Serial No. 15499 Book No. :- 1 Deed No. 15327

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

Serial No. 15499 Deed No. 15327

बिहार सरकार

जिला निबंधन कार्यालय, मुजफ्फरपुर

पृष्ठांकन का सारांश

दिनांक **22/07/2014** को **Rakesh Sahay** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमे रू0 **226000** मुद्रांक शुल्क एवं रू0 **20700** निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 **15327** के रूप में पुस्तक सं0 **1** की जिल्द सं0 **215** के पृष्ठ सं0 **247** से **274** तक **CD 33** में आज निबंधित एवं कुल **28** पृष्ठों में संधारित किया गया ।

निलेश कुमार
निबंधन पदाधिकारी

दिनांक– **22/07/2014** टोकन नं. **16018 / 2014**

DEVELOPMENT AGREEMENT

This Development Agreement is made and entered into at Muzaffarpur on this the 22 day of July 2014

Between

1.Sri Rakesh Sahay alias Dinesh , aged about 64 years S/o Late Shaileshwar Sahay, an Indian, resident of Mohalla

Asha Vihar Properties Pvt. Ltd.

District Registry Office,Muzaffarpur

Token Number 16018 · Reg. Year 2014 Serial Number 15499 Deed Number 15327

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Rakesh Sahay	× Photo	× Thumb	× Index	× Middle	× Ring	× Little
Sig.							
Presented By	Rakesh Sahay						
Sig.	Rakesh Sahay 22-7-2014						
Claimant	Ashwini Kumar Gupta (Dire.)						
Sig.	22/7/2014						
Identified By	Shankar Sharan Sinha						
Sig.	Shankar Sharan Sinha S/o late Tara Nand pd. 22.7.14						

SCORE Ver.3.0 Powered by InfoSystem and Solutions,Patna Biometric Captured By 1400sop003

Rakesh Sahay
22/7/14

Rajju Sah Lane, PO.- Ramna, PS.- Mithanpura District Muzaffarpur in the state of Bihar (India), owning a landed property specified in Schedule A (attached herewith and being part of this development agreement) hereinafter, called and referred to as the **'LAND OWNER'** which term and expression shall unless excluded by or repugnant to the context thereof or meaning thereof, shall be deemed to include his legal heirs, legal representatives, executors, administrators, assigns and successors, of the **First Part**.

AND

ASHA VIHAR PROPERTIES PRIVATE LIMITED., a private limited company, registered under the Companies ACT, 1956 in India bearing corporate identity number U70102BR2014PTC021910/2013-14 and Permanent Account No. AAMCA4370J having its registered office located in the house of Shri Ashwini Kumar Gupta, Rajju Sah Lane, P.O.- Ramna, P.S.- Mithanpura, Town and district – Muzaffarpur PIN- 842002 in the state of Bihar (India), hereinafter, called & referred to as '**DEVELOPER**' which expression shall unless excluded by or repugnant to the context or meaning thereof, shall be deemed to include its nominees, assigns, successors in office and representatives, of the **Second Part** and shall be represented through its duly authorized Managing Director, Mr. Ashwini Kumar Gupta aged about 56 years S/O Late Shivnath Prasad , an Indian National, resident of Mohalla , Rajju Sah Lane, PO. Ramna, PS. Mithanpura, Town & District Muzaffarpur, Pin – 842002 in the state of Bihar (India).

Asha Vihar Properties Pvt. Ltd.
Managing Director

Witnessed by:-
Shankar Sharan Sinha
S/o Late Tara Nand Pd.
at Ram bag chowk
P.S. - Mithanpura
Muzaffarpur
22.7.2014

WHEREAS, the party hereof the First part the '**LAND OWNER**' aforesaid is seized and possessed or otherwise sufficiently entitled to the property in the shape of plot of land measuring about 6973 sq.ft. Bearing khata No.344, Khesra no.124Ka,Kha,Ga,Gha, Thana No. 344, Anchal Mushahri, ward no.35 (survey ward no.24), situated, lying and being at Mohalla Rajju Sah Lane, Ramna, PS-Mithanpura in the district and town Muzaffarpur within Jurisdiction of Muzaffarpur Municipal Corporation, by way of inheritance from his father and got his name mutated in the Anchal office Mushahri and is paying rent to Government of Bihar and receiving seperate rent receipt, in his name for an area 6973 sq.ft. of land hereinafter referred to as the said landed property (morefully described in Schedule A)

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AND WHEREAS the party of the First part i.e. the LAND OWNER declares as under:-

1. That the area of the said Landed property is 6973 sq.ft.

2. That aforesaid property is in exclusive possession with absolute right, title and ownership interest and the same is free from all encumbrances, debts, liens, mortgages charges and attachments and the LAND OWNER alone has in himself good rightful power and absolute authority and title to transfer the whole or part of the said schedule property having a fully marketable title over the said property.

3. That there is no notice, notification, or order for setback/ acquisition/ requisition of the said property or any part

thereof by the Muzaffarpur Municipal Corporation or by any competent authority under any applicable Act.

4. That there are no statutory claims, demands, Attachments, or prohibitory orders made by the Taxation / revenue authorities or any bank / Financial institution or any Govt. or other Local bodies or authorities concerning or relating to the said property or any part hereof. There is no any dues/ loan against the said property or any part thereof of any Govt. Deptt. Or any Local body or any bank.

5. That there is no notice or case pending before any court or any magistrate regarding the said property.

6. That except the LAND OWNER none else is entitled to or has any share, right, title and/ or interest over and in respect of the said property or any part thereof and the Landowner is not benamidar or Trustee of any one in respect of the said property or any part thereof.

7. That the LAND OWNER has not entered in the past into any agreement for sale or development in respect of the above property or in respect of a part thereof nor have made any arrangement with anyone whatsoever regarding the above property or a part thereof.

AND WHEREAS the party hereof of the first part i.e. the LAND OWNER is interested in getting a multistoried residential complex developed and constructed on the said land through some reputed developer who can develop and construct a residential building complex at its own cost and to receive & acquire a pre-determined built up area in the said building complex in the shape of flats, car parking

spaces, common areas & facilities etc. as consideration for the value of a pre-determined part of the said property to be conveyed by the LAND OWNER to the Developer.

AND WHEREAS, the party hereof of the second part i.e. the developer has approached and offered the party hereof of the first part i.e. the LAND OWNER to develop the said property and to construct a residential building complex at developer's own cost / fund and its own risk and responsibilities and as consideration for the value of a pre-determined part of the said property to be conveyed by the landowner to the developer and the Landowner to receive & acquire a pre-determined built up area in the said building complex in the shape of flats, car parking spaces, common area & facilities etc. to which the party hereof of the first part i.e. the LAND OWNER consented.

AND WHEREAS after due negotiations between the aforesaid parties i.e. the Landowner of the first part and the Developer of the second part and on the representation and declarations made by the LAND OWNER & Developer it has been decided that a multi storey residential apartment named as **'ASHIRWAD'** will be erected and will be built up by the party of the second part i.e. Developer with plan approved by MRDA (Now Muzaffarpur Municipal Corporation) in accordance with Bihar Municipal Act 2007 at Muzaffarpur, Bihar Regional Development Authority Act 1981 and rules made therein including Bye-Laws, as per rule of National Building Code of India, BIS & ISI standards etc and The Bihar Apartment Ownership Act, 2006 rule and bye-laws made therein and the 'LAND

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OWNER' agreed to receive & acquire 45% (Forty five Percent) of the flats, Car parking space & common area facilities etc. of the said building complex as consideration for the value of 55% (Fifty Five Percent) of the landed property to be conveyed by the LAND OWNER to the Developer after completion of construction of the building project.

AND WHEREAS the party of the First part appointed an architect and the said architect prepared the plans, drawing, maps and elevations of the said multi-storeyed residential building complex and the specifications of the work to be done and the materials as per building bye- laws of The Bihar Municipal Act, 2007 The Bihar Regional Development Authority Act, 1981 and The Bihar Apartment Ownership Act, 2006 with its rules and regulations made therein and have been properly approved and sanctioned by the authorized architect of Muzaffarpur Municipal Corporation in accordance with the building bye-laws applicable in the state of Bihar.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

(i) That the party of the second part i.e. the developer will build the multi-storeyed residential apartment in accordance with the approved structured map, drawings, specifications, designs more fully and particularly described in Annexure II hereunder and forming part of this agreement.

(ii) That the investment thereon in constructing the aforesaid multi-storeyed residential building

complex will be borne exclusively and only by the party of the second part i.e. Developer.

(iii) That the party of second part i.e. developer hereby undertake to commence the construction within one month from the date of handing over the land by the Landowner and will complete the said construction on or before the expiry of two years from the date of handing over of land with Six Months as the period of grace.

(iv) That the party of the first part i.e. 'LAND OWNER' has agreed to accept and the party of the second part i.e. the DEVELOPER has agreed to give 45% of the residential flats, 45% of parking space and common areas & facilities in consideration of 55% of the landed property of the land owner herein after known as OWNER'S PORTION and the remaining 55% of flats and 55% of parking space and common areas and facilities falling to the share of the developer and shall hereinafter be known as 'DEVELOPER'S PORTION, which shall be deemed to be adequate consideration for the conveyance of right, title and interest in the proportionable portion of the said portion of the said property of the LAND OWNER.

(v) That the ownership of the landed property shall continue to remain with the party of the first part i.e. the LAND OWNER till the construction of the building complex is complete as per plan, to

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the satisfaction of the party of the first part i.e. the LAND OWNER.

(vi) That both the party of the first part i.e. landowner and the party of the second part i.e. Developer agree that after the completion of the building complex as per plan and to the satisfaction of the party of the first part i.e. the LAND OWNER, both the parties i.e. of the first and second parts will be the absolute owners of their respective shares as mentioned in forgoing para (iv) of this agreement and as per the rules of the Bihar Apartments Ownership Act 2006. In **Annexure I** the share of the party of the first part i.e. the LAND OWNER and the party of the second part i.e. Developer have been fully described mentioning the Flat nos., which forms the part of this development agreement.

(vii) That the party of the second part i.e. the Developer will Pay the amount to the party of the 1st part spent by him on preparation of the map, plans, sanction of plan from MRDA (Now Muzaffarpur Municipal Corporation) and revenue and registration fee for the registration of this development agreement etc. will also be borne exclusively by the party of the second part i.e. the 'Developer'.

(viii) That both the parties have agreed that except fore-majeure, if the party of the second part fails to complete the said building complex within the stipulated period as per in the foregoing

provisions herein including the grace period, the party of the second part i.e. the developer shall pay liquidated damages to the party of the first part i.e. the LAND OWNER at the calculation of Rs. 5000/- (Five Thousand Only) per month on one-time payment for first six months and then for subsequent months @ Rs.7500/- (Seven Thousand Five Hundred Only) per month till the completion of the said development of the building till next 12 months. Failing further, the party of the first part i.e. the LAND OWNER will be on liberty and the party of the first part shall has got the option to get work done/ completed from the market at the cost and risk of party of the second part. Delay on account of THE PARTY of the first part i.e. the LAND OWNER on any reason will not be counted as delay for the purpose of liquidated damage from the party of the second part.

(ix) That the party of the first part i.e. the LAND OWNER shall allow free ingress to and egress from the premises to the party of the second part's workers, employees, sub-contractors, if any, and all other persons, authorized by the party of the second part who are necessary in connection with carrying out of the construction works under the agreement.

(x) That the party of the first part 'the LAND OWNER'or his representatives, shall be entitle to inspect the progress of the construction work and

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material used for the construction and he will be entitle to point out to the architect any defects in the construction work, quality of workmanship or material used when such defective work is in progress or being executed or such material is brought on the site. The party of second part i.e. the Developer have to rectify at their own cost the defect in the said construction work or remove such defective materials and the same shall be rectified or removed by the party of second part i.e. the Developer after discussions with the architect as directed by the party of the first part i.e. the LAND OWNER.

(xi) That the party of the second part i.e. the Developer will arrange for the registration of the Development Agreement between the parties i.e. the party of the first part i.e. the LAND OWNER and the party of the second part i.e. developer during first available opportunity with the Registrar, Government of Bihar and the cost so arrived will be borne fully by the party of the second part i.e. the developer.

(xii) That the party of the second part i.e. The developer shall indemnify the party of the first part i.e. The LAND OWNER in respect of all claims, damages, compensation of expenses payable in consequence to any injury or accident sustained by to any employee, workman, artisan, nominee, invitee or other person while in or upon the said premises or property whether in the

employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon. The party of the second part i.e. The developer shall also be responsible for any damage to buildings, whether immediately adjacent or otherwise and any damage to roads, streets, footpaths, bridges or ways as well as all damages caused to the buildings, and work forming the subject to this contract by frost, rain, wind or other inclemency of weather.

(xiii) That the party of the first part i.e. The LAND OWNER hereby permits the party of the second part i.e. the Developer to do, if required, all acts, deeds, matters things subject to the provisions of the agreement and in accordance with the norms and byelaws of Muzaffarpur Municipal Corporation in accordance with Bihar Municipal Act, 2007 and rules made therein, The Bihar Regional Development Authority Act 1981 and the Bihar Apartment ownership Act, 2006 with its rules and regulations made therein.

(xiv) That the developer shall be entitled to give applications to the concerned authority for obtaining electrical , water and other connections etc.

(xv) That subject to the conditions of this development agreement, the developer shall be entitled to accept writ services or any writ summons and other legal process or notice and to

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appear and represent the party of the First part in any court or before Magistrate, judicial tribunal and other tribunals in connection with development of said property and to commence or file suits, actions or other legal proceedings in any court or before any public officer/ tribunal relating to the development of the said properties or parts thereof and for any purposes aforesaid to sign execute and deliver and file necessary Vakalatanama, claims, plaints applications, affidavit, petition and other documents, papers and writing the cost of which shall be borne by the party of the second part i.e. The developer.

(xvi) That in case of any legal proceedings in any court or tribunal or forum under law, the party of the second part i.e. the Developer shall take all measures to protect the title, interest and rights of the party of the first part i.e. the LAND OWNER and reasonable advice of the party of the first part i.e. LAND OWNER in this regards shall be obtained by the party of the second part i.e. The developer.

(xvii) That the party of the second part i.e. The developer will appoint architects, surveyors, engineers, sub-contractors and other persons with view to ensuring expeditious development and construction but cannot assign this development work to any other developer.

(xviii) That both the parties of the first part i.e. LAND OWNER and of the second part i.e. Developer

will have independently and separately right to allot apartments/ flat/ car parking to their prospective purchasers in the aforesaid construction only to the extent of their share as described in **Annexure-I** annexed with this agreement. The parties i.e. the LAND OWNER & the Developer will also be entitled to take payments and to enter into/ execute Mahadanama i.e. Agreement to sale with their prospective allottees/buyers and to get them duly registered including mortgage their respective share with the financial institutions for enabling the said allottees to obtain loan against their allotted apartment/ flat/ car parking etc. in respect of their portion. After completion of the project both the parties will become absolute owner of their respective share and will sign deed of conveyance and get them duly registered to the extent of their respective share.

(xix) That the cost of lift, installation of noise free appropriate generator will be borne by the party of the second part i.e. the Developer. Whereas the party of the second part will maintain the said apartments for three month and thereafter successfully handover to the constituted Association of Apartment's flat owners for further maintenance as per agreement in the society so formed. The party of the second par shall help to form Association and the said society as per Bihar the Apartment Ownership

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Act 2006 and rules made therein. However the building and its fittings and fixtures will be maintained for one year by the party of second part i.e. the Developer.

(xx) That the party of the first part i.e. the LAND OWNER, hereby undertake not to sale, dispose of, alienate with the possession of the said landed property or part thereof save and except allowing and permitting the party of the second part i.e. the developers to development of the land property in accordance with the terms and conditions of this agreement.

(xxi) That it is agreed that all costs, charges and legal expenses of and incidental to this development agreement including the stamp duty, court fee, registration charges etc, shall be borne and paid by the party of second part i.e. the Developer.

(xxii) That the party of the second part i.e. the Developer strictly comply and follow with the approved provisions of certified architect, Muzaffarpur Municipal corporation in accordance with Bihar Municipal Act, 2007 and rules made therein, The Bihar Regional Development Authority Act 1981, the Bihar Apartment Ownership Act, 2006 and all other applicable Acts, with its rules and regulations & notifications made therein in relation to constructions of the intending building complex and the party of the second part will provide all civil including structural, electrical, plumbing,

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fire fighting, lifts, sanitary work including waste water management, overhead tank provisions for water supply, 24X7 hours, water pump with auto on and shut down, sewerage arrangements, etc. as per specification and amenities set out in the approved plan and agreed with the party of the first part. The details are mentioned in Annexure-II.

(xxiii) That it has been agreed that in case at any time in future, construction of any additional/ built up area on the said premises is permitted by Muzaffarpur Municipal corporation in accordance and/ or by any other applicable law or by any other authority in accordance with law agreed upon between the party of the first part i.e. the LAND OWNER and the party of the second part i.e. the Developer and is construed by the party of second part i.e. the Developer the same will be mutually shared between the party of the first part i.e. LAND OWNER and the party of the second part i.e. the Developers subject to same terms and conditions.

(xxiv) That it has been agreed that the party of the first part i.e. the LAND OWNER shall bear and pay all outstanding/ charges and dues of whatever nature, due and payable in respect of the aforesaid properties in the schedule including ground rent, property tax, electricity charges, municipal dues tax and other outstanding charges up to date of agreement. However if any tax like

Service Tax etc is imposed by the Government time to time on the Land owner, it would be paid by the party of the first part i.e. the Land Owner. Thereafter, (form the date of this agreement) all rent, taxes, charges fees, fines, etc shall be borne by the party of the second part i.e. the Developer. And the party of the second part i.e. the Developer will indemnify the party of the first part the LAND OWNER against the same there after.

(xxv) That both the parties, the party of the first part i.e. the LAND OWNER and the party of the second part i.e. the Developer agree that any betterment charges, cess, rent, municipal tax or any levy etc. imposed by Muzaffarpur Municipal corporation or any other public body or the Government, for development/betterment of the area in which the said premises is located or any other levy becomes applicable during the currency of this agreement on the said premises or the building thereon, then the same shall be borne by the party of the first part and the party of the second part jointly in the proportion of built up area in newly constructed multi-storeyed building complex.

(xxvi) That it has been agreed that the party of the first part i.e. LAND OWNER and/or his nominees/ allottees, successors, assigns, or transferees will have the same right, title, and interest to use and enjoy all common areas and facilities (as defined

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in the Bihar Apartment Ownership Act., 2006) of the building complex as the party of the second part i.e. Developer.

(xxvii) That it has been agreed that the party of the first part i.e. the LAND OWNER and/ or his nominees, successor, allottees, 'transferees' will also be entitled to equitable undivided proportionate share in the lands as the party of the second part i.e. the Developer and its nominees.

(xxviii) Settlement of Disputes and Arbitration:

All disputes or differences, whatsoever, arising between the parties out of or relating to the construction, meaning and operation or effect of the agreement or the breach thereof, shall be settled by arbitration in Muzaffarpur.The number of arbitrators shall be three, to be appointed and nominated in the manner following:

(a)One arbitrator shall be appointed by the party of the first part i.e. the ~~LAND OWNER~~

(b) One arbitrator shall be appointed by the party of the second part i.e. the Developer

(c)And such appointed arbitrators shall jointly appoint the third arbitrator who shall act as the presiding arbitrator.

The award made in pursuance thereof shall be binding on the parties. The Arbitration fee will be equally shared by party of the first part and the party of the second part.

(xxix) That this agreement shall not ever be deemed to constitute a partnership of any sort between the

parties hereto and there is no principal agent, employer and employees relationship, too between the party of the First part and party of the second part.

IN WITNESS WHEREOF the parties hereto of the first part and of the second part, have duly executed and signed these presents duly on the day, month and year first above written.

Signed and delivered by the party of the first part i.e. the LAND OWNER.

Signed and delivered by the party of the second Part i.e. the Developer. M/S Asha Vihar Properties Private Ltd. Muzaffarpur through its Managing Director.

Asha Vihar Properties Pvt. Ltd.

Managing Director

Asha Vihar Properties Pvt. Ltd. 24/7/14
Managing Director

22/7/14

WITNESS : 1. Shankar Sharan Sinha
22/7/2014

2. 22/7/14

SCHEDULE – A

SCHEDULE OF PROPERTY

A piece of Land within the limits of Muzaffarpur Municipal Corporation situated and lying in Mohalla-Mohammadpur Kazi, Rajju Sah Lane, Ramna P.S. Mithanpura Revenue Thana No. 344 in the town and district of Muzaffarpur in ward No- 35 (survey ward No 24) bearing following other descriptions:-

R.S. Khata No	R.S. Plot	Area
344	124	6973 Sqft.
	Ka	or 15.85 Decimals.
	Kha	
	Ga	
	Gha	

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Boundary:-

North – Uma Kahnani

South – Sushil Kumar,Sunilkumar,AnilKumar

East – Rajju Sah Lane (Municipal Gali)

West – Uma Kahnani

Type of Land is Main Road, Residential

Total value of the land – Rs. 1, 13, 00,000/-

Annexure- I

The schedule of property sharing between the first party Owner's and second party Developers:

Owner's Portion:-

Flat Number	Built up Area of flat
Flat No.104	950 sq.ft.
Flat No.201	1263 sq.ft.
Flat No.202	1472 sq.ft.
Flat No.203	1073 sq.ft.
Flat No.301	1263 sq.ft.
Flat No.402	1472 sq.ft.
Flat No.403	1073 sq.ft.
Total	**8566 sq.ft.**

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Developer's Portion:-

Flat Number	Built up Area of flat
Flat No.101	1263 sq.ft.
Flat No.102	1472 sq.ft.
Flat No.103	1073 sq.ft.
Flat No.204	950 sq.ft.
Flat No.302	1472 sq.ft.
Flat No.303	1073 sq.ft.
Flat No.304	950 sq.ft.
Flat No.401	1263 sq.ft.
Flat No.404	950 sq.ft.
Total	**10466 sq.ft.**

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22.7.14
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Annexure- II

SPECIFICATIONS

Type of structure: Earthquake resistance RCC frame structure with 10" thick outer & 5"thick internal brick wall.

Internal wall Finish: All internal walls will be cement plaster, double coat putty application and finally painted with plastic paint.

External wall Finish: All external walls will be cement plaster, double coat putty application and finally painted with all-weather paint.

Living/dining/lobby/master bedroom/bedrooms/Flooring:

Vitrified ceramic tiles (2'X2') and matching skirting in all rooms with optional provision of wooden laminated flooring (2'x2') with matching skirting in only one master bedroom on difference payment and prior confirmation of extra charges for the same by the prospective occupant.

Drawing/Dining/living/ and lobby- plastic emulsion paint over putty punning.

Doors and windows: Internal Frame (Chaukhat) in teak hardwood frame and ISI marka flush door with mica top from both side. External window shutter frame of powder coated glazed aluminium with glass shutter.

Toilets:

Walls: combination of glazed tiles up 7' height.

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Floor: Antiskid titles.

Fittings/ fixtures: white vitreous chinaware English WC with low level cistern; Flexi hand jet of water, wash basin , all taps, shower fitting of standard brand like jaguar etc. for hot and cold water, only in bath system. Hot and cold water fitting may be provided on extra payment in basin, kitchen etc.

Kitchen:

Wall : ceramic tiles up to 3' from slab and above tiles, oil bound distemper.

Floor: Antiskid tiles

Working counter: Final polished granite

Fittings/fixtures: Stainless steel sink with drain board with CP fittings.

Modular kitchen: fittings with electric chimney and exhaust fan. On demand extra cost and extra price payment by the prospective occupants.

Electrical: All internal Electrical with multi strand copper wiring in concealed PVC conduits. Wiring will be concealed and suitable for 3 phase supply in accordance with rules and regulation of Bihar State Electricity Board in force at that time. If Bihar Electricity Board need to erect transformer the same may be applied for with decision from Bihar state Electricity Board.

Electric Connection/ Meter: Extra cost as per requirement at the time of possession in individual allottee's name and

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all meter will be separate in each flat with discussion and permission form Bihar State Electricity Board.

One cable/Disk TV (without connection)and one Telephone point (without connection) will be provided in drawing/dining/living area in each flat.

*15 amp power point will be provided in all rooms and drawing/dining/living/ area for A.C or cooler or heater.

And in each toilet, kitchen, each room will have one fan point, one tube point, one light point and one 5 amp plug point at common wall of bedrooms & two near bedside, with one foot lamp point in all rooms.

Power Back up : 100% electric power back up for common areas, i.e. lifts, street lights, parking area etc one Fan, one Light in each room and kitchen and one fridge, one KVA power backup in each apartment

Water Supply :Two submersible pump operated on mains and generators to run 24x7 hours water supply from tube well to overhead tank with auto 'ON & 'OFF' sensor running of water motor through pump to overhead tank. Hot and cold water supply GI/PPR fitting (without geyser) in toilet, kitchen.

Overhead tank and provision of R.O. water connection point in kitchen. Provision for solar system for the supply of Hot water to the flats on demand and extra cost and price payment.

Lifts : One six person lift.

Common area Lighting : Adequate lighting for the whole building premises with solar/generator backup.

Asha Vihar Properties Pvt. Ltd.
Managing Director

Terrace :Waterproofed and heat proofed with provision of terrace garden and garden night lamp points

Intercom/CC CAMERA: EPABX point (one) will be in drawing/living room of each apartment. CC Camera will be installed for security purpose.

Generator: Noise free generator up to ~~One~~ KW power back up in each flat.

Cup Boards: Wood work with teak veneered/mica finish on extra payment.

Note: Above technical specification may change as per advice of architect or technical consultant and as per rule with due consultation with the First party owners. The promoters will have right to implement the changes if any, in the working drawing of the building. In case of the any change to be done at the request of the individual flat owner it will be done at extra cost. Drawing/ map will be displayed at the working site at the appropriate location.

Asha Vihar Properties Pvt. Ltd.
Managing Director
22-7-14

22/7/14

Certified that this deed has been prepared by me.
Pramod Kumar L. No. 11/2002
at Pamkatoli Mujaffarpur.

Dated - 22 - 7 - 2014

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. 226000/-**	Amt.Paid By N.J Stamp Paper	**Rs. 500/-**
Addl.Stamp duty paid under Municipal Act	**Rs. 0/-**	Amt.paid through Bank Challan	**Rs. 246200/-**

Registration Fee

FEE PAID

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

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20700

LLR + Proc Fee		Service Charge
LLR	0	700
Proc.Fee	0	
Total	0	

Registering Officer
Muzaffarpur

Date: 22/07/2014

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Tuesday, 22nd July 2014 by Rakesh Sahay Shaileshwar Sahay by profession Agriculture. Status - Executant

Signature/L.T.I. of Presentant **Date:22/07/2014**

Registering Officer
Muzaffarpur Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Shankar Sharan Sinha' age '45' Sex 'M', 'Taranand Pd.', resident of 'Rambag Ps-Mithanpura Muz.'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/07/2014

Registering Officer
Muzaffarpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur Sadar in Book 1 Volume No. 215 on pages on 247 -274 , for the year 2014 and stored in CD volume No. CD-33 year 2014 .The document no. is printed on the Front Page of the document.

Date : 22/07/2014

Registering Officer
Muzaffarpur

Token No. : 16018 **Year : 2014** **S.No. : 15499** **SCORE Ver.3.0** **Deed No . : 15327**