

Serial No. 5559 Circle:-Danapur

Book No. :- 1 Deed No. 5498

Serial No. 5559

Deed No. 5498



Govt. of Bihar
Sub Registry Office, Danapur

Summary of Endorsement

This document was presented for registration on 29/03/2022 by **Basanti Devi**.
A stamp duty of Rs. **885000/-** and other fees of Rs. **22000/-** 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. **5498** in Book No. **1**, Volume No. **108** on pages from
459 to **478** and has been preserved in total **20** pages in C.D. No. **17** / Year **2022**

Signature with Date
(Arpana)
Registering Officer, Danapur

Date: 29/03/2022

Token No: 5817 /2022

मौजा - चणौर
रोक सुधी खेसरा पंजी/चेक लिस्ट से
मिलेन किया।
P.N. 240 87/9/14/4
29/3/2022
हस्ताक्षर

Scanned By P. K. Mishra

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 29th March- 2022.

BETWEEN

1. Smt. Basanti Devi alias Basanti Sinha (PAN - AQFPS8691C, Mob. No. 9162618206), Age about 73 years, wife of Sri Bijay Narayan Sinha,
2. Smt. Usha Singh alias Usha Sinha (PAN - BEDPS7700B, Mob. No. 9431501598), Age about 61 years,, wife of Sri Kaushal Kishor Prasad Sinha,
3. Sri Lalit Kishore Prasad Sinha alias Lalit Kishor Sinha (PAN - DJGPS2131J, Mob. No. 6202795896), Age about 64 years,, S/o Late Krishna Chandra Sharma,
4. Sri Jai Kumar Sinha (PAN - ADAPS3078D, Mob. No. 6200036099) Age about 70 years, S/o Late Aditya Nandan Sinha,
5. Smt. Meena Devi (PAN - AWBPD2811K, Mob. No. 8789633952) Age about 58 years, wife of Late Anil Kumar Sinha

All are residents of Mauza- Balagarh, P.S. Karpi, P.O. Anandpur, Distt. Gaya, at present all are residing at Pirmohani, P.S. Gandhi Maidan, P.O. Kadamduan, Distt. Patna, 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.



For, Structo Arch Consultants Pvt. Ltd.

Managing Director

Sub District Registry Office, Danapur

Token Number 5817

Reg. Year 2022

Serial Number 5559

Deed Number 5498

Token Number	5817	Reg. Year	2022	Serial Number						
PresType	Name	Photo	Thumb	Index	Middle	Ring	Little			
Claimant	Rajiv Sharan (M.D.)									
Sig.	 29/3/22									
Presented By	Basanti Sinha 29.3.122.									
Executant	Basanti Devi									
Sig.	Basanti Sinha. 29.3.122.									
Executant	Jai Kumar Sinha									
Sig.	 29.3.22									
Executant	Lalit Kishore Pd. Sinha									
Sig.	Lalit Kishore Sinha 29.3.22									
Executant	Meena Devi									
Sig.	Meena DEVI 29.3.2022									
Executant	Usha Singh									
Sig.	Usha S 20/3/2022									
Identified By	Vijay Narayan Sinha									
Sig.	 29/3/2022									

SCORE

Powered by IL&FS Technologies Ltd.

Biometric Captured By 2802sop046



Basanti Sinha.
29-3-22

I. अनुमानित दिनांक 01/07/2020
गोपनीयता के अन्तर्गत 300मीटर
उपरि गुरुत्व सहायक व्यवस्थापन है
मिलान प्रमाण आउटपुट है

29/3/22

AND

Structo Arch 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, (PAN No. AAICS5883Q) 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, Aadhar No. 910244880864 hereinafter referred to as **"THE DEVELOPER"** (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 is purchased by the Owners namely -

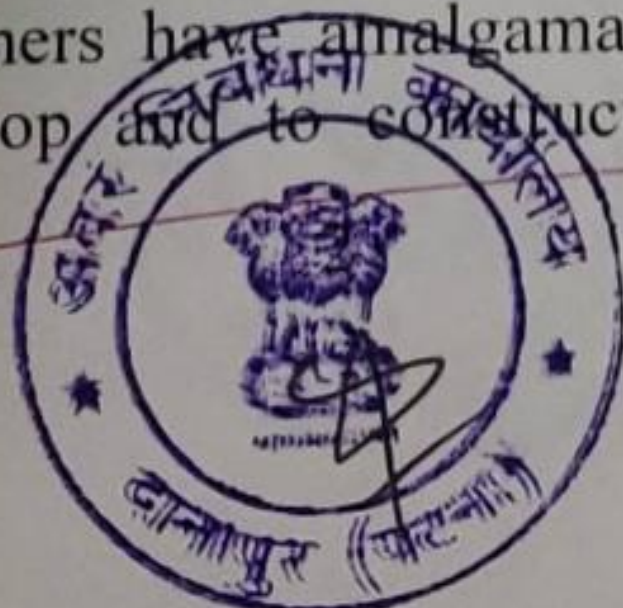
1. **Smt. Basanti Devi** purchased 10 (Ten) Dismils of Land by registered Sale Deed No. 6704 dated 21-12-1982 entered into Book no. 1, Volume No. 5 for 83, pages from 452 to 456,

2. **Smt. Usha Sinha** purchased 10 (Ten) Dismils of Land by registered Sale Deed No. 6705 dated 20-12-1982 entered into Book no. 1, Volume No. 2 for 83, pages from 497 to 501,

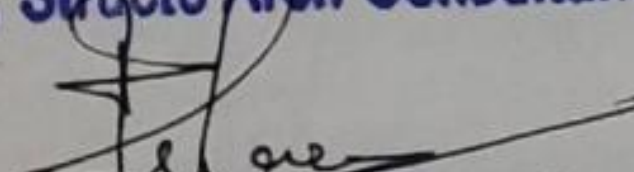
3. **Sri Lalit Kishor Prasad Sinha** purchased 10 (Ten) Dismils of Land by registered Sale Deed No. 6737 dated 21-12-1982 entered into Book no. 1, Volume No. 5 for 83, pages from 457 to 461, and

4. **Sri JAI KUMAR SINHA**, and 5. **Smt. MEENA DEVI**, have jointly inherited 10 (Ten) Dismils of Land which was purchased by Aditya nandan Sinha through registered Sale Deed No. 6757 dated 23-12-1982 entered into Book no. 1, Volume No. 5 for 83, pages from 465 to 469, Later on Adityanandan Sinha died leaving behind his two sons namely Sri Jai Kumar Sinha and Sri Anil Kumar Sinha. Anil Kumar Sinha also died leaving behind his wife Smt. Meena Devi and a son namely Kasutov Singh. And being the head of his/her family both First party no. 4 & 5 became owner and in possession of the land aforesaid.

All the above Sale Deed were executed/Vended by 1. Sri Dineshwar Prasad Alias Birju Prasad, 2. Sri Arjun Prasad Singh Yadav, 3. Sri Surendra Prasad Yadav, all sons of Deep Narayan Singh, and 4. Smt. Chemeli Devi, wife of Sri Deep Narayan Singh, all residents of Mauza-Mokimpur Usman, P.S. Danapur, P.O. Sahay Nagar, Distt. Patna All the above mentioned Deeds were registered in the office of Sub-Registrar Danapur. And from the date of purchase / inherited all the above named owners is ~~are coming~~ actual physical possession and enjoyment of the land as absolute owners and paying rent to the state of Bihar under their Jamabandi No.s 813, 812, 815 and 814. respectively And thereafter all the above named owners have amalgamated their self acquired / inherited property to develop and to construct a multi-storied building on the



For, **Structo Arch Consultants Pvt. Ltd.**


Managing Director

29/3/22

Meena Devi
29.3.2022

Lalit Kishor Sinha
29.3.22

Basanti Sinha
29-3-22

Usha Sinha
29.3.2022

land/property more fully described in the Schedule hereunder. And thus, the owners are seized and possessed of and are owner of or otherwise were and are sufficiently entitled to free hold land measuring total land area of 40 (Fourty) Decimals Situated at Mauza- Dhanaut, presently known as Mohalla- Vishwaraiya Nagar, Pargana- Phulwari, Survey Thana- Danapur, Present P.S. Rupaspur, Sub- Registry Office- Danapur, Sadar Registry office- Patna, District- Patna, bearing Thana No. 20 (Twenty), Khata No. 12 (Twelve), Survey Plot No. 240 (Two hundred Forty), 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.
- (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 in respect of the said property or any part thereof.



For, Structo Arch Consultants Pvt. Ltd.

[Signature]
Managing Director

Meena Devi 29.3.22
Rajendra Singh 29.3.22
Basanti Sinha 29.3.22
Susha Sinha 29.3.2022

(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 (G+4) 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.

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/ approved by RERA and the concerned PMC/ Danapur Nagar Parishad, plan sanctioning authority, or the registry of this Development Agreement in the concerned sub or Sadar registry office, or date on which the physical possession of the vacant land is handed over to the Developer by the Land owners, whichever 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.

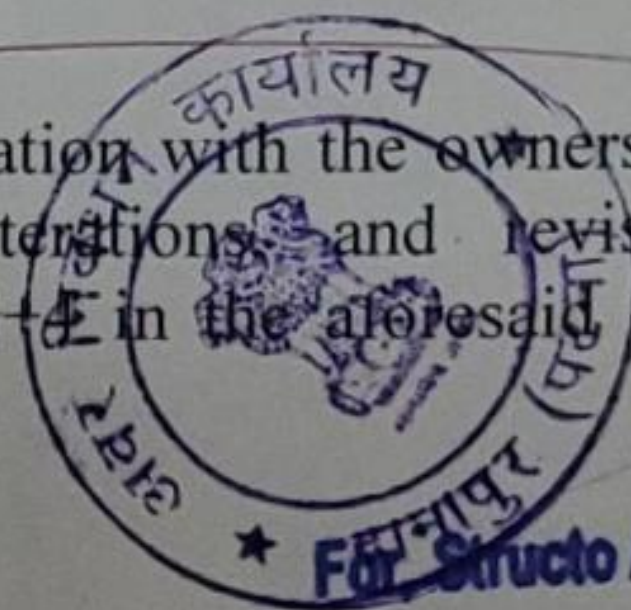


For, Structo Arch Consultants Pvt. Ltd.

[Signature]
29/3/22 Director

Basanti Sinha
29.3.22
Meena Devi
29.3.22
Usha Sinha
29.3.22

- (3) The Developer shall construct a multi- storeyed residential building on the said property of the owners on the basis of plans as approved by PMC/ Danapur Nagar Parishad 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+4 building with thirty two (32) No. of flats, out of which Eight units of 3-BHK at each floor i.e. from first to fourth floor, all the flats having 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 the charges and deposits for maintenance deposit will be paid by the owners as per their share as may be decided mutually and mentioned in the supplementary agreement to be executed by and between the parties hereto.
- (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/ Danapur Nagar Parishad and/or any other Local Authorities.
- (4.2) The owners hereby agreed for the submission of the building plans to the PRDA/ Danapur Nagar Parishad /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 or extension/ construction of floors above G+4 in the aforesaid plans which may be



Meena Devi 29.3.22
Sinha. 29-3-22
Basanti 29-3-22
Usha Sinha 29.3.2022

required by the Patna Municipal Corporation/ Danapur Nagar Parishad 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 PMC/ Danapur Nagar Parishad Nizamat.

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

(A) Owners Share :

- (a) **Residential Space – 50% (Fifty percent)** of the total No. of Thirty Two (32) Flats, i.e. from first to fourth floor, each floor having eight No. of 3 - BHK flats, the details for Owner's share are as follows:-

That is "First and Third Floor".

- (b) **Car parking Space – 50% (fifty percent)** of the total No. of Thirty Six (36) Parking slots, at Ground floor, details of Owners Share are as follows:-

Parking Slots No. 2, 3, 4, 6, 8, 12, 15, 17, 18, 19, 21, 22, 23, 24, 29, 30, 34, 36

(B) Developers Share:

- (a) **Residential Space – 50% (Fifty percent)** of the total No. of Thirty Two (32) Flats, i.e. from first to fourth floor, each floor having eight No. of 3 - BHK flats, the details for Developer's share are as follows:-

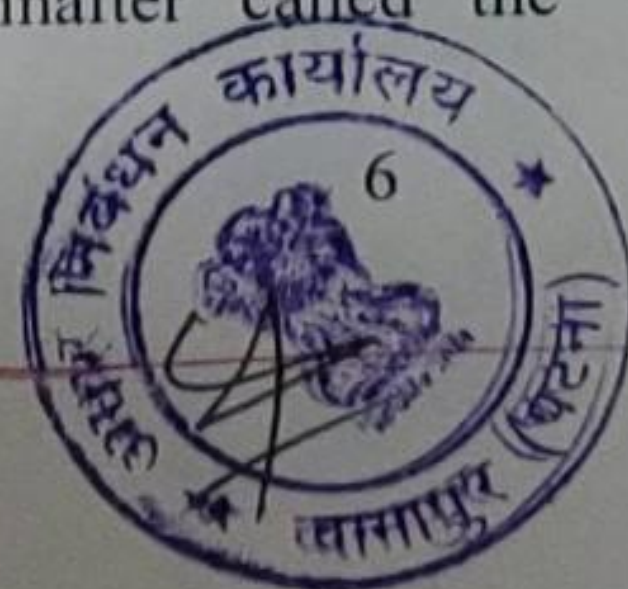
That is "Second and Fourth Floor".

- (b) **Car parking Space – 50% (fifty percent)** of the total No. of Thirty Six (36) Parking slots, at Ground floor, details are as follows:-

Parking Slots No. 1, 5, 7, 9, 10, 11, 13, 14, 16, 20, 25, 26, 27, 28, 31, 32, 33, 35

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



For Structo Arch Consultants Pvt. Ltd.

Managing Director

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 PMC/ Danapur Nagar Parishad 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.
- (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 Rs10,000/- (Ten thousand) only per month for each unit/ flat of the Owner's area, until the possession is not handed over.
- (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.



For, Structo Arch Consultants Pvt. Ltd.

[Signature]
Managing Director
29/3/22

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29.3.2022

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(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 possession 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.

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

(iv) As soon as the plan is dully sanctioned/ approved by PMC/ Danapur Nagar Parishad 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 16 (Sixteen) No. of flats which is consisting of 3 (three) bed rooms units 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



For, Structo Arch Consultants Pvt. Ltd.

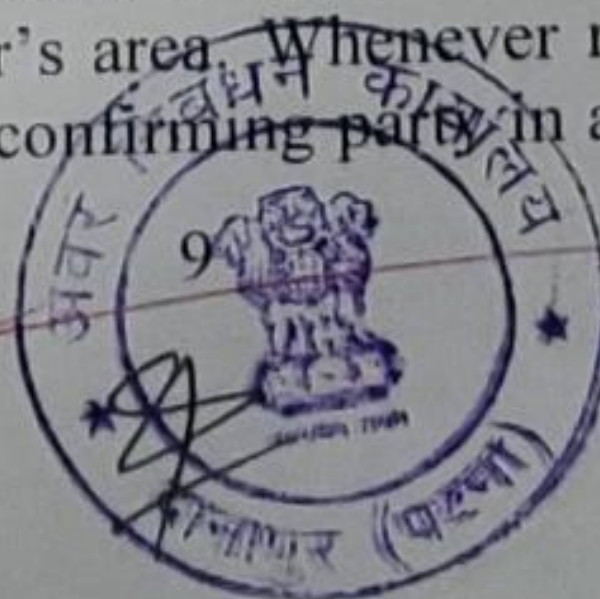
[Signature]
Managing Director

Basanti Sinha - 29-3-22
Meena Devi - 29-3-22

Usha Sinha - 29-3-2022

and licence/ agreed 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 "**ADI - KRISHNA 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.
- (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 & Developer and sanctioned by PMC/ Danapur Nagar Parishad 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,



For, Structo Arch Consultants Pvt. Ltd.

[Signature]
Managing Director
29/3/22

Meena Devi
29.3.2022

Rajendra
29-3-22

Basanti Sinha
29-3-22

Usha Sinha
29.3.2022

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 Developer further undertakes:**

- (11.1) 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.
- (11.2) 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.
- (11.3) That the developer shall not create any charges or encumbrances over the said property without the written consent of the owners.
- (11.4) 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 Developer share 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, hypothecating of the Said flat or creating charges on the said flat shall be invested for construction and development of the said building only, and the land Owners shall not be responsible to repay the loan in any manner.



For, Struck Arch Consultants Pvt. Ltd.

Managing Director

29/3/22

Basanti Sinha
29.3.22
29.3.2022
Meena Devi
29.3.2022

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.

- (13.1) 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.
- (13.2) 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.
- (14) 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.
- (15) The owners agree that if any levy charges, taxes etc. is imposed by the 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 or the building thereon, then the same shall be paid by the developer till completion of the Project.
- (16) The Developer hereby agreed to repair the defects if any in the owners area till three years for the cause of technical fault, fitting and fixture, from the date of delivery of possession of Owners Area
- (17) It is agreed that in all transfers/ conveyance of land and/or built-up area, the purchaser(s) /Transferee(s) shall bear the cost of stamp duty, Court Fee and all other Registration charges.
- (18) 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



For, Structa Arch Consultants Pvt. Ltd.

Managing Director

29/3/22

Usha Sinha Basanti Sinha. 10-11-2022 Meeha Devi 29.3.2022 29.3.22

- (ii) If the project is abandoned by the developer or no progress is made for continuous period of 12 (Twelve) months from the "Effective date". Upon termination as aforesaid the owners shall be entitled to reenter the said property.
- (19) 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 commercial/ residential land measuring approximately 40 (Forty) Dismil equivalent to 17424 sq.ft. situated at Mauza - Dhanaut, present Mohalla- Dhanaut Vishwaraiya Nagar, (M.V.R. Thana Code No. 072, Zone Code No. 03) Survey Thana- Danapur, present P.S.- Rupaspur, Sub-registry office- Danapur, Sadar- registry office and District- Patna, Circle Office- Danapur, Halaka- Patna Municipal Corporation bearing Thana No. 20 (Twenty), Khata No. 12 (Twelve), Survey Plot No.- 240 (Two Hundred Forty), annual land rent Rs. 5/- payable to Govt. of Bihar under Jamabandi Nos. 813, 812, 815, and 814, respectively. Property is situated under the jurisdiction of Nagar Parishad Danapur, having following boundary of amalgamated Land-

NORTH : Part Plot No. 240 of Meera Singh
SOUTH : Kishori Singh
EAST : Sant Lal Singh S/o Raj Kumar Singh
WEST : Commercial Main Road

M. V. R. Value of the said property is Rs. 4,42,00,000/- (Rupees Four Crore Forty Two Lakh) only.

For, Structo Arch Consultants Pvt. Ltd.

Managing Director

29/3/22



Basanti Sinha
29-3-22
Usha Sinha
29.3.2022

Meena Den
29.3.2022

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 $f_y = 500$ 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 column will not be less than 300x300mm.

C. SLAB & BEAMS:- Concrete will be M20 as per requirement with tor steel having grade of steel $f_y = 500$ 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.

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:- Cement Brick/ 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- Acc, Prism, Ultra take etc.

5. STONE CHIPS:- Sasaram or Kodama range.



For, Structo Arch Consultants Pvt. Ltd.

[Signature]
Managing Director
29/3/22

Meena Devi
29.3.2022
27.3.22

to be - Rivler Inc.
29.3.22

Usha Sinha Basanti Sinha
29.3.22

5. **STONE CHIPS**:- Sasaram or Kodarma range.
6. **BORING**:- Two No. of 3" X 4" dia approx 350 rft. deep tube well with gravel packing and sufficient capacity "Kirloskar" make submersible pump.
7. **LIFT**:- Two No. of Kone/ Johnson or equivalent make or any other Standard Branded make lift of 6 passenger capacity will be provided for vertical movement
8. **GENERATOR**:- Mahindra /Kirloskar make Gen Set of sufficient capacity will be provided for lift, water pump and 500 watt emergency power supply to each flat.
9. **FIRE FIGHTING** :- Fire Extinguisher, Fire hydrant, Fire alarm will be fitted, as per the approved plan / map.
10. **ELECTRICAL**:- PVC insulated copper wire –Finolex/ Havels/ Polycap Marked.
 - A. Electrical Switches – ANCHOR/ ISI Marked.
 - B. MCB – STANDARD MAKE Havels or ISI Marked.
 - C. SLIDE LOCK FUSE – BAKELIGHT "VKS" MAKE / Anchor ISI Marked.
 - D. ARMOURED CABLE – GLOSTER or ISI Marked.
 - E. CHANGE OVER SWITCH – ELECTRON MAKE automatic change over switch.
 - F. EARTHING – Provision for Lift, Meter panels, Gen set.
 - G. POWER PLUG – 15 AMP Power plug will be provided atleast two in drawing / dinning, kitchen, toilet and bed rooms as per the Electrical design.
 - H. ADDITIONAL ELECTRICAL POINT – For Exhaust Fan in Kitchen and Toilets and Telephone point and Television point in Master Bed Room & Drawing room.
11. **ELECTRIC CONNECTION** – Electric connection will be arranged for electrical Panel through the provided Transformer from concerned electricity department.
12. **DOOR** : Door Frame will be Assam Sal / Malasiya Sal / Hard Wood (Size 4"x2.5") and door shutters will be 30 mm thick ISI marked Flush door.
13. **DOOR FITTINGS**:- Aluminum/ Steel door fittings, Godrej lock on main doors will be provided.
14. **WINDOW**:- Fully UPVC window with 4 mm glass & required fittings will be provided.
15. **FLOORING** :- All space will be provided in Vitrified Tiles flooring.60/- per sft.



For, **Struct Arch Consultants Pvt. Ltd.**

Managing Director

Meena Devi 29.3.2022
 Ashish Sinha 29.3.22
 Pragati Sinha 29-3-22
 Usha Sinha 29.3.2022

17. **TOILET** :- 7'-0" height ceramic tiles of PARYWARE/ HINDUSTAN (HINDWARE) Sanitary Ware and PVC cistern (all white in color). Flooring will be Vitrified Tiles.
18. C.P. Fittings – Jaguar or any other Standard make.
19. CPVC pipes with Fittings – Supreme / Ashirwad.
20. Gate valve – Zoloto ISI
21. SWR Pipes – Supreme / Ashirwad
22. Water proofing compound – PIDI Proof of PIDILITE / Karishma of j.p. gold.
23. Internal & External area of wall and ceiling will be finished with J. K wall putty.
24. External painting will be of weather coat over one coat of Primer.
25. Door & Window will be painted with 2 (two) coats of synthetic enamel over a coat of primer
26. 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.
29. Parking Tiles will be provided at Ground floor for drive way and car parking.

WITNESS:-

1. Bijay Narain Sinha
S/o Late Sri Krishna Chandra
Sharma.

House No - 539/1, Rd. No - 9

Rajendra Nagar, Patna-16.
28-7-22

Basanti Sinha,
28-7-22
Late R. K. Sinha
20-3-22

Meena Devi

29.3.2022

28-7-22

Usha Sinha.
20.3.2022
SIGNATURE OF THE OWNER

2. KAUSTUBH SINHA

S/o Late Anil Kumar

ADD:- BALA GARH DORA KOTHI

PRMUHANI, PATNA

29-7-22

For, Structo Arch Consultants Pvt. Ltd.

Managing Director

SIGNATURE OF THE DEVELOPER



Advocate
R. No. BR 752/2016

अवर निबंधन कार्यालय, दानापुर

स्थल जाँच



जाँचकर्ता का हस्ताक्षर

[Signature]
29/3/22

पक्षी
बिक्रेता का हस्ताक्षर
Basanti Sinha
29.3.22



[Signature]
29/3/22
क्रेता का हस्ताक्षर

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. 885000/-

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

Amt. Paid By N.J Stamp Paper	Rs. 0/-
Amt. paid through Bank Challan	Rs. 907000/-

Registration Fee

FEE PAID

A1	21000	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-									21000

LLR + Proc Fee Service Charge

LLR	0	
Proc. Fee	0	1000
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 22000

[Signature]

Registering Officer
Danapur

Date: 29/03/2022

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Tuesday, 29th March 2022 by Basanti Devi Sri Bijay Narayan Sinha by profession Others. Status - Executant

Basanti Sinha.
29.3. '22.

[Signature]

Registering Officer
Danapur

Signature/L.T.I. of Presentant

Date: 29/03/2022

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Vijay Narayan Sinha' age '73' Sex 'M', 'Late Krishna Chandra Sharma', resident of 'Road No 9/D, Rajendra Nagar Sampatchak'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

[Signature]

Registering Officer
Danapur

Date : 29/03/2022

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 108 on pages on 459 -478, for the year 2022 and stored in CD volume No. CD-17 year 2022 .The document no. is printed on the Front Page of the document.

[Signature]

Registering Officer
Danapur

Date : 29/03/2022

Token No. : 5817 Year : 2022 S.No. : 5559 SCORE Ver.4.1 Deed No. : d No. : 5498





INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No. : IN-BR31084744206483U
Certificate Issued Date : 24-Mar-2022 05:08 PM
Account Reference : SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference : SUBIN-BRBRSHCIL0144704985224194U
Purchased by : STRUCTO ARCH CONSULTANT PVT LTD
Description of Document : Not Applicable
Property Description : Not Applicable
Consideration Price (Rs.) : 0 (Zero)
First Party : Not Applicable
Second Party : STRUCTO ARCH CONSULTANT PVT LTD
Stamp Duty Paid By : STRUCTO ARCH CONSULTANT PVT LTD
Stamp Duty Paid (Rs.) : 8,85,000(Eight Lakh Eighty Five Thousand only)
Reg. fee (Rs.) : 21,000 (Twenty One Thousand only)
LLR & P Fee (Rs.) : 0 (Zero)
Miscellaneous Fee (Rs.) : 0 (Zero)
Discore SC (Rs.) : 1,000 (One Thousand only)
Total Amount (Rs.) : 9,07,000 (Nine Lakh Seven Thousand only)

15817



Basanti Sinha -
29.3.22.

Do not write or type below this line



KC 0024563753

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding Corporation of India.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



IDENTIFIER

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1088/50104/05891

To
बिजय नारायण सिन्हा
Bijay Narayan Sinha
S/O. Late Krishna Chandra Sharma
534/1, Road NO-9/D, Rajendra Nagar
Sampatchak
Rajendra Nagar
Sampatchak Patna
Bihar 800016
9431222409



ML581218905FT



आपका आधार क्रमांक / Your Aadhaar No. :

4180 9537 9065

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



बिजय नारायण सिन्हा
Bijay Narayan Sinha
जन्म तिथि / DOB : 05/02/1949
पुरुष / Male



4180 9537 9065

आधार - आम आदमी का अधिकार

Only used in
Registration & Development
agreement.



COMMISSIONER OF INCOME TAX
CENTRAL REVENUE BUILDING
PIR CHAND PATEL MARG
PATNA - 800001
(BIHAR)

Dear Sir/Madam,

1. Thank you for helping us in our efforts to allot a new Permanent Account Number (PAN) to our assessee.
2. Your new Permanent Account Number (PAN) is AQFPS8691C.
3. This new PAN supersedes any PAN/GIR Number allotted to you earlier.
4. Please note that you are required to quote this new PAN in all future correspondence with the Income-Tax Department and on all tax documents which include returns, challans, appeals etc. This is a mandatory requirement u/s 139A(5) read with u/s 272A(d) of the Income Tax Act, 1961. This would help us to improve customer services and maintain your accounts and records accurately.
5. In event of any change in the information furnished by you in your application form for allotment of PAN, please inform your Assessing Officer so that we can keep your records correct.
6. Your laminated PAN card is under preparation. We will get in touch with you when it is ready for delivery.

Dated: 15/09/2004

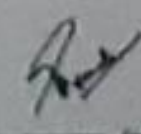
Yours faithfully,



(DEEPAKANT PRASAD)

SMT BASANTI SINHA
C/O-VIJAY NARAYAN SINHA
H NO-534/1
RD NO-9/6D
RAJENDRA NAGAR
PATNA
BIHAR 800016

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Development Agreement
Basanti Sinha

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	
AQFPS8691C	
	नाम / NAME
	BASANTI SINHA
	पिता का नाम / FATHER'S NAME
	RAM NARESH PRASAD SINHA
	जन्म तिथि / DATE OF BIRTH
	12-08-1949
हस्ताक्षर / SIGNATURE	
आयकर आयुक्त (सी.ओ.) पटना COMMISSIONER OF I-TAX (CO), PATNA	

