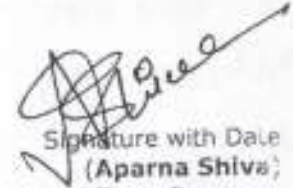




Govt. of Bihar
Sub Registry Office ,Danapur
Summary of Endorsement

The document was presented for registration on **14/05/2019** by **Nibha Singh**
Stamp duty of Rs. **160040/-** and other fees of Rs. **20500/-** has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the
parties, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. **6119** in Book No. **1**, Volume No. **123** on pages from **278** to
296 and has been preserved in total **19** pages in C.D. No. **19 / Year 2019**


Signature with Date
(Aparna Shiva)

Registering Officer, Danapur

Date: 14/05/2019

Token No: 6237 /2019

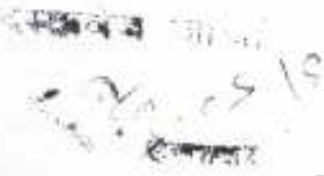
6237





Bachchan Singh
3/5/19





DEVELOPMENT AGREEMENT

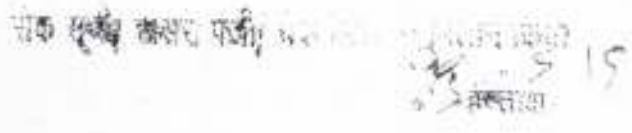
THIS DEVELOPMENT AGREEMENT is made on this the 14
day of May 2019,

BETWEEN



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Nilu Singh
31/5/19
Bachchan Singh
4/9/2019
DIRECTOR





E-CHALLAN
Government of Bihar
BTC-4

17/05/2019
BHR201905006743M
Registration, Excise & Prohibition Department
Danapur
2018-2019
Danapur

Date : 02/05/2019 09:43:39 AM
From :
To :

DETAILS	PAY AMOUNT
5-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	158040.00
5-49-FEES FOR REGISTERING DOCUMENTS	20000.00
00-01-4-...REVENUE AND PROCESSING FEES	0.00
rupees One Lac Seventy Eight Thousand Fourty Only	178040.00

SILVER POINT CONSTRUCTION PVT
PRATAP PALACE, KRISHI NAGAR, A.G. COLONY, PATNA



FOR USE IN RECEIVING BANK

REF No : CPR9271160

Date & Time : 02/05/2019 09:43:39 AM

Serial No & Date

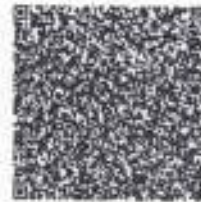
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FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Baldev Singh
DIRECTOR 4/3/2020



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No. : IN-BR02781678799805R
 Certificate Issued Date : 03-May-2019 11:14 AM
 Account Reference : SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
 Unique Doc. Reference : SUBIN-BRBRSHCIL0103118254988062R
 Purchased by : SILVER POINT CONSTRUCTION PVT
 Description of Document : Article 5 Agreement or memorandum of an Agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : SILVER POINT CONSTRUCTION PVT
 Stamp Duty Paid By : SILVER POINT CONSTRUCTION PVT
 Stamp Duty Paid (Rs.) : 2,000 (Two Thousand only)
 Reg. fee (Rs.) : 0 (Zero)
 LLR & P Fee (Rs.) : 0 (Zero)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Deuce SC (Rs.) : 500 (Five Hundred only)
 Total Amount (Rs.) : 2,500 (Two Thousand Five Hundred only)

280220190503043

Bachhi Singh
3/5/19

2-62337



Yashwanth Singh
315119

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Do not write or type below this line

Bachhi Singh
DIRECTOR

0011123672

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website 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.



(2)

SMT. NIBHA SINGH wife of Sri Mithilesh Kumar Singh , resident of Hari Om Nagar , Ram Jaipal Path , Near Ambedkar Dental College , P.S. - Rupaspur , P.O. - Danapur , District - Patna - 801503 , Indian citizen hereinafter referred to as "**THE LAND OWNER**" (which expression shall unless repugnant to the context, or meaning there to shall mean and include their administrators, legal representatives , heirs, assigns or successors-in-interest) of the **FIRST PART**.

Mob. No. 9431864694

PAN -- AZAPS 6588G

AND

SILVER POINT CONSTRUCTION PVT. LTD. a company registered under Indian Company Act 1956 , bearing its Registration No. U45200BR2012PTC018267 , having its registered Office at - Pratap Palace, Krishi Nagar , A.G. Colony , Patna , represented through its Director **Smt. Bachchi Singh** D/O Late Awadhesh Kumar Singh , resident of Flat No. 506, Pratap Palace , Krishi Nagar , A.G. Colony , Patna , hereinafter referred to as **BUILDER/ DEVELOPER** (which terms and expression shall unless it be repugnant to be context or meaning thereof mean and include its administrators , successors - in - office and assigns) of the **SECOND PART**.

Mob 9304188511

WHEREAS , the land owner Smt. Nibha Singh along with other three purchaser namely Sri Virendra Kumar son of Sri Paras Nath Singh and Smt. Bachhi Singh wife of Sri Manoj Kumar Singh and Smt. Nutan wife of Sri Rabindra Kumar has acquired and purchased an area measuring 11.67 Kathas jointly through Deed of Absolute Sale duly executed on 29-03-2011 from Sri Premchand Singh son of Late Sheodhar Singh , resident of Nasariganj , P.S. Danapur , District Patna , which has been registered at the Office of Sub Registrar , Danapur , bearing its Book No. I , Vol. No. 62, Page No. 270 to 278 , Deed No. 3762 , Serial No. 4426 , CD No. 10 for 2011 and according to said Deed of Sale all purchaser has 1/4 undivided share i.e. 2.9175 Kathas

Nibha Singh
315119

Bachchi Singh
215119



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
4/19/2020
DIRECTOR

(3)

each and according to his share Sri Virendra Kumar aforesaid has exchanged his property through through Deed of Exchange executed on 20-02-2013, which has been registered in Book No. I, Vol. No. 26, Page No. 80 to 89, Deed No. 1465, CD No. 04 of 2013 at the Office of Sub Registrar Danapur, Patna and accordingly the land owner has her own purchased share measuring 2.9175 Kathas and measuring 0.9725 Kathas through Deed of exchange and since date of above purchaser and exchange the land owner is seized and possessed of and is owner of an area 3.89 Kathas or other wise was and is sufficiently entitled to the free hold to the schedule here in written (hereinafter for the sake of brevity referred to as the "said property").

Milna Singh
315119

AND WHEREAS, It is further represented and declared by the Land Owner:-

- (i) That the said property is under her exclusive possession with valid, clear and marketable, right, title and interest free from all encumbrances to the extent of 3.89 Kathas and she is competent to transfer and convey the whole or part of the said property.
- (ii) That she have not created any encumbrance on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave and licence, permission, charges, inheritance or any other encumbrances whatsoever.
- (iii) That no notice or notification for acquisition/requisition under any of the statute of the past or presently in force, have been received, served upon the land owners or passed by the P.R.D.A., the P.M.C., Income Tax Department or any other Government authority, for acquisition or requisition of the said property or any part thereof.

Bachchi Singh
315119



FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
11/9/2020
DIRECTOR

(4)

- (iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notices petitions, or adjudication orders affecting the said property or any part thereof.
- (v) That apart from the Land Owner, none else is entitled to or has any share, right, title or 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 whatsoever.
- (vi) That the Land Owner is not Benamidar or trustee for anyone in respect or the said property or any part thereof.
- (vii) That the Land Owner has not entered into in the past in any agreement for sale or development of the said property or any part thereof nor have made any agreement with anyone whatsoever regarding the said property or any part thereof.

Nand Lal Singh

31/5/19

AND WHEREAS the Land Owner is interested in getting a multistoried residential building complex developed and constructed on the said property and acquiring super built up area in the shape of 50% in residential flats , 50% parking spaces , common right in roof space and in other any construction made by the Developer or its equivalent value as consideration for the value of land of the "said property" when conveyed by the Land Owners to the Developer/Firm.

Bachchi Singh
31/5/19

AND WHEREAS the aforesaid developer offered to develop and construct at it's own cost, a multi-storied residential building on the said property of the Land owner (hereinafter referred to as the said building) and the Land owner being desirous to acquire flats and other Super built up areas



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
4/9/2020
DIRECTOR

(5)

of the said building as consideration for the said property to be conveyed by the land owner to Developer. And the land owner under perfect condition of his body and mind and without any undue influence and pressure from any side has agreed to convey to the Developer the area of land morefully described in the Schedule-I hereunder to develop and construct multistoried residential flats and car parking spaces over the said piece of land at the entire cost of Developer.

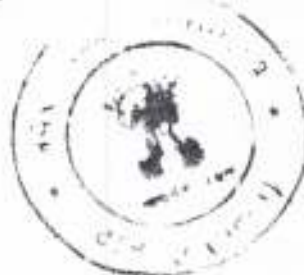
AND WHEREAS as a result of the negotiations between the parties hereto and on the representation and declarations made by the land owner as herein recorded an Agreement for Development of the said property by the aforesaid Developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

1. The above named land owner hereby appoints the aforesaid Developer, as the Developer of the said property and irrevocably grants to the said Developer, who hereby accepts from the Land Owner exclusive right and licence to develop the said property in the scheduled property hereunder written in the manner and on the terms and conditions and stipulations hereinafter mentioned.
2. The super built-up areas as per sanctioned map do not include saleable parking spaces whether open or covered which will be shared by the Land Owner and the Developer /Firm on the same proportion as that of super built up area.

Nulha Singh
3/5/19

Bachchi Singh
3/5/19



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
4/9/2020
DIRECTOR

(6)

2.1. The Developer shall construct the building complex according to sanction plan, which has already been sanctioned by D.M.C. bearing its Plan Case No. 153/18-19 dated 27-03-2019 and as per its standard specifications annexed hereto which forms part of this Development Agreement.

3. The both the parties have agreed to sell, convey, transfer and/or assign their respective share in building.

4. As consideration for 50% (Fifty percent) of the undivided share in the said property shall be conveyed / transferred by the Developer to the land owner or it's nominees, the developer agrees to deliver and give possession to the Land Owner 50% (Fifty percent) of the total super built up area of the said building to be constructed over the land detailed hereinafter mentioned in Schedule- I by the Developer at his own cost hereinafter called as the land owner's area.

5. The Developer and / or it's nominees and Land Owner and/or her nomines shall solely and exclusively be entitled to have absolute right, marketable 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 person, Association of Persons, Firm, Body Co-operative Societies, Government agencies etc. On such terms and conditions as may be decided by the Developer and land owner. Both the parties shall have no objection whatsoever to such transfer convey, grant, otherwise alienation of their interest in respective share.

6. The Developer agrees to construct, and give possession of the Owner's Area to the Land Owner up to 11-04-2022 with a further grace period of six months. If the Developer fails to hand over the land owner's

Wibha Singh
31/5/19

Bachchi Singh
31/5/19



FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
4/9/2022
DIRECTOR

(7)

share to the Land owner up to the said grace period then Developer shall have to pay penalty @ Rs. 5/-per Sq.Ft. per month of super built up area in the share of Land owner.

7. The Land Owner shall at no time demand further any sum or premium or any interest in any deal regarding sale of developer's area and the Land Owner shall execute all such deeds and documents as may be required by the Developer in this regard.

8. That this Deed of Development Agreement shall never be deemed to constitute a partnership of any kind between the parties hereto.

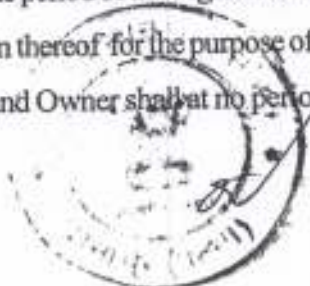
9. The Land Owner hereby from the date of this agreement grants, exclusive right and licence to the Developer to take up and proceed with the Development, planning, and construction of the said building in terms of this Agreement and hand over vacant possession of the said property more fully described in schedule hereunder written. This licence granted to the Developer by the Land Owner shall be as contemplated in section 60 of the Indian Easement Act, 1882.

9.1 It is agreed that any Agreement made or entered into at any time by the Land Owner in breach of or violation of the terms and conditions of this Development Agreement shall be null and void and not maintainable in courts of law.

9.2 The Land Owner hereby irrevocably undertakes not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said property or any part thereof during the period of this Agreement save and except putting the Developer in possession thereof for the purpose of Development pursuant to this Agreement. The Land Owner shall at no period of time during the

Nilu Singh
3/5/19

Bachhi Singh
3/5/19



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachhi Singh
4/9/2020
DIRECTOR

(8)

currency of this Agreement try or right to dispossess the Developer from the property aforesaid.

9.3 The Developer shall develop the said property in it's own name and account and at it's own cost and shall alone be responsible for the development of the said property and neither the Land Owner nor any person(s) claiming through the owner shall have any right or interest in the development of the said property except in relation to the land owner's area.

Nirvix Singh
31/5/19

9.4 The Land Owner shall take all steps for vacating existing settlers, tenants etc., if any , from the said property and all costs involved or compensations payable in any form for such vacation shall be to the account of and shall be paid by the Land Owner on his own account and the Developer shall not in any way be responsible for the same.

9.5 The Developer shall be in possession of the said property and shall be free to do all acts, deeds and things required for development, and construction of the said building at the Developer's own cost and expenses in terms of this Development Agreement.

Bachchi Singh
21/5/19

9.6 The Developer shall be entitled to develop the said property and construct thereon one or more buildings or partly over the said property or partly over the adjoining plots of another land owner consisting of dwelling units, flats, parking spaces and other structures in accordance with building plan sanctioned by the D.M.C.

9.7 The Developer shall be entitled to enter into agreement for sale or otherwise allot flats, parking spaces and other tenements comprised in the Developer's area in the said Building of the total super built up area and which does not form part of the land owner's area. Whenever required by the Developer.



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
4/9/2020
DIRECTOR

(9)

10. **The Developer further undertakes:-**

10.1 That it will not do any act of commission, omission, expressly or impliedly directly or indirectly by which the Land Owner right, title and interest over the said property may in any manner be adversely affected until the Developer has given delivery of possession of the Land Owner's Area to the Land Owner.

10.2 That it will indemnify the land owner and shall always keep his indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any working artisan, or invitees or other person on the property whether in the employment of the Developer or not while in or upon the said property during the period of construction of the said building thereon and the Developer shall take out an insurance for this purpose.

10.3 That the Developer shall not create any charge or encumbrance over the said property for its own benefit without the express and written consent of the Land Owner.

10.4 During the construction of the said Building, the Developer may require to create equitable or any legal mortgage of the land and the construction thereon for obtaining loan or for the individual purchasers of flats the Developer shall mortgage only his proportionate share in the built up area and/or land. In such an event, the owners, if required, shall join the Developer in creation of such mortgages on terms to be mutually agreed. However the Developer affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the said property or creating charges on the said property (land and building under construction) shall exclusively be invested for construction and development of the said building only and such moneys shall not be diverted in any other project work or any other purpose of the

Nikhil Singh
31/5/19

Bachchi Singh
31/5/19



FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
4/9/2020
DIRECTOR

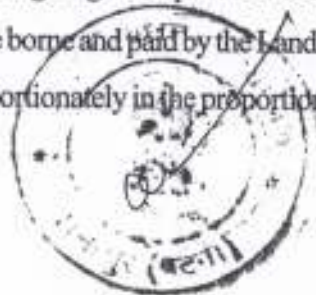
Developer. In case the loan obtained from bank or from any Financial Institution is not repaid by the Developer, the same will be realised from share in built up area of the Developer. The Land Owner's area will remain free from encumbrance and the Land owner shall not be responsible for any loans taken by the Developer.

11. The Land Owner will deliver to the Developer and/or its duly authorised Advocate all original title deeds, documents and papers relating to the said property for complete examination of the Land Owner's title thereto and the Land Owner agree to co-operate with the Developer in such examination of Land Owner's title and to answer and/or comply with all reasonable requisition that may be the Developer and/or its Advocate in this regard.

11.1 In any event the Land Owner without prejudice to the foregoing declarations agrees and undertakes to remove all the obstacles and clear all outstanding, doubts, or defects, save as hereinabove provided at his own cost so as to ultimately vest the said property in the Developer to the extent of its share or its nominees free from all encumbrances and defects whatsoever

11.2 All outgoing including municipal tax and other charges in respect of the said property on the existing land shall be borne and paid by the Land Owner till the date of execution of this Deed of Development Agreement, if any, and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land Owner's area to the Land Owner.

11.3 After delivery of the Land Owner's area in shape of consideration to the Land Owner all outgoing in respect of the said property and the said building thereon shall be borne and paid by the Land Owner and the Developer and their nominees proportionately in the proportion of their respective shares



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
DIRECTOR
4/9/2020

Nitkuha Singh
315/19

Bachchi Singh
3/5/19

(11)

in the total built up area (the word proportionately with all its cognate variations whenever used in these presents shall mean the proportion in which the parties hereto and/or their nominees acquiring portions of the building are entitled to the covered areas in the building).

12. Upon delivery of possession of the Land Owner's Area to the land owner by the Developer and subject to the other terms and conditions contained herein before at such earlier time as may be mutually agreed upon, the Land Owner shall execute and convey the said property in favour of the Developer or its nominees/assigns including a Co-operative Housing Society or Association of persons or Body corporate etc. In default of the Land Owner's executing such transfer/conveyance for such other deeds as may be deemed necessary by the Developer. The Developer shall act as true and lawful Attorney of land owner to act jointly and severally, to apply for and obtain income tax Clearance Certificates, Urban land clearance and all other permissions and approvals as may be necessary for and on behalf of and in the name of the Land Owner and also to execute, present and admit execution of the said documents of transfer/conveyance before the Registration authority and to do all acts, deeds as may be deemed necessary by the Developer and/or its nominees.

13. The Developer / Land Owner shall form as may deem proper, a Co-operative Housing Society / Association of persons / Body Corporate, of all the persons owning tenements in the said building. The Land Owner and their nominees shall become members of such an organisation formed by the Developer and the Land Owner, his nominees, respective agents, servants, licences, tenants, etc. shall be bound to abide by the rule and regulations as be framed by such organisation from time to time and they shall be bound to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex. But however the land owner shall

Nikhil Singh
31/5/19

Bachchi Singh
3/5/19



FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
4/9/2020
DIRECTOR

not be liable to pay any cost for formation of such Co-operative Housing Society / Association of persons / Body Corporate.

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 finalised by the Developer and Land Owner. The Land Owner and his nominees shall be bound to hold and own portions of the Land Owner's share in shape of above consideration on the same terms and conditions as be contained in the aforesaid standard Agreement and to execute similar agreements.

Nichhansingh
3/5/19

14. Both the Land Owner and the Developer will always be jointly entitled to all permissible further vertical and / or horizontal development exploitation of the said property and building thereon even if all the flats are sold / transferred 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 but excluding area to be condoned on the basic of revised plan for submission to D.M.C.

Bachchi Singh
3/5/19

15. 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 fees and other Registration charges.

16. All the construction materials which has to be used, purchased or procured from standard company or of standard make or from approved quarry (quarry duly approved by State Public Works Department). The builder has not raise any objection, if Land owner want to inspect the material in consultation with the builder consultant or Project Engineer of the said project.



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
DIRECTOR 4/1/2020

(13)

17. That in case of any dispute or difference between the parties arising out of or relating to this development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration Act, 1940, as amended from time to time. Finally the Court situated in Patna is the only last and final forum binding upon the parties.

Nilisha Singh
315119

SCHEDULE OF PROPERTY

All that piece and parcel of land measuring approximately measuring 3.89 Kathas (undivided) . situated at Rustampur Shahpur @ Sikandarpur , which is located in the East of Modi Plastic , Revenue thana No. 17 (Seventeen) , Survey Thana Danapur , Sub Registry Danapur , Sadar Registry office and District Patna, bearing it's Tauzi No. 5854 (Five Thousand Eight Hundred Fifty Four) , Khata No. 177 (One Hundred Seventy Seven) , Survey Plot No. 526 (Five Hundred Twenty Six) , Part , within limits of Nagar Parishad Danapur along with Boundary Wall and bounded as under:-

Bachchi Singh
315119

BOUNDARY

North :- Sri Lakshmi Pandit
South :- Part Plot No. 526
East :- Sri Bishwa Nath Singh and Sri Shiv Nath Singh
West :- Branch Road

Total Value of property is Rs. 79,02,000/- Rupees Seventy Nine Lakh Two Thousand only and Value of Boundary Wall is Rs. 1,00,000/- Rupees One Lakh only total Rs. 80,02,000/- Rupees Eighty Lakh Two Thousand only.

SPECIFICATION

Sturcture

Foundation : Group Pile Foundation (As Per design)
Super Structure : R.C.C. framed structure (As per design)
Walls : 125mm thick Brick wall as filler wall
Roof : R.C.C Roof slab as per design



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
4/17/2020
DIRECTOR

(14)

Structure Designed with Selsmic consideration for zone IV as per 15 code

Wall Finishes

- Internal : Plaster of Paris over cement mortar plaster
External : Exclusive Designed classical exteriors finished in wall putty over water proof primer over cement mortar plaster.

Flooring

- Flat Area : Vitrified Tiles
Common Area : Ceramic Tiles
Stairs : Marble / Kota Stone/Granite
Parking : Ceramic Tiles / Checker Tiles / Interlocking Pavements
Campus : Interlocking Pavements / Checkers Tiles

Roof Terrace

Leak Proofing

and Thermal resistance : Grouting of cement stury mixed with water proofing material and IPS Flooring over brick

Toilets

- Walls : Glazed ceramic Tiles of Standard make up to height of 7 ft.
Flooring : Anti Skid Ceramic Tiles Standard make
Plumbing : CPVC plumbing with hot and cold supply arrangements

Niulra Singh
315/19

Bachchi Singh
315/19



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
4/9/2020

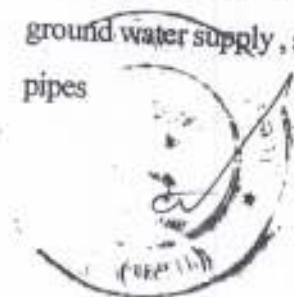
DIRECTOR

(15)

- Fittings : C.P. Fitting with wall mexer and shower
Sanitary Ware : Hindware/Parryware/Hindustan / Standard make
- Kitchen**
Flooring : Anti Skid Ceramic Tiles of Standard make
Platform : A Working Platform with green marble top and Branded Steel Sink
Walls : Glazed Ceramic Tiles of Standard make up to 2ft. above working platform
- Windows**
Doors : Fully Glazed Aluminium Window
Electricals : Flush Door in Salwood Chawkhat
- : All electrical wiring in concealed conduit with copper wires of standard make
Anchor Switches
Power Point in all room
T.V. point and Phone points in Drawing Room and Master Bed Room.
- Facilites and Amenities**
Generator : Generator for stand by power supply in flats as well as in common area and water supply purpose.
Water Supply : Round the Clock water supply throught own arrangements.
Security : 24 hours internal security through owners Association
Car Parking : Separate Car Parking for each Flat
Service : Spacious driveway and clean campus with under ground water supply , sewerage and electric pipes

Mitthas Singh
31/5/19

Bachhi Singh
31/5/19



FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachhi Singh
4/9/2020
DIRECTOR

- Fire Fighting** : Fully equipped with fire fighting arrangements.
- Intercom** : Close Circuit Security System for each Flat
- Lift** : Lift of Standard Make.

IN WITNESS WHEREOF the parties have set their respective hands on the DEED OF DEVELOPMENT AGREEMENT after understanding the full impart and facts of this deed before witnesses below on the day, month and year as stated above.

SIGNATURE OF LAND OWNER

WITNESSES:-

1- मनाज अण्डे
 पिता - शिला लाल खलसा
 कोठी नं 154 एला-1
 31/5/19

Nalhasingh
 315119

SIGNATURE OF DEVELOPER

2- शिवशिला कुमा
 पिता - लाल शिव शिवशिला
 कोठी नं 154 एला-1
 31/5/19

Bachhi Singh
 315119

शिवशिला कुमा
 कोठी नं 154 एला-1
 Nalhasingh
 315119

DRAFTED BY:-

Ravindra Kumar
 near al ghat
 Danapur Patna
 X. N. 256/02



FOR SILVERPOINT CONSTRUCTION PVT. LTD.
 Bachhi Singh
 21/9/2020
 DIRECTOR

Endorsement of Certificate of Admissibility

Under Rule 51 duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or II A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 160040/-	Amt. Paid By N.J Stamp Paper	Rs. 0/-
Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 180540/-

Registration Fee							LLR + Proc Fee		Service Charge	
A.	20000	C	0	H1b	0	K1a	0	L1	0	500
AB	0	D	0	H2	0	K1b	0	L11	0	
A9	0	DD	0	I	0	K1c	0	Mb	0	
A10	0	F	0	J1	0	K2	0	Na	0	
E	0	H1a	0	J2	0	II	0		0	
TOTAL-									20000	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500

Date: 14/05/2019

✓
Registering Officer
Danapur

Endorsement under section 52

Admitted for registration at Registration Office, Danapur on Friday, 03rd May 2019 by Nibha Singh S/O Mithlesh Singh by profession Others Status: Executant

Nibhasingh
145119

Signature/L.T.I. of Presentant

Date: 14/05/2019

✓
Registering Officer
Danapur

Endorsement under section 58

Instrument is admitted by those Executants and Identified by the person (Identified by 'Manoj Kumar' age '39' Sex 'M' S/O 'Babu Sao', resident of 'Basudeo Prasad Boring Road, Patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date: 14/05/2019

✓
Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book I Volume No. 123 on pages on 278-296, for the year 2019 and in CD volume No. CD 19 year 2019. The document no. is printed on the Front Page of the document.

Date: 14/05/2019

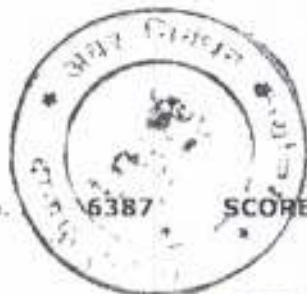
Deed No.: 6237

Year: 2019

S.No.: 6387

SCORE Ver.4.1

Deed No. and No.: 6119



✓
Registering Officer
Danapur

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
4/19/2020
DIRECTOR

5/14/2019

JANUJ KUMAR
SAC, RAJU SAO
SRIJEE PRASAD BORA
IGM-PATNA

Vehicle No. 01-03-1378
Date of Issue 01-05-2019
Class of Vehicle
Vehicle Class
Issue Date 01-05-2019

Valid Till

01-05-2019

Valid Till

For use in the following
State throughout India
Type of Vehicle: MCVN - Only

Janhvi Kumar
3/5/19

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
4/9/2020
DIRECTOR

