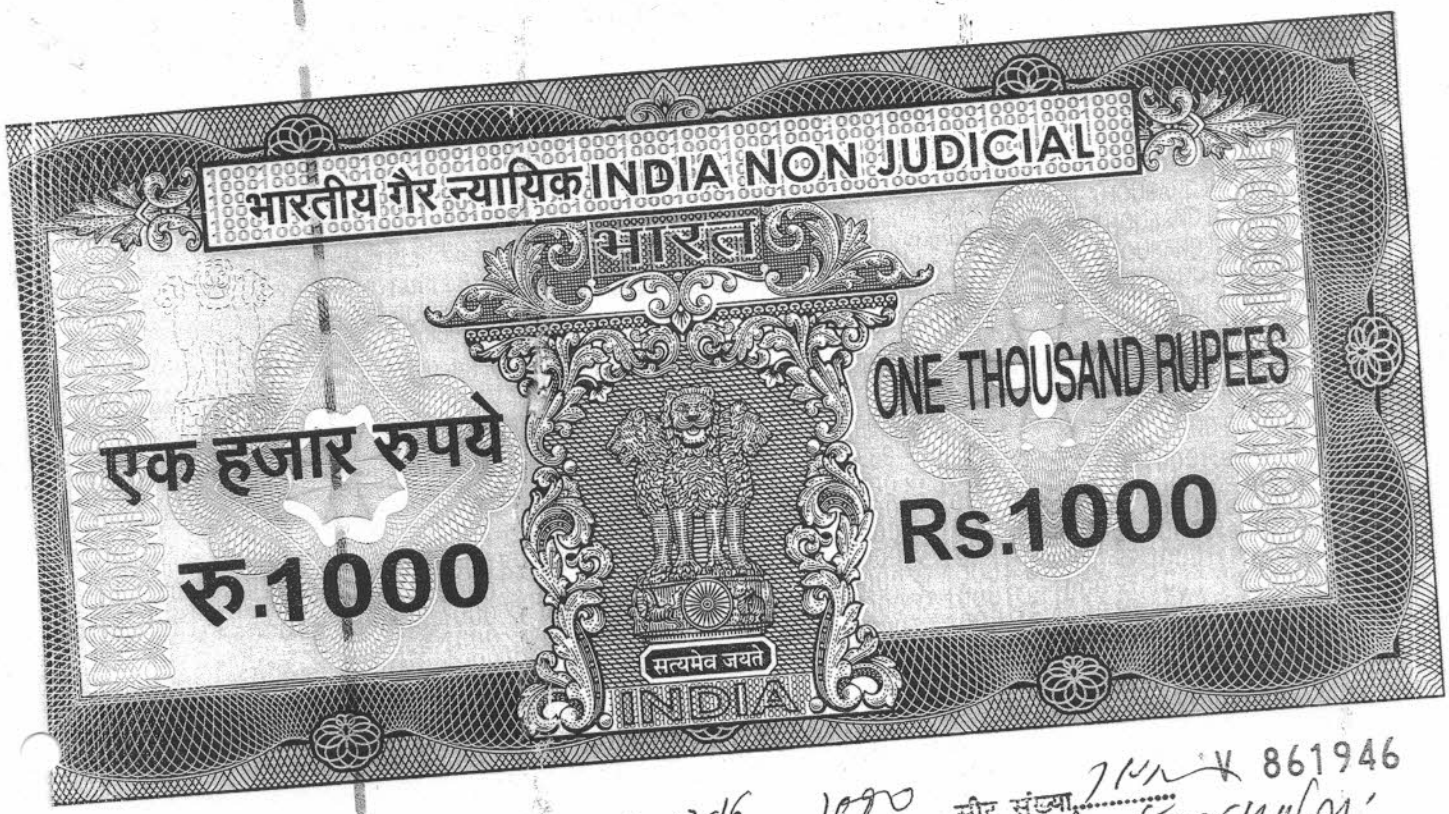


BIHAR

क्रम संख्या 1252 तिथि 9-12-16 मूल्य 1000 सीट संख्या 861946

क्रेता का नाम एवं पता

कामेश्वर प्र० सिंह, मुद्रांक बिक्रेता
ला० सं०-6/79, निबंधन कार्यालय, पटना

AGREEMENT FOR SHARE

This agreement made and executed at Patna on this 22nd April, 2017.

Dr. Rakesh Ranjan Singh, S/o- Dr. Ramnandan Singh, Resident of B-97, Police Colony, Anishabad, Patna, Bihar-800002, and Nationality by Indian herein after called the Landowner of the first which terms unless repugnant to the context shall include its receivers, assignee, representatives, executors, administrators and successor-in-interest.

For Aparna Builders & Engineers Pvt. Ltd.

And

M/S. Aparna Architect and Engicons Pvt. Ltd, Having its registered office at Hotel Maharaja Inn Campus, Rajendra Path, Patna, Distt- Patna, presently 404, Hitech Arcade, Rajendra Path, Patna-1, represented through its Managing Director, **Sri Kamalesh Kumar Singh**, S/o Sri Bhagwan Singh, resident of Bye Pass Road, Anisabad, Patna by profession Business and by nationality Indian, hereinafter called the DEVELOPER (which term unless repugnant to the context shall include its Successor, assignees, representatives, executors, administrators and successors-in-interest).

1. Where the property full mentioned in schedule –A is property of the aforesaid Land Owners.

Whereas area 36.666 Decimal in Survey Plot No-1107 and 1108, Khata No-23, Mauza – Phulwari Sarif, has been Registered at the office of Registrar Patna And whereas the said property is bounded as follows:

Boundary of Plot No-1107, Khata No-23		**Boundary of Plot No-1108, Khata No-23**	
North:	Branch Road	North:	Survey Plot No-1109
South:	Sri Ram Narayan Singh	South:	Nala Their after S P No-1129
East:	Sri Krishna Singh	East:	Survey Plot No-1107 & 1106
West:	Sri Ram Pratap And Jagdish Prasad Singh	West:	Survey Plot No-1108

NOW THESES PRESENT WITNESTH AND IT IS HEREBY AGREED BY BETWEEN THE PARTIES HERE AS FOLLOWS:

1. That the owners hereby grant to develop, who hereby accept from the owners, right to develop the said property in the schedule hereunder given in the manner hereafter appearing on the terms and conditions and stipulations hereafter mentioned.

2. That the owners has assured that the said land are free from all encumbrances, charge nor there is any notification for acquisition of the said land nor there is any restriction in construction of the multistoried building on the said land, the developer has agreed to develop the said land by constructing thereon Apartment (Building) in the Name **Aparna's "MANORAMA APARTMENT"** Karorichak, Phulwari Sarif, Patna.

Rakesh Singh

For Aparna Architect & Engicons Pvt. Ltd.
Kamalesh Kumar Singh
Managing Director

3. That after construction of the building the developer will hold **55%** of total constructed habitable portion and **45%** of the total constructed habitable are will be given to the LAND OWNER of the premises against the aforesaid land.

4. The owner will have a right to allot their own share to any of the tenements in the building to be constructed relating to these agree to allot to any person and to receive and receive and realize sale price in respect to the allotment of such tenements, during or after the construction and to appropriate the same and transfer the said tenements or parts thereof from time to individuals or to a co-operative Society or bodies corporate.

5. That for this purposes the land owner and Developer have enter into **Development Agreement Deed No-8102, dated 28-08-2015 Vide Token No-9272/2015, Registered at Registry office, Patna.**

Schedule-A (LAND OWNER'S Flat)					**Schedule-B (DEVELOPER'S Flat)**			
Sl No	**Flat No**	**Floor**	**Area**		**Sl No**	**Flat No**	**Floor**	**Area**
1	101	1st	1365		1	102	1st	1365
2	103	1st	1025		2	104	1st	1025
3	106	1st	1475		3	105	1st	1370
4	202	2nd	1365		4	107	1st	1225
5	204	2nd	1025		5	108	1st	1300
6	208	2nd	1300		6	201	2nd	1365
7	401	4th	1365		7	203	2nd	1025
8	402	4th	1365		8	205	2nd	1370
9	403	4th	1025		9	206	2nd	1475
10	404	4th	1025		10	207	2nd	1225
11	405	4th	1370		11	301	3rd	1365
12	406	4th	1475		12	302	3rd	1365
13	407	4th	1225		13	303	3rd	1025
14	408	4th	1300		14	304	3rd	1025
TOTAL Area (Sq. Ft.)			**17705**		15	305	3rd	1370
					16	306	3rd	1475
Required Area 18270 Sqft. Provided 17705 Sqft. Diffrence of Area 565 Sqft.					17	307	3rd	1225
					18	308	3rd	1300
					TOTAL Area (Sq. Ft.)			**22895**

Rakesh Singh

For Aparna Architect & Engicons Pvt. Ltd.

Kamlesh Kumar Singh

Meneging Director

Whereas the flats mentioned in schedule –A has been exclusively allotted to the Land owner and Schedule-B is Developer's Share. Flats mentioned in schedule-B are exclusively share of the Developer and Land Owner has no concern with the same as per Apartment Act-2006.

Note: The difference of area is 565 Sqft. with the share given to the Land Owner as per Schedule-A, the area will be adjusted in terms of money at the time of possession @ prevailing market rate only.

Witness

Signature of Land Owners

Signature of Land Builder

For Aparna Architects & Engineers Pvt. Ltd.

Managing Director