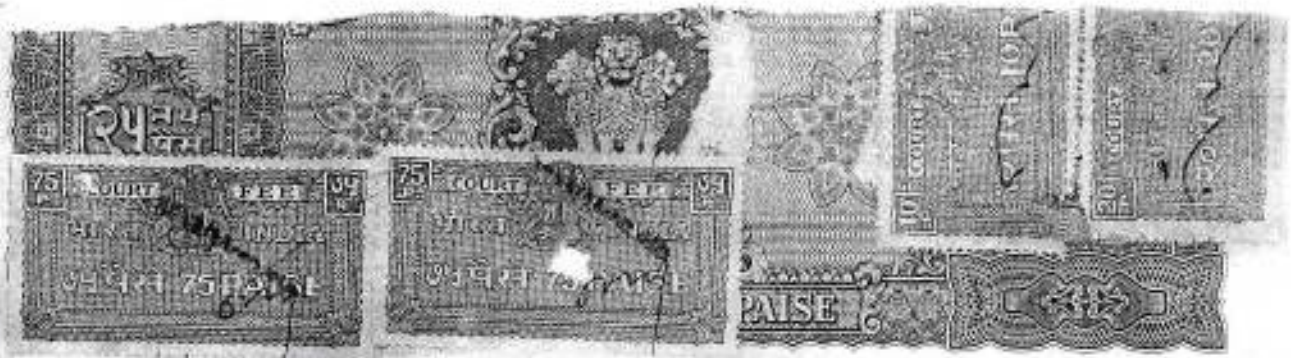


Date of application for the copy.	Date fixed for notifying the requisite number of stamps and folios.	Date of delivery of the requisite stamps and folios.	Date on which the copy was ready for delivery.	Date of making over the copy to the applicant.
18/6.5.82			10.4.22	10.4.22



Date of application for the copy.	Date fixed for notifying the requisite number of stamps and folios.	Date of delivery of the requisite stamps and folios.	Date on which the copy was ready for delivery.	Date of making over the copy to the applicant.



साक्षी		श्री राज किशोर शुक्ल पिता का नाम स्व० पंडित रामदास शुक्ल जाति ब्राह्मण नि- वासी ग्राम अमरी थाना मोहनलालगंज जिला लखनऊ हाल मौ० मिलकीपुर थाना मोहनलालगंज हल्फ़ बतौर गवाह १
		श्रीमती सुन्दर देवी पत्नी का नाम श्री केशव- प्रसाद निवासी ग्राम व पो० मिलकीपुर थाना मोहनलालगंज जिला लखनऊ पेशा गृहणी।
		केवलार केशर कलाली (विक्रेता- विक्रय पत्र) Absolute sale deed.

Executed the deed; Asha 27/ (Two hundred & Rupees only) Stamp duties & Court fee Rs 20,000/- (Twenty Thousand only) vide Pay Order No. 000015 dt. 20/12/82 Rajkishore Shukla

R. V. Talwar

750 Rs.

BIHAR



मो० 20000) दिव्य रुपा तपेश्वर सिंह
मो० 20000) दिव्य रुपा स्वर्गीय केदारे सिंह
वार्ड 39 भा० बलगाड़ी।

हमारी को उपरोक्त स्वर्गीय केदार सिंह
सिंह कुंजबल उम्मर 29 निवासीय हमारे
साजी मजदूरी हस्पताल कार्ड मेरी कानूनी
वकील नामी लोकेश सिंह उपरोक्त पोस्ट
मय कब्जा के काज मदद मुख्तार को हक
सिकायत को हकदारान को दोमंजिल मकान
पुत्र सुविधा सहित जिसकी लगान सालाना
मो० 62 पैसा अर्थात शेष लगता है। बाकी -
मौजा मैनपुर मौजे मैनपुरा (केदुरा दीघा)
पुरना को तर्के थाना कुलधाड़े शोषद थाना
नं० 2 के दाखिला दीघा तथ को तथा
जोरदारी को जिला पटना वर्तमान में पूर्वक
पश्चात तो तिलक को खाता को (बना) तर्के फ्लोर
समेत को चौहदी हस्ब मोहर जैल है) को
लेकर सोकेड़ा आपसी मय कब्जा के काज पश्चात

200Rs.



किठा सका वसीयत बजरिये संयुक्त खिवाली
खदपत्ता को मोहर/हस्ताक्षर जरूरी

खाता नं.	खसरा नं.	रकबा	पैमाइश	चौहद्दी
603	9229	5·14 |||·||	उत्तरे दक्षिणे लम्बा 30'9½"	उत्तर - वसीयत हाजी में आजदेतीरके को दिया सर्वश्री केशरा जी अतीलकुमार लीज करते है।
	बाद्दोआली	लोखूसाढ़े पड़ह खूली	पूर्वे पश्चिमे चौड़ा 99·04	
699	9222	5·95·5210	उत्तरे दक्षिणे लम्बा 30'9½"	दक्षिण - वसीयत हाजी में श्री राधवेन्द्र कुमार लिंह पटवे लीज्या है।
	बाद्दोआली	एकडढ़ाईसौ दोखूसौ	पूर्वे पश्चिमे चौड़ा 34·011	
692	9226	5·95·5210	उत्तरे दक्षिणे लम्बा 30'9½"	पूर्व - खोट न. 9222
	बाद्दोआली सरवे.	एकडढ़ाईसौ दोखूसौ	पूर्वे पश्चिमे चौड़ा 34·011	पश्चिम - रोड 24'0" चौड़ा

किठा 5·95·5210 दोएकडढ़ाईसौ एकसौदो/
R. U. Jakhar

R. U. Jakhar
रघुवीर
Raj Nirman Sakhla
20/7/82



संदेश

अंजाम के लेटर नं० 9229 से 9232 तक
2206 से कमांडो 110 इकाई अनुजी मनमोहन
से अपने नौकरी की कमाई से कमाये हुए कीमती
कपड़े कलीदा केवरा केवल कमाई हुए
स्त्रैमासुमा दा० 40/2/2023 से चलीचलाय
2023 संबंधित (मिगोकिंग) बंद (का
सचुनीकेट को जाजुना पुलकेट बंद (का (मि-
साज) के को जगकीट बंद (का जाटराई)
साकिलाग पुलाईक चाला गढ़ी धाम पुरा के
प्रेमचन्द बंद (का सुखागादा) जोकिन
लोहाकार चाला गढ़ी भाग, पर्वतलवटिंग
से) और कीदाली वाकिम के मनमोहन कीमती
आजी पा डाकिल को दीयर को साठिकमुक्त
चल आये। वे हैं तथा लुकाती सड़कों
में मनमोहन का नाम अंकित से ओलीद मन-
मोहन के नाम से अटली है तो मनमोहन से,
जखात लेपेश से बगैर कीमती दोगु आजी
बणते बनाए, को मीचाद जलीमात बेलाक
राजदो

R. H. Jaiswal
24/2/24



हलफ-

अधोगता के प्लॉट नं० 9229 को 9222 को 9218 में मकान नं० 11) 56 स्क्वायर्फुटी मनमोहिनी ने अपने नौकरी को कमाई की रकम 6 लाख की वजीफा कलक्ट्रेट अधिकारी कैम्पस कचहरी रोड़ को मकान नं० 0023 वाकिये रामगोविन्द सिंह वल्द स्व० मथुनी सिंह को जमुना प्रसाद सिंह वल्द स्व० रामजित सिंह को जगदम्बा सिंह वल्द स्व० छोटे सिंह साकिनान पुराना एक थाना गर्दनीबाग पटना को प्रेमचन्द सिंह वल्द स्व० कृष्णानन्दन सिंह साकिन लोहियानगर थाना गर्दनीबाग, पटना से खरीद किया है और खरीदारी वक्त के मनमोहिनी खरीदारी अदालती पर डाकिया मैं दस्तावेज को मालिक मुस्तहकिल बने अपने को है तथा लिखाती ए मकान में मनमोहिनी का नाम अंकित है और लेड मनमोहिनी के नाम करती है को मनमोहिनी को जरूरत उपस्थिति के बगैर खरीदारी अदालती किए वाद्दे बनाने मकान को भी अन्य जरूरीयात के लिए हलफ-

R. U. Mishra 24/4/21

लेखन।

को खरीदना मौजूदा लेनदेन अधिकारी
मय कार्यालय वहाँ पर वहाँ पर
दर्ज की गई मुख्तारनामा गवाहान
की खरीदा मौजूद लेन देन अधिकारी
वहाँ पर दर्ज की दर्ज की खरीदा
लेन देन अधिकारी में मकान नंबर आदि
नाम के मालिक में नाम खरीदार को जाँच
जाँच नाम दर्ज करने या मकान से खरीदा
मौजूदा मकान नाम दर्ज करने वाले खरीदार
करना लेनदेन की मालिकी न मालिकी अलॉट
को विक्रय पत्र के खरीदार से खरीदा करने से
कि लेन देन अधिकारी मय कार्यालय
दर्ज के आदेश की जरूरी नोटिस दर्ज
लेखन की तरह से किसी जगह मकान के
मरम्मत की जरूरत नहीं से वहाँ
खरीदार के नोटिस मालिकी की
मुख्तारनामा खरीदार कुल जरूरत मौजूदा
एक लेखन मालिकी खरीदा जाने की जरूरत
की खरीदार मकान के लेन देन
मालिकी की खरीदार के

R. N. Singh
20/12/12

वेगा केमिकल्स लिमिटेड कम्पनी के उपयोग का
लाभांश होगा मुख्यालय है इसलिये समितीकी ने
उपयुक्त आदेश दो किस्त्रीमें किस्त्रीवार के समय के
अपने शब्दों की पूर्ति करना सीमाबीच समिति
बाकी समितीकी बहाल शेयर जारी के शेयर
अमल के बदलाव होकर को इलाके अपने
इसकी की नाम नवाजी 5211. दो कड़ा दर्ज [illegible]
आदेश मध्यप्रदेशिक बालाघाट्की समूचे विवरण
लिये दू में मुख्य से लिखा मेजबान इस के इसके
के इसके के आर्थिक मुतबिलेकर्ता कंपनियों
20000) किए इसका लिये में कंपनी श्री अनील
कुमार मोरिया अलावे लिये रु बहीखा हाजरी
बाजार के लिखा बेलाजस्व के दबाव की
+ कोर्पोरेटी किसी इसी के. ता के मोरिया को
बाकुबी लाभ कुमकुम बिमोहिका आयोगों
लिखा बेलाबहाव के शामेबाव बाउंडर के
केवाटा बोलर इलाके रखा बोलिये की
जाहिर के बजाय उपयुक्त जाहिर के मामले
किया मोरिया अलावे के बकाया बाजार की
लिया बहीखा हाजरी के कुलनियोग का बैंक ड्राफ्ट
no 01/AK. 549783 Rs. 40/- रुपये दिये इस बैंक
बैंक आफ इंडिया गुलजारबाग-पटना पटना/दी

R.K. Singh
24/2/82

Sch. XIV—F. No. 180V.

रसीद मालगुजारी।

वि० ग० प्रेषक गया।

फरद रैयती। 99

W.P

7118 10

सर्कल। नाम मौजा मय नाम रैयत मय बल्दियत जमाबन्दी
थाना या पाल नम्बर। की सकुनत। नम्बर।

सदर	मगरुरा	श्री अनील कुमार	

अराजी नकदी | अराजी मावली | पिता | तफसील हिसाब लगान मावली।

5211.66		श्री केशव रक्षण सिंह	ला-करी करार 3.0.15

जोत का खालाना माँग मय तफसील (बकाया की हाल) मौजूदा साल का।

१४७८१९ जोत खालत	सालाना	बकाया				हाल	(वाम) — लोहे
		तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		४०३-१२८६
माल- (नकदी)	९·००				३·००	९·००	४९९-१२८८
गुजारी (मावली)	०·२५				०·६५	०·२५	६९५-१२४०
सेस ...	०·५०				९·५०	०·५०	
*सूद ...	०·५०				९·५०	०·५०	
मतफरकात ...	०·२०				०·८०	०·२०	
मीजान	२·४५				६·३५	२·४५	

तफसील अदायकारी।

१४७८१९ अदायकारी बाबत	बकाय				मीताल्बा हाल	फाजिल
	तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		
माल (नकदी)				३·००	९·००	
गुजारी (मावली)				०·६५	०·२५	
सेस ...				९·५०	०·५०	२
*सूद ...				९·५०	०·५०	
मतफरकात ...				०·८०	०·२०	
मीजान अदायकारी				६·३५	२·४५	

= ४·८०

(१) मीजान कुल (लफ्जों में) — नौ रुपये अठन्नी सिर्फ

(२) नाम देहिन्दा [illegible]

(३) कुल बकाया —

दस्तखत या तारीख अमला तहसील वुसूलन्दा।

*खास महाल के बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिस पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

१४७८१९

Sch. XIV—F. No. 180V.

रसीद मालगुजारी।

जि० ग० प्रेस, पटना।

92

711811

W P

थाना या थाना नम्बर।

बी सकुलर। नम्बर।

902-23

बराजी नकदी | बराजी भावली | जोत | तफसील हिसाब लगाने वाली।

2211.861	श्री केशवरमण सिंह			

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

माँग सन्	सालाना	बकाया				हाल	
		तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		
माल० (नकदी)	9.00				8.00	9.00	603
गुजारी (भावली)	0.25				0.62	0.25	697
सेस ...	0.50				9.50	0.50	695
*सूद ...	0.50				9.50	0.50	
मतफरकात ...	0.20				0.60	0.20	
मीजान	2.85				6.32	2.85	

(खाता—खतौनी) मौजपुर

तफसील अदायकारी।

अदायकारी सावलग	बकाय				मोताबका हाल	फाजिल
	तीन वर्ष से ज्यादा।	३रा वर्ष।	२रा वर्ष।	१ला वर्ष।		
माल० (नकदी)				9.00	9.00	
गुजारी (भावली)				0.62	0.25	
सेस ...				9.50	0.50	
*सूद ...				9.50	0.50	
मतफरकात ...				0.60	0.20	
मीजान अदायकारी				6.32	2.85	

= 2.20

(१) मीजान जमा (कॉलम ८) — जब तक अगली पैदाइश —

(२) नाम देहिन्दा

(३) कुल बकाया

दस्तखत या तारीख अमला तहसील वुलन्दा।

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

9/8/17



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.

दाखिल खारिज का जाँच प्रतिवेदन

दाखिल खारिज नं. 330 साल 95-96 हल्का नं. 1 अंचल पटना सदर मौजा मैनपुरा

राजस्व थाना फुलवारी थाना नं. 2 जिला पटना दा. रवा. में जमीन का रकबा Sall

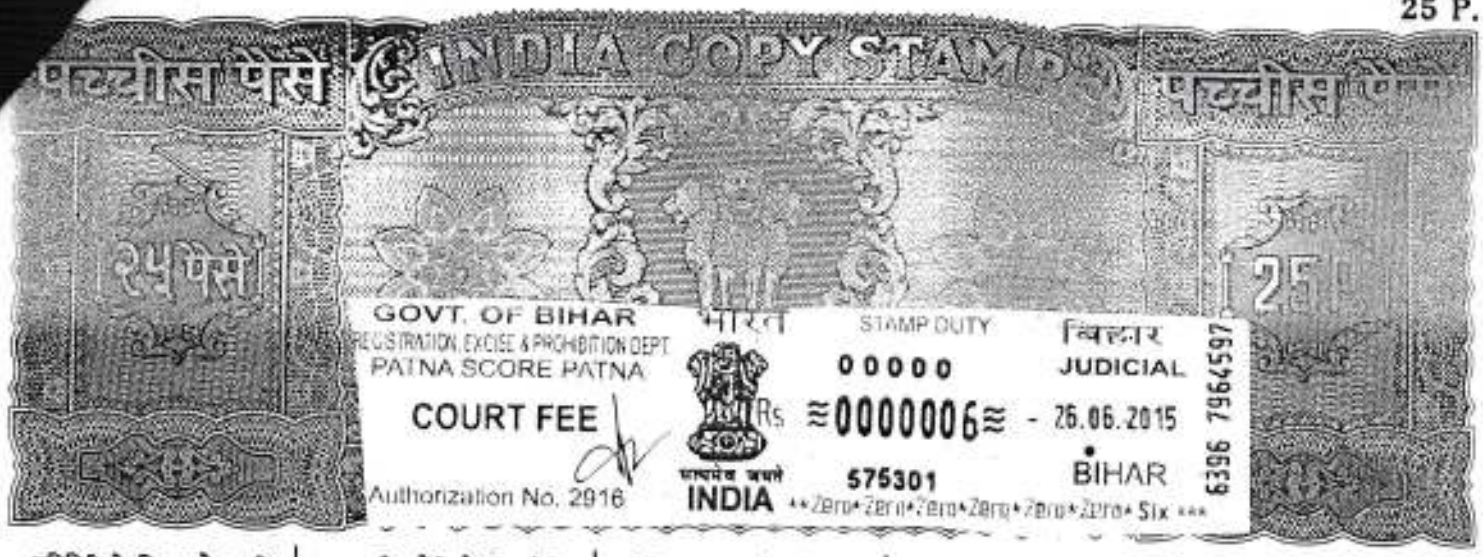
प्राप्ति का जरिया आवेदन | पूरा या टुकड़ा होल्डिंग ..... बसिका नं. ..... तिथि .....

(दाखिल खारिज के पूर्व लगीत) जमाबन्दी नं. 12/10283

रैयत का नाम एवं पूर्ण पता	खाता नं.	खेसरा नं.	एराजी ए. डी	लगान	अभ्युक्तियाँ
सुन्दर देवी पति केशव प्रसाद सिंह ग्रा० बाटे धनाढ मैनपुरा	703 711 715	1287 1288 1290	Sall	1—	आवेदिका की दाखिलखारिजी आवेदन बीज के नाम खतियानी मौकुफ है। आवेदक के पति मृत्यु हो चुकी है। अतएव दानी है। के दखल कब्जा से दान पत्र अवैध उत्तराधिकारी है। गैरमजरुआ आम ग्रा० मुक्त है। आवेदन स्वीकृत होने योग्य है। हस्ताक्षर K.C
श्री अजीत कुमार सिंह पिता केशव प्रसाद सिंह ग्रा० खदेश्वर प्रसाद पटना	703 711 715	1287 1288 1290	Sall	1—	

प्रमाणित सच्ची प्रतिलिपि

8/9/



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलिओ की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलिओ 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.
21/9/15			08/09/15	8/9/15

न्यायालय अंचल अधिकारी, पटना सदर

दाखिल खारिज केश नं. 330/15-16

आदेश

श्री/श्रीमति अजीत कुमार सिंह वल्द स्व. केशव शरण सिंह ग्राम [illegible] श्री अनिल कुमार सिंह

थाना [illegible] जिला [illegible] केवाला नं. [illegible]

दिनांक ..... के आधार पर निम्नांकित जमिन पर दाखिल खारिज हेतु आवेदन पत्र दाखिल किया है ।

मौजा का नाम	थाना नं.	खाता नं.	खेसरा	एटाजी
मोगुरा	2	703	1287	52.11
		711	1288	(डेकुदलपुर)
		715	1290	

मूल आवेदन पत्र हल्का कर्मचारी को अंचल निरीक्षक के माध्यम से प्रतिवेदन हेतु दे दें । महाल पट सूचना जारी कर आपत्ति की माँग कर । अभिलेख दिनांक 14/8/15 को उपस्थित करें ।

ह0 अस्पष्ट
अंचल अधिकारी

ह0 अस्पष्ट
अंचल अधिकारी

महाल पर तामिला नोटिस प्राप्त है । कोई आपत्ति प्राप्त नहीं है । कर्मचारी का प्रतिवेदन अंचल निरीक्षक के माध्यम से प्राप्त है । उन लोगों ने आवेदक का नाम दाखिल खारिज करने की अनुशंसा किए हैं । फलतः उनके अनुशंसा के आधार पर दाखिल खारिज स्वीकृत किया जाता है शुद्धि पत्र निर्गत करें।

लिखाया एवं शुद्ध किया ।

ह0 अस्पष्ट
अंचल अधिकारी
पटना सदर

प्रमाणित सच्ची प्रतिलिपि

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पटना सदर

8/9/15

Sch. XIV.—F.No. 180 V.

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रसीद मालगुजारी
नाम सर्वराह। नाम मौजा मय
थाना वो थाना नम्बर

फसद मालकी / फरद रैयती।
नाम रैयत मय वल्दियत जमाबन्दी

अराजी नम्बर | अराजी रकबी | तफसील दिहात | नाम भावलीदार

जोत का सालाना मांग मय तफसील बकाया वो बाकी मुजरेसाल का पृ०

मांग बाबत		सालाना	बकाया				हाल
			तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।	
माल-गुजारी	(नकदी)						
	(भावली)						
सेस	...						
*सुद	...						
मुतफरकात	...						
मीजान							

तफसील अदायकारी।

अदायकारी बाबत		बकाया				मोतालबा हाल	फाजिल
		तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल-गुजारी	(नकदी)						
	(भावली)						
सेस	...						
*सुद	...						
मुतफरकात	...						
मीजान अदायकारी							

(1) मीजान कुल (लफ्जों में) —
(2) नाम देहिन्दा —
(3) कुल बकाया —

दस्खत वो तारीख अमला तहसील

*तमाम मुतालबा हाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सार्टिफिकेट जारी नहीं किया गया है।

Serial No. 11831 Circle:-:Patna Book No. :- 1 Deed No. 10707

Serial No: 11831 Deed No: 10707

Govt. of Bihar
District Registry Office ,Patna
Summary of Endorsement

This document was presented for registration on **06/10/2016** by **Ajit Kumar Singh**
A stamp duty of Rs. **314000**/- and other fees of Rs. **21000**/- 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. **10707** in Book No. **1**, Volume No. **252** on pages from **427** to **450** and has been preserved in total **24** pages in C.D. No. **38** /Year **2016**

Signature with Date
(**Prashant Kumar**)
Registering Officer, **Patna**

Date: 06/10/2016 Token No: 12381 /2016

12381

SCANNED BY

For, StructoArch Consultants Pvt. Ltd.
Managing Director 06/10/2016

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 6th day of October 2016.

BETWEEN

1. Sri Ajit Kumar Singh,
2. Sri Anil Kumar,

Both son of Late Keshav Bhushan Singh and Late Sundar Devi, resident of Village- Bahri Semrao, P.O. and P.S. Semrao, District Bhojpur, hereinafter called and / or referred to as 'THE OWNERS' (which expression shall unless it be repugnant to the context or meaning thereto, mean and include their and each of their heirs, administrators, Executors, legal representatives and/ or Successors in interest) of THE **FIRST PART**.

(Anil Kumar)
6/10/16

(Ajit Kumar Singh)
6/10/16

10/6/2016

AND

StructoArch CONSULTANTS PRIVATE LIMITED, a company incorporated under the companies Act, 1956 vide its Regn. No. U74210BR2002PTC9897., having its registered Office at SHARANAM Gokul path, west Patel nagar, Patna – 800023, through its Managing Director, Mr. Rajiv Sharan, son of Sri Balwant Sharan, resident of "Sharanam" Gokul path west Patel Nagar, P.S. Shastri nagar, District Patna-23, hereinafter referred to as **"THE DEVELOPER/ BUILDER"**(which expression shall unless it be repugnant to the context or meaning thereto mean and includes its Administrators, legal representatives , assigns and /or successors in office) of the **SECOND PART**.

WHEREAS

(A) The property more fully described in the Schedule of land/ property hereunder written was purchased by two registered sale deed bearing sale deed No. 1734 for the year1982 and sale deed NO. 1735 for the year 1982 executed by Sri Raj Kishor Shukal, Son of Late Pandit Ramdas Shukal, Resident of Village Amti, P.S. Bhore, District Saran at present residing at- C/4, Satyawati Nagar, Delhi 110052, P.O. Satyawati Nagar, Delhi in favour of Sri Anil Kumar, measuring area- 2.5 Katha and in favour of Smt. Sundar Devi (mothers of Sri Ajit Kumar Singh and Sri Anil Kumar), measuring area- 2.5 Katha. Smt. Sundar Devi died on June 2009 leaving behind her two sons Sri Ajit Kumar Singh and Sri Anil Kumar. And after the death of said Smt. Sundar Devi her aforesaid two sons acquired the property jointly by inherited. And since then they have all the right, title and interest in the property jointly and jointly coming in peaceful possession and enjoyment of the property more fully described in the Schedule of land/ property. Sri Anil Kumar have mutated his name and paying land revenue to the Govt. of Bihar through Circle Officer, Patna Sadar under Jamabandi No. 11/10284 and Sri Ajit Kumar Singh and Sri Anil Kumar jointly mutated their nameunder Jambandi No. 16196, year 2015-16 and paying land for the part area 2.5 Katha and as such the rent receipt has been issued in the name of Sri Anil Kumar and Ajit Kumar Singh jointly. And thus they are jointly owned and possessed the property more fully described in the Schedule of land/ property and

For, StructoArch Consultants Pvt. Ltd.
Managing Director

also entitled to manage, supervise and dispose the same. The owners are seized and possessed of and are owner of or otherwise were and are sufficiently entitled to free hold the land measuring area 5 Katha more or less situated at Mauza Mainpura, Mohalla Patel Nagar, Survey Thana Phulwari, present P.S. Shastri Nagar, District Patna bearing part of Survey Plot No.- 1287, 1288, 1290 , Khata No.- 703, 711, 715 Tauzi No. –5563, Thana No. - 2, under Patna Municipal Corporation Ward No. 4, more particularly described in the schedule of land / property here under written (hereinafter for brevity's sake, referred to as the said property).

(B) It is further represented and declared by the Owners

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

(ii) That the Owners have not created any encumbrance on the said property, or any part thereof by way sale, mortgage, exchange, lease, trust, easement, rights, gifts, liens, leave and licence, permission rent, possession, charges, inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/ requisition under any of the statutes of the past or presently have been received, served or passes by the PRDA, PMC, Income Tax Department or any other government authorities, for acquisition or requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, lispendens notices, petitions or adjudication orders affecting the said property or any part thereof.

(v) That apart from the aforesaid Owners none else is entitle to any share, right, title, and interest, over and in respect of the said property or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner howsoever.

(vi) That the owners are not Benamidars or trustees for anyone in respect of the said property or any part thereof.

For, StructoArch Consultants Pvt. Ltd.
Managing Director

(vii) That the owners have not entered in the past in any agreement for sale or development of the said property or any part thereof not have made any arrangement with anyone whatsoever inrespect of the said property or any part thereof.

(viii) The land Owner hereby undertake and declare that incase any claim is made in respect to said property by their legal heir and such claim is proved in a court of Law, regarding their share or interest in the said property the same would be confined to share of land Owners only, and not to share of the developer in any manner what so ever and as such share of the developer as agreed and fixed here in this deed shall remain intact despite such claim.

(C) The owners are interested in getting a multi-storeyed residential building complex developed and constructed on the said property as permissible and to acquire built-up area in the same in the shape of residential flats, parking space etc. as consideration for the value of the said property when conveyed by the owners to the Developer.

(D) That the aforesaid Developer, offered to develop and construct at its own cost, a multi – storeyed residential building complex on the said property of the Owners (hereinafter referred to as the said building) on the conditions so that ultimately the constructed space shall be shared by the owner and the Developer in the manner hereafter appearing.

(E) As a result of the negotiations between the parties hereto and on the representations and declarations made by the owners as herein recorded, an Agreement for Development of the said property by the aforesaid Developer have been arrived at between the said owners and the Developer hereto upon terms and conditions hereinafter appearing.

For, StructoArch Consultants Pvt. Ltd.

Managing Director

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

(1) In this agreement, the term "EFFECTIVE DATE" shall mean the date on which the building plans for construction on the said land are passed by the concerned PRDA, plan sanctioning authority/ date on which the physical possession of the

vacant land is handed over to the developer by the owners or date of registry of this Agreement, which ever is later.

(2) The aforesaid owners hereby appoint the aforesaid Developer as the Developer of the said property and from the Effective date agree to grant to the Developer who hereby agrees to develop the said property fully described in the schedule hereunder written in the manner and on the terms and conditions and stipulations hereinafter mentioned.

(3) The Developer shall construct a multi- storied residential building on the said property of the owners on the basis of plans as approved by PRDA/ PMC in terms of the prevailing Patna Planning Standards & Building Bye – Laws, 1981 as amended from time to time and it is on that basis this agreement is being entered into by and between the parties.

(3.1) The built-up area does not include saleable parking spaces whether open or covered which will be shared by the owners and the Developer in the same proportion as mentioned hereunder.

(3.2) That the Developer shall construct the building complex as per its Standard Specification annexed herewith and which forms part of this Development Agreement at its own cost and responsibility. However, the Developer agrees to construct G+3 building with twelve (12) No. of flats out of which six (6) no. of flats for owners area i.e. four No. of flats on first floor and two No. of flats on third floor. One of third floor flats are from south – west and another from North – East side. Each flat is as per specification annexed herewith as Annexure - I

(3.3) Any extra work or deviation from specifications attached herewith and/or alterations will have to be paid by the owners to the Developer on the same rates as may be fixed by the Developer for its own customers. All charges and deposits for electric meter connections, generator connection and maintenance deposit will be paid by the owners as may be decided mutually and mentioned in the supplementary agreement to be executed by and between the parties hereto.

For, StructArch Consultants Pvt. Ltd.
Managing Director
6/10/2016

(4) Immediately after the execution of this Development Agreement the Developer shall at its own cost proceed expeditiously with preparation of the plans and drawings for the said building.

(4.1) The Developer has obtained consent / approval in the writing from the owners for the plans of the said Building for submitting the same for sanction to the PRDA/ PMC and/or any other Local Authorities.

(4.2) The Owners hereby agreed for the submission of the building plans to the PRDA /or Local authority in the names of the owners and also agree for obtaining any other permissions, approvals in their names and agree to sign all such papers that may be deemed necessary by the Developer for such purposes. However, all fees, costs, charges, and expenses relating to such approvals / sanction, shall be borne by the Developer.

(4.3) The Developer shall in consultation with the owners be entitled to make all necessary corrections, alterations, and revisions in the aforesaid plans which may be required by the Patna Regional Development Authority or PMC for approval of the said building plans. However, no extra construction shall be made upon the aforesaid land without prior approval of the owners and PRDA/ PMC.

(5) At all times, all constructed space on the said land / property shall equally belong to the owners and the Developer in the following ratio :

Owners :

(a) Residential Space – 50% (fifty percent), i.e Total No. of six flats, out of which four (4) No. of flats at first Floor and two (2) No. of flats at third floor (one from North – East and another from South – West.) and one room at ground floor i.e. from northern side with one toilet.

(b) Car parking Space – 50% (fifty percent) from northern side on Ground floor.

Developers:

(a) Residential Space – 50 % (fifty percent), i.e Total No. of six flats, out of which four (4) No. of flats at second Floor and two (2) No. of flats at third floor (one from South – East and another from North – West.) and one room at ground floor i.e. from southern side with one toilet.

For, Structwell Consultants Pvt. Ltd.

Managing Director

(b) Car Parking Space– 50 % (fifty percent) from southern side on Ground floor.

The Owner and Developer will have the same proportionate undivided right, title, interest and share in the said land or constructed Building.

(6) As consideration for 50% (fifty percent) of the undivided right, title, interest and share in the said land that will vest in the developer, the Developer agrees to construct for the owners as mentioned in the preceeding clause 5 above 50% (fifty percent) of the total built-up area of the said building to be constructed by the Developer at its own cost on the said land, hereinafter called the "Owners Area". The Developer's allocation of 50% of the built-up area is hereafter called the "Developer's Area".

(6.1) At the time of approval by the owners of the aforesaid building plans , as aforesaid or after sanction of building plans by PRDA/ PMC the owners area and the developers area in the said building to be constructed on the said land shall be clearly demarcated by a separate agreement or share distribution.

(6.2) The owners and their nominees shall solely and exclusively be entitled to and shall have absolute, right, title, and interest over the owners area and shall be fully entitled to use and enjoy the same either themselves, individually or collectively or shall be fully entitled to transfer, convey grant, otherwise alienate their interest, in any manner as deemed fit by them to any persons, Association of persons, firms, Body Corporate, Co-operative Societies, Government agencies etc. on such terms and conditions as may be decided by the owners individually or collectively.

(6.3) The Developer and/or its nominees shall solely and exclusively be entitled to the developer's area, and they shall have absolute right, title and interest over the developer's area and they shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any persons, Association of persons, firms, Body Corporate, Co-operative Societies, Government agencies etc. on such terms and conditions as may be decided by the Developer and or its nominee/s individually or collectively.

For, StructoArch Consultants Pvt. Ltd.

Managing Director

(7) The developer agrees to construct, and give possession of the owners area to the owners within a period of 3(Three) years from the effective date with a further grace period of 6 (six) months. All the liabilities at the time of construction will be with the Developer except for natural calamity. Insurance coverage will be taken to make loss of natural calamity. If any, during the course of construction/ completion of the building. If there is any further delay, beyond the aforesaid total period of 3 ½ (Three and half) years i.e. 42 (Forty two) months from the effective date in giving delivery of possession of the owner's area , then the Developer shall pay to the owner compensation at the rate of Rs. 25000/-(Twenty five thousand) only per month. It is further agreed that if the construction of the said building is not completed during the period of six months from the time, the Developer starts paying Rs50000./-(Fifty thousand) only per month till further a period of six months after that, this Agreement shall be null & void and the owners shall have the right to take possession of entire land along with the construction made there on till that day and shall be entitled to re-enter another agreement with the Developer of own choice for the property.

(8). (a) It is hereby expressly, irrevocably and irretrievably agreed and declared by the owners that construction of and delivery of possession of owners area in the said building in the manner provided herein above shall form and always be deemed to from fair reasonable and adequate consideration of 50%(fifty percent) undivided right, title interest and share in the aforesaid land agreed to be conveyed as mentioned herein above by the owners to the Developers and / or its nominees.

(b) **It is further agreed by the Developer that** :

(i) The Developer shall carry out construction of the Developer's Area & Owners' area at the same time with a view to finish both simultaneously.

(ii) The Developer shall not be entitled directly and indirectly to part with possersion of the Developers Area or any part thereof till the construction of owners area has been completed, finished and capable to occupy and owners having granted possession thoroughly. However, the Developer can part with their share subject to the same area being handed over to the owners.

For, StructoArch Consultants Pvt. Ltd.

Managing Director

(iii) In case of any fine or penalty on deviation in construction beyond the sanctioned plan of PRDA/ PMC , the same shall be paid by the Developer alone.

(iv) As soon as the plan is dully sanctioned/ approved by P.R.D.A/ PMC the parties shall execute a separate Agreement for allotment / division of the area of flats, and car parking clearly demarcating the owners share and the Developers share of the built-up area in the said building.

(v) It is hereby agreed that the owners will get 6 (Six) No. of flats which is consisting of 3 (tthree) No. of 3 (three) bed room unit and 3 (three) No. of 2 (Two) bed rooms unit of the building. In case of any extra area taken by the owners or developers, shall pay at the market price.

(9) The owners shall at no time demand any further sum of premium in any form or Any interest in any dealing regarding sale of Developer's area and the owners will executed all such deeds and documents as may be required by the Developer in this regard.

(9.1) This agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

(9.2) The owners and their nominees and the Developer and its nominees shall jointly have undivided right, title, interest and share in the said land in respect of their respective shares as mentioned in the proceeding clause 5 above after delivery of owners' area to the owners.

(10) From the " Effective date" the owners hereby agree to grant exclusive right and licence to the developer to take up and proceed with the Development, planning and construction of the said building in terms of this agreement and allow the developer to remain in possession of the said property more fully described in the schedule hereunder written only for the purpose of fulfilling the terms of this agreement. This right and licence/ agreed

For, StructoArch Consultants Pvt. Ltd.
Managing Director

to be granted to the Developer by the owners shall be a licence as contemplated in section 60 (B) of the Indian Easement Act, 1982.

(10.1) It is agreed that any agreement or arrangement made or entered into at any time by the owners in breach of or violation of terms and conditions of this Development Agreement shall be null and void.

(10.2) The owners hereby irrevocably undertake not to sell, dispose off, alienate, charge, encumber, lease or otherwise, transfer the said Land / property or any part thereof during the currency of this agreement and undertakes not to do any acts, deeds , matters, or things, as shall be in breach of the terms of this agreement.

(10.3) The Developer shall develop the said property in its own name and account and at its own cost and shall alone be responsible for the Development of the said property and neither the owners nor any persons claiming through the owners shall have any right or interest in the development of the said property except in relation to the owners' area. However, the name of the complex shall be "SUNDRAM RESIDENCY"

(10.4) The owners will take all steps for vacating existing settlers, tenants etc., if from the said property and or any part thereof and all costs involved or compensations payable in any form for such vacation will be to the account of owners and will be paid by the owners only and the Developer will not in any way be responsible for the same. The time period for completion of the project in terms of clause 7 above shall be deemed to start after handing over of vacant possession of the said property even if the building plans are approved earlier.

(10.5) From and after the "Effective date" the developer shall be deemed to be in possession of the said property specifically to do all acts, deeds and things required for development, and construction of the said building at the Developer's own cost and expenses.

For, StructoArch Consultants Pvt. Ltd.

Managing Director

(10.6) The Developer shall be entitled to develop the said property by constructing thereon building/s consisting of flats and parking spaces and other structures in terms of the building plans approved by the owners or Developer and sanctioned by PRDA/ PMC or approved authority as stated herein above.

(10.7) The Developer shall be entitled to enter into agreements for sale, or otherwise Allot tenements as comprised in the Developer's Area in the said building which is 50% of the total built-up area and which does not form part of the owner's area. Whenever required by the Developer, the Owners, will join as a confirming party in all such agreements sale deeds, deeds of allotment etc., that the Developer may enter into. The developer shall fully and exclusively be entitled to realize all amounts receivable under such agreement/s sale deeds, deeds of allotment etc. for development and construction of the said building and for its own use.

(10.8) After delivery of possession of the owner's area to the owners by the Developer in terms of this Development Agreement, the owners shall be fully entitled to enter into agreements for sale or otherwise allot tenements as comprised in the owner's area in the said building which is of the total built-up area and which does not form part of the Developer's Area. Whenever required by the owners, the Developer will join as confirming party in all such agreements. Sale deeds, deeds of allotment etc. that the owners may enter into and the owners shall fully and exclusively be entitled to realize all amount receivable under such agreements, sale deeds, deeds of allotment etc. for their own use.

(11) The owners hereby agrees and undertake, to execute and give an irrevocable General Power of Attorney as per Company's standard draft in favour of the developer and or its nominee or nominees simultaneously with the execution of this Development Agreement so that no hindrance or obstruction is caused to the Developer in carrying out and discharging its obligations under these presents and thereby giving the developers right and authority to have and enjoy peaceful possession of the said property and for the purpose mentioned above to do all such acts, and/ or things that may be necessary for the development, planning and construction of the said building and sale of the developers area. It is

For, Structowich Consultants Pvt. Ltd.
Managing Director

however expressly agreed and understood between the parties that the aforesaid General Power of Attorney shall be governed by the provisions of this development Agreement and in case of any conflict between provisions of the aforesaid General Power of Attorney and this development agreement, the provisions of this agreement shall prevail.

(12) **The Developer further undertakes**:

(12.1) That it will not do any act of omission, or commission expressly or impliedly directly or indirectly by which the owner's right, title and interest over the said Land may in any manner be adversely affected until the developer has given delivery of possession of the owner's area to owners.

(12.2) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensations or expenses payable in consequence of any injury or accident sustained by any workmen, artisan, or invitees or other persons on the said property whether in the employment of the developer or not while in or upon the said property during the period of constructions of the said building.

(12.3) That the developer shall not create any charges or encumbrances over the said property without the written consent of the owners.

(12.4) During the construction of the said building the Developer through the prospective purchasers of its share of built-up area may be required to arrange for finance through bank, or financial institution by pledging the said property for the completion of the construction of flat or flats to be purchased by the buyers, In such event the owners, if required shall join the Developer in such pledge or pledges on terms to be mutually agreed. However the developer affirms and undertakes that all moneys obtained as loan by pledging, hepothecating of the Said flat or creating charges on the said flat shall be invested for construction and development of the said building only.

For, Structorich Consultants Pvt. Ltd.

Managing Director

(13) The owners will deliver to the developer and / or its duly authorised Advocate all original title deeds, documents and papers relating to the said property for complete examination of the owner's title thereto and the owners agree to co-operate with developer in such examination of the owners title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its Advocate in this regard.

(13.1) In case there be any defect in the title of the owners or there be any liability or any encumbrances then in such event, the Developers shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owners at owner's cost and expenses.

(13.2) The developer shall be entitled to retain all necessary documents including original documents of owners title to the said property and in such an event the developer undertakes to keep the said title deeds, safe harmless and unoblitrated and the owners will be entitled to inspect and to have the same produced for inspection and take extracts there from whenever required.

(13.3) In any event the owners without prejudice to the foregoing declarations agree and undertake to remove all the obstacles and clear all outstandings, doubts, or defects, save as hereinabove provided at their own cost so as to ultimately vest the said Developer's area in the Developer or its nominees free from all encumbrances and defects.

(13.4) All outgoings municipal taxes and other charges in respect of the said land thereon shall be borne and paid by the owners till the date of handing over of vacant possession of the land to the developer and thereafter the same shall be borne and paid by the developer till delivery of possession of the owner's area to the owners.

(13.5) After delivery of the owner's area to the owners all out goings in respect of the said property and the said building thereon which is not connected or related to or arising out of the construction shall be borne and paid by the owners and the developer and/or their respective nominees proportionately in the proportion of

For StructoArch Consultants Pvt. Ltd.

Managing Director 06/10/2016

their respective shares in the total built-up area (the word proportionately with all its cognet variations whenever used in these presents shall mean the proportions of the building are entitled to the covered areas in the buildings).

(14) Upon delivery of possession of the owners area to the owners by the Developer and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon, the owners shall execute and register conveyance of 50% (fifty percent) undivided right, title, interest and share in the said land in favour of the Developer or its nominees/assigns including individuals, Co-operative Housing Society or Association of persons or Body Corporate etc. In default of the owners in executing such transfer/conveyance or such other deeds as may be deemed necessary by the Developer, in-spite of service of notice in writing of 15 days the Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents of transfer/ conveyance.

For this purpose the owners hereby nominate and appoint two nominees of the developers, who may be nominated from time to time by the developer for the said purpose as their true and lawful Attorney to act jointly and severally, to apply for and obtain income tax clearance certificate, Urban land Clearance and all other permissions and approvals as may be necessary for and on behalf of and in the names of the owners and also to execute, present and admit execution of the said documents of transfer/conveyance before the Registration authority and to do all acts, deeds as may be deemed necessary by the Developer in this regard for granting such documents of title to the Developer and/ or its nominees and have agreed to execute a General power of Attorney in this regard within of the date of this development agreement .

For, Shreeharsh Consultants Pvt. Ltd.

Managing Director

(15) The developer may form, as it deems expedient, a Co-operative Housing Society/ Association of persons/ Body Corporate, of all the persons owning tenements, in the said building. The owners and their nominees shall also be bound to become members of such an organization formed by the Developer and the owners, their nominees, respective agents, servants licences, tenants, etc. shall be bound to abide by the rules and regulations as be framed by such organization from time to time and they shall be bound to contribute towards the cost of formation of such

organization as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex.

(15.1) The nominees of the developer shall own and hold portions of the building comprised in the developer's area according to the standard agreement finalized by the developer. The owners and their nominees shall be bound to hold and own portion of the owners area in the said building on the same terms and conditions as be contained in the aforesaid standard agreement and to execute similar agreement.

(15.2) The common areas shall jointly be owned by all the owners of all the portions of the said building with equal co-extensive entitlement to use all common areas and facilities intended for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization. No owner's assignee or purchaser of any part of the said building will have any exclusive right, title and interest over the common facilities except the right of common use.

(16) Both the owners and the developer will jointly be entitled to all permissible future vertical, and/or horizontal development/ exploitation of the said property and the said building thereon, and the construction, sharing, owning and selling of all such additional built-up area will be done in the same proportions and on the same terms as contained in this agreement.

(17) The owners agree that if any levy charges, taxes etc. is imposed by the PRDA/ PMC or any other Public body or bodies or the Government for the development/betterment of the area in which the said property is located or any other levy becomes applicable on the said property, then the same shall be paid by the developer and the owners in proportion of their respective share in the said building.

(18) The Developer hereby agreed to repair the defects if any in the owners area till one years for the cause of technical fault, and cause of fitting and fixture, from the date of delivery of possessian of Owners Area

(19) It is agreed that in all transfers/ conveyance of land and/or built-up area, the

For, Structurich Consultants Pvt. Ltd.

Managing Director

purchaser(s) /Transferee(s) shall bear the cost of stamp duty, Court Fee and all other Registration charges.

(20) This agreement shall automatically stand terminated if the "Effective date" is not reached within from the date of this Agreement and shall be terminable at the option of the owners after the effective date, if:

(i) The owners ~~are served with any order~~ of demolition or ceiling of the said property or any construction thereof and /or

(ii) If the project is abandoned by the developer or no progress is made for continuous period of 6 (six) months from the "Effective date". Upon termination as aforesaid the owners shall be entitled to reenter the said property.

(21) That in case of any disputes or differences arising out of or relating to this Development Agreement and construction of the said building on the said landed property, the same shall be settled by the reference of the Arbitrator/s appointed by the parties hereto and such Arbitration of the Indian Arbitration shall be conducted under the provisions of the Indian Arbitration and Conciliation Act / Ordinances, 1996.

SCHEDULE OF PROPERTY/ LAND

ALL THAT piece and parcel of land measuring approximately 4.566-kathas, equivalent to 6214.0 sq.ft. or 14.268 decimal situated at Mauza – Mainpura, ,P.S.– Shastri nagar, Mohalla- Patel nagar, (Thana code-068) in the town and district of Patna bearing part of Survey Plot nos.- 1287, 1288, 1290, Khata no.- 703, 711, 715, Tauzi no.- 5563. Thana no.- 2 within the limits of PRDA and PMC (Ward No.- 4) and within the jurisdiction or Distt.Sub-Registrar of Patna and bounded as follows :

NORTH : Part plot no. 1287,1288 and 1290
SOUTH : Sri Raghavendra Kumar Singh
EAST : Plat No. 1286
WEST : 24'-0" wide branch road

For, Structorarch Consultants Pvt. Ltd.
Managing Director

For the purpose of Registration and its taxes as stamp duty, Registration fee the said property valued at Rs. 1,56.98,000/-(One crore Fifty sixe lakh ninety eight thousand) only.

ANNEXURE-I

DETAILED SPECIFICATIONS

1. STRUCTURAL PROVISION

A. FOUNDATIONS

Foundation will be as per local conditions, either friction cast-in situ. Under-reamed piles with suitable depth will be provided or open foundation – Raft/isolated combined footing will be provided. The mix used foundation will be either M20 (1;1:5:3) / M15 (1:2:4) as per the requirement with Tor Steel of fy = 500 N/sqm (all steels as per I.S. Specification in Foundation, Tata Steel in superstructure) stander, if pile will be provided, there will be pile caps and tie beams at existing Ground Level. The mix M15 will be used in tie beam etc.

B. COLUMNS

All mix will be M20 as per design requirement. The size of colomn will not be less than 250x300mm.

C. SLAB & BEAMS

Concrete will be M20 as per requirement with tor steel having grade of steel fy = 500 N/sqm.

D. TERRACE

Terrace will be constructed with concrete Mix M20 / M15 suitable for water proofing point of view and design requirements chemical water proofing will be done along with heat proof treatment.

For, Shubham Consultancy's Pvt. Ltd.
Managing Director

D. **WATER TANK/ MUMTY**

Suitable capacity of R.C.C. water tank with concrete mix M20 and water proofing compound as per specification will be provided.

2. **BRICK WORK**

Ist class bricks of reputed manufacturer with cement mortar as 1:5 in wall will be provided.

3. **PLASTER**

All ceiling plaster will be done in cement mortar as 1:4 and wall plaster will be done in 1:6 cement mortar.

4. **CEMENT**

Standard Branded 53 Grade Cement like- Lafarge, Acc, Ultra take.

5. **STONE CHIPS**

Sasaram or Kodarma range.

6. **BORING**

One 3" X 4" dia approx 350 rft deep tube well with gravel packing and sufficient capacity "Kirloskar" make submersible pump.

7. **LIFT**

One Kone/ Johnson or equivalent make or any other Standard Branded make lift of 6 passenger capacity will be provided for vertical movement (at extra cost).

8. **GENERATOR**

Mahindra /Kirloskar/ Jacson make Gen Set of sufficient capacity will be provided for lift, water pump and 500 watt emergency power supply to each flat (at extra cost).

9. **FIRE FIGHTING**

Fire Extinguisher, Fire hydrant, Fire alarm will be provided, if required.

10. **ELECTRICAL**

A. PVC insulated copper wire - Finolex/ Havels/ Polycap/R R Kables & ISI Marked.

For, Dimensions Consultants Pvt. Ltd.

Managing Director

B. Electrical Switches – ANCHOR/ ISI Marked or any other Standard Brand ISI Marked.

C. MCB – STANDARD MAKE Havels or ISI Marked.

D. SLIDE LOCK FUSE – BAKELIGHT "VKS" MAKE / Anchor ISI Marked.

E. ARMOURED CABLE – GLOSTER or ISI Marked.

F. CHANGE OVER SWITCH – ELECTRON MAKE automatic change over switch.

G. EARTHING – Provision for Meter panels, Gen set.

H. POWER PLUG – 15 AMP Power plug will be provided one or two in drawing / dinning, kitchen, toilet and bed rooms as per the Electrical design.

I. ADDITIONAL ELECTRICAL POINT – For Exhaust Fan in Kitchen and Toilets and Telephone point and Television point in Master Bed Room & Drawing room.

J. ELECTRIC CONNECTION – Electric connection will be arranged from BSEB for each flat and common pool area including lift and water pump with transformer (if required) at extra cost.

11. DOOR

Door Frame will be Assam Sal / Malasiya Sal / Hard Wood (Size 4"x2.5") and door shutters will be 30mm thick ISI marked Flush door.

12. DOOR FITTINGS

Aluminum/ Steel door fittings, decorative handle on main doors will be provided.

* A collapsible iron gate will be provided at main door on extra cost.

13. WINDOW

Fully wooden window with 4mm glass & 10 sqm guard bar will be provided.

14. FLOORING

All space will be provided in Marble/ Vitrified Tiles flooring.

15. KITCHEN

Working platform will be of GRANITE with steel sink of stander size, 2'-0" height ceramic tiles as dado and Flooring with Marble/ Vitrified Tiles.

16. **TOILET**

For, StructoArch Consultants Pvt. Ltd.
Managing Director
06/10/2016

7'-00" height ceramic tiles of PARYWARE/ HINDUSTAN (HINDWARE) Sanitary Ware and PVC cistern (all white in color).Flooring will be Marble/ Vitrified Tiles.

17. C.P. Fittings – Essco / Makso or any other Standard make.
18. CPVC pipes with Fittings – Supreme / AShirwad.
19. Gate valve – Zoloto ISI
20. SWR Pipes – Supreme / Ashirwad
21. Water proofing compound – PIDI Proof of PIDILITE / Karishma of j.p. gold.
22. Internal area of wall and ceiling will be finish with Birla/ Jonson wall putty.
23. External painting will be of weather coat over one coat of Primer.
24. Door & Window will be painted with 2 (two) coats of synthetic enamel over a coat of primer
25. Well decorated reception counter will be provided on ground floor.
27. Intercom system to each flat from reception counter will be provided
28. Provision of hot & cold water system in each bathroom and kitchen.

WITNESS

1. Kalpana Vikram
W/o Mr. Ajit Vikram
Flat No. 402, Shila Residency
Boring Road, Patna,
6/10/16

06/10/16

SIGNATURE OF THE OWNER

2. Nirmal Singh
W/o Mr. Devendra Singh
Flat No - 202,
Queens Apartment
Sheetal Rai, Patel Nagar,
Patna
6/10/16

06/10/2016

SIGNATURE OF THE DEVELOPER

For, StructoArch Consultants Pvt. Ltd.

Managing Director

6/10/16

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.	314000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	335000/-

Registration Fee

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

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

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

Date: 06/10/2016

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 06th October 2016 by Ajit Kumar Singh Late Keshav Bhushan Singh by profession Others. Status - Executant

6/10/16

Signature/L.T.I. of Presentant **Date:06/10/2016**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Binay Kumar Shukla' age '63' Sex 'M', 'Lalan Shukla', resident of 'Sahdeo Path, Patel Nagar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 06/10/2016

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 252 on pages on 427 -450 , for the year 2016 and stored in CD volume No. CD-38 year 2016 .The document no. is printed on the Front Page of the document.

Date : 06/10/2016

Registering Officer
Patna

Token No. : 12381 **Year : 2016** **S.No. : 11831** **SCORE Ver.4.0** **Deed No . : 10707**

भारत सरकार
GOVERNMENT OF INDIA



विनय कुमार शुक्ला
Binay Kumar Shukla
जन्म तिथि/ DOB: 03/09/1953
पुरुष / MALE

7438 0392 3557

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: ललन शुक्ला, राजव्रत, तनाया अपार्टमेंट के बगल में, सहदेव पथ, पटेल नगर, फुलवारी, पटना, बिहार - 800023

Address:
S/O: Lalan Shukla, Rajvrata, Besides Tanaya Apartment, Sahdeo Path, Patel Nagar, Phulwari, Patna, Bihar - 800023

7438 0392 3557

Aadhaar-Aam Admi ka Adhikar

For identification purpose

Binay Kumar Shukla
06/10/2016