts,
liens, charges, and attachments, and is in marketable conditions
and has in himself good right fully power and absolute authority
and title to transfer the whole or part of the said schedule property.

NOW THE AGREEMENT WITNESSETH AS FOLLOWS:-

I. DEFINITIONS:-



GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
30/11/11
Director

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- a. That the "owners" will mean the party to the first part of this agreement named above and this or expression shall unless excluded by or repugnant to the subject of context be deemed to include their heirs, executors, administrators, representatives and assigns.
- b. That the Developer will mean the developer above named and this form or expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors or assigns.
- c. That the "Multistoried building complex" shall mean all flats, parking space, tenements, common pool areas and other common utility, spaces and items to make them function in all respect. This shall also include the development of the site and boundary walls with proper security arrangements.
- d. That the Unit shall mean flat with joint ownership of its floor, roof and common walls,.
- e. That the Plans shall mean the plans and designs of the multistoried building complex to be constructed in the land noted in schedule - A including any variations their in which many subsequently be made by the subsequent paras of this agreement.
- f. That the "parking Space" shall mean the covered space reserved in the multistoried building complex for parking of petrol or diesel driven two wheelers or four wheelers (light motor vehicle) only.
- g. That the "Architect" will mean architect or architects duly registered by the council of Architecture and holding a valid license issued by Competent Authority.



GANYMEDE TECHNOLOGY PRIVATE LIMITED
Rakesh Kumar
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Director

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- h. That the "Covered Area" shall mean the covered areas as defined in the by-laws and or regulations in the Multistoried Building Complex.
- i. That the "Unconverted Area" shall mean all such spaces that shall not fall under the category of covered areas as mentioned in para-1 of this agreement.
- j. That the "Maintenance Committee as mentioned is schedule "C" of this agreement.

2. OWNER AND DEVELOPERS SHARES

- a. That the owners are seized and in possession of the schedule property and wish to develop the land by way of constructing multistoried complex thereon to offer the developer the said piece of land to develop it by constructing flats/parking and other tenements.
- b. That the developer has accepted the offer to construct at their own cost by raising funds by selling flats/parking space and other tenements etc. in the multistoried residential building complex as per the prevailing norms on the scheduled property of the owner herein referring to as "The Multistoried Building Complex" as defined in para-1 of this agreement and give 50% of the super built-up area of the total covered area in respect to the area of the land engaged in the joint development activity of the multistoried building complex to the owner subject to Para 2. b.
- c. That the owner has agreed to appoint the developer to undertake the development of the said premises, on the schedule land and to entrust the right to sell, transfer and convey to the extent of the remaining

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Rakesh Kumar
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Director



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total covered area of the building complex to the customers in accordance with paras 10.a, 10.b, 10.c, and 10. d, and the developer has agreed to undertake the development of the building complex on the schedule land and to sell the flats, parking spaces, tenements etc.

- d. That the owners share shall mean and include flats, parking spaces, tenements and all such constructed area in accordance with paras 2.b

3. ACCESS TO THE SITE.

- a. That the owner/owners hereby and from the date of the execution of this deed permit the developer to develop plan and construct the proposed building complex on the schedule property.
- b. That the owner has handed over all the relating documents, of the land in original to the developer at the time to this agreement.
- c. That the developer is put in peaceful possession of the site premises and shall be deemed to function as an agent of the owner from this day of agreement and hence is no longer a trespasser on the land.

4. APPROVAL OF THE BUILDING DRAWING

- a. That the developer shall proceed expeditiously with the preparation of the building drawing or plan through reputed architect.
- b. That the developer shall get the drawing prepared in such a manner that the maximum permissible covered area as per existing law, is achieved/constructed.
- c. That all expenses in connection with the preparation of the building drawing or plan through reputed

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Rakesh Kumar
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Director

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architect and the approval there of by the competent authority shall be borne by the Developer.

- d. That the owner shall have no objection if the developer submits the building plan in the name of the owner to the local authorities.
- e. That the Developer shall hand over the copy of the approval drawings or maps or plans to the owner within one month of the approval of the same by the competent authority.

5. SPECIFICATIONS OF THE BUILDING COMPLEX AND DEVELOPED SITE.

That the specifications of the building complex and the developed site shall be as per "Schedule-"B".

6. TIME LIMIT.

- a. That the developer shall take three years (36 months) from the date of drawing or plan are approved by the competent Authority after the execution of the agreement between the parties to complete the construction in all respect. Provided that if any time is lost to the developer by such event which is beyond the control of the developer's fault or negligence or mismanagement then so much of the time as is so lost, shall further be added to the aforesaid period.
- b. That the grace period will be for 6 months only.
- c. That in case the Developer is unable to construct the said building complex and develop the site within the stipulated period as mention in para 6.a. 6. b the developer shall pay Rs. 2000/- as rent per month to the Owner.

7. STATUS OF LAND



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Rakesh Kumar
30/11/11
Director

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- a. That the owner has not created any encumbrances on the scheduled property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment of right, lien, leave license, permission, rent possession, change inheritance or any other encumbrance whatsoever.
- b. That no notice or notification for acquisition or acquisitions under the states for the time being in force, has been received, served or issued affecting the schedule property or any part thereof and the owner//owners is/are entitled to develop and/or caused to be developed the schedule property.
- c. That there is no notice or order passed by the competent Authority or any other body or authority for setback or acquisition of the scheduled property or any part thereof and there is no requisition of whatsoever nature by the Municipal or other body or authority connecting or affecting the scheduled property or any part thereof.
- d. That there are no statutory claims, demands, attachment or prohibitory orders made or issued by the taxation authorities, revenue authorities, municipal authorities or any government other local bodies or authorities concerning or affecting the scheduled property or any part thereof.
- e. That there are no attachment either before or after judgment and there are no claims, demand, suits, decrees, injections, orders, insolvency notices, portions or ad adjudication order made or issued by or at any instance of any part thereof.



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Director

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f. That apart from the owner none else is entitled to or has any share, right, title or interest in the scheduled property or any part thereof either as a partner or any partnership or coparcener in any joint family or otherwise and that the owner is not benamidar or trustees for anyone in respect of the schedule property the maintenance and upkeep thereof, and funds of the joint family or any nucleus thereof.

g. That the owner hereby irrevocable undertake not to sell, dispose, alienate the schedule land or any part thereof save and except putting the developer in possession thereof as their agent for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as per parap 11 to the developer and further irrevocable undertakes not to do any act, deed, matters or things as shall be in contravention of the declaration made in the preceding para. However the owner if wishes to sell of his share of building portion the Developer agree to purchase the same on mutually agreed terms.

h. That all the outgoing in the scheduled property from the date of signing of this agreement hereunder shall be borne and paid by the developer, who however shall not be liable for any of the outgoing of the property relating to the period prior to this date, which shall be the liability of the owner alone.

i. That the developer has not been convicted by any court of law.

That the developer has sufficient financial resources, manpower, technical know how,

GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar

30/11/14

Director

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equipment and managerial personnel to execute this agreement.

- k. That the Owner shall hand over the sale deed of land along with up to date rent receipt and all relevant papers to facilitate the developer to work smoothly in respect to this development agreement as and when demanded by the Developer.

9. DEVELOPMENT

- 9.a That the owner hereby authorizes the developer to do all acts, deeds or matters things and in particular subject to other provisions of this agreement.
- 9.b To have the plans of the proposed building complex to be constructed on the schedule property amended in accordance with rules & regulations of the concerned competent authorities and to submit the said plan to the concerned authorities with application for the approval and sanction and to do and sign all writings and undertaking as may be necessary in connection with the approval and sanction of such plan.
- 9.c To appoint architects, surveyors, engineers and contractors and other persona or persons.
- 9.d To make application to the concerned an authority for permit or permits or quota or quotas of cement steel and other controlled building materials.
- 9.e To obtain electrical connection or connection in the name of the developer for the purpose of executing this agreement.
- 9.f To accept service of any write summons suits or any other legal process or notices and to appear and present in any court or before any magistrate

GANYMEDE TECHNOLOGY PRIVATE LIMITED

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judicial tribunal and other tribunals in connection with the development of the building complex and site and to commence of file suit, actions or proceedings in any court or any public officer or tribunal and for any of the purpose aforesaid, to sign execute and deliver or file necessary vakaltname, claims, plaints, order applications, affidavits, petition and other documents, papers, and writing in case of any legal proceedings in any court of law against the interest of the owner the developer shall take all necessary measure at his own cost to protect title, interest and right of the owner.

- 9.g That during the development of the building complex and site the developer shall not do any thing in violation of the extruding law and regulations.
- 9h. That the Developers shall develop the building complex and site as per the approved plan.
- 9.i That the Developer may mortgage the part or whole or the building complex excluding the owner share with any nationalized bank located at Patna to obtain loan/working capital/short terms loan to finance the aforesaid project or for loan for purchases of the flats coming up in this multistoried building except for the owner, shares as mentioned in Para 2. The developer affirms and under takes that all the finances obtained by such loan by pledging, hypothecating or mortgaging the said premises subject to the limitation aforesaid, shall exclusively be invested for the purpose of development of the said premises only and such

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Rakesh Kumar
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Director



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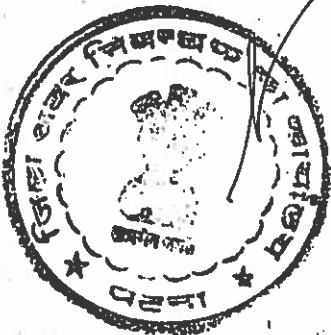
finance shall not be diverted or invested in any other project work of the developer.

10. **POSSESSION BY THE DEVELOPER TO THE OWNER SHARE.**

- a. That the owner shall take the possession of their share after completion of the development in accordance with the specification laid down complete in all respect and without any defect therein and the completion of the infrastructure and common facilities fully functioned as mentioned in this agreement.
- b. That the owner and/or their nominees shall have the same rights title and interest to use and enjoy all the common pool area, staircase, common parking spaces, common passages lobbies etc. as the occupiers of the developer share shall have.
- c. That in case of any delay in completion of the whole of the project, the Developer shall hand over the owner share complete in all respect with all infrastructure amenities.

11. **TRANSFER OF PROPERTY.**

- a. That on completion of the building complex and handing over the owners share of the covered area to the owners in terms of this development agreement the owner, if so required by the developer shall execute or join in execution of all documents necessary for giving flat buyers legal title to their respective flats.
- b. That the developer shall be entitled to allot and agree to sell their shares of the covered area of the building as mentioned in Para 2. All amounts receivable thus shall be utilized by the developers



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for the developmental purpose of the building complex and site to fulfill the terms & conditions of this agreement.

- c. That the owners shall be bound to execute & register the absolute deed of Transfer in favor of the developer or its nominees after receiving their respective shares complete in all respect, fully functional of the building complex, if required by the developer. Simultaneously the developer or its nominee/nominees including a cooperative housing society would bound to execute deeds of transfer in favour of the owner to the extent of their share of the covered area and parking spaces and tenements of the building complex. The cost of transfer to the owner & other legal documentation charges will be borne by owner.
- d. That the owner agrees and undertakes that they shall execute and give an irrevocable power of attorney in favour of the developer and its nominee so that no hindrance or obstruction is caused to the developer and hereby giving the developer authority to have and enjoy peaceful possession of the said premises and to do all such acts and/or deeds that may be necessary for the development, planning, constructions and sale of the said flats on the said premises excluding the owners share. However it is covenanted between the parties the aforesaid power of attorney shall be governed by the provision of the Development Agreement and in case of any conflict between provisions of the aforesaid power of

GANYMEDE TECHNOLOGY PRIVATE LIMITED

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attorney and the development agreement the provisions of the latter shall prevail.

12. RESOLUTION OF DISPUTES.

12.a That the owners and the developers shall make every effort to resolve amicably by direct informal negotiation any disagreement or differences or dispute arising between them under or in connection with this development agreement or effect thereof and terms and conditions and implication thereof.

12.b That if after 90 (Ninety) days from the commencement of such information negotiations, the owner or the developer have been unable to resolve amicably the disagreement of dispute, either party may require that the disagreement or differences or dispute referred for resolution to formal mechanism mentioned hereunder.

12.c That in case of a dispute or differences or disagreement arising between the owner and the developer relating to any matter out of or connected with this agreement, such dispute or disagreement shall be referred to arbitration to whom both the parties have accepted as the sole arbitrator to decide all the disputes or disagreement or differences between the parties as per the provisions of the Indian arbitration act, 1940 as amended from time to time and their decision shall be final and binding on both parties.

13. COMPLETION

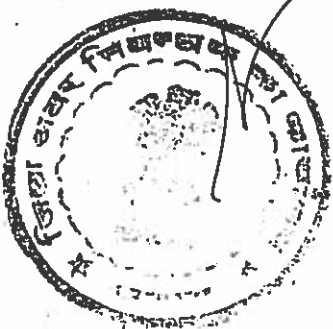
That the developer shall complete the development of the building complex and site in all respects strictly as per

GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
30/11/11

Director

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specifications agreed upon without any defect within the stipulated time period as mentioned in Para from 6.a.

In Witnesseth thereof the owners and the developer M/s Ganymede Technology Pvt. Ltd; through one of its Director Rakesh Kumar have sign before there presents in presence of the witnesses:-

WITNESSES:-

1.

ALOK KUMAR

S/o Jamuna Prasad Yadav
Saubhagya Sharmar Path
Rukar Pura, Bailey Road

Patna - 800014
30/11/2011

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30/11/11
SIGNATURE OF THE OWNERS

2.

Jeetendra Kumar

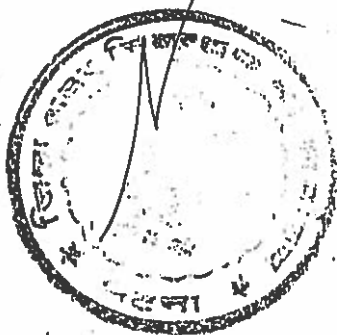
S/o Sri Shashi Kumar Rai
Rd No 6 D, Gardani Buzh
Patna - 1

30/11/11

GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
30/11/11
Director

SIGNATURE OF THE DEVELOPER



D.
Rakesh Kumar
A.N. 152/12

SCHEDULE - "A"

Description of land under the development agreement dated 30th day of March, 2011.

All that part and parcel of the land measuring 22.5 decimal The details being hereunder.

Name	C.S.P. No.	Mauza	Area
Smt. Pramila Devi	413	Kumhrar	22.5 decimal

Computer Code - 501,

Thana No. 12

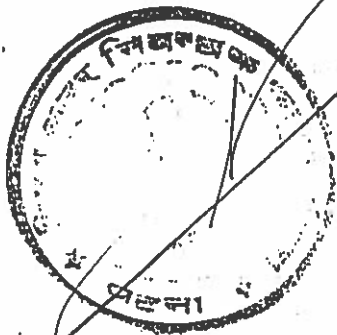
Tauzi No. 26

Khata No. 103

Valuation of Land - 84,38,000/-

Boundary (Joint)

East - Branch Road
West - Plot No. 414
North - Plot No. 426 & 427
South - Part Plot No. 413



GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
30/11/11

Director

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SCHEDULE - "B"

General Specifications

- Foundation : Pile Foundation as per design.
- Super Structures : R.C.C. frame structure in filled with brick work brick work 5" in Cement mortar as per design.
- Brick Work : 1st Class B/W with 1:6/1:8 cement mortar as and where applicable.
- Doors : Hard wood frames fixed with 30mm thick factory built flush panel doors painted with two coats of enamel paint over one coat of primer.
- Windows : Wood framed in windows having open able and panel with guard bard to get as grill.
- Flooring : Marble/vitrified tiles in all covered areas of the flat.
- Bathroom : (1) marble/tiles flooring with dado 6ft. height glazed titles of standard make.
- (2) White glazed vitreous sanitary ware of standard make.
- Electrifications : Entire internal wiring in copper conductors Using concealed PVC conductors.
- Wall Finish : All internal walls & ceiling finished with coats of POP.
- Kitchen : Marble/tiles flooring with granite top working Plat form & S.S. sink with 2ft. height dado over working platform.



GANYADE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
30/11/11

Director

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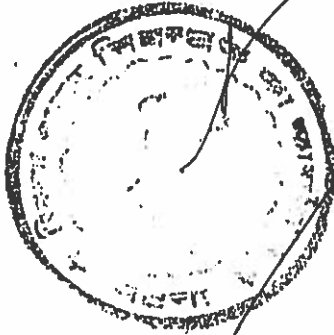
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External finish : All wall plastered and coated with coats of cement wall putty and paint.

The company may decide to make some provisions/charges in the external walls finish such as providing Butch/Sand Stone in front portion, charges in windows (Aluminum channel in place of wool)

SCHEDULE - "C"

Maintenance Committee - As per joint Consent.



GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
30/11/11

Director

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30/11/11

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.	168860	Amt. paid by N.J. Stamp Paper -		Rs. 5000
Addl. Stamp duty paid under Municipal Act		Rs.		Amt. paid through Bank Challan -		Rs. 164839
		Registration Fee		LLR + Process Fee		Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	0 Lii	0
	A8	0 D	0 H2	0 K1b	0 Liii	0
	A9	0 DD	0 I	150 K1c	0 Mb	25
	A10	0 E	250 J1	0 K2	0 Na	54
	B	0 H1a	0 J2	0 Li	0	0
TOTAL-				479		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. .				979		
Date : 30/11/2011				Registering Officer Patna		

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 30th November 2011 by Pramila Devi W/O-Sri Shashi Kumar Ray by profession Others Status - Executant

Signature / L.T.I. of Presentant

Date: 30/11/2011

Registering Officer
Patna

Endorsement under section 58.

Execution is admitted by those executants and identified by the person (Identified by Alok Kumar age Sex M son/daughter of S/O-Yamuna Prasad Yadav resident of Soubhagya Sharma Path,Ps-Rupaspur,Patna-14.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the Instrument.

Date: 30/11/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 491 on page no. 77 - 96 for the year 2011 and stored in CD Volume No.CD-76 year 2011. The document no. is printed on the front Page of the document.

Date : 30/11/2011

Registering Officer
Patna

Token No.35182 Year - 2011 SI.No. 34645

SCORE Ver. 2.1

Deed No. 28397 NIC-Bihar

Sch. XIV.—F.No. 1804

रसीद मालगुजारी
नाम सर्कल। नाम मौजामय
धाना वो धाना नम्बर।



बि०स०मु०, पटना।
फरद मालकी/फरद रैयती।
नाम रैयतमय वल्लिदयत जमाबन्दी।
वो सकुनत। नम्बर

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अराजी नकदी 12 अराजी भावली तफसील हिसाब लगान भावली।
0.22.5.50 250 हाकुल प्र पावन साव नाप गद

जोत का सालाना मांगमय तफसील (बकाया वो हाल) मौजूदा साल का। 11/12

मांग बाबत	सालाना	बकाया				
		तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	हाल
माल-गुजारी } (नकदी)	5.00				15.00	5.00
सेस } (भावली)	5.00				15.00	5.00
*सूद	5.00				15.00	5.00
मुतफरकात	5.00				15.00	5.00
मीजान	25.00				75.00	25.00

तफसील अदायकारी। 7/10/17

अदायकारी बाबत	तीन वर्ष से ज्यादा	बकाया			मोतालबा हाल	फाजिल
		3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल-गुजारी } (नकदी)				15.00	5.00	1
सेस } (भावली)				15.00	5.00	
*सूद				15.00	5.00	
मुतफरकात				15.00	5.00	
मीजान अदायकारी				75.00	25.00	7/10/17

- (1) मीजान कुल (लफजों में)--- (एक सौ पचास मात्र)
(2) नाम देहिन्दा
(3) कुल बकाया

दस्तखत वो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

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SPL-16-17
10/10/17

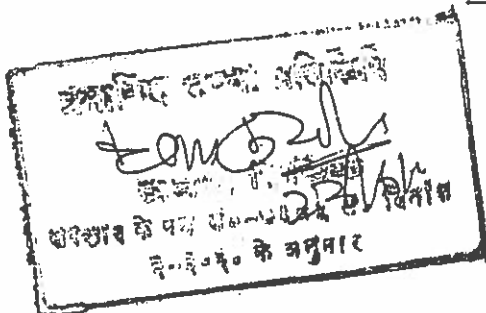


प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि-देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
11/11/11 20/6/11			23/6/11	24/6/11

शिविर दाखिल खारीज जाँच प्रतिवेदन एवं अंचलाधिकारी पटना सदर द्वारा नामान्तरण की स्वीकृति। अंचल पटना सदर अनुमंडल पटना सदर/सिटी जिला पटना शिविर का स्थान
...
दिनांक 21/6/11 हल्का नं. 04 दाखिल खारीज केश नं. 320/11-12

क्रमांक	विक्रेता का नाम व पिता का नाम	क्रेता का नाम व पिता का नाम	ग्राम का नाम, थाना का नाम	खाता	खेसरा	रकबा
03	मधुसूदन प्रसाद पिता स्व. भागीवत प्रसाद सा. कुम्हार थाना-सुलतानगंज पटना	लालबाबु पिता स्व. बाबुर प्रसाद यादव सा. श्यामशरण साकीट बाबरगंज दलदली रोड पटना	कुम्हार 12	103	413	22.5 शे

लगाव	केवाला नं. दिनांक	जमाबंदी नं.	मन्तव्य
500	9078 25/8/11	1867	आवेदित जमीन की जमाबंदी विक्रीत, पूर्व विक्रीत की पर जमाबंदी दर्ज है। जमीन पर आवेदक का दखल-कब्जा है। जमीन रेंपती है। शिविर में आपति प्राप्त नहीं। अतः ब्याल गुरुद्वारी की हित में दाखल की स्वीकृति दी जा सकती है।



क्रमांक 1 ल 11 तक शिविर ब्याल गुरुद्वारी की स्वीकृति दी जा सकती है।
क्रमांक 1 ल 11 तक स्वीकृत
शिविर अधिकारी
पटना
23/6/11

रसीद मालगुजारी

नाम सर्कल। नाम मौजामय

थाना वो थाना नम्बर।

बं० सं० मु०, पटना।

फरद मालकी/फरद रैयती।

नाम रैयतमय वल्लिदयत जमाबन्दी।

वो सकुनत। नम्बर

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पटना मुहाराफ़ ज़िल्ला देहात पट्टा

अराजी नकदी

12

असली भावली

तफसील हिसाब लगान भावली।

0.22.5 21/21 कुमाल राम साधु सादर

जोत का सालाना मांगमय तफसील (बकाया वो हाल) मौजूदा साल का।

2017-18 मांग बाबत	सालाना	बकाया				हाल
		तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल- } (नकदी)	5-				15-	5-
गुजारी } (भावली)	5-				15-	5-
सेस	5-				15-	5-
*सूद	5-				15-	5-
मुतफरकात	5-				15-	5-
मीजान	25-				75-	25-

तफसील अदायकारी।

= 100.00

2017-18 अदायकारी बाबत	सालाना	बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल- } (नकदी)	5-				15-	5-	
गुजारी } (भावली)	5-				15-	5-	
सेस	5-				15-	5-	
*सूद	5-				15-	5-	
मुतफरकात	5-				15-	5-	
मीजान अदायकारी	25-				75-	25-	2/100.00

(1) मीजान कुल (लफ्जों में) -- (एक सौ रुपये मात्र)

(2) नाम देहिन्दा --

(3) कुल बकाया --

दस्तखत वो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

राम - साधु
103 4/3

SPL-16-17

10/10/17



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy. Ch 3708 20/6/11	स्टाम्प और आवश्यक संख्या सहित देने की तिथि Date of delivery of the requisite stamps and stamp number of 2-00	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery. 23/6/11	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant. 24/6/11
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शिविर दाखिल खारीज जैच प्रतिलिपि एवं अंचलाधिकारी पटना सदर द्वारा नामान्तरण की
स्वीकृति। अंचल पटना सदर अनुमंडल पटना सदर/सिटी जिला पटना शिविर का स्थान
... जिला जैच आयालव व्यवहार न्यायालय प्रत्यक्ष
दिनांक 11/6/11... हकी नं. 64... दाखिल खारीज केश नं. 519/11-12.....
य

क्रमांक	विक्रेता का नाम का नाम	पिछवा कोट का नाम का नाम	गांव का नाम, थागा का नाम	आता	खेसरा	रकबा
02.	अधुसुदन प्रसाद पिता स्व० आशावल प्रसाद सा-कुम्हार धाना-धुलतावठांज पटना	अधुसुदन प्रसाद पिता स्व० आशावल प्रसाद सा-कुम्हार धाना-धुलतावठांज पटना	अधुसुदन प्रसाद पिता स्व० आशावल प्रसाद सा-कुम्हार धाना-धुलतावठांज पटना	103	413	22.5 शे

लगान	केवाला नं. दिनांक	जमाबंदीन	मन्तव्य
S=00	9047 28/6/11	1867	आवेदित जमीन की जमावरी विक्रीता, पूर्व विक्रीता का नाम पर जमावरी दर्ज है। जमीन पर आवेदनगल का दखल काबजा है। जमीन रैपती है। शिविर में आपाति प्राप्त नहीं है। अतः आलापुलती के हित में दाखल की स्वीकृति दी जा सकती है। कृमांक 1 ल 11 तक शिविर न्यायालय में दाखल की स्वीकृति दी जा सकती है। कृमांक 1 ल 11 तक स्वीकृत दिनांक 11/6/11

प्रमाणित दस्तावेज प्रतिलिपि
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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

E 559018



सत्यमेव जयते
सत्यमेव जयते
सत्यमेव जयते

No. 460 Date 24/12/11

SUPPLEMENTARY AGREEMENT FOR DISTRIBUTION OF FLAT

A Registered Development Agreement was made on 10.11.2011 between Sri Lal Babu Priyadarshi son of Late. Thakur Prasad Yadav, resident of Ramayan Market, Bakarganj, Daldali Road, Patna - 4, P.S. Kadamkuan, Distt. Patna, as land Owner and M/s. Ganymede Technology Pvt. Ltd. through its authorised director Mr. Rakesh Kumar as developer was made for the land bearing :



GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar

Director

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



E 559017

Handwritten signature and text, possibly 'Smt. Pramila Devi'.

Handwritten signature.

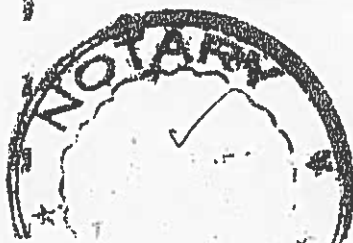
परमानन्द प्रसाद
जिला विधि शा, राबवा
पुलिस थाना

Mauza	Thana No.	C.S.P. No.	Area
Kumhrar	12	413	22.5 Dec.

and Boundry :

East :	Branch Road
West :	Plot No. 414
North :	Smt. Pramila Devi
South :	Part Plot No. 413

Handwritten signature.



GANYMEDE TECHNOLOGY PRIVATE LIMITED

Handwritten signature: Parakesh Kumar

Director

The drawing for construction for the above mention plot has been prepared and has been properly sanctioned by the competent authority with prior consent of the land owner.

This supplementary agreement is made to rectify the owners and builders share in the proposed building and at the same time demarcate the shares as mentioned in point no. 2b of the development agreement made on 30th day of November 2011.

Now the developer has agreed to give the land owner 75% of the super built up area of the total covered area of Block – A in respect of to the area of the land engaged in the development activity . Earlier it was decided to 50% area only.

Now with mutual consent the distribution of flats and parking will be as follows :

BLOCK – A

<u>Owner's Share</u>	<u>Builder's Share</u>
Ground Floor :- 102, 103 & 104	101
On 1st Floor :- 201, 203 & 204	202
On 2nd Floor :- 301, 302 & 303	304
On 3rd Floor :- 401, 403 & 404	402
On 4th Floor :- 501, 502 & 504	503

Similarly for parking space will be 01 to 15 owners share and 16 to 20 builders / developers share.

Any future construction shall have the same proportion as mentioned in this supplementary agreement i.e., 75% and 25%. Rest all terms and condition will be guided by the registered development agreement.

WITNESSES :

1. B. N. Mishra.
S/O. C. K. Mishra
Near Guriyasthan
Buddha colony
Palma. 800001.

2.



(Signature)

SIGNATURE OF THE OWNERS

GANYMEDE TECHNOLOGY PRIVATE LIMITED

(Signature)

SIGNATURE OF DEVELOPERS

17/11/12

I identify the Signature of
the demontent who Signed in
... nce, *(Signature)*



E 559019

SUPPLEMENTARY AGREEMENT FOR DISTRIBUTION OF FLAT

A Registered Development Agreement was made on 30.11.2011 between SMT. Pransila Devi wife of Sri Mr. Sh. Kumar Ray, resident of Cordha Dambar, P.O. R.P.S. - Motipur, Dist. - Muzaffarpur, as land Owner and M/s. Ganymede Technology Pvt. Ltd. through its authorised director Mr. Rakesh Kumar as Developer was made for the land bearing :

GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar

Director

प्रमिला देवी



E 559020



Mauza	Thana No.	C.S.P. No.	Area
Kumhrar	12	413	22.5 Dec.

and Boundry :	East :	Branch Road
	West :	Plot No. 414
	North :	Plot No. 426 & 427
	South :	Lal Babu priyadarshi

The drawing for construction for the above mention Plot has been sanctioned by the competent authority with prior consent of the land owner.

GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar

Director

4 रसिमलादेवी

Now both the parties in accordance with the provisions of the registered agreement has decided to distribute the flats among them self.

BLOCK - B

Owners Share

On Ground Floor :- 102, 104
On 1st Floor :- 203
On 2nd Floor :- 301, 304
On 3rd Floor :- 401, 403
On 4th Floor :- 501, 502, 503

Builders Share

101, 103
201, 202, 204
302, 303
402, 404
504

Similarly the distribution for parking space will be : 01 to 10 owners share and 11 to 20 builders / developers share.

Any future construction shall have the same proportion as mentioned in the development agreement i.e. 50 and 50. Rest all terms and condition will be guided by the development agreement.

WITNESSES:

1. Suresh Ranjan
S/o Sri Harish Ch. Ph.
001, Tripathi Enclave,
Puneichuk, Patna-23.

2. Pavi Ranjan

S/o Raju Porchai
Postl Park
Road No. 3
Patana

4 रमिनी देवी

SIGNATURE OF THE OWNERS
GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar

Director

SIGNATURE OF THE DEVELOPERS

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR

575190

Summary of Endorsement

This document was presented for registration on this Wednesday, the 30th of November 2011 by Lal Babu Priyadarshi.

A stamp/duty of Rs. 168860/- and other fees of Rs. 979/- 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. 28398 in Book No. 1, Volume No. 491 of pages from 97 to 115 and has been preserved in total 19 pages in C.D. No. 76 / Year 2011.

SCANNED

Date : 30/11/2011

Token No. : 35176 / 2011

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

DEVELOPMENT AGREEMENT

This Agreement, made on the 30th Day of November, 2011.

BETWEEN

Sri Lal Babu Priyadarshi son of Late Thakur Prasad Yadav, resident of Ramayan Market, Bakerganj,



Handwritten signature and date 30/11/11

Handwritten signatures and dates at the bottom of the page, including '30/11/11' and '30/11/11'.

Serial No : 34646
Token No : 35176

Deed No : 28398
of 2011

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
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In Favour of

Rakesh Kumar(Dir)

Rakesh Kumar
30/11/11



Presented by
Self

Signature of Party

Lal Babu Priyadarshi



Executed by

Signature of Party

Lal Babu Priyadarshi



Identifier

Signature of Party

Alok Kumar

Alok Kumar
30/11/11

Signature of Party

Daldali Road, Patna - 4, P.S. Kadamkuan, Dist. Patna, hereinafter referred to as the "OWNER" (Which term or expression shall, unless excluded by or repugnant to the subject to context be deemed to include their heirs, executors, successors, and legal representatives of) One Part.

AND

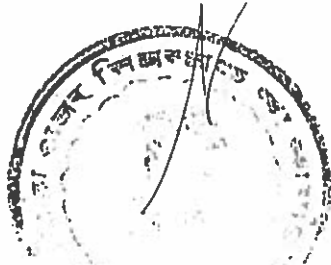
M/S GANYMEDE TECHNOLOGY PVT. LTD. registered under the companies act, 1956 and having its registered office at main Road, Kankarbagh, Patna- 800020 through one of its Director Rakesh Kumar S/o Sri Shashi Kumar Rai, (Duly authorized by the Board of Directors to enter into this agreement) hereinafter referred to as "Developers" (Which terms or expression shall, unless it be repugnant to the context or meaning thereof, mean and include it be repugnant to the context or meaning thereof, mean and include its successors or assigns of the SECOND PART.

WHEREAS the owners are seized and possessed of or otherwise sufficiently entitled to the property (Land within the limits of District - Patna situated and lying at Bhagwat Nagar, Kumhrar, District - Patna), bearing.

Name	Mauza	C.S.P. No.	Area
Lal Babu Priyadarshi	Kumhrar	413	22.5 decimal

And WHEREAS, under the District plan of Patna. The area in which the said property is located has been designated as residential area.

And whereas, the owner covenants that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all, encumbrances, debts, liens, charges, and attachments, and is in marketable conditions and has in himself good right fully power and absolute authority and title to transfer the whole or part of the said schedule property.



GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar

30/11/11

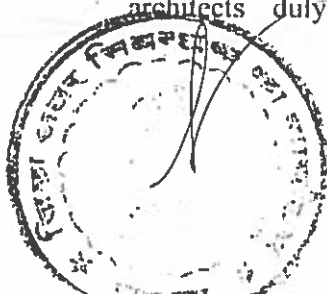
Director

30/11/11

NOW THE AGREEMENT WITNESSETH AS FOLLOWS:-

1. DEFINITIONS:-

- a. That the "owners" will mean the party to the first part of this agreement named above and this or expression shall unless excluded by or repugnant to the subject of context be deemed to include their heirs, executors, administrators, representatives and assigns.
- b. That the Developer will mean the developer above named and this form or expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors or assigns.
- c. That the "Multistoried building complex" shall mean all flats, parking space, tenements, common pool areas and other common utility, spaces and items to make them function in all respect. This shall also include the development of the site and boundary walls with proper security arrangements.
- d. That the Unit shall mean flat with joint ownership or its floor, roof and common walls,.
- e. That the Plans shall mean the plans and designs of the multistoried building complex to be constructed in the land noted in schedule - A including any variations their in which many subsequently be made by the subsequent paras of this agreement.
- f. That the "parking Space" shall mean the covered space reserved in the multistoried building complex for parking of petrol or diesel driven two wheelers or four wheelers (light motor vehicle) only.
- g. That the "Architect" will mean architect or architects duly registered by the council of



GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
20/11/11
Director

Architect
30/11/11

Architecture and holding a valid license issued by competent Authority.

- h. That the "Covered Area" shall mean the covered areas as defined in the by-laws and or regulations in the Multistoried Building Complex.
- i. That the "Unconverted Area" shall mean all such spaces that shall not fall under the category of covered areas as mentioned in para-1 of this agreement.
- j. That the "Maintenance Committee as mentioned is schedule "C" of this agreement.

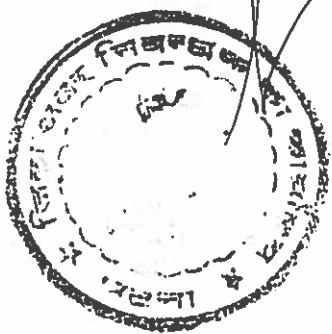
2.

OWNER AND DEVELOPERS SHARES

- a. That the owners are seized and in possession of the schedule property and wish to develop the land by way of constructing multistoried complex thereon to offer the developer the said piece of land to develop it by constructing flats/parking and other tenements.
- b. That the developer has accepted the offer to construct at their own cost by raising funds by selling flats/parking space and other tenements etc. in the multistoried residential building complex as per the prevailing norms on the scheduled property of the owner herein referring to as "The Multistoried Building Complex" as defined in para-1 of this agreement and give 50% of the super built-up area of the total covered area in respect to the area of the land engaged in the joint development activity of the multistoried building complex to the owner subject to Para 2. b.
- c. That the owner has agreed to appoint the developer to undertake the development of the said premises,

GANYMEDE TECHNOLOGY PRIVATE LIMITED
Rakesh Kumar
John
Director

30/11/11



on the schedule land and to entrust the right to sell, transfer and convey to the extent of the remaining total covered area of the building complex to the customers in accordance with paras 10.a, 10.b, 10.c, and 10. d, and the developer has agreed to undertake the development of the building complex on the schedule land and to sell the flats, parking spaces, tenements etc.

- d. That the owners share shall mean and include flats, parking spaces, tenements and all such constructed area in accordance with paras 2.b

3. ACCESS TO THE SITE.

- a. That the owner/owners hereby and from the date of the execution of this deed permit the developer to develop plan and construct the proposed building complex on the schedule property.
- b. That the owner has handed over all the relating documents, of the land in original to the developer at the time to this agreement.
- c. That the developer is put in peaceful possession of the site premises and shall be deemed to function as an agent of the owner from this day of agreement and hence is no longer a trespasser on the land.

4. APPROVAL OF THE BUILDING DRAWING

- a. That the developer shall proceed expeditiously with the preparation of the building drawing or plan through reputed architect.
- b. That the developer shall get the drawing prepared in such a manner that the maximum permissible covered area as per existing law, is achieved/constructed.



GANYADE TECHNOLOGY PRIVATE LIMITED

Ratish Kumar 20/11/11

Director

30/11/11

- c. That all expenses in connection with the preparation of the building drawing or plan through reputed architect and the approval there of by the competent authority shall be borne by the Developer.
- d. That the owner shall have no objection if the developer submits the building plan in the name of the owner to the local authorities.
- e. That the Developer shall hand over the copy of the approval drawings or maps or plans to the owner within one month of the approval of the same by the competent authority.

5. SPECIFICATIONS OF THE BUILDING COMPLEX AND DEVELOPED SITE.

That the specifications of the building complex and the developed site shall be as per "Schedule-"B".

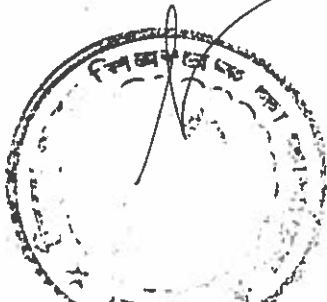
6. TIME LIMIT.

- a. That the developer shall take three years (36 months) from the date of drawing or plan are approved by the competent Authority after the execution of the agreement between the parties to complete the construction in all respect. Provided that if any time is lost to the developer by such event which is beyond the control of the developer's fault or negligence or mismanagement then so much of the time as is so lost, shall further be added to the aforesaid period.
- b. That the grace period will be for 6 months only.
- c. That in case the Developer is unable to construct the said building complex and develop the site within the stipulated period as mention in para 6.a. 6. b

GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
20/11/11

Director



Rakesh Kumar
31/11/11

the developer shall pay Rs. 2000/- as rent per month to the Owner.

7. STATUS OF LAND

- a. That the owner has not created any encumbrances on the scheduled property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment of right, lien, leave license, permission, rent possession, change inheritance or any other encumbrance whatsoever.
- b. That no notice or notification for acquisition or acquisitions under the states for the time being in force, has been received, served or issued affecting the schedule property or any part thereof and the owner//owners is/are entitled to develop and/or caused to be developed the schedule property.
- c. That there is no notice or order passed by the competent Authority or any other body or authority for setback or acquisition of the scheduled property or any part thereof and there is no requisition of whatsoever nature by the Municipal or other body or authority connecting or affecting the scheduled property or any part thereof.
- d. That there are no statutory claims, demands, attachment or prohibitory orders made or issued by the taxation authorities, revenue authorities, municipal authorities or any government other local bodies or authorities concerning or affecting the scheduled property or any part thereof.
- e. That there are no attachment either before or after judgment and there are no claims, demand, suits, decrees, injections, orders, insolvency notices,



GANYMEDE TECHNOLOGY PRIVATE LIMITED

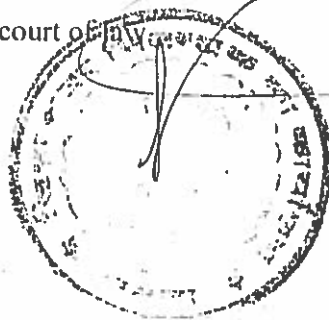
Rakesh Kumar
30/11/11

Director

30/11/11
30/11/11

portions or an adjudication order made or issued by or at any instance of any part thereof.

- f. That apart from the owner none else is entitled to or has any share, right, title or interest in the scheduled property or any part thereof either as a partner or any partnership or coparcener in any joint family or otherwise and that the owner is not benamidar or trustees for anyone in respect of the scheduled property the maintenance and upkeep thereof, and funds of the joint family or any nucleus thereof.
- g. That the owner hereby irrevocable undertake not to sell, dispose, alienate the scheduled land or any part thereof save and except putting the developer in possession thereof as their agent for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as per para 11 to the developer and further irrevocable undertakes not to do any act, deed, matters or things as shall be in contravention of the declaration made in the preceding para. However the owner if wishes to sell of his share of building portion the Developer agree to purchase the same on mutually agreed terms.
- h. That all the outgoing in the scheduled property from the date of signing of this agreement hereunder shall be borne and paid by the developer, who however shall not be liable for any of the outgoing of the property relating to the period prior to this date, which shall be the liability of the owner alone.
- i. That the developer has not been convicted by any court of law.



GANYAMUDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
30/11/11
Director

Rakesh Kumar
30/11/11

- j. That the developer has sufficient financial resources, manpower, technical know how, equipment and managerial personnel to execute this agreement.
- k. That the Owner shall hand over the sale deed of land along with up to date rent receipt and all relevant papers to facilitate the developer to work smoothly in respect to this development agreement as and when demanded by the Developer.

9. DEVELOPMENT

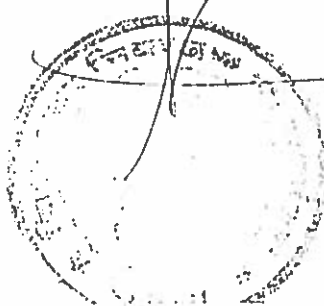
- 9.a That the owner hereby authorizes the developer to do all acts, deeds or matters things and in particular subject to other provisions of this agreement.
- 9.b To have the plans of the proposed building complex to be constructed on the schedule property amended in accordance with rules & regulations of the concerned competent authorities and to submit the said plan to the concerned authorities with application for the approval and sanction and to do and sign all writings and undertaking as may be necessary in connection with the approval and sanction of such plan.
- 9.c To appoint architects, surveyors, engineers and contractors and other persona or persons.
- 9.d To make application to the concerned an authority for permit or permits or quota or quotas of cement steel and other controlled building materials.
- 9.e To obtain electrical connection or connection in the name of the developer for the purpose of executing this agreement.

GANYMEDE TECHNOLOGY PRIVATE LIMITED

Pardeep Kumar
30/11/11

Director

30/11/11
K. B. J. J. J.



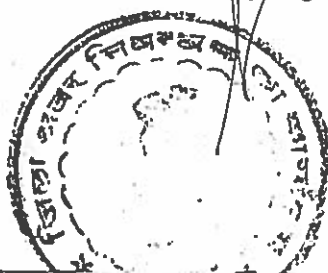
- 9.f To accept service of any write summons suits or any other legal process or notices and to appear and present in any court or before any magistrate judicial tribunal and other tribunals in connection with the development of the building complex and site and to commence of file suit, actions or proceedings in any court or any public officer or tribunal and for any of the purpose aforesaid, to sign execute and deliver or file necessary vakaltname, claims, ~~plaints,~~ order applications, affidavits, pertition and other documents, papers, and writing in case of any legal proceedings in any court of law against the interest of the owner the developer shall take all necessary measure at his own cost to protect title, interest and right of the owner.
- 9.g That during the development of the building complex and site the developer shall not do any thing in violation of the extruding law and regulations.
- 9h. That the Developers shall develop the building complex and site as per the approved plan.
- 9.i That the Developer may mortgage the part or whole or the building complex excluding the owner share with any nationalized bank located at Patna to obtain loan/working capital/short terms loan to finance the aforesaid project or for loan for purchases of the flats coming up in this multistoried building except for the owner, shares as mentioned in Para 2. The developer affirms and under takes that all the finances obtained by such loan by ~~pledging, hypothecating or mortgaging~~ the said

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Director

[Signature]
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premises subject to the limitation aforesaid, shall exclusively be invested for the purpose of development of the said premises only and such finance shall not be diverted or invested in any other project work of the developer.

10. POSSESSION BY THE DEVELOPER TO THE OWNER SHARE.

- a. That the owner shall take the possession of their share after completion of the development in accordance with the specification laid down complete in all respect and without any defect therein and the completion of the infrastructure and common facilities fully functioned as mentioned in this agreement.
- b. That the owner and/or their nominees shall have the same rights title and interest to use and enjoy all the common pool area, staircase, common parking spaces, common passages lobbies etc. as the occupiers of the developer share shall have.
- c. That in case of any delay in completion of the whole of the project, the Developer shall hand over the owner share complete in all respect with all infrastructure amenities.

11. TRANSFER OF PROPERTY.

- a. That on completion of the building complex and handing over the owners share of the covered area to the owners in terms of this development agreement the owner, it so required by the developer shall execute or join in execution of all documents necessary for giving flat buyers legal title to their respective flats.



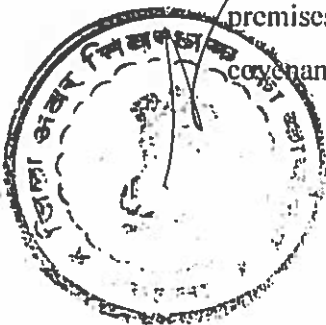
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- b. That the developer shall be entitled to allot and agree to sell their shares of the covered area of the building as mentioned in Para 2. All amounts receivable thus shall be utilized by the developers for the developmental purpose of the building complex and site to fulfill the terms & conditions of this agreement.
- c. That the owners shall be bound to execute & register the absolute deed of Transfer in favor of the developer or its nominees after receiving their respective shares complete in all respect, fully functional of the building complex, if required by the developer. Simultaneously the developer or its nominee/nominees including a cooperative housing society would bound to execute deeds of transfer in favour of the owner to the extent of their share of the covered area and parking spaces and tenements of the building complex. The cost of transfer to the owner & other legal documentation charges will be borne by owner.
- d. That the owner agrees and undertakes that they shall execute and give an irrevocable power-of-attorney in favour of the developer and its nominee so that no hindrance or obstruction is caused to the developer and hereby giving the developer authority to have and enjoy peaceful possession of the said premises and to do all such acts and/or deeds that may be necessary for the development, planning, constructions and sale of the said flats on the said premises excluding the owners share. However it is covenanted between the parties the aforesaid power



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Director

[Signature]

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of attorney shall be governed by the provision of the Development Agreement and in case of any conflict between provisions of the aforesaid power of attorney and the development agreement the provisions of the latter shall prevail.

12. RESOLUTION OF DISPUTES.

- 12.a That the owners and the developers shall make every effort to resolve amicable by direct informal negotiation any disagreement or differences or dispute arising between them under or in connection with this development agreement or effect thereof and terms and conditions and implication thereof.
- 12.b That if after 90 (Ninety) days from the commencement of such information negotiations, the owner or the developer have been unable to resolve amicable the disagreement of dispute, either party may require that the disagreement or differences or dispute referred for resolution to formal mechanism mentioned hereunder.
- 12.c That in case of a dispute or differences or disagreement arising between the owner and the developer relating to any matter out of or connected with this agreement, such dispute or disagreement shall be referred to arbitration to whom both the parties have accepted as the sole arbitrator to decide all the disputes or disagreement or differences between the parties as per the provisions of the Indian arbitration act, 1940 as amended from time to time and their decision shall be final and binding on both parties.

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Rakesh Kumar
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Director

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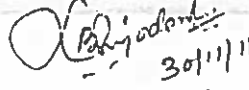
That the developer shall complete the development of the building complex and site in all respects strictly as per specifications agreed upon without any defect within the stipulated time period as mentioned in Para from 6.a.

In Witnesseth thereof the owners and the developer M/s Ganymede Technology Pvt. Ltd; through one of its Director Rakesh Kumar have sign before there presents in presence of the witnesses:-

WITNESSES:-

1. ALOK KUMAR

S/o Jamuna Prasad Yadav
Saubhagya Shastri Path
Rukampura, Bailey Road
Patna - 800014
30/11/2011


SIGNATURE OF THE OWNERS

2. Dinesh Kumar

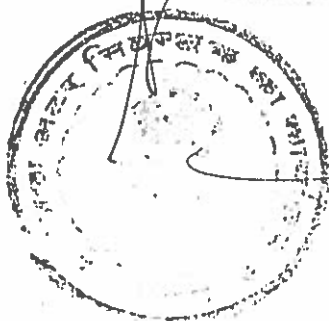
S/o Sri Shashikumar Rai
Rd no-60, Gardani Bugh
Patna - 1
30/11/2011

GANYMEDE TECHNOLOGY PRIVATE LIMITED


30/11/11
Director

SIGNATURE OF THE DEVELOPER


L.N./52102



SCHEDULE - "A"

Description of land under the development agreement dated 30th day of March, 2011.

All that part and parcel of the land measuring 22.5 decimal The details being hereunder.

Name	C.S.P. No.	Mauza	Area
Lal Babu Priyadarshi	413	Kumhrar	22.5 decimal
Computer Code - 501,			
Thana No. 12			
Tauzi No. 26			
Khata No. 103			

Valuation of Land - 84,38,000/-

Boundary (Joint)

East -	Branch Road
West -	Plot No. 414
North -	Smt. Pramila Devi
South -	Part Plot NO. 413



GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
30/11/11
Director

Chijode
30/11/11

SCHEDULE - "B"

General Specifications

- Foundation : Pile Foundation as per design.
- Super Structures : R.C.C. frame structure in filled with brick work brick work 5" in Cement mortar as per design.
- Brick Work : 1st Class B/W with 1:6/1:8 cement mortar as and where applicable.
- Doors : Hard wood frames fixed with 30mm thick factory-built flush panel doors painted with two coats of enamel paint over one coat of primer.
- Windows : Wood framed in windows having open able and panel with guard bard to get as grill.
- Flooring : Marble/vitrified tiles in all covered areas of the flat.
- Bathroom : (1) marble/tiles flooring with dado 6ft. height glazed titles of standard make.
- (2) White glazed vitreous sanitary ware of standard make.
- Electrifications : Entire internal wiring in copper conductors Using concealed PVC conductors.
- Wall Finish : All internal walls & ceiling finished with coats of POP.
- Kitchen : Marble/tiles flooring with granite top working Plat form & S.S. sink with 2ft. height dado over working-platform.



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Rakesh Kumar
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 Director

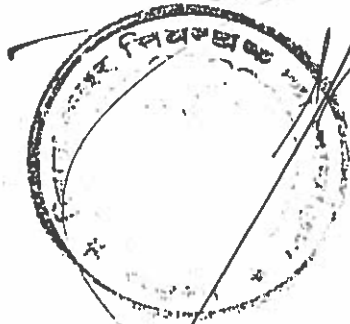
Chaitanya
 30/11/11

External finish : All wall plastered and coated with coats of cement wall putty and paint.

The company may decide to make some provisions/charges in the external walls finish such as providing Butch/Sand Stone in front portion, charges in windows (Aluminum channel in place of wool)

SCHEDULE - "C"

Maintenance Committee - As per joint Consent.



GANYMEDE TECHNOLOGY PRIVATE LIMITED

Rakesh Kumar
30/11/11

Director

Rakesh Kumar
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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.	168860	Amt. paid by N.J. Stamp Paper -		Rs. 5000
Addl. Stamp duty paid under Municipal Act		Rs.		Amt. paid through Bank Challan -		Rs. 164839
		Registration Fee		LLR + Process Fee		Service Charge
FEE PAID	A1	0 C	0 H1b	0 Ka1	0 Lii	0
	A8	0 D	0 H2	0 K1b	0 Liil	0
	A9	0 DD	0 I	150 K1c	0 Mb	25
	A10	0 E	250 J1	0 K2	0 Na	54
	B	0 H1a	0 J2	0 Li	0	
TOTAL-				479		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. .				979	Registering Officer	
Date : 30/11/2011					Patna	

Endorsement under section 52

Presented for registration at Registration Office Patna on Wednesday, 30th November 2011 by Lal Babu Priyadarshi S/O Late Thakur Prasad Yadav by profession Others. Status - Executant

Signature / L.T.I. of Presentant

Date: 30/11/2011

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Alok Kumar age Sex M son/daughter of S/O-Yamuna Prasad Yadav resident of Soubhagya Sharma Path,Ps-Rupaspur, Patna-14.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 30/11/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 491 on page no. 97 - 115 for the year 2011 and stored in CD Volume No.CD-76 year 2011. The document no. is printed on the front Page of the document.

Date : 30/11/2011

Registering Officer
Patna

Token No.35176 Year - 2011 SI.No. 434646 SCORE Ver. 2.1 Deed No. 28398 NIC-Bihar

