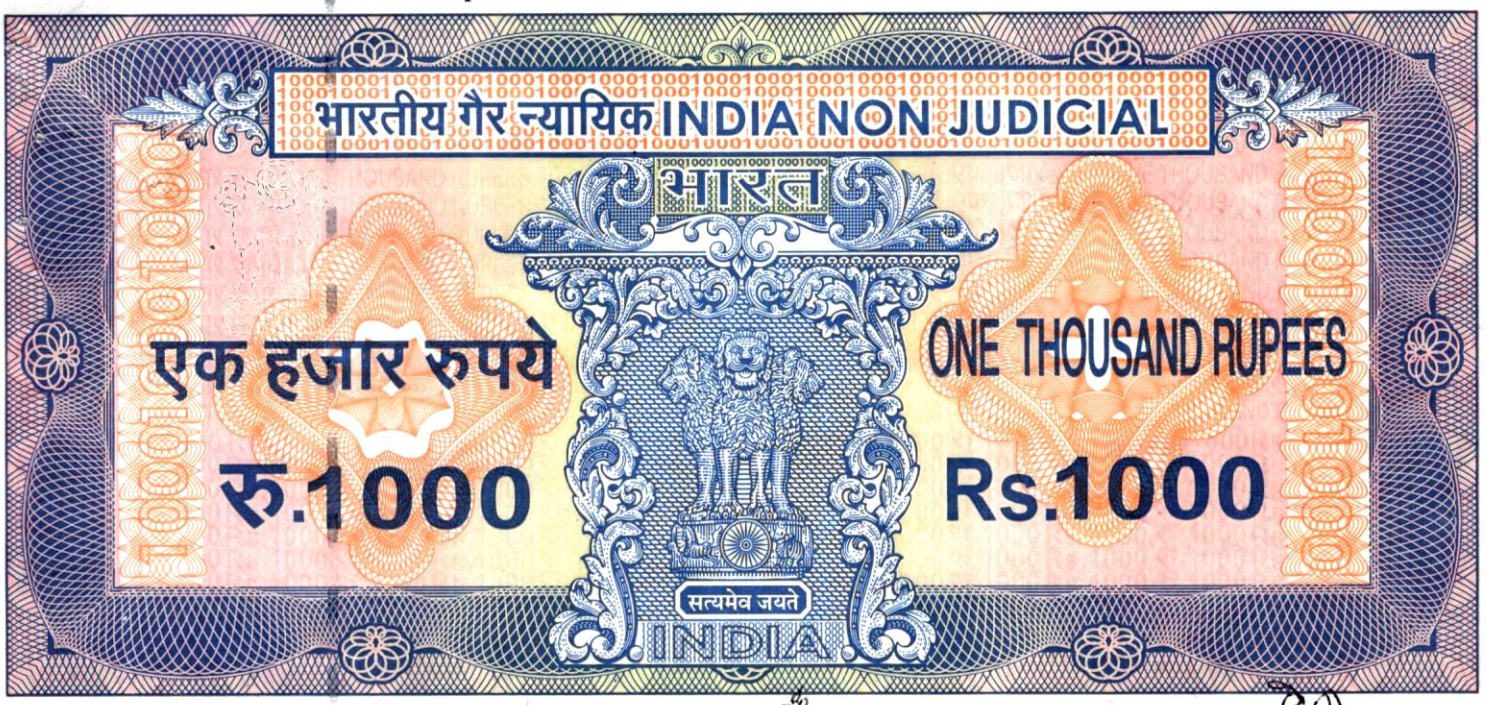
Serial No. 2851 Circle:-:Danapur Book No. :- 1 Deed No. 2781



बिहार BIHAR AW 593614

Serial No.: 2851 Deed No. 2781

Govt. of Bihar

Sub Registrar Office, Danapur

Summary of Endorsement

This document was presented for registration on **04/05/2024** by **Ramesh Kumar Singh**
A Stamp Duty of Rs. **419500**/- and other Fees of Rs. **22000**/- has been paid in it.
The document was found admissible. The Names, Photographs, 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. **2781** in Book No. **1**, Volume No. **64** on pages from **446** to **469** and has been preserved in total **24** pages in C.D. No. **10** / Year **2024**

Signature with Date
(**Arpana**)
Registering Officer, **Danapur**

Date: 04/05/2024 Token No: 2883 /2024

Scanned by.....

DEVELOPMENT AGREEMENT

This Development Agreement is made and entered into at Danapur on this the 04th day of May, 2024 of the Christian Era

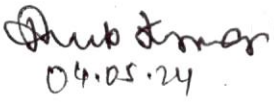
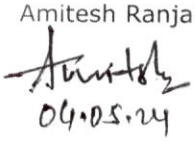
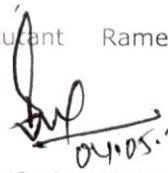
For Kumar Construction

04.05.2024
Managing Partner

04.05.2024

Sub District Registry Office,Danapur

Token Number 2883 | Reg. Year 2024 | Serial Number 2851 | Deed Number 2781

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Anup Kumar (M.P.)						
Sig.	 04.05.24						
Claimant	M/S Kumar Construction						
Sig.		Photo	Thumb	Index	Middle	Ring	Little
Executant	Amitesh Ranjan						
Sig.	 04.05.24						
Executant	Ashish Ranjan						
Sig.	 04.05.24						
Presented By	Ramesh Kumar Singh						
Sig.	 04.05.24						
Executant	Ramesh Kumar Singh						
Sig.	 04.05.24	Photo	Thumb	Index	Middle	Ring	Little
Identified By	Manoj Kumar Sah						
Sig.	 04/05/24						







 04.05.24

IN BETWEEN

1. **Sri Ramesh Kumar Singh**, aged about 62 years, occupation- Retired Person, son of Late Ram Narayan Singh,
(**PAN**- AKNPS3296B; **Aadhaar No.** 5559 5260 9065; **Mobile No.** 97293 15111)
2. **Sri Ashish Ranjan**, aged about 30 years, occupation- Service, son of Sri Ramesh Kumar Singh, and
(**PAN**- BXHPR8122B; **Aadhaar No.** 9353 1096 8074; **Mobile No.** 89698 93858)
3. **Sri Amitesh Ranjan**, aged about 24 years, occupation- Service, son of Sri Ramesh Kumar Singh,
(**PAN**- ETYPR0178D; **Aadhaar No.** 2944 3086 9138; **Mobile No.** 83970 28037)

- all **permanent residents** of Mohalla- Sardal Patti, P.O.- Sardal Patti, P.S.- Sitamarhi, District- Sitamarhi (Bihar), PIN- 843324, at **present residents** of Flat No. 306, "Saket Enclave", Mohalla- Khajpura, Bailey Road, P.O.- B. V. College, P.S.- Shastri Nagar, District- Patna (Bihar), PIN- 800014, hereinafter jointly referred to as "the Landowners", which expression shall, unless contrary to the context or repugnant to the meaning thereof, be deemed to mean and include their heirs, successors, executors, administrators, legal representatives, assignees and/or nominees, the party of the **First Part**.

AND

M/s Kumar Construction (PAN- AADFK9908L), a partnership firm constituted under the Indian Partnership Act, 1932 and registered with the Registrar of Firms, Bihar vide Registration No. 30/2000, having its office at Mezzanine Floor, Nutan Mahalaxmi Complex, Rajendra Path, P.O.- G.P.O., P.S.- Gandhi Maidan, Town and District- Patna (Bihar), PIN- 800 001, through its Managing Partner and the authorised executant, **Sri Anup Kumar**

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Managing Partner

T-2883/2024

(**Aadhaar No.** 6903 1396 0579; **Mobile No.** 93341 12245), aged about 52 years, occupation- Business, son of Late Lall Babu Prasad, resident of First Floor, "Nutan Mahalaxmi Complex", Rajendra Path, P.O.- G.P.O., P.S.- Gandhi Maidan, Town and District- Patna (Bihar), PIN- 800 001, hereinafter referred to as "the Developer" which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, administrators, executors, legal representatives, successors-in-interest and/or nominee(s), the part of the **Second Part.**

Whereas one Smt. Malini Singh happened to be the absolute owner and seized and possessed of and otherwise also sufficiently entitled to a piece and parcel of land, measuring an area of 25½ decimals, bearing Cadastral Survey Plot (Khesra) No. 944 appertaining to Khata No. 44, within Revenue Survey Thana No. 36, Tauzi No. 5241, lying and situated at Mauza- Mustafapur under Pargana- Phulwari, Revenue Survey Thana- Danapur, P.S.- Khagaul, in the District of Patna, morefully described in the **Schedule of Property** written hereunder (hereinafter referred to as "the said Land"), having acquired the title to the said property by purchase from Sri Bhola Singh and Sri Vijay Singh, both sons of Late Shiv Narayan Singh, residents of Village- Kothwan, P. O. & P. S.- Khagaul, District- Patna (Bihar), by virtue of Deed of Absolute Sale dated 30.01.2004, registered with the District Sub-Registration Office, Danapur (Patna) vide Deed No. 454, recorded there in Book No.- 1, Volume No.- 22 on pages from 231 to 252 of the year 2004;

And whereas the name of Smt. Malini Singh stood mutated in the records of the State of Bihar through the Circle Officer, Danapur (Patna) with respect to her said piece of land whereupon annual land revenue receipt was being issued in her name with respect to

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the said piece of land vide ***Jamabandi No.*** **3009,** ***Bhag Vartman*** **24,** ***Prishtha Sankhya*** **52558;**

And whereas the said Smt. Malini Singh died intestate leaving behind herself her husband, Sri Ramesh Kumar Singh, and two sons named Sri Ashish Ranjan and Sri Amitesh Ranjan as her legal heirs/successors who jointly inherited/succeeded to the entire estate including the scheduled piece of land left by the deceased Malini Singh

And whereas the names of Sri Ramesh Kumar Singh, Sri Ashish Ranjan and Sri Amitesh Ranjan, the Landowners herein, stand mutated in the records of the State of Bihar by virtue of an order dated 16.07.2022 passed by the Circle Officer, Danapur (Patna) in Mutation Case No. 18610 of the year 2022-2023 with respect to the said piece of land whereupon annual land revenue receipt is being issued in their joint names with respect to the said piece of land vide Computerised ***Jamabandi No.*** **212139900148267,** ***Bhag Vartman*** **41,** ***Prishtha Sankhya*** **42;**

And whereas the Landowners of the First Part being the joint owners and seized and possessed of and otherwise also sufficiently entitled to the scheduled piece and parcel of land are desirous of raising the said Land for development and construction of a multistoried residential building complex over there through a developer of repute who would develop and construct a residential building complex at its/his own cost and allot and give to them a share in the built-up area of the said building complex in the shape of flats & car parking spaces etc. as consideration for the value of a share in the said Land to be given by the Landowners to the Developer;

And whereas the aforesaid Developer of the Second Part has offered to develop and construct at its own cost a residential building complex (hereinafter referred to as "the said Building")

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on the said Land and the aforesaid Landowners have agreed to accept and acquire flats and car parking spaces etc in "the said Building" as consideration for the value of a share in "the said Land" to be conveyed by the Landowners to the Developer or its nominee/s including a cooperative housing society, firm, association of persons, a body corporate etc.;

And whereas it has been Further Represented and Declared by the Landowners, the party of the First Part:-

1. That the said Land is under their exclusive possession with absolute right, title and interest, capable of being transferred and conveyed in whole or in part, having a fully marketable title thereby.
2. That they have not created any encumbrance on the said Land or any part thereof by way of sale, exchange, gift, mortgage, lease, trust, assessment, lien, license, permission, rent, possession, charges or in any other manner whatsoever.
3. That no notice or notification for an acquisition/requisition under any of the statute of the past or presently enforce, has been issued, served or passed by the Patna Municipal Corporation, Income tax Department or any other Government Authority for acquisition or requisition of the said Land or any part thereof.
4. That apart from the Landowners none else is entitled to have any share, right, title and/or interest in the said Land or in any part thereof.

And whereas on account of negotiations between the parties hereto, the aforesaid Landowners, the party of the **First Part,** and the aforesaid Developer, the party of the **Second Part,** and upon representations and declarations made by the parties, a **Development Agreement** is entered into between the parties hereto upon the terms and conditions hereinafter appearing.

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NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. That the terms of this agreement become enforceable with immediate effect and shall remain enforceable till discharge of this agreement by performance and for all acts, deeds and/or things done pursuant to the terms and conditions of this agreement.
2. That the Landowners appoint the aforesaid Developer as the Developer of "the said Land" and grant to the Developer, who has accepted from them the said Land, described in the **Schedule of Property** hereunder written, in the manner and on the terms and conditions hereinafter mentioned.
3. That the Developer and the Landowners have irrevocably agreed that the Developer will construct entirely at its own cost, without any pecuniary contribution from the Landowners, the said Building complex as per plan mutually agreed upon by the Developer and the Landowners and the said building complex may be distributed over several floors of more than one block.
4. That it has been mutually agreed upon between the parties that the Developer would construct a multistoried residential building complex upon the said Land subject to approval of the map by the Patna Metropolitan Area Authority/Danapur Nizamat Nagarpalika/Competent Authority in the said regard and approval of the project by the Real Estate Regulatory Authority or any other authority competent in the said regard for "the said Land" and adherence to the law, rules and regulations applicable in the said regard which shall be binding upon both the parties.
5. That the said Building shall be named and displayed as ***"MALINI RESIDENCY"***.
6. That the aforesaid Developer has agreed to construct at its own

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cost the said multistoried residential building complex on the said Land of the Landowners and has also agreed to give 50% (Fifty percent) of the total built-up area of the said Building and car parking spaces to the Landowners (with undivided proportionate share in the land to be retained by the Landowners) in consideration for the value of 50% (Fifty percent) of the built-up area and car parking spaces to be retained by the Developer togetherwith undivided proportionate share in the said Land being transferred by the Landowners to the Developer.

7. That apart from a share of 50% of the total built-up area of the said Building and car parking spaces as aforesaid to be given to the Landowners in consideration for them agreeing to the terms of this Development Agreement, the Developer has also paid to the Landowners an aggregate consideration amount of Rs. 67,00,000/- (Rupees sixty-seven lacs) to be encashed by the Landowners at the different stages of development of the proposed project as per **Schedule of Payment of Consideration** as detailed herein below.

8. That the said multistoried residential building complex shall be constructed as per **General Specifications** attached to this agreement giving details of materials, fixtures and fittings to be used in the construction of the proposed residential building complex.

9. That after completion of the said Building, the Landowners and the Developer shall become absolute owners of their respective shares in the said Building togetherwith proportionate undivided share in the said Land by virtue of application of the provisions of the Bihar Apartment Ownership Act, 2006 as per **Schedule of Share Distribution**.

10. That the Developer and the Landowners shall have right, title, interest, claim, demand, easement and appurtenance to their respective shares in the said Building and shall hold, possess,

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occupy, use and enjoy their respective shares as full and absolute owners in any manner according to their desire without any hindrance, obstruction, claim or demand whatsoever from the other party or anybody claiming through or under them. The parties shall further be entitled, and at liberty, to transfer their respective shares in any manner as they shall like either by way of sale, exchange, gift, mortgage, lease or in whatsoever manner they shall consider themselves proper to do so and both the parties shall be bound to co-operate one another and fulfill legal requirements in such transaction.

11. That it has been agreed between the parties that the Developer shall endeavour to prepare a construction map/plan for construction of the proposed multistoried residential building complex on the said Land of the Landowners and get the said map approved by the Patna Metropolitan Area Authority/Nagar Parishad Danapur Nizamat / Competent Authority within available FAR.

12. That both the parties shall have separate car parking spaces commensurate to their shares of flats in the said Building.

13. That if the Developer fails to get an approval for the construction of the multistoried residential building, for whatsoever reason, the proposed multistoried residential building complex shall be constructed as per the map/ plan approved by the Patna Metropolitan Area Authority/ Nagar Parishad Danapur Nizamat / Competent Authority and the respective shares of both the parties to this agreement in terms of flats and car parking spaces in the multistoried building complex so constructed shall be mutually well delineated through a Supplementary Agreement in between them immediately after approval of construction plan by the Patna Metropolitan Area Authority/ Nagar Parishad Danapur Nizamat / Competent Authority in the said regard and approval of the

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project by the Real Estate Regulatory Authority or any other authority competent in the said regard.

14. That the difference in allocable area in terms of percentage and actual area delivered shall be worked out in terms of money consideration as per mutual agreement between the parties and shall be made up by the advantageous party to the party relinquishing its/her share.

15. That the balance of the total constructed area of the said Building after excluding the Landowners' area and the Developer's area shall be construed as common area to which both the parties shall be jointly entitled and shall be used by both the parties and/or persons claiming through or under them without ever creating inconvenience to others in the enjoyment of their rightful claim.

16. That, if ever, it is possible to construct any additional area due to relaxation in the Bihar Building Bye-Laws or for some other reasons, the same shall be done after revision of construction plan having been approved by the competent authority and both the parties shall have share in the said additional area also in the same percentage as herein above agreed.

17. That both the parties to this Development Agreement as well as their allottees, nominees, assignees and/or anybody claiming through them or on their behalf shall be liable to get their respective shares of flat, car parking spaces and other built-up areas including proportionate share in the land of the proposed Building mutated or assessed to land revenue and municipal tax or any other applicable cess or tax in their own names and thenceforth shall pay the same in their own names.

Further, both the parties to this agreement shall also be liable to pay GST (Goods and Services Tax), Capital Gain Tax or any other Tax with respect to their respective shares in the proposed building complex out of their own pocket and in their own names.

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Further, both the parties shall also be liable to get the electric meters installed in their respective shares of the building complex at their own cost and effort.

Further, both the parties are also agreed that they and their nominees, assignees and/or anybody claiming through them and/or on their behalf shall contribute proportionately for maintenance and upkeep of the common areas and facilities in the proposed building complex as per their shares therein.

18. That within 24 hours from the execution of this Development Agreement the Landowner and the Developer agreed to hand over/take over the vacant, peaceful and unencumbered possession of the said Land for the purpose of implementation of the terms of this agreement.

19. That immediately after the execution of this agreement the Developer shall proceed expeditiously with the preparation of plans and drawings for the said building in consultation with the Landowners and shall make all endeavours in getting the same approved at the earliest by the authority competent in the said regard. The Developer shall also obtain permission of other authorities as may be required under the law of the land viz. Real Estate Regulatory Authority, Fire Fighting Authority, Water Board, Airport Authority etc.

20. That the Developer agrees to construct the Building and give to the Landowner their share within a period of **4 years** (Four years) from the date of approval of the project by the Real Estate Regulatory Authority, whichever is later, with a grace period of 6 (Six) months, subject to *force majeure* and such happenings as are beyond the control of the Developer e.g. fire, tempest, accident, strike, lock out, earthquake, exceptionally inclement weather, pandemic, epidemic and/or any other Acts of God or the State.

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21. That the parties to this agreement shall have no objection in signing any necessary paper(s) required for obtaining sanction of construction plan by the Patna Metropolitan Area Authority/ Nagar Parishad Danapur Nizamat / Competent Authority and approval of the project by the Real Estate Regulatory Authority and/ or from any other authority or body. However, all fees, charges, costs and expenses relating to such approvals/ sanctions, shall be borne by the Developer.

22. That it is further agreed that there may be alternations or revision of the aforesaid plan within the parameters of the Bihar Building Bye-Laws/ any other municipal laws which may become necessary, and the same shall require further approval by the Landowners and the Developer which would be binding on them.

23. That the Landowners will, after the execution of this agreement, allow every facility to the Developer, his staff, engineers, architects and workers etc. to enter upon the said land to enable the Developer to carry out the various development works as stipulated in this agreement.

24. That this agreement shall not even be deemed to constitute a partnership of any sort between the parties hereto.

25. That the Landowners hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said land and to take up and proceed with the development, planning and construction of the said building in terms of this agreement. The license granted to the Developer by the Landowner shall be a license as contemplated under section 60 (b) of the Indian Easement Act, 1982. It is agreed that any agreement or arrangement made or entered into at any time by the Landowners either prior to execution of this agreement or thereafter in breach of or in violation to the terms and conditions of this development agreement shall be null and void.

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26. That the Developer shall have unfettered right to enter into agreement to sell or otherwise allot flats, parking spaces and other tenements of the area of his share in the said building complex whenever required and the Landowners shall join as consenting parties in all such agreement, sale or allotment etc. made by the Developer, if need be.

27. That, similarly, the Landowners shall also be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces and other tenements comprised in the area of his share in the said building whenever required and the Developer will join as consenting party in all such agreement, sale or allotment etc. made by the Landowners, if need be.

28. That for the purpose aforesaid and for purposes ancillary and incidental thereto, the Landowners have authorised **Sri Anup Kumar**, son of Late Lall Babu Prasad, having his office at Mezzanine Floor, Nutan Mahalaxmi Complex, Rajendra Path, P.O.- G.P.O., P.S.- Gandhi Maidan, Town and District- Patna (Bihar), to do and execute all or any of the following acts, deeds, and/or things in their name and/or on their behalf:

I. To carry out, comply with and do every act, deeds and things as may be required under the provisions of this development agreement.

II. To make and prepare and/or cause to be made all such plans, estimates, specifications and designs and/or any alteration/ modification/ revision of the said plans, designs or specification as may be necessary and advisable for the purpose of construction of multistoried building complex on the said land, for obtaining approval and/or sanction of the Patna Metropolitan Area Authority/ Nagar Parishad Danapur Nizamat / Competent Authority and/or Local bodies, Town Planning Authority and to engage the services of any Architects, contractor, Engineer and

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other person or party and to sign all or any of such contract of such engagements as may be necessary.

III. To present plans etc. including correction/endorsement thereof, if any, with the signature of the Landowners for getting the same approved by the Patna Metropolitan Area Authority/ Nagar Parishad Danapur Nizamat / Competent Authority and/or any other Authority or Authorities and swear affidavits and file undertaking and/or other papers/documents as may be required by the Patna Metropolitan Area Authority/ Nagar Parishad Danapur Nizamat / Competent Authority and/ or any other Authority or Authorities for sanctioning the said plan, condoning deviations and/or for approval of the project by the Real Estate Regulatory Authority, if any, if any from the sanctioned plans and/or for representing for sanction of extra built-up space due to relaxation in the building Bye-laws or due to any other reasons and/or against repayment of extra or penal fee etc.

IV. To apply for and to obtain sanction or revision of plan prepared with alteration, addition and modification and also to apply for and to obtain the occupation certificate and/or completion certificate in respect of the building constructed or to be constructed on the said land.

V. For any of the purposes mentioned hereinabove, to sign all applications, papers, undertakings, terms and conditions etc. as may, from time to time, be advisable and required.

VI. To commence, carry out and complete and/or cause to be commenced carried out and completed construction work on the said land in accordance with the sanctioned plans and specification and/or with deviation as may be advised by the architects.

VII. To deal with and carry on correspondence on behalf of the Landowners with all concerned Central and/or State Government

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authorities and bodies, the Patna Metropolitan Area Authority/ Competent Authority and Real Estate Regulatory Authority in connection with or relating to the construction on the said land.

VIII. To appear on behalf of and represent the Landowners before any concerned authority and party as may be necessary or advisable for or in connection with the development of the said land and to make agreements and arrive at such arrangement as the said attorney likes.

IX. To ask, demand, sue for, enforce payment of and recover and receive from any person or persons rents and compensation and profit and/or deposit in respect of the construction other than reserved for the land owners under the said development agreement which now or at any time hereinafter may become due and payable.

X. To display its own signboard over the said Land and in order to mobilise funds from its prospective buyers, publish and advertise the proposal of Housing Scheme in its own name as the Developer/ Builder by means of paper publication or through any other means and to book and allot and enter into agreement to sale or execute deed of transfer by way of sale, gift, exchange or mortgage or any of them in respect of developer's share in land and building.

XI. To sign agreement for sale on ownership basis flats and car parking spaces to its member allottees with respect to the Developer's share on such terms and conditions as he may deem fit and proper and to receive and appropriate all money whether received on account of such allotment as member contribution or as loan from the financial institution.

XII. To sell, mortgage, gift or otherwise transfer in any manner, the entire construction relating to Developer's share as also proportionate share in land to anyone as may be desired by the

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Developer.

XIII. To raise loans without ever creating mortgage, or on the security, of the said Land from any Bank/ Financial Institution for the purpose as may be required by the Developer or for the construction of the proposed multistoried building complex and to execute for the purpose aforesaid any deed, document or paper as may be necessary without ever creating any charge on the said Land.

XIV. To arrange for the execution and registration of flats and car parking spaces in favour of prospective buyers of Developer's share and to execute and sign deeds/ documents for transfer of flats with proportionate share in land on their behalf after completion of the building complex in all respect and handing over the Landowner's share.

XV. To do in general all or any of the acts, deeds or things ancillary and incidental to the construction, management and transfer of the Developer's share in the multistoried building complex.

29. That it is covenanted between the parties to these present that in case there be any defect in title of the Landowner or there be any liability or any encumbrance which might be cured and discharged then in such event the Developer shall get such defect cured and/ or liability cleansed for and on behalf of the Landowners and at their cost and expenses.

30. That all outgoings including municipal taxes and other charges in respect of the said Land shall be borne and paid by the Landowners till the date of handing over the vacant possession of the said Land.

31. That after delivery of possession of the Landowners' area to them free from all encumbrance, all outgoings in respect of the said Land and the said Building thereon shall be borne and paid by the Landowners and the Developer and/or their nominees/allottees

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proportionately to their respective shares in the total built-up area.

32. That upon delivery of possession of the Landowners' area by the Developer, the Landowners as well as the Developer shall be entitled to transfer their respective shares in the said Building by way of sale, gift, exchange, mortgage, lease or in whatever manner they desire as the absolute owner and to that end would be entitled to execute and register deed of conveyance(s) in their own capacity.

33. That the Developer may form, as he may deem fit and proper, a co-operative housing society, association of persons or a body corporate of all the persons owning tenements in the said building. The Landowners and their nominees shall become members of such an organisation. All members forming such a body shall abide by the rules and regulations as framed by such an organisation from time to time and they shall be bound to contribute towards the cost of formation of such an organisation as well as to pay regular maintenance charges as may be fixed for the maintenance and management of entire building complex.

34. That the allottees/nominees(s) in the said Building, either of the Landowners' area or the Developer's area, shall own and hold their portion of the building according to the standard agreement/ deed finalised by the Landowners and the Developer with their mutual consent.

35. That the common areas shall be jointly owned by all the owners of the portions of the said building with equal entitlements to use all common areas and facilities of the said building on similar terms and conditions applicable for all. No owner of any part of the said building will have exclusive right, title and interest over the common areas and common facilities, such as, common walls & roofs, staircase, stair landings, common passage & lobby on each floor, pump room, meter room, generator room, guard room,

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water tank and top floor etc.

36. That it is agreed that if any levy is imposed by the Patna Municipal Corporation or any other public body or the Govt. for the development/betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Landowners and the Developer and/or their nominees/allottees jointly in the same proportion as their shares of built-up area in the said Building.

37. That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchaser(s)/transferee(s) shall bear the cost of stamp duty, court fees and other registration charges including miscellaneous expense.

38. That in case of any dispute arising between the parties relating to this development agreement, the same shall be settled by reference to the dispute or provision of the Arbitration Act, 1996, as amended from time to time, or by the appropriate Court of Law having jurisdiction.

Schedule of Payment of Consideration

1. At the time of Execution and Registration of Development Agreement Rs. 25,00,000/- (Rupees Twenty Five Lacs) only vide cheque no-922634 bearing an amount of Rs. 9,00,000/- (Nine Lacs) only in the name of Ramesh Kumar Singh, cheque no-922637 bearing an amount of Rs. 8,00,000/- (Eight Lacs) only in the name of Ashish Ranjan, and cheque no-922638 bearing an amount of Rs. 8,00,000/- (Eight Lacs) only in the name of Amitesh Ranjan dated on 23.04.2024;
2. After the approval of the plan from the competent Authority Rs. 25,00,000/- (Rupees Twenty-five Lacs) only;
3. Rest before starting of the construction work Rs. 17,00,000/- (Rupees Seventeen Lacs) only.

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Schedule of Share Distribution

DEVELOPER SHARE				LANDOWNER SHARE			
S. N	FLOOR	FLAT NO	PARKING NO	S. N	FLOOR	FLAT NO	PARKING NO
01.	1ST FLOOR	101	01	01.	2ND FLOOR	201	13
02.	1ST FLOOR	102	02	02.	2ND FLOOR	202	14
03.	1ST FLOOR	103	03	03.	2ND FLOOR	203	15
04.	1ST FLOOR	104	04	04.	2ND FLOOR	204	16
05.	1ST FLOOR	105	05	05.	2ND FLOOR	205	17
06.	1ST FLOOR	106	06	06.	2ND FLOOR	206	18
07.	3RD FLOOR	301	07	07.	3RD FLOOR	304	19
08.	3RD FLOOR	302	08	08.	3RD FLOOR	305	20
09.	3RD FLOOR	303	09	09.	3RD FLOOR	306	21
10.	4TH FLOOR	404	10	10.	4TH FLOOR	401	22
11.	4TH FLOOR	405	11	11.	4TH FLOOR	402	23
12.	4TH FLOOR	406	12	12.	4TH FLOOR	403	24

For Kumar Construction
Managing Partner

निबंधन कार्यालय, पटना

Schedule of Property

(Description of Property under this Development Agreement)

Piece and parcel of land measuring an area of 25½ decimals, bearing Cadastral Survey Plot (Khesra) No. 944 appertaining to Khata No. 44, within Revenue Survey Thana No. 36, Tauzi No. 5241, lying and situated at Mauza- Mustafapur under Pargana- Phulwari, Revenue Survey Thana- Danapur, P.S.- Khagaul, in the District of Patna within Sub Registration Office Danapur and District Registration Office Patna (Circle Office- Danapur & Halka- Kothwan) bounded as follows:-

Boundary of the land:

North :- Commercial Branch Road;

South :- Survey Plot No. 945 & 946;

East :- Part of Survey Plot No. 945, Sri Bharat Singh;

West :- Survey Plot No. 943;

Value of the Property under this Development Agreement
(As per prevalent MVR; Thana Code- 157, Zone- 2)

Total area of the land- 25½ decimals

Total value of the land - Rs. 1,40,25,000/-

@ Rs. 5,50,000/- per decimals

Tie Beam constructed Rs. 2,00,000/-

Total value of the land with tie beam Rs. **1,42,25,000/-**

निबंधन कार्यालय, दानापुर ★ पटना ★ बिहार

For Kumar Construction

Managing Partner

IN witness whereof the land owners and the Developer have signed these presents on the date month and year given hereunder.

Witnesses-

1. Manoj Kumar Sahi
S/O Sri Ram Pyare Sah
New Main pura, Sagunj
More, Danapur.
04.05.2024

2. सुनील कुमार सिंह
S/O श्री रामप्यारे सिंह
चारपुर, दानापुर
पटना

04.05.2024
(Ramesh Kumar Singh)

04.05.24
(Ashish Ranjan)

04.05.2024
(Amitesh Ranjan)

Signature of the Landowners
For Kumar Construction
04.05.2024
Managing Partner
Signature of the Developer

Printed:-

(Dharmveer Kumar)
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

Drafted as per instructions by the parties :-

Dr. ANIL KUMAR SINHA, "UDDYOGI"
Advocate,
'Chamber', Collectorate Bar Association
Patna

निबंधन कार्यालय, दानापुर ★ पटना ★

GENERAL SPECIFICATIONS

STRUCTURE:

RCC Frame Structure with brick Filler Walls.

Earthquake Resistant Structure.

Waterproofing and Heat proofing on the top of the roof.

FLOORING:

Vitrified Glazed Tiles 4'X2' (Minimum) inside the flat with ISI Mark.

DOORS & WINDOWS:

Main Door Decorative Panel and Polished on front side. Other doors will be Flush Doors.

One Side Teak & Other Side Paint with two coat enamel paint.

UPVC Windows with M.S Grill.

KITCHEN:

Slabs of well finished Granite stone with stainless steel Sink.

Glazed Tiles dado wall up to 2' height above the slab.

Three power plugs will be provided in kitchen.

BATHROOM:

Minimum Two Bathrooms in each flat.

Ceramic Floor Tiles, Ceramic Tile up to 7' on wall, European W/C in Toilet.

Provision for Hot & cold water supply Branded CP Fittings.

Power Plug for geyser in each bathroom.

C.P fittings of branded like Parryware, Esso, Cera or other with ISI Mark.

ELECTRICALS:

Copper Wiring in Concealed P.V.C. conduit, Sufficient light points, provision for

TV, Telephone points in master Bedroom & Drawing Room.

Switches of branded company with ISI Mark.

For Kumar Construction

Managing Partner

One Power Plug for Air Condition in each Bedroom.

Inbuilt Split Air-conditioners pipeline in bedrooms and drawing hall.

POWER BACK UP:

Silent Generator providing 500 watts power supply per flat.

FINISHING:

All internal walls with wall Putty with cement primer, Drawing/Dinning and Bedroom.

Weather Coat to be provided in external wall.

WATER:

24 Hours Fresh water supply from own tube well.

PARKING:

Car Parking Space on ownership basis on the Basement/Ground Floor.

LIFT:

Elevator for 6 persons as required equipped with CCTV.

SECURITY:

EPBX in all flats.

Security with CCTV.

Installation of Fire Fighting arrangement at all floors.

OTHER AMENITIES:

WI-FI Campus.

Green Area.

Jogging track

COMMAN AREA:

Solar Pannel System for common area light only.

For Kumar Construction

Managing Partner

निबंधन कार्यालय, दानापुर ★ पटना ★ बिहार

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.	419500/-	Amt.Paid By N.J Stamp Paper	Rs.	1000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	440500/-

Registration Fee

FEE PAID

A1	1000	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-	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

Registering Officer
Danapur

Date: 04/05/2024

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Saturday, 04th May 2024 by Ramesh Kumar Singh Late Ram Narayan Singh by profession Others. Status - Executant

Signature of Presentant 04.05.24

Date:04/05/2024

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Manoj Kumar Sah' age '44' Sex 'M', 'Ram Pyare Sah', resident of 'Omega Misan Vidyalay,danapur,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Danapur

Date : 04/05/2024

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 64 on pages on 446 -469, for the year 2024 and stored in CD volume No. CD-10 year 2024 .The document no. is printed on the Front Page of the document.

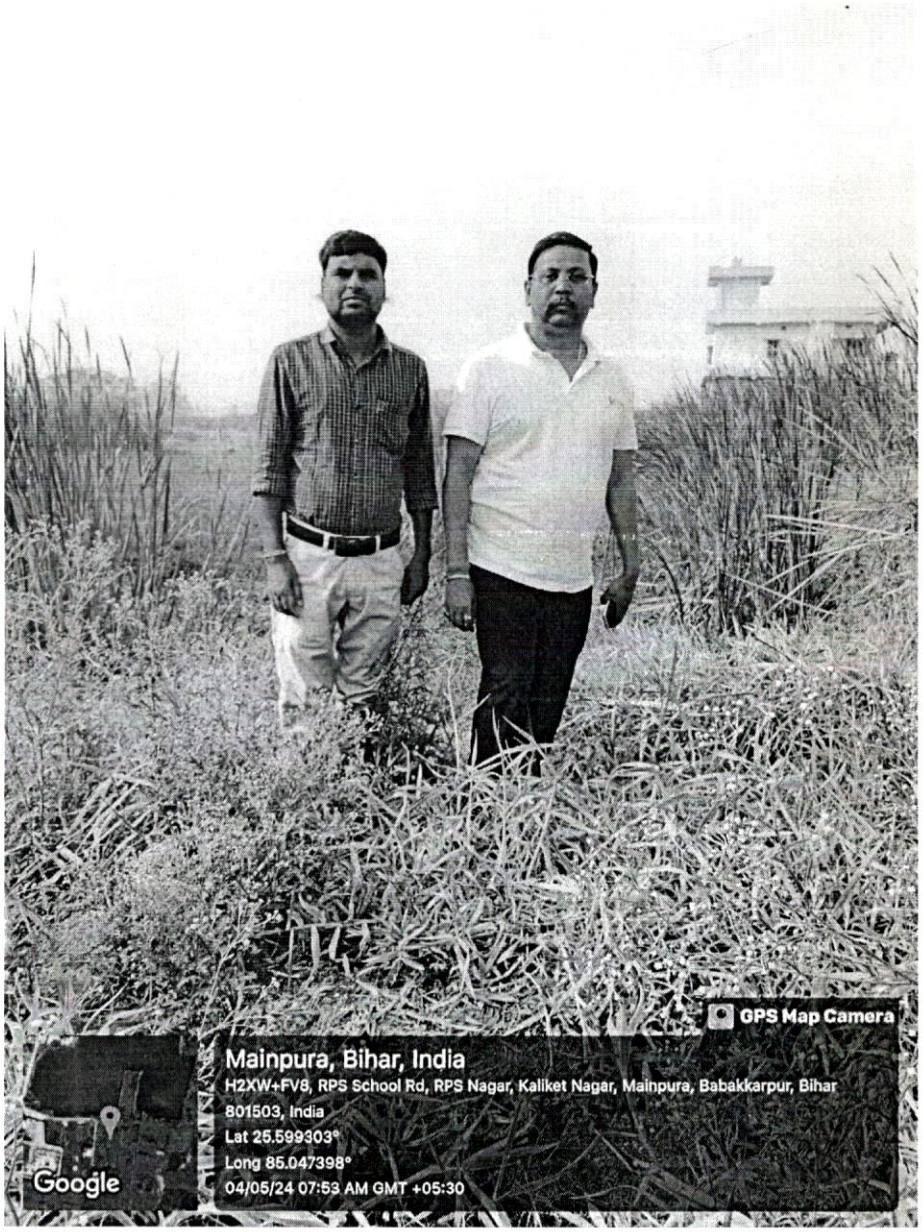
Registering Officer
Danapur

Date : 04/05/2024

Token No. : 2883 Year : 2024 , S.No. : 2851 SCORE Ver.4.1 Deed No . :d No . : 2781

अवर निबंधन कार्यालय, दानापुर, पटना।

स्थल निरीक्षण का आवेदन



04.05.24

04.05.24

04.05.24

04.05.24

पक्षकार का हस्ताक्षर

अवर निबंधन कार्यालय, दानापुर ★ पटना ★ सत्यमेव जयते

जॉचकर्त्ता का हस्ताक्षर

बिहार सरकार

E - CHALLAN

Government of Bihar

BTC - 4

Valid Upto	:	19/05/2024	Date	:	04/05/2024 11:09:12 AM
GRN	:	BHR20240500118134E			
Department	:	Registration, Excise & Prohibition Department			
Office Name	:	Danapur	From	:	
Financial Year	:	2023-2024	To	:	
Treasury	:	Patna Collectorate		:	

ACCOUNT HEAD DETAILS	PAY AMOUNT
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	25500.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	0.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees Twenty Five Thousand Five Hundred Only	25500.00

PAYER DETAILS

Tax ID (if any)	:	
Unique Id	:	
Name	:	KUMAR CONSTRUCTION
Address	:	RAJENDRA PATH, PATNA

( )

PAYMENT DETAIL			FOR USE IN RECEIVING BANK		
BANK Name	:	SBI	CIN	00001532024050481193	REF No CK00BACEC8
Branch	:		Date & Time :	04/05/2024 11:27:22 AM	
			Scroll No & Date :		

Cut Here ---------- Cut Here ---------- Cut Here

BANK NAME SBI — Pre Acknowledgement Payment (PAP) for Payment through any branch — (BRANCH COPY)

			Mode of Payment	Cash	Cheque/DD
Bank Reference Number		CK00BACEC8	Cash Notes	Amount Rs	Paise
Beneficiary			2000 x		
GRN	:	BHR20240500118134E	500 x		
Full Name	:	KUMAR CONSTRUCTION	100 x		
Amount	:	25500.00	50 x		
Cheque/DD No	:		20 x		
Date	:	04/05/2024 11:27:22 AM	10 x		
Drawee Bank	:	SBI			
Drawee Branch	:		Total Rs		

U 2883 2024

Branch Stamp

Signature of Depositor 04/05/24

Branch Teller: Use SCR 008765 Deposit > Fee Collection > State Bank Collect

बिहार सरकार

E - CHALLAN

Government of Bihar

BTC - 4

Valid Upto	:	18/05/2024	Date	:	03/05/2024 02:19:32 PM
GRN	:	BHR20240500091762E			
Department	:	Registration, Excise & Prohibition Department	From	:	
Office Name	:	Danapur	To	:	
Financial Year	:	2023-2024		:	
Treasury	:	Patna Collectorate			

ACCOUNT HEAD DETAILS	PAY AMOUNT
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	393000.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	21000.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees Four Lac Fourteen Thousand Only	414000.00

PAYER DETAILS

Tax ID (if any)	:	
Unique Id	:	
Name	:	Kumar Construction
Address	:	Mezzanine Floor, Nutan Mahalaxmi Complex, Rajendra Path, Patna

PAYMENT DETAIL			FOR USE IN RECEIVING BANK		
BANK Name	:	SBI	CIN	00001532024050329382	REF No CK00AZUQR2
Branch	:		Date & Time :	03/05/2024 02:38:15 PM	
			Scroll No & Date :		

Cut Here ---------- Cut Here ---------- Cut Here

BANK NAME SBI — Pre Acknowledgement Payment (PAP) for Payment through any branch — (BRANCH COPY)

			Mode of Payment	Cash	
Bank Reference Number		CK00AZUQR2	Cash Notes	Amount Rs	Paise
Beneficiary			2000 x		
GRN	:	BHR20240500091762E	500 x		
Full Name	:	Kumar Construction	100 x		
Amount	:	414000.00	50 x		
			20 x		
Cheque/DD No	:		10 x		
Date	:	03/05/2024 02:38:15 PM			
Drawee Bank	:	SBI	Total Rs		
Drawee Branch	:				

V 2883 20/04

Branch Stamp

Signature of Depositor

Branch Teller: Use SCR 008765 Deposit > Fee Collection > State Bank Collect

View GRN Details Live

Download e-Challan

GRN	: BHR20240500091762E VIEW
DSRO CODE	**2802**
Party Name	**Kumar Construction**
Stamp Duty-(R0030021030001)	**393000**
Registration & Other Fees-(R0030031040001)	**21000**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**414000**
Status	**Success**
Payment Date	2024-05-03 14:37:55.0
CIN	00001532024050329382

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INDIA NON JUDICIAL
Government of Bihar

e-Stamp

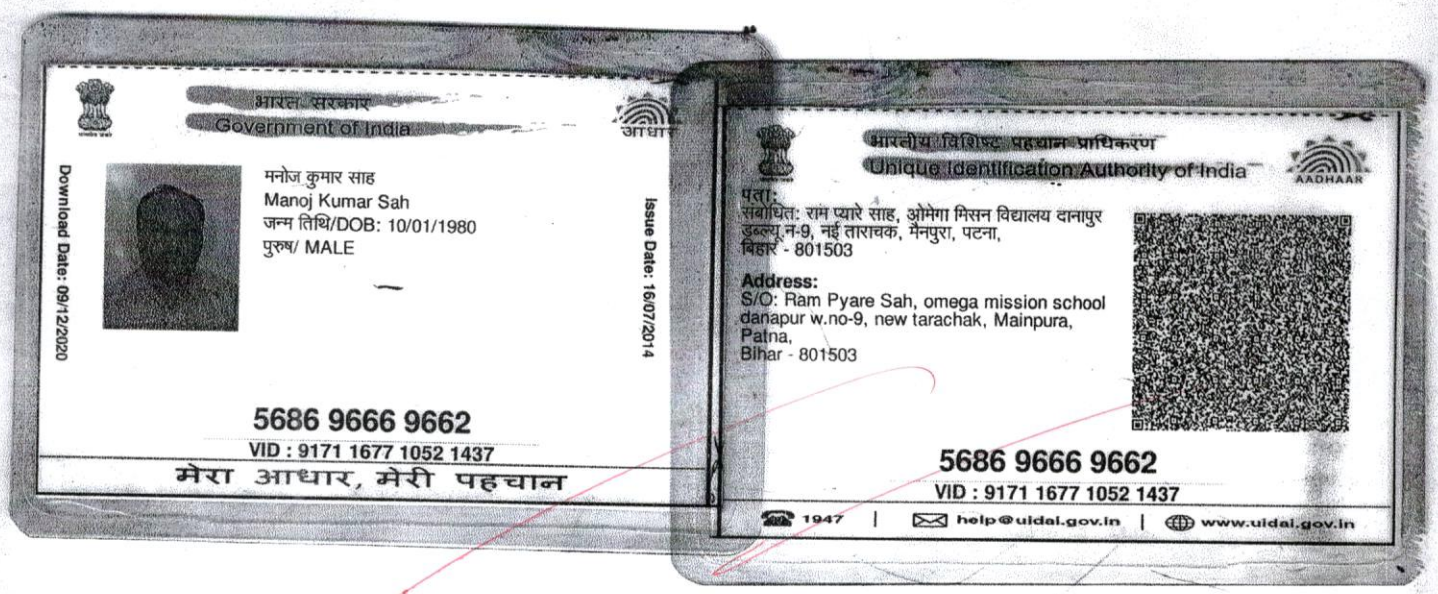
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Certificate Issue Date	:	03-May-2024 12:32 PM
GRN No.	:	
Unique Doc Reference	:	EST-BR-2802-2400003881
Party Name	:	KUMAR CONSTRUCTION
Purchased by	:	KUMAR CONSTRUCTION
Purpose	:	NA Article no (NA)
Stamp Duty Paid (Rs.)	:	0 (Zero Only)
Reg. Fee (Rs.)	:	0 (Zero Only)
LLR & P Fee (Rs.)	:	0 (Zero Only)
Miscellaneous Fee (Rs.)	:	0 (Zero Only)
Discore SC (Rs.)	:	1000 (One Thousand Only)
Total Amount (Rs.)	:	1000 (One Thousand Only)

T-2883/2024

IN 2400556328

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.


भारत सरकार
Government of India

मनोज कुमार साह
Manoj Kumar Sah
जन्म तिथि/DOB: 10/01/1980
पुरुष/ MALE

Download Date: 09/12/2020

Issue Date: 16/07/2014

5686 9666 9662
VID : 9171 1677 1052 1437
मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
सबोधित: राम प्यारे साह, ओमेगा मिसन विद्यालय दानापुर डब्ल्यू.न-9, नई तारचक, मैनपुरा, पटना, बिहार - 801503

Address:
S/O: Ram Pyare Sah, omega mission school danapur w.no-9, new tarachak, Mainpura, Patna,
Bihar - 801503

5686 9666 9662
VID : 9171 1677 1052 1437
1947 | help@uidai.gov.in | www.uidai.gov.in

Identifier

Map
04/05/2024

Aadhar Verified
Checked and Find
Correct
In-charge