Serial No. 4573 Circle:-:Danapur Book No. :- 1 Deed No. 4418

Serial No. 4573 Deed No. 4418

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

This document was presented for registration on **04/04/2019** by **Kiran**
A stamp duty of Rs. **198400**/- and other fees of Rs. **21000**/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. **4418** in Book No. **1**, Volume No. **87** on pages from **555** to **575** and has been preserved in total **21** pages in C.D. No. **14** / Year **2019**

Signature with Date
(**Aparna Shiva**)
Registering Officer, **Danapur**

Date: 04/04/2019 Token No: 4803 /2019

Scanned by

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 4th day of April 2019,

BETWEEN

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
DIRECTOR

Bachchi Singh
4.4.19

Executant Chitranjan Kumar

Sig. चित रंजन कुमार
4/4/19

Executant Deb Nirmalya Ghosh

Sig. Deb Ghosh
04/04/2019

Presented By Kiran

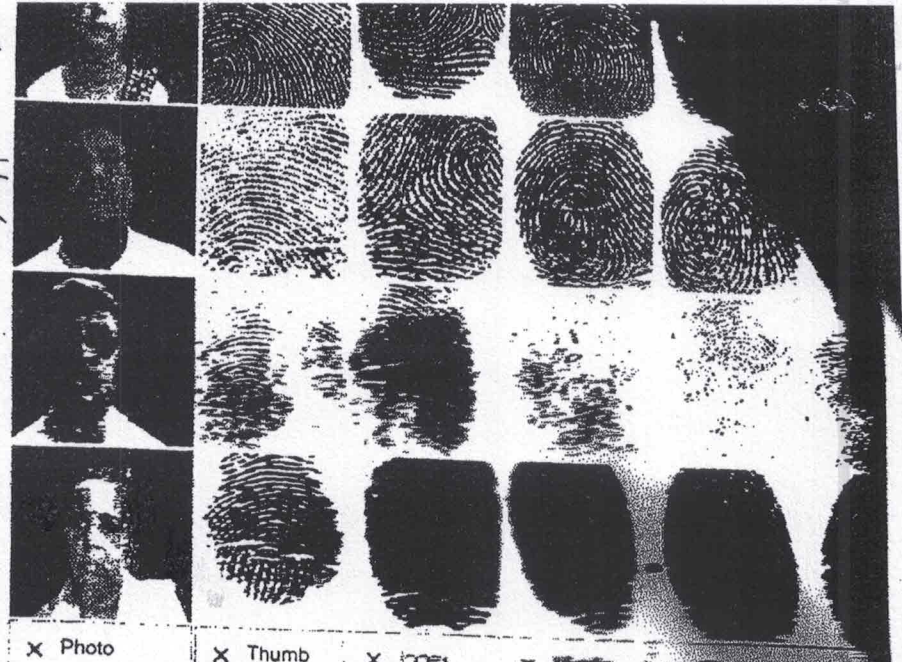
Sig. Kiran
4.4.2019

Executant Kiran

Sig. Kiran
4.4.2019

Identified By Manoj Kumar

Sig. Manoj Kumar
4/4/19



× Photo × Thumb × Index × Middle







Kiran
4.4.2019

PAYMENT DETAIL		
BANK Name	:	SBI
Branch	:	

Tax ID (If any)	:	
Unique Id	:	
Name	:	SILVER POINT CONSTRUCTION PVT.
Address	:	PRATAP PALACE KRISHI NAGAR, A.G. [illegible] PATNA

PAYER DETAILS		
Total Amount :		Rupees Two Lac Eighteen Thousand Four Hun

R00290080000006-00-01-LANDLORD REVENUE AND PROCESSING FEE	
R00300310400001-75-49-FEES FOR REGISTERING DOCUMENTS	
R00300210300001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENT	

ACCOUNT HEAD DETAILS		PAY AMOUNT
Treasury	: Danapur	
Financial Year	: 2018-2019	198400.00
Office Name	: Danapur	20000.00
Department	: Registration, Excise & Prohibition Depart	0.00
GRN	: BHR201904036047M	218400.00
Valid Upto	: 18/04/2019	

FOR USE IN RECEIVING BANK

CIN	null	REF No	CP0276427

Date & Time : 03/04/2019 01:21:19 PM

Scroll No & Date :

DEPOSIT / PAY-IN SLIP

State Bank of India

Branch

Name

Tel. No.

Amount in Words

Rupees

Cash/Cheque No./Date of Bank & Branch

SWOT Pending

Toll Free No. 24 Hours Call Centre
No: 1800425 3800, 18001122 11

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh

DIRECTOR

1. **SMT. KIRAN** D/O Late Amarnath Singh, resident of 20, Niti Bagh Colony , Lohia Path , Near Jagdeo Path , P.S. Rupaspur , P.O. B.V. College , District - Patna -- Owner of an area measuring 12.4 Dec.
   Mob. No. **9431200651**
   PAN -- AIMPK 4716F



2. **SRI DEB NIRMALYA GHOSH** son of Late Prosad Chandra Ghosh , resident of -403, Shakuntala Apartment , Kavi Raman Path Nageshwar Colony , P.S. - Budha Colony , P.O. - G.P.O. , District Patna , **Owner of 6.2 Dec.**
   Mob. No. **7765803660**
   PAN -- ADGPG 3910Q



3. **SRI CHITRANJAN KUMAR** son of Late Nitya Nand Sharma resident of Korjee , P.S. - Phulwarisharif , P.O. Mahamadpur , via Khagaul , District - Patna , Owner of 6.2 Dec.
   Mob. No. **9955666626**
   PAN-- AHLPK 4036C

all are 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**.

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,

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
DIRECTOR

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**.

WHEREAS , the land owners have acquired and purchased a piece of residential land in above mentioned manner through sale deed executed on 25-11-2011 from Smt. Annu Kumari D/O Sri Basanti Jha , resident of vill. Katka , P.S. Singhwada , District - Darbhanga , which has been registered in Book No. I Vol. No. 153 , Page No. 229 to 238, Deed No. 9269 , CD No. 24 of 2011 at the Office of Sub Registrar Danapur, Patna and since date of above purchase the land owners are seized and possessed of and are owners of 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**").

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

(i) That the said property is under their exclusive possession with valid, clear and marketable, right, title and interest free from all encumbrances to the extent of **24.8** Dec. and they are competent to transfer and convey the whole or part of the said property.

(ii) That they have not created any encumbrance on the said property or any part thereof by way of sale, mortgage, exchange, lease,

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
DIRECTOR

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.

(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 Owners, 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 Owners are not Benamidar or~~ trustee for anyone in respect or the said property or any part thereof.

(vii) That the Land Owners have 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.

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Director

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Balchi Singh
DIRECTOR

AND WHEREAS the Land Owners are 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 Develooper 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.

AND WHEREAS the aforesaid developer/Firm offered to develop and construct at it's own cost, a multi-storied residential building on the said property of the Land owners (hereinafter referred to as the said **building**) and the Land owners being desirous to acquire flats and other Super built up areas of the said building as consideration for the said property to be conveyed by the land owners to Developer. And the land owners under perfect condition of their body and mind and without any undue influence and pressure from any side has agreed to convey to the Developer/Firm 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/Firm.

AND WHEREAS as a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners 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.

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
DIRECTOR

Director

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

1. The above named land owners 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 Owners 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 Developer shall submit a building plan to D.M.C. for maximum F.A.R. with lift. But as per instructions of Land owner , the plan submitted to D.M.C. may be accordingly revised to suit the norms of D.M.C.

2.1. The above super built-up areas do not include saleable parking spaces whether open or covered which will be shared by the Land Owners and the Developer /Firm on the same proportion as that of super built up area.

2.2. The Developer /Firm shall construct the building complex as per its standard specifications annexed hereto which forms part of this Development Agreement.

3. Immediately after the execution of this Development Agreement, the Developer shall proceed expeditiously with preparation of the plans and drawings for the said Building/complex.

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Bachchi Singh

DIRECTOR

3.1 The Developer shall obtain consent/approval in writing from the Land Owners for the plans of the said Building before submitting the same for sanction to D.M.C. and/or any other local Authorities.

3.2 The Land Owners shall have no objection if the aforesaid building plans are submitted to the local authority and the same or any other permission, approvals are obtained in their name and they agree to sign all such papers that may be deemed necessary by the Developer the same. However, all fees, costs, charges, and expenses relating to such approvals/sanction shall be borne by the Developer.

3.3 The Developer shall be entitled to make all necessary corrections, alterations and revisions in the aforesaid plan, which may be required by the Nagar Parishad Danapur for approval of the said building plans.

4. The Land Owners agree to sell, convey, transfer and/or assign, to the Developerand/or (its nominees(s) including a Co-operative Housing Society, Association of persons, Firm Body Corporate etc.) free from attachments, charges, and encumbrances their, undivided share in the said property at and for consideration and on the terms and conditions mentioned hereinafter.

5. As consideration for **50% (Fifty percent)** of the undivided share in the said property shall be conveyed / transferred by the Developer to the land owners or it's nominees, in terms of clause 4 above, the developer agrees to deliver and give possession to the Land Owners **50% (Fifty percent)** of

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Bachchi Singh
DIRECTOR

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.**

6. The Developer and / or it's nominees 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. The land owners or his administrator/legal representatives assigns, heirs or successor in interest shall have no objection what soever to such transfer convey , grant , otherwise alienation of their interest by the developer.

7. The Developer agrees to construct, and give possession of the Owner's Area to the Land Owners within a period of **3 years (Three years)** from the date of the plan is sanctioned by the D.M.C. with a further grace period of six months. This period will be subject to force major and such happenings as fire, tempest, accident exceptionally inclement weather, rioting etc. and any other act of God. If there is any further delay beyond control aforesaid total period in giving delivery of possession of the Owner's area without any of the aforesaid reasons.

8. The Land Owners shall at no time demand further any sum or premium or any interest in any deal regarding sale of developer's area and the

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Bachchi Singh
DIRECTOR

For SILVERPOINT CONSTRUCTION PVT LTD
Bachchi Singh

Land Owners shall execute all such deeds and documents as may be required by the Developer in this regard.

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

9. The Land Owners 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 Owners 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 Owners~~ 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 Owners shall at no period of time during the currency of this Agreement try or right to dispossess the Developer from the property aforesaid.

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Bachchi Singh

DIRECTOR

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 Owners nor any person(s) claiming through the owners shall have any right or interest in the development of the said property except in relation to the land owner's area.

9.4. The Land Owners 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 Owners on their own account and the Developer shall not in any way be responsible for the same.

9.5. After the date of approval of plan by D.M.C. the Developer shall be deemed to 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.

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 owners 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

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Bachchi Singh
DIRECTOR

Director

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.

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 Owners 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 Owners.

10.2. That it will indemnify the land owners and shall always keep them 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 Owners.

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

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Bachchi Singh

DIRECTOR

Bachchi Singh
Director

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

11. The Land Owners 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 Owners 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 Owners without prejudice to the foregoing declarations agrees and undertakes to remove all the obstacles and clear all outstandings, doubts, or defects, save as hereinabove provided at their own cost so as to ultimately vest the said property in the Developer to the extent of its share or it's nominees free from all encumbrances and defects whatsoever

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DIRECTOR

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 Owners 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 Owners.

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

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Bachchi Singh
DIRECTOR

Bachchi Singh
Director

the name of the Land Owners 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 Owners 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 Owners and their nominees shall become members of such an organisation formed by the Developer and the Land Owners , their 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 owners shall 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 Owners. The Land Owners and their 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.

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
DIRECTOR

For SILVER POINT CONSTRUCTION PVT. LTD.

14. Both the Land Owners 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 exeluding area to be condoned on the basic of revised plan for submission to D.M.C.

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 owners want to inspect the material in consultation with the builder consultant or Project Engineer of the said project.

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.

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
DIRECTOR

SCHEDULE OF PROPERTY

All that piece and parcel of land measuring approximately measuring 24.8 **Dec.** . situated at **Kothwan** , Revenue thana No. **37** (Thirty Seven) , Survey Thana Danapur , present P.S. - Khagaul , Sub Registry Danapur , Sadar Registry office and District Patna, bearing it's Tauzi No. **18** (Eighteen) , Khata No. **51** (Fiftey One) , Survey Plot No. **368** (Three Hundred Sixty Eight) , Part , within limits of Nagar Parishad Danapur and bounded as under:-

BOUNDARY

North	:-	Sri Dharmraj Singh and Sri Nanda Singh
South	:-	Survey Ahar (Branch Road)
East	:-	Part Plot No. 368 Sri Paras Nath Singh
West	:-	Part Plot No. 368 and 367 Sri Dhananjay Prasad Ambasth son of Sri Ram Bahadur Lal

Total Value of property is Rs. **99,20,000/- Rupees Ninety Nine Lakh Twenty Thousand** only.

Sturcture

Foundation	:	Group Pile Foundation (As Per design)
Super Structure	:	R.C.C. framed structure (As per design)
Walls	:	125 mm thick Brick wall as filter wall
Roof	:	R.C.C Roof slab as per design
		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 weather coat over water proof primer over cement mortar plaster.

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh

DIRECTOR

Wall Finishes

Internal	:	Plaster of Paris over cement mortar plaster
External	:	Exclusive Designed classical exteriors finished in weather coat 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 resistence	:	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
Fittings	:	C.P. Fitting with wall mexer and shower
Sanitary Ware	:	Hindware/Parryware/Hindustan / Standard make

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh

DIRECTOR

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 : Fully Glazed Aluminium Window

Doors : Flush Door in Salwood Chawkhat

Electricals : All electrical wiring in concealed conduit with copper wires of standard make
Anchor Switches
Power Point in all room
T.V. 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 throgh 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 , sewarage and electric pipes

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
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 OWNERS

1. 4.4.2019
2. 4/4/19
3. 4/4/19

WITNESSES :-

1- 4/4/19

2- Subodh Kumar
S/o Suryadev Jha
East Panchshil
Nagar P.S. Danapur
Patna
4/4/19

SIGNATURE OF DEVELOPER

Bachchi Singh
Director
4.4.19

DRAFTED BY:-

Ravindra Kumar
Advocate
Danapur Patna
Dial 256/17

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
DIRECTOR

Endorsement of Certificate of Admissibility

der Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian 899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

ty paid under Indian Stamp Act	Rs. 198400/-	Amt.Paid By N.J Stamp Paper	Rs. 0/
mp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 219400/

Registration Fee

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

LLR + Proc Fee		Service Char
LLR	0	1000
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Registering Offic
Danapu

Date: 04/04/2019

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Thursday, 04th April 2019 by Kiran D/O- Late Amarnat Singh by profession Others. Status - Executant

Kiran
4.4.2019
Signature/L.T.I. of Presentant

Date:04/04/2019

Registering Office
Danapu

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Manoj Kumar' age '39' Sex 'M', 'S/O- Lal 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.

Registering Offic
Danap

Date : 04/04/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 87 on pages on 555 -575, for the year 2019 and stor in CD volume No. CD-14 year 2019 .The document no. is printed on the Front Page of the document.

Registering Offi
Dana

Date : 04/04/2019

Token No. : 4803 **Year : 2019** **S.No. : 4573** **SCORE Ver.4.1** **Deed No . :d No . : 44**

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
DIRECTOR

4/



Name : MANOJ KUMAR
S/W/D of : LAL BABU SAO
Address : BASUDEO PRASAD BORING ROAD PATNA

01-03-1978 DOB B+

Authorisation to drive the following vehicle class throughout India
Type of Vehicles : MCWG Only

Signature of Holder

Issued on : 01-03-2013

134386

Original LA : DTO,PATNA
Old DL No :
Date Of Issue : 01-03-2013
Class Of Vehicles :

Vehicle Class	Issue Date
MCWG	01-03-2013

Manoj Kumar

निबंधन कार्यालय

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi S

DIREC

Serial No. 5453 Circle:- Danapur

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR
Serial No. 5453

AC 073534

Deed No. 5986

Govt. of Bihar
Sub Registry Office, Danapur

Summary of Endorsement

This document was presented for registration on **24/04/2019** by **Bachchi Singh(Dir. Silver Point Construction Pvt Ltd)**

A Stamp Duty of Rs. **49600/-** and other Fees of Rs. **21500/-** 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. **5986** in Book No. **1**, Volume No. **120** on pages from **409** to **428** and has been preserved in total **20** pages in C.D. No. **19** / Year **2019**

Scanned

Signature with Date
(**Aparna Shiva**)
Registering Officer, Danapur

Token No: 5715 /2019



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 22

day of April 2019,

BETWEEN

Director
Bachchi Singh

दस्तावेज जाचँ

SILVER POINT CONSTRUCTION PVT. LTD.
Bachchi Singh

ype	Name	Photo	Thumb	Index	Middle	Ring
ant	Bachchi Singh(Dir. Silver Point Construction Pvt Ltd)	× Photo	× Thumb	× Index	× Middle	× Ring

Bachchi Singh
24/4/19

ed By Bachchi Singh(Dir. Silver Point Construction Pvt Ltd)




Bachchi Singh
24/4/19

tant Paras Nath Singh

× Photo × Thumb × Index

fied By Manoj Kumar



manoj kumar
24/4/19

CRE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2802astUP

पत्र (मुख्तारनामा) दारा सिंह
पुत्र स्व० रामजीत सिंह

निवासी है, ऐसा व्यक्ति ... के लिए ... अधिनियम, 1908 की धारा 33 उपधारा (1) के अधीन श्री अनिल कुमार को मेरा अभिकर्ता जारी किया जाता है।

अनुमोदित अभिकर्ता
4/24/20
कानपुर
24-4-19

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR02598596270780R
Certificate Issued Date	:	22-Apr-2019 01:34 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ DANAPUR SRO/ BR-PAT/ DNP
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0102938948909834R
Purchased by	:	SILVER POINT CONSTRUCTION PVT LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SILVER POINT CONSTRUCTION PVT LTD
Stamp Duty Paid By	:	SILVER POINT CONSTRUCTION PVT LTD
Stamp Duty Paid (Rs.)	:	48,600(Forty Eight Thousand Six Hundred only)
Reg. fee (Rs.)	:	21,000 (Twenty One Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	70,100 (Seventy Thousand One Hundred only)

भारत कोयला लिमिटेड
22/4/19
Bachchi Singh
Director 22/4/19

अवर निबंधन कार्यालय

Do not write or type below this line

0011123068

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
DIRECTOR

Void Void Void Void Void Void
Void Void Void Void Void Void

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

SRI PARAS NATH SINGH son of Late Ramjit Singh , resident of Khajpura , P.S. - Hawai Adda , P.O. - B.V. College , District - Patna - 800014 , 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**. Basant Mohalla Mob. No. 8340503056 Rukanpura P.S Kulaspur Patna

PAN -- AXBPS 6014Q

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**. M.No.9304188511

WHEREAS , the land owner has acquired and purchased a piece of residential land in above mentioned manner through sale deed executed on 25-11-2011 from ~~Smt. Annu Kumari~~ D/O Sri Basanti Jha , resident of vill. Katka , P.S. Singhwada , District - Darbhanga , which has been registered in Book No. I Vol. No. 153 , Page No. 229 to 238, Deed No. 9269 , CD No. 24 of 2011 at the Office of Sub Registrar Danapur, Patna and since date of above purchase the land owner is seized and possessed of and is owner of 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**").

For SILVER POINT CONSTRUCTION PVT. LTD.
Bachchi Singh
Director
22/4/19

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
DIRECTOR

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

(i) That the said property is under his exclusive possession with valid, clear and marketable, right, title and interest free from all encumbrances to the extent of **6.2** Dec. and he is competent to transfer and convey the whole or part of the said property.

(ii) That they 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.

(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.

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
DIRECTOR

(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.

Bachchi Singh 22/4/19

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 Develooper 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.

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 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.

22-4-19

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh

DIRECTOR

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 Developer shall submit a building plan to D.M.C. for maximum F.A.R. with lift. But as per instructions of Land owner , the plan submitted to D.M.C. may be accordingly revised to suit the norms of D.M.C.

2.1. The above super built-up areas 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.

2.2. The Developer /Firm shall construct the building complex as per its standard specifications annexed hereto which forms part of this Development Agreement.

Bachchi Singh
Director
22/4/19

For Silverpoint Construction Pvt. Ltd.

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
DIRECTOR

3. Immediately after the execution of this Development Agreement, the Developer shall proceed expeditiously with preparation of the plans and drawings for the said Building/complex.

3.1 The Developer shall obtain consent/approval in writing from the Land Owner for the plans of the said Building before submitting the same for sanction to D.M.C. and/or any other local Authorities.

3.2 The Land Owner shall have no objection if the aforesaid building plans are submitted to the local authority and the same or any other permission, approvals are obtained in his name and he agree to sign all such papers that may be deemed necessary by the Developer the same. However, all fees, costs, charges, and expenses relating to such approvals/sanction shall be borne by the Developer.

3.3 The Developer shall be entitled to make all necessary corrections, alterations and revisions in the aforesaid plan , which may be required by the Nagar Parishad Danapur for approval of the said building plans.

4. The Land Owner agree to sell, convey, transfer and/or assign, to the Developerand/or (its nominees(s) including a Co-operative Housing Society, Association of persons, Firm Body Corporate etc.) free from attachments, charges, and encumbrances his undivided share in the said property at and for consideration and on the terms and conditions mentioned hereinafter.

5. 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, in terms of clause 4 above, the developer agrees to deliver and give possession to the Land Owner **50% (Fifty percent)** of

Bachchi Singh 22/4/19

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
DIRECTOR

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~~.

6. The Developer and / or it's nominees 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. The land owner or his administrator/legal representatives assigns, heirs or successor in interest shall have no objection what soever to such transfer convey , grant , otherwise alienation of his interest by the developer.

Bachchi Singh Director 22/4/19

7. The Developer agrees to construct, and give possession of the Owner's Area to the Land Owner within a period of **3 years (Three years)** from the date of the plan is sanctioned by the D.M.C. with a further grace period of six months. This period will be subject to force major and such happenings as fire, tempest, accident ~~exceptionally inclement~~ weather, rioting etc. and any other act of God. If there is any further delay beyond control aforesaid total period in giving delivery of possession of the Owner's area without any of the aforesaid reasons.

22-4-19

8. 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.

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh

DIRECTOR

8.1. 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.

Bachchi Singh 22/4/19

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

22.4.19

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.

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh

DIRECTOR

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. After the date of approval of plan by D.M.C. the Developer shall be deemed to 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.

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.

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.

for SILVERPOINT CONSTRUCTION PVT. LTD.
Director 22/4/19

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
DIRECTOR

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.

Bachchi Singh 22/4/19

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

22-4-19

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
DIRECTOR

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 outstandings, 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 it's 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 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).

For SILVER POINT CONSTRUCTION PVT. LTD.

Director

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

DIRECTOR

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 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

Bachchi Singh 22/4/19

22-4-19

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh
DIRECTOR

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.

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 22/4/19

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.

22-4-19

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.

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh

DIRECTOR

SCHEDULE OF PROPERTY

All that piece and parcel of land measuring approximately measuring **6.2 Dec.** . situated at **Kothwan ,** Revenue thana No. **37** (Thirty Seven) , Survey Thana Danapur , present P.S. - Khagaul , Sub Registry Danapur , Sadar Registry office and District Patna, bearing it's Tauzi No. **18** (Eighteen) , Khata No. **51** (Fiftey One) , Survey Plot No. **368** (Three Hundred Sixty Eight) , Part , within limits of Nagar Parishad Danapur and bounded as under:-

BOUNDARY

North	:-	Sri Dharmraj Singh and Sri Nanda Singh
South	:-	Survey Ahar (Branch Road)
East	:-	Sri Ram Nath Singh , Sri Bishwanath Singh and Sri Sheo Nth Singh
West	:-	Part Plot No. 368 Smt. Kiran and others

Total Value of property is Rs. **24,80,000/- Rupees Twenty Four Lakh Eighty Thousand** only.

Sturcture

Foundation	:	Group Pile Foundation (As Per design)
Super Structure	:	R.C.C. framed structure (As per design)
Walls	:	125 mm thick Brick wall as filter wall
Roof	:	R.C.C Roof slab as per design
		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 weather coat over water proof primer over cement mortar plaster.

For SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
Director 22/4/19

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh
DIRECTOR

Wall Finishes

Internal	:	Plaster of Paris over cement mortar plaster
External	:	Exclusive Designed classical exteriors finished in weather coat 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 resistence	:	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
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

for SILVER POINT CONSTRUCTION PVT. LTD.
Director

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
DIRECTOR

Walls	:	Glazed Ceramic Tiles of Standard make up to 2ft. above working platform
Windows	:	Fully Glazed Aluminium Window
Doors	:	Flush Door in Salwood Chawkhat
Electricals	:	All electrical wiring in concealed conduit with copper wires of standard make Anchor Switches Power Point in all room T.V. 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 throgh 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 , sewarage and electric pipes
Fire Fighting	:	Fully equipped with fire fighting arrangements.
Intercom	:	Close Circuit Security System for each Flat
Lift	:	Lift of Standard Make.

Bachchi Singh 22/4/19

22-4-19

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh

DIRECTOR

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

भारत मालपोत 22.4.19

WITNESSES :-

1- Virendra Kumar
S/o Sri Paras Nath Singh 22.4.19
Vill :- Khajpura
P.O :- B.V. College
Dist :- Patna - 14
22.4.19

2- मनोज कुमार
पिता - श्री लाल बाबू प्रसाद
पो.ऑ. - 15 42 मी. - 1
22.4.19

SIGNATURE OF DEVELOPER

For SILVER POINT CONSTRUCTION PVT. LTD.
Bachchi Singh
Director 22/4/19

DRAFTED BY:-

Rajendra Kumar
Kadamkuan
Patna 22.4.19

Passed Presented & Kept
Para Sub Registrar

FOR SILVERPOINT CONSTRUCTION PVT. LTD.
Bachchi Singh.
DIRECTOR

under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian 1899, Schedule I or [illegible]. Also admissible under section 26(a) of the B. T. Act.
ument is kept pending for Commission

mp duty paid under Indian Stamp Act Rs. 49600/-
dd. Stamp duty paid under Municipal Act Rs. 0/-

Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Amt.paid through Bank Challan	Rs. 70100/-

Registration Fee

FEE PAID

A1	[illegible]	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	400	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		

TOTAL- 21000

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21500

LLR + Proc Fee		Service Charge
LLR	0	500
Proc.Fee	0	
Total	0	

Date: 24/04/2019

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Monday, 22nd April 2019 by Bachchi Singh(Dir. Silver Point Construction Pvt Ltd) D/O Late Awadhesh Kumar Singh by profession Business. Status - Claimant

Bachchi Singh
24/4/19

Signature/L.T.I. of Presentant

Date:24/04/2019

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Manoj Kumar' age '41' Sex M , S/O Lal Babu Sao', resident of 'Boring Road, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date: 24/04/2019

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Danapur in Book No. 1 Volume No. 120 on page no. 409 to 428 for the year 2019 Stored in CD Volume No. 19 , year 2019. The document no. is printed on the front Page of the document.

बिहार सरकार

SCORE 4.1

Date: 09/05/2019

Token No. : 5715 Year : 2019 S.No. : 5453 SCORE Ver.4.1

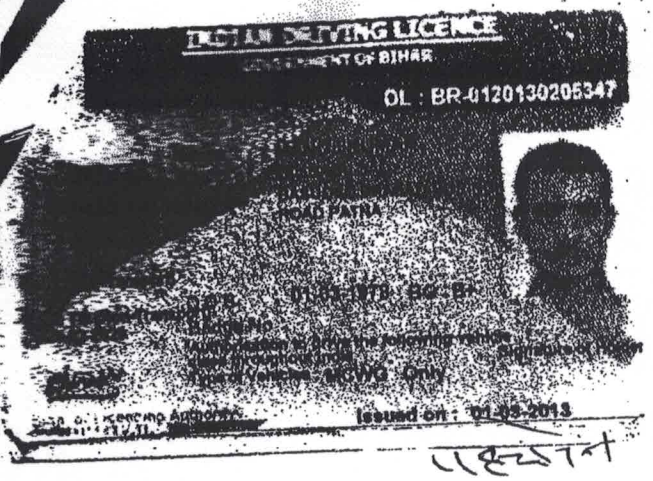
Registering Officer
Deed No . : 1 Danapur

DEED NO: 5986

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

4/24/20[illegible]
5/9/20[illegible]

Bachchi Singh
DIRECTOR



134386

DL : BR-0120130205347

Original LA : DTO,PATNA
Old DL No :
Date Of Issue : 01-03-2013
Class Of Vehicles:

Vehicle Class	Issue Date
MCWG	01-03-2013

महेश कुमार

Mahesh Kumar

FOR SILVERPOINT CONSTRUCTION PVT. LTD.

Bachchi Singh

DIRECTOR