Serial No. 15919 Circle:-:Danapur Book No. :- 1 Deed No. 15737

Serial No. 15919 Deed No. 15737

Govt. of Bihar
Sub Registry Office ,Danapur
Summary of Endorsement

This document was presented for registration on **23/10/2021** by **Udai Narayan**
A stamp duty of Rs. **728620**/- and other fees of Rs, **21000**/- has been paid in it.
The document was found admissible. The name(s) 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. **15737** in Book No. **1** Volume No. **314** on pages from **479** to **500** and has been preserved in total **22** pages in C/D. No. **49** / Year **2021**

Date: 23/10/2021 Token No: 16318 /2021

Signature with Date
(Arpana)
Registering Officer, Danapur

(1) Udai Narayan (2)

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** is made and entered on this 23rd **Day of October, 2021 (Two Thousand Twenty One)** of the Christian era **at Patna.**

BETWEEN

(I) MR. UDAI NARAYAN (Mobile No. 9431024515) PAN–ABQPN2693D, Aadhaar No.–9168 5408 2253), Son of Late Hari Narayan Prasad, resident of Nala Road, Dariyapur, Near Durga Mandir, P.O.–Bankipore, P.S.–Kadamkuan, Town and District-Patna in the State of Bihar, PIN-800004.

MINSOME INFRASTRUCTURE
PARTNE

Sub District Registry Office,Danapur

Token Number 16318 | Reg. Year 2021 | Serial Number 15919 | Deed Number 15737

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Sanjeev Kumar(Auth Part.)						
Sig.	Sanjeev Kumar 23/10/21						
Executant	Abhay Narayan						
Sig.	23/10/2021						
Presented By	Udai Narayan						
Sig.	Udai Narayan 23/10/2021						
Executant	Udai Narayan	× Photo	× Thumb	× Index	× Middle	× Ring	× Little
Sig.	Udai Narayan 23/10/2021						
Executant	Vijay Narayan						
Sig.	23/10/2021						
Identified By	Suraj Kumar Sharma						
Sig.	Suraj Kumar Sharma 23/10/2021						



Udai Narayan

SCORE Ver.3.0 23/10/2021 Powered by IL&FS Technologies Ltd. Biometric Captured By 2802sop028

(II) MR. ABHAY NARAYAN (Mobile No. - 8454842417 PAN-ACAPN3446R, Aadhaar No.-9144 9214 1981), Son of Late Hari Narayan Prasad, resident of Nala Road Dariyapur, Near Durga Mandir, P.O.–Bankipore, P.S.–Kadamkuan, Town and District-Patna in the State of Bihar, PIN-800004.

(III) MR. VIJAY NARAYAN (Mobile No. 9679405482, PAN-ADSPN3571A, Aadhaar No.-9611 7306 4837), Son of Late Hari Narayan Prasad, resident of Nala Road Dariyapur, Near Durga Mandir, P.O.–Bankipore, P.S.–Kadamkuan, Town and District-Patna in the State of Bihar, PIN-800004, Nationally-Indian, hereinafter referred to as **"LAND OWNERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest and permitted assigns).

AND

WINSOME INFRASTRUCTURE (PAN–AABFW4190Q), a partnership firm registered under the Indian Partnership Act, 1932 having its Office at 101, Suksha Presidency, Ram Jaipal Road, Bailey Road, District - Patna in the State of Bihar, represented by its authorized Partner **MR. SANJEEV KUMAR** (Mobile-8805706333, Aadhaar No. 626377397864), Son of Sri Rajeshwar, Nationally-Indian, hereinafter referred to as the **"DEVELOPER/PROMOTER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being or the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns)..

RECITALS

WHEREAS, the Land Owner is Seized and Possessed of or otherwise well and sufficiently entitled to all that piece and parcel of Land measuring approximately 56 Decimals, Situated at Sikandarpur (Biscuit Factory), P.S.-Danapur, District-Patna in the State of Bihar, land bearing Mauza-Sikandarpur, Survey Thana No.–17, Khata No.–268, Cadastral Survey Plot No.–620, within the limit of Patna under the jurisdiction of Sub Registry Office, Danapur and District Registry Office-Patna in the State of Bihar more fully described in the Schedule-I appearing below and hereinafter referred to as "LAND".

(1) Udai Narayan 23/10/2021
(2) 23/10/2021
(3) 23/10/2021

WINSOME INFRASTRUCTURE
Sanjeev Kumar
23/10/2021 PARTNER

AND WHEREAS, the land fully described in Schedule-I of this deed is the ancestral property of the Land Owners namely Mr. Uday Narayan, Mr. Abhay Narayan and Mr. Vijay Narayan, which was allotted in the share of the Land Owners by virtue of Title Partition Suit No. 169 of 1970 of Sub Ordinate Judge, Patna (Bihar) and since then they came in actual, physical possession as absolute Owners and got mutated their names in the office of Circle Officer, Danapur (Bihar), Halka–Nagar Parishad Danapur, Vide Bhag Bartman–3, Page No. – 83783 and Jamabandi No. – 710 and accordingly rent receipt is being issued in their names and paying taxes under receipts as absolute Owners.

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

AND WHEREAS, the Land Owners/first part is interested in development and construction of multi storied building on their land fully described in Schedule-I of this Deed through professional Land Developer/Promoter.

AND WHEREAS, the aforesaid Developer/Promoter is a Real Estate firm having its primary objective to buy, sell, develop and deal in Land and Building including commercial and residential Apartment/Units, Landscape, Colony, Duplex, Triplex, Malls etc. and to carry on business of building/s, contractors of all types of construction for its respective Purchaser/s.

AND WHEREAS, the Land Owners/first part has approached the Developer/Promoter to get the Schedule-I property developed and construct multi storied building/s at the cost and resources of the Developer/Promoter.

1) Uday Narayan 23/10/2021
2) 23/10/2021
3) 23/10/2021

WINSOME INFRASTRU.
PARTNER
23/10/2021

NOW THIS DEED WITNESSETH AND IT IS HEREBY agreed and declared by and between the parties as follows:-

1. That the aforesaid Land Owners do hereby appoint the aforesaid Developer/Promoter as the Developer/Promoter of the Schedule-I land and irrevocably grant to the Developer /Promoter, who hereby accepts from the Land Owners, the exclusive right, possession and license to develop the said land fully described in the Schedule-I of this deed.

2. That this shall be the sole and absolute responsibility of Land Owners to deliver duly vacant and peaceful possession of the said property fully described in Schedule-I of this deed to the Developer/Promoter within one month of execution of this deed.

3. That the Developer/Promoter shall develop and construct multi-storeyed building complex along with parking spaces, passages, ways and other common facilities for the building complex as per the actual physical possession of the Land Owners' land fully described in Schedule-I of this Deed.

4. That the Developer/Promoter shall provide and meet the total cost of Development and construction of the building complex including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. over the said land from its own resources or contributions by its members/ purchasers and/or loan from Banks or any other Financial Institutions for which Land Owners shall have no objection but the Land Owners shall not be required to meet any part of the cost involved in development or construction of the project. Further, the Land Owners will have the right to inspect the development and construction of the said multi-storeyed building. The Developer/Promoter will use the standard materials as specified in schedule-II.

5. That the Land Owners are entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for constructions is not up to the marks and not of good quality then he should intimate the same to the Developer/Promoter and suggest to use better quality materials.

(1) Udai Narayan 23/10/2021

2. 23/10/2021

(2) 23/10/2021

WINSOME INFRASTRUCTURE
PARTNER
23/10/2021

6. It is mutually agreed that the Developer/Promoter shall perform all the formalities to obtain permission or approval for proposed Building Plan/Map and for modifications of the Building Plans/maps from time to time in relation to the construction and other required permissions form Patna Regional Development Authority (Dissolved)/Nagar Parishad Danapur Nizamat/Competent Authority and/or Other Competent Authorities for the development and construction of the proposed new Building in accordance with the Agreement in their own signature on such applications, papers, writings, undertakings, appeal etc. in relation to the said property fully described in Schedule-I of this Deed and shall abide by all the rules and regulation laid down by such authoritics.

7. That the Developer/Promoter will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

8. That the name of the proposed multi-storeyed building shall be decided amicably by both the parties i.e., the land Owners and the Developer/Promoter.

9. That the Developer/Promoter shall appoint an Architect /Firm/Company for drawing and preparing the building plans, designs, drawings and elevation of the proposed building complex to be constructed on the proposed land fully described in Schedule-I of this Deed. All such expenses to be incurred in preparation and sanction of building plans and fees to be paid to the said Architect, shall be borne by the Developer/ Promoter. It is further agreed and settled that the Developer/ Promoter shall develop the said property ensuring the construction to the maximum permissible F.A.R and/or according to Plan sanctioned from Nagar Parishad Danapur Nizamat/Competent Authority.

10. That the Developer/Promoter based on its present plans and estimates and subject to all just exceptions will complete construction and hand over peaceful vacant possession of the Owners' area to the Land Owners of the said multi storied building complex within Three years Six Month from the date of permission of commencement of work given by the competent authority upon sanction of map and approval from

(1) Udai Narayan 23/10/2021
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(3) 23/10/2021

WINSOME INFRASTRUCTURE
Sanjeev Kumar
23/10/2021 PARTNER

Rera, Bihar , with a grace period of six months unless there shall be delay or failure due to Force Majeure conditions including but not limited to reasons such as acts of God i.e. fire, flood, earthquake, epidemics, lockdown, pandemic, natural disasters, riots, explosions or accidents, war, air crashes, act of terrorism, strikes or lock outs, industrial dispute, recession, plants malicious damages, order of the court/ government/competent authority or due to non-availability of building materials or breach of any of the terms and conditions of this Agreement by Land Owners. In such circumstance/s, reasonable time of completion shall be extended automatically along with the stipulated period.

11. SHARE DISTRIBUTION FOR UNITS :

11(i) That the Land Owners/first part will acquire 45% of total constructed area including, common space with undivided proportionate area share in land as per the standard specification of the company as consideration, in exchange for the full and final value of the Schedule-I land and in lieu of Development cost, the Developer/Promoter will get remaining 55 % of total constructed area including, common space etc. with undivided proportionate share in the land.

11(i) That the Developer/Promoter will first hand over possession of the constructed owner's area to the Land Owner with all amenities.

12. That the Land Owners will be entitled to hold, to possess, to enjoy, to allot, sell, make agreement for sell, transfer, mortgage, loan, lease or let out etc. their 45 % part on their own terms and conditions and manner to its members/buyers/ persons concerned as the Land Owners may deem fit and proper.

13. That similarly, the Developer/Promoter shall also be entitled to hold, to possess, to enjoy, to allot, sell, make agreement for sell, transfer, mortgage, loan, lease or let out etc. their 55 % part on their own terms and conditions and manner to its members/buyers/persons concerned as the Developer/ Promoter may deem fit and proper.

14. That in case, there is any difference found in allotment of area in distribution of flats/shops/offices with respect to the percentage mention above, the same shall be settled as per Rs. 2000 per Square feet on saleable area to other part.

(1) Udai Narayan 23/10/2021

(2) 23/10/2021

WINSOME INFRASTRUCTURE
Authorised Signatory
23/10/2021 PARTNER

कार्यालय, दानापुर • पटना •

15. That it is further agreed that any alteration or revision of the aforesaid plans within the parameters of Patna Regional Development Authority (Dissolved)/Nagar Parishad Danapur Nizamat/Competent Authority which may be deemed necessary during or after the sanction of the building plan shall be done by the Developer/Promoter with the prior consent of the Land Owners and the Developer/Promoter may alter changes at its own risk and expenses. If there is an increase in FAR after building was completed, during the period of the construction, the share of the constructed area of the Land Owners shall be proportionately increased in the ratio of 45:55. That after the construction of the building if the Developer /Promoter may get approval from competent authority for construction of additional floor of the building the share of the Land Owners and Developer/Promoter would be in the ratio of 45:55.

16. DELAY CLAUSE:

The Developer/ Promoter agrees to pay a sum of Rs. 20, 000/- (Rupees Twenty Thousand only) per month to each land owner towards the delay clause in case the Developer does not complete the construction of the proposed multi storied building complex in the time period of 3 years and 6 months with an additional grace of 6 months from the date of Rera Approval.

The land owners will continue to receive the above mentioned payments by the developer till the time the developer does not completes and handover the final possession of the multi storied building.

17. That the certificate of the Architect with respect to the measurement of the constructed area and common service area will be final and binding on both the parties.

18. That both the parties mutually agrees and undertakes that according to the Bihar Building Bye laws, if the "said project" comes under the purview/category of the EWS/LIG construction under the, "AFFORDABLE HOUSING AND SLUM REHABILITATION AND REDEVELOPMENT HOUSING POLICY of Government of India, then in that case the allotment of such construction including the parking areas and other forming part of such building shall come under the rights of the Second Party and the developer solely. The First

(1) Udai Narayan 23/10/2021

(2) 23/10/2021

WINSOME INFRASTRUCTURE
Sanjeev Kumar
23/10/2021
PARTNER

party or the Land Owner shall not receive ownership of any nature in this EWS/LIG constructions and shall not claim any share under this type of construction. The land owner shall only be liable to receive 45% of his of their respective percentage in the proposed/sanctioned building plan except the EWS/LIG category under the affordable housing policy as per the applicable FAR approved by the competent authority.

The Landowner and the Developer agrees that the EWS/ LIG category shall be 100% in developer share and that the Land Owner shall not receive any ownership of any nature in this EWS/LIG constructions and they shall not claim any share under this type of construction.

19. That after approval of the final map from the authority concerned/final measurements etc. the aforesaid Land Owners and Developer/Promoter shall execute a unregistered Deed of **SHARE DISTRIBUTION** *as per final map/final* measurements etc. that shall be integral part of this development agreement and with reference to that development agreement both the parties shall be entitled to occupy and own their respective shares of Apartments/ Units/Shops/Offices and parking areas etc.

20. The common area shall be jointly owned by all the Unit Owners 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.

21. That during the Construction of the said building the Developer/Promoter may be required to create equitable or any legal mortgage of the Developer/Promoter portion and the construction thereon for obtaining loan for the individual purchasers of flats and parking space etc.. In such event the Owners shall have no objection.

22. That the Developer/Promoter shall in order to mobilize finance and to attract prospective members/buyers display/ publish the name of the proposed building complex, display signboard over the said land, publish and advertise the building project in the daily newspapers and book, allot and give on

(1) Udai Narayan 23/10/2021

2. 23/10/2021

(2)

WINSOME INFRASTRUCTURE
Director/Partner
23/10/21
PARTNER

Land Ownership basis the accommodation to its members/ buyers on such terms and conditions as the Developer/ Promoter may think fit and proper and receive from such buyers/members all money on account of such allotment in shape of buyers/members contribution or as loan to the Allottees/buyers /members from Banks or any other financial Institutions.

23. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all owners, developers/promoter and purchaser, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their units or building and demand share in the land.

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

25. That Land Owners and Developer/Promoter have mutually agreed to pay Service tax, Municipal corporation tax or any other tax for their share of constructed area in concerned offiees on their own or after getting the taxes etc. from their respective buyers.

If any concerned department demands GST, Municipal corporation tax, VAT or any other tax from first part then the second part will make payment of its proportionate share at applied rate of their part to the first part so that first part can make the necessary payment to the concerned department.

Similarly,

If any department demands GST, Municipal corporation tax, VAT or any other tax from second part, the first part shall make payment its proportionate share at applied rate of their part to the second part, so that second part can make complete payment of taxes etc. to the concerned department.

1. Udai Narayan 23/10/2021
2. 23/10/2021

WINSOME INFRASTRUCTURE
Sanjeev Kumar
23/10/2021 PARTNER

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26. That the Land Owners hereby agree and undertake that in case of any dispute or litigation arises by anyone claiming to be the co-sharer or contained in the Schedule-I property or claiming his/her/their right, title or interest through the Land Owners relating to the right, title and interest regarding the Schedule-I property, the on-going construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owners and the Owners shall keep the Developer/Promoter indemnified and development activities shall be free from all such hindrances so that the project may be completed in time. In case, any cost involves in such dispute shall be borne solely by the Land Owners.

27. That the Land Owners shall bear and pay all outstanding charges and dues of whatsoever nature due and payable to Government or Local Body in respect of the scheduled property including ground rent, property tax, water and electricity charges, Municipal dues tax and other outgoings up to the date of this agreement for all rents, taxes, etc. but any dues arises during development of the building complex for the duration of development of building complex, after delivery of vacant and peaceful possession of the Developer/Promoter's share to the Developer/Promoter will be payable by Developer/Promoter.

28. The Land Owners and Developer/Promoter agrees that if any levy is imposed by the Patna Regional Development Authority (Dissolved)/Nagar Parishad Danapur Nizamat or any other Government or Local body for the development /betterment of the area in which the said developed building is located or any other levy become applicable on the said developed building thereon then the same shall be borne and paid jointly by the Developer/Promoter and Land Owners, in proportion of their respective share/area distribution, as mentioned above.

29. The Land Owners and Developer/Promoter agrees that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the Developer/Promoter.

1) Udai Narayan 23/10/2021

2) 23/10/2021

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WINSOME INFRASTRUCTURE
Sajan Kumar
23/10/2021
PARTNER

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30. That the Land Owners hereby irrevocably undertake not to sell/make agreement to sell, dispose of, alienate with or to let out or create any charge over the said property or any part thereof to any person or body corporate, save and except, putting the Developer/Promoter in exclusive possession thereof for the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the said property to the Developer/Promoter and/or the Developer/Promoter's nominees and the Land Owners further irrevocably undertake not to do any act, deeds, matters or things as shall be in contravention of the undertaking, stipulations and the declarations made by them in these presents.

31. The Land Owners hereby declares:-

a. That the area of the said property is mentioned in Schedule-I of this deed.

b. That there is no notice or order passed by the Patna Regional Development Authority (Dissolved)/Nagar Parishad Danapur Nizamat/Competent Authority or and other body or authority for setback thereof and there is no acquisition whatsoever nature by the Municipality or other body or authority relating to the said property or of any part thereof.

c. That there are no statutory claims, demands, attachments or prohibitory orders made by the Taxation Authorities/Revenue authorities or any Government or other local bodies or authorities concerning or relating to the said property or any part thereof.

d. That there is no subsisting agreement or arrangement in respect of the said property with any other Developer/ Promoter or any person/persons.

e. That there is no notice or case pending before any Court or before any Magistrate regarding the said property.

f. That except the Land Owners no one else is entitled to or has any share, right, title and interest in the said property and the Land Owners is not benamidar or trustee for any one in respect of the said property.

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

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

(1) Udai Narayan 23/10/2021

(2) 23/10/2021

(3) 23/10/2021

WINSOME INFRASTRUCTURE
Gaurav Verma
23/10/2021 PARTNER

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

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

32. The Land Owners will deliver to the Developer/ Promoter and/or its duly authorized advocate certified copies/photocopies of all original title deeds, documents, of Land other papers relating to the said land/properties for complete examination of the Owners' title thereto and the Owners shall answer and/or comply with all reasonable requisitions that may be made by the Developer/Promoter's and/or its advocate in this regard to establish a marketable title to the said land/property.

33. The Developer/Promoter shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. However, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the Developer/Promoter. However, finally all the original documents shall be handed over to the Owners' society/association of Owners/Allottees of Units.

(1) Udai Narayan 2
23/10/2021

WINSOME INFRASTRUCTURE
PARTNER

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

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

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

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

38. That the Land Owners agrees to become the member of the Co-operative Housing Society or Association which may be formed by Developer/Promoter for all the Shop, Office, flat hold or retained by Land Owners. Land Owners agrees to pay the maintenance charges for their respective unit/s retained by their and to abide by the rules set by such society forever. Land Owners do hereby nominates, constitutes and appoint the Developer/Promoter as its true and lawful attorney to do all acts, deeds and things as may be necessary for the formation of such society/association and agrees to grant such other power and/or authorities in favour of the Developer/Promoter as may from time to time be required by the Developer/Promoter. Land Owners agrees to pay entrance fees, face of the shares and other proportional costs relating to or incidental to the formation of such society with respect to all the flats and parking spaces etc. retained by them. Land Owners further agrees to sign all the necessary documents required for the purpose of formation or registration of the said society.

(1) Udai Narayan 2. 23/10/2021

(2) 23/10/2021

(3)

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PARTNER
23/10/2021

39. That the Land Owners are ready and hereby agrees that Developer/Promoter may do all acts, deeds and perform all required activities and things which are not even specifically mentioned in this Deed but are deemed to be fit and necessary for the development of the project with respect to the property fully described in Schedule-I of this Deed and the Land Owners will co-operate and support them in such activities.

40. That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time.

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

THE DEVELOPER/PROMOTER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the land Owners' right, title and interest over the said property may in any manner be adversely affected until the Developer/Promoter has given delivery of possession of the Owners' area to the Land Owners,

(B) To indemnify the Land Owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan of invitees or other person whether in the employment of the Developer/Promoter or not while in or upon the said property and during the period of construction of the said building thereon.

1. Udai Narayan 23/10/2021
2. 23/10/2021
3.

MAHAVIR INFRASTRUCTURE
PARTNER
23/10/2021

SCHEDULE-I

Description of the **residential Vacant Land** owned by Land Owners on which the proposed multi storey building being constructed by the Developer/Promoter.

Area – 56 (Fifty Six) Decimals

Situated at – Sikandarpur (Biscuit Factory),

Survey P.S. – Danapur,

Present P.S. – Danapur,

Sub Registry Office – Danapur,

District Registry Office – Patna (Bihar),

District– Patna (Bihar),

Revenue Mauza– Sikandarpur,

Revenue Thana No.–17 (Seventeen),

Tauzi No.–5855,

Khata No.– 268 (Two Hundred Sixty Eight),

Part of Cadastral Survey Plot No.– 620 (Six Hundred Twenty),

Revenue Circle– Danapur,

Revenue Halka– Nagar Parishad Danapur,

Bhag Bartman– 3,

Page No. – 83783,

Jamabandi No. – 710,

- : BOUNDARY: -

NORTH : - Cadastral Survey Plot No. – 619.

SOUTH : -Cadastral Survey Plot No. – 621.

EAST : -Cadastral Survey Plot No. – 622.

WEST : -Cadastral Survey Plot No. – 612 and 613.

Note–Government Valuation is mentioned at M.V.R. Code–041.

Government valuation of the property fully described in Schedule-I of this Deed is ₹3,64,00,000/- Only.

(1) Udai Narayan 23/10/2021

(2) 23/10/2021

(3) 23/10/2021

MINSOME INFRASTRUCTURE
Partner
23/10/2021 PARTNER

SCHEDULE –II
(SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE FLAT/ PROJECT)

S.No.	Description	Make
1	Foundation	RCC
2	Structure	RCC Framed Structure
3	Civil Work	Brickwork/ Block work /AAC Block with Cement Mortar/Adhesive
4	Ceiling	RCC
5	Flooring	Vitrified Tiles
6	Doors & Frames	Chaukhat made from WPVC & Doors with Flush Door Primer with 2 layers of Synthetic Enamel Paint. Paint will be of Superior Quality.
7	Windows	Aluminium Frame Windows
8	Kitchen	Granite Platform with Steel Sink and Glazed Tiles Wall upto 2 feet height
9	Bathroom	7 Feet Height Ceramic Tiles on walls with tiles flooring and Provision of Hot & Cold Water.
10	Electrical Wiring	Concealed PVC Conduit Wiring with Standard ISI Switch Fittings.
11	Internal & External Wall finish	Internal Walls with 2 Layers of Putty and painted with OBD paint. External wall paints will be painted with Weather coat premium quality paints
12	T.V Point	One TV Point in each Flat.
13	Sewerage	Proper Drainage System
14	Power Back UP	24 x 7 power back up facility for common areas
15	Intercom	Intercom Connection in Each Flat
16	Lift	Standard Company make
17	Water Supply	Boring Water Connection
18	Water Tank	As per requirements
19	Fire Fighting System	As per Norms

WINSOME INFRASTRUCTURE
PARTNER
23/10/2021

23/10/2021

23/10/2021

23/10/2021

IN WITNESS WHEREOF, the above named Land Owners and the Developer/Promoter have put their respective signatures on this Development Agreement without any undue influence, pressure or coercion, out of free will after going through the contents of the documents and fully understanding the contents thereof, on this **Day of October, 2021** in presence of the below noted attesting witnesses.

WITNESSES:

1. Suraj Kumar Sharma
S/o Suresh Sharma
Jamaluddin Chowk
Khagaul, Patna
Bihar. 801105

(1) Vakil Narayan 23/10/2021

(2) 23/10/2021

(3) 23/10/2021

2. Sonali Singh
D/o Ranjit Singh
R16, Vidyapuri
Kankarbagh - Patna-20

(SIGNATURE OF THE LAND OWNERS)

WINSOME INFRASTRUCTURE
Sanjeev Kumar
23/10/2021 PARTNER

(SIGNATURE OF THE DEVELOPER/PROMOTER)

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. 728820/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 749620/-

Registration Fee

FEE PAID	A1	0	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	20000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	LI	0		
									TOTAL-	20000

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Registering Officer
Danapur

Date: 23/10/2021

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Saturday, 23rd October 2021 by Udai Narayan Late Hari Narayan Prasad by profession Others. Status - Executant

Udai Narayan
23/10/2021

Registering Officer
Danapur

Signature/L.T.I. of Presentant **Date:23/10/2021**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Suraj Kumar Sharma' age '32' Sex 'M', 'Suresh Sharma', resident of 'Khagaul, Danapur, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Danapur

Date : 23/10/2021

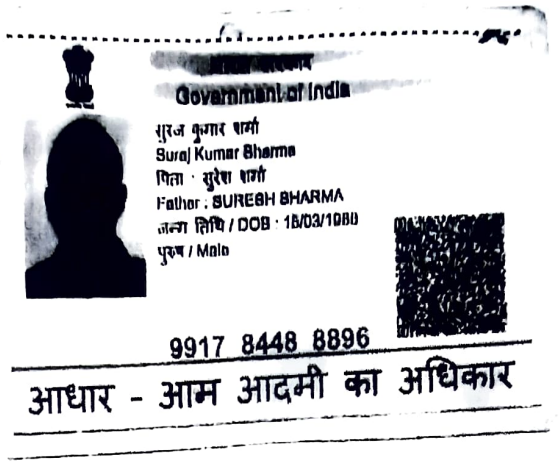
Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 314 on pages on 479 -500, for the year 2021 and stored in CD volume No. CD-49 year 2021 .The document no. is printed on the Front Page of the document.

Registering Officer
Danapur

Date : 23/10/2021

Token No. : 16318 **Year : 2021** **S.No. : 15919** **SCORE Ver.4.1** **Deed No . :d No . : 15737**

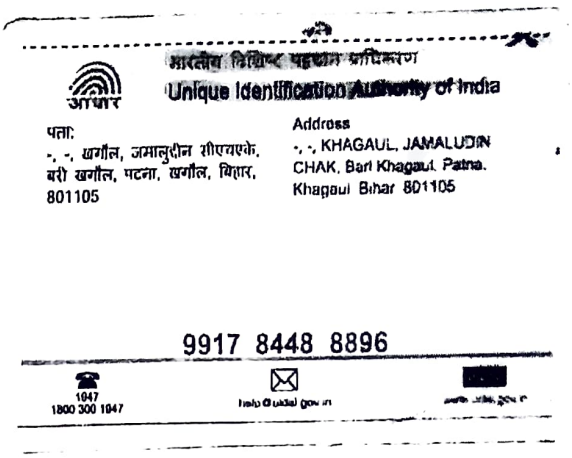


Government of India

सुरज कुमार शर्मा
Suraj Kumar Sharma
पिता : सुरेश शर्मा
Father : SURESH SHARMA
जन्म तिथि / DOB : 18/03/1980
पुरुष / Male

9917 8448 8896

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
-, -, खगौल, जमालुदीन शीएचएके, बरी खगौल, पटना, खगौल, बिहार, 801105

Address
-, -, KHAGAUL, JAMALUDIN CHAK, Bari Khagaul, Patna, Khagaul Bihar 801105

9917 8448 8896

1947
1800 300 1947

Suraj kumar Sharma
23/10/2021

पटना

INDIA NON JUDICIAL
Government of Bihar
e-Stamp





Certificate No.	:	IN-BR25004138590720T
Certificate Issued Date	:	20-Oct-2021 03:51 PM
Account Reference	:	SHCIL (FI)/ brshcll01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01339479688355355T
Purchased by	:	WINSOME INFRASTRUCTURE
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	WINSOME INFRASTRUCTURE
Stamp Duty Paid By	:	WINSOME INFRASTRUCTURE
Stamp Duty Paid (Rs.)	:	7,28,620(Seven Lakh Twenty Eight Thousand Six Hundred And Twenty only)
Reg. fee (Rs.)	:	20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	7,49,620 (Seven Lakh Forty Nine Thousand Six Hundred And Twenty only)

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0002965897