Serial No. 7056 Circle:-:Patna

Book No. :- 1 Deed No. 6896



बिहार BIHAR

AH 941057

Serial No. 7056 Deed No. 6896

Govt. of Bihar
District Registry Office ,Patna
Summary of Endorsement

This document was presented for registration on 15/06/2021 by **Sudevi Jha**
A Stamp Duty of Rs. **264000**/- and other Fees of Rs. **21000**/- 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. **6896** in Book No. **1**, Volume No. **173** on pages from **445** to **468** and has been preserved in total **24** pages in C.D. No. **24** / Year **2021**

Date: 15/06/2021 Token No: 7243 /2021

Signature with Date
(**Satya Narayan Chaudhry**)
Registering Officer, **Patna**

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made and entered into at Patna this 15th day of June 2021 (Two thousand twenty one).

For Kutir Housing developers & consultants (P) Ltd.

Director 15/6/21

For Kutir Housing developers & consultants (P) Ltd.

Director

BETWEEN

Smt. Sudevi Jha w/o Shri Ramesh Jha, resident of Village Chandauli, P.S. - Belsand, Dist. Sitamarhi (Bihar). At present resident of Mahavir Nagar, Beur, Patna, hereinafter referred to as the owner which expression excluded by or repugnant to the context, mean and include their heirs, executors, administrators, legal representative successors and assigns of the ONE PART

m - 9006522686

AND

M/s Kutir Housing Developers and Consultants Pvt. Ltd., having its registered office at 13/1, Anandpuri Boring Road, Patna-l through its Director ***Mr. Ashok Kumar Sinha*** Son of Late R. S. Sahay resident of 13/1, Anandpuri Boring Road, Patna-l, hereinafter referred to as 'Developer' which terms of expression shall unless it be repugnant to the context or meaning thereof, mean and include their successors and assigns of the OTHER PART. m 9334106353.

(A) Whereas the owner is seized and possessed of or otherwise sufficiently entitled to the property within the limit of the Patna Municipal Corporation situated at Mahavir Nagar, Beur, P.S.- Phulwari at present Beur, Dist- Patna, bearing survey plot no.- 587 & 588, khata no. 106 & 108, Tauzi No. 5120 & 2322/11, Thana No. 17, Mauza :-Chitkohra, Thana:- Gardanibag, within the town and district of Patna within the Jurisdiction of District and sub registrar of Patna measuring about 12 Decimals (Twelve Decimals) more or less fully described in the Schedule-1 at the foot of this agreement.

Whereas as the property of Schedule No.1 fully described at the foot of this deed is the purchased property by landowner from (1) Syed Najamuddin Ashraf, S/o Syed Jyauddin Ashraf resident of Aziz Manzil, Chitkohra, P.S.- Gardanibag, Dist Patna, by a registered deed vide deed No.- **7679, Book No. 1, Page No. 349 to 368** date **19.07.2004**, registered at sub registry Patna date

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19.07.2004 measuring area 1907 sq.ft. (2) Sri Tej narayan Singh S/o Late Rambali Singh resident of Sultanpur, P.S.- Mohiuddin Nagar, Dist. Samastipur at present Quarter No. 97, Type- 2, P&T Colony, Shree Krishna Nagar, P.S.- Budha Colony, Dist. Patna by a registered deed vide deed No. 12473, Book No. 1, Volume No. 538, Page 81 to 104, Dated 01.12.2004 registered at sub registry Patna date01.12.2004 measuring area 1361 Sq.ft. (3) Sri Tejnarayan Singh S/o Late Rambali Singh resident of Sultanpur, P.S.- Mohiuddin Nagar, Dist. Samastipur by a registered deed vide deed No 11754, Book No.1, Volume No. 108, Page 427 to 434, CD 17, Dated 06.06.2007 registered at sub registry Patna dated 06.06.2007 measuring area 308 sq.ft. (4) Syed Jyauddin Ashraf S/o Late Azizuddin Ashraf resident of Aziz Manzil, Chitkohra, P.S.- Gardanibag, Dist. Patna by a registered deed vide deed No 7680, Book No.1, Volume No. 132, Page 515 to 522, CD 21, Dated 28.04.2008 registered at sub registry Patna dated28.04.2008 measuring area 3.906 decimal. After the purchases of the said property the landowner come in physical possession and mutated her name in revenue register of government of Bihar through circle officer Patna sadar Dist. Patna, vide **Jamabandi No.3209/1**. Total land area **12 Decimals** situated at Mahavir Nagar, Beur, Mauza-. Chitkohra bearing survey plot no.- **587 & 588**, khata no. **106 & 108**, Tauzi No.**5120 & 2322/11**, Thana No. **17**, Thana – Gardanibag, **MVR Code No.568** within the town and district of Patna within the Jurisdiction of District and sub registrar of Patna. As per MVR the govt. value of the Plot is Rs. 1,29,00,000/- and value of boundary wall is Rs. 2,00,000/, the total govt. value of land with boundary wall is **Rs 1,31,00,000/- (One Crore thirty one lacs Only)**

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(B) And whereas the owner covenant that the aforesaid property is in his exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments, and is in marketable condition and has in himself good right, full power and absolute authority and title to transfer the whole and part of the said schedule property.

(C) And whereas the owner is interested in getting a residential complex (multi stories Building) and acquire residential super built-up area in the same as consideration in exchange for the full value of the land.

(D) Whereas the **M/s *Kutir Housing Developers and Consultants Pvt. Ltd***, in their own capacity decided to arrange funds from its customer and construct and develop the land offered by the owner on the terms and conditions mentioned herein and authorizes its Director ***Mr. Ashok Kumar Sinha*** Son of Late R. S. Sahay resident of 13/1, Anandpuri Boring Road, Patna-l, to enter into this agreement /contract.

(E) That the aforesaid company (Developer) offered to construct, at their own cost and out of the funds to be arranged from its members / customers, a residential building on the said land hereinafter referred to as the building and give a 50 %(fifty percent) part of the total super built-up area of the building to the owner in construction for the value of the said land and to allot / sell the remaining 50% of super built-up area of the building to the members / customers on such terms as to be changed.

(F) Certain terms and conditions have been agreed to by and between the owner and the Developer with regard to handover of the said land by the owner to the developer and the construction of the said building by the developer and disposal of the flats and parking spaces or any other tenements therein. The parties hereto are desirous of recording into writing the terms of such agreement as hereunder. Now this deed witnesses and is hereby irrevocably agreed and declared by and between the parties hereto as follows:

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1. The owner above named hereby engage ***M/s Kutir Housing Developers and Consultants Pvt Ltd.*** as the Developer of the said land and entrust the rights to develop and make construction and to allot, sell, transfer and convey the said 50% super built-up area to the members / customers / non-members of the company (hereinafter referred as developers) and or their nominees and the developers have agreed to undertake the Development of the said multi storied building and to develop, plan, construction the said multi storied building out of the funds arranged by them from its members/purchasers and to allot / sell the flats and parking spaces, tenements etc. in the multi storied building constructed on the said land.

2. As consideration for the value of the said land to be handed over to the developer who agrees to construct, complete and deliver to the owner **50(fifty)** percent of the total new construction of the said multi storied building along with 50% parking space in the shape of super built-up area.

3. Whenever required by the Developer, the owner will join as under and/or the confirming party in any agreement that the developers may enter into with any person or persons who desire to acquire a portion of land being transferred by the Developers along with flats on ownership basis. All amounts receivable against developer's share of built up area under such agreement for flats will be received by the developer as their own money for their own use.

4. That the possession of the site to the developer as the agent of the owner is purpose for executing this agreement and under no circumstances, the developer will be entitled to do any act or deed beyond the scope of this agreement. That the developer has sufficient financial resources, labor, technical men, equipment and managerial personnel to execute this agreement. That the developer has not been debarred by any competent court of government or any local body from carrying out activities

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undertaken in this agreement or any like activities.

5. That the Landowner hereby grant to the said Developer / Builder the said property mentioned in the above paras and more fully described in Schedule-I at the foot of this Agreement in the manner hereinafter appearing on the terms, conditions and stipulations hereinafter mentioned.

6. That owner hereby, give possession of the said land and make entire land available to the Developer which is more fully and clearly described above and in the Schedule below on the date of signing of this Agreement to develop plan, construct, allot, sell and transfer the proposed building. That the developer shall not carry out any unlawful or illegal activities on the site nor shall keep any unlawful materials or articles at the site and if any act, activities against the law materials/articles illegal are found at the site then only the developer shall be solely responsible for the same.

7. That the landowner has assured that the entire land are free from all encumbrances, charges and there has not been any notifications for its acquisition from either Govt. or PMC or PRDA etc. nor there is any prohibitory order or restriction in construction of multi storied building on the said land and the Map and Plan is already sanctioned vide PMC, Patna letter no.14473 dated 15.12.2020 for Construction of Multi Storied building (Residential or of any type) in the name of the Landowner. The owner to provide all the relevant / required original documents to prove their title on the premises to the satisfaction of local development authorities and financial bodies.

The Developer too has agreed to develop the said property described in its schedule by constructing thereon one or more buildings consisting of Blocks - flats spaces, dwelling units, garages and other tenements in accordance with the building plans duly approved by the P.M.C. in the name of the land owner. The

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building will be constructed by the Developer in the name and style of **"SUDEVI KUTIR"**.

8. That the entire multi storied complex shall be constructed in one blocks as per the planning or design allows and duly sanctioned by the P.M.C. after the construction of the said complex at the cost or out of the finance arranged by the developer who will hold **50**(Fifty) percent of the constructed habitable area of the building with land, the developer shall give **50**(Fifty) percent of the constructed habitable area to the land owner jointly on proportionate basis in all floors of the multi storied Complex constructed therein. The land owner will get 50% area in the shape of super built-up area. The share distribution is as per schedule-III at the foot of this agreement. All the remaining constructed or unconstructed portion e.g. Road,Sahan,passages, Staircase space for lift and the lift if fitted together with all such constructions for common use and for facilities of supplying water; electricity or generator room and even common hall or after such construction for common use by the owner, their heirs, allotters, transferees and assigns and by the Developer, their heirs, nominees, allotters, transferees and assignees as well who all shall have the right to use such common premises or space as per convenience and rules if any ever framed by the occupants of the entire premises or the owners and the developers.

9. That the landowner shall have right to deal with, allot, enter into agreement transfer by way of sale, gift, lease etc. the aforesaid **50**(Fifty) percent of the constructed area i.e. owner's share in the way he likes and similarly the developer/builder shall have the right to deal with, allot enter into agreement or transfer by way of sale, gift, lease etc. the aforesaid **50**(Fifty) percent of the constructed area i.e. developer's share with the facilities given under this agreement as per provisions of Bihar Apartment ownership Act 2006.

10. The owner hereby, authorize the Developer to do if required

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all acts, deeds, matters, things and particulars for the furtherance and execution of the Scheme as per sanctioned plan:-

(a) To have the plans of the proposed building or buildings to be constructed on the said property as per approved plan in the name of the owner with the consent and to do and sign, all writings and undertakings as may be necessary in connection with the approval and sanction of such plan.

(b) To engage Architects, Surveyors, Engineers and Contractors or petty contractors or other persons relating to development over the premise in question.

(c) To make applications to the concerned Authorities for obtaining permits after applying for quotas of cement, steel and other control building materials and for obtaining electrical connection or water connection or sewerage and drainage connection etc.

(d) To accept service of any writ, summons or other legal notices and to appear and represent the owner in any court, Judicial Tribunals and other Statutory authorities or Board in connection with the said development work and to commence or file suits, action / actions or other proceedings in any court or before Public Officer or tribunal relating to the said work of development over the said property and for any of the purposes aforesaid to sign, execute and deliver or file all necessary Vakalatnamas, Affidavits, Plaints, orders, application, other documents, papers and writings etc. subject to the terms of this agreement.

(e) To give and grant on ownership basis or other basis the said flats / tenements etc. in the building constructed on the said land and to receive and appropriate to their own account the sale price in respect thereof and likewise the owner will do the same in respect of his shares as per the agreed terms and stipulations stated

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above and earmarked for them.

(f) To develop the said property at its own account and shall be responsible for the development of the said property and not deviate from the approved plan of Patna municipal corporation Patna/competent authority.

(g) To display by the Developer his Sign Board at the site and to give it under advertisement in local papers and daily News Papers

(h) To sign and execute and to deliver any conveyance or conveyances for the proposed said flat and parking spaces and all other deeds instruments and assurances which they shall consider necessary and to join as confirming party in the conveyance of the proposed sale and to present any such conveyance or conveyances for registration to admit execution and receipt of consideration before the Sub Registrar having authority for and to have the said conveyance registered.

(i) To transfer the said property or part or parts thereof from time to time to its members or purchaser of the flats.

(j) And generally to do all acts, deeds, and things for developing the said property.

(k) That after the completion of the construction of the building project developer/promoter shall be absolute owner of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Owner-ship Act, 2006 *u/s* 5 (1) & 5 (2) and others.

(l)That the deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, firefighting equipment, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas shall be executed

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and registered by the developer/promoter or the land owner, as the case may be as per sub-section.(K) in favor of the prospective flat purchasers.

11. The Developer shall do all acts, deeds and things required for development and construction of the said building at the developer's own account and expenses as per sanctioned plan of the Patna municipal corporation Patna/competent authority. No deviation from the approved plan and if made by the developer shall be solely responsible and liable for the same without any liability to the landowner. The developer shall be required to do all such things, which are mandatory under the prevailing law. The developer shall also be responsible for consequence or all such activities and act, omission and commission and any things or act which is unlawful or wrong in the eye of law and there shall be no liability or responsibility of the owner.

12. All the outgoings in respect of the said property from the date of possession to be given to the Developer hereunder shall be borne and paid by the Developer but prior to the period relating to such possession shall be the liability of the owners alone.

13. All out of pocket costs, charges and expenses of incidental charges including the stamp duty and Registry fees on conveyances or conveyances be borne and paid by the allotters / or the transferees in respect of their allotted flats, tenements fallen under the share of each parties/Any other expenditure relating to the Advocates relating to Development will be borne by the Developer.

14. The developer alone shall be entitled to recover or accept refund of any deposit made after this Agreement with any concerned authorities e.g. P.M.C., Collector, or Town planning authorities or with any Govt. or Semi Govt. Bodies, courts.

15. That the Developer agrees to construct and give possession of the owner's area to the owner within a period of two and half year

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with grace period of six months i.e. the total period of the construction shall not exceed three years from the date of sanction of plan by PMC Patna/competent authority/ physical possession of vacant land/RERA number. It is reasonably expected that the developer will be able to complete the entire construction of the building complex within the stipulated period in all respects. The completion certificate from the competent authority shall be obtained and will be submitted to the owner within the stipulated time. If the developer does not complete the construction of the project within agreed time as mentioned above, the owner will have right to recover sufficient damage from the developer and the developer shall have to compensate the landowner, If required the sanctioned map may be revalidate for period of one or two years with mutual consent of both the parties landowner and developer. The period of completion is subject to the principle of force majeure, fire, tempest, neighbor problem, handing over of vacant possession of the entire premises, or other inevitable reason etc., God or government effecting work, then so much of the time as is so lost will further added to the period of completion.

16. That the Developer shall develop the said property at its own account and shall be responsible for the development of the said property as per agreed plan and specification and as approved by P.M.C. and shall alone be liable for the loss, if any or for any claim arising from the development of the said property. Developer shall indemnify the owner and always keep them indemnified and harmless in respect to all claims, damages, compensations or expenses payable in consequence of any injury or accident sustained by any worker, artisan or other persons in the property. Weather in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon. Developer will not do any act of commission, omission, expressly, impliedly, or directly or indirectly, by which the owner right, title and interest over the said property in any manner be adversely affected. The developer

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shall have to maintain proportionate progress of work of the above said multi storied building complex to complete in time.

17. That on completion of the construction of buildings in all respects as per terms of this Agreement, handing over of owner's share of the built -up area thereof to the land owner, the land owner shall execute and register all deeds and documents and do all things as may be necessary for finally perfecting the right title and possession of the developer in respect of their allotters or in favor of its nominees and assignees individually or collectively in case it is allotted or assigned to any co-operative society as and when so required by the developer and similarly the developer shall also execute and register all deeds and documents that may be necessary for perfecting the rights, title and possession of the land owner over the owner's share of the built-up area allotted to him in his favor individually or collectively as and when so required by the land owner

18. The Owner will cooperate in construction being executed as per the map approved by the P.M.C.

19. The Landowner agree and undertake that they shall execute registered development agreement according to Bihar ownership apartment act 2006 and Bihar ownership apartment rules 2006 and in this act there is further no need of power of attorney in favor of developer

20. That the owner hereby irrevocably undertake not to sell, dispose of, alienate, encumbrance, lease or otherwise transfer the said property or any part thereof during the continuation of this agreement and undertake not to do any act as shall be in breach of the terms of this agreement. The owner shall at no point of time during the continuation of this agreement dispossess the developer from the said property provided the developer stick to the terms of this agreement

21. For the purpose of verifying the correctness of the

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declaration made above regarding the absolute ownership of the said property the owner undertakes to hand over copies of all such relevant papers of its use at the time of execution of this development agreement

22. That all disputes and cases pertaining to this deed and firm shall fall within the jurisdiction of the court located in Patna only.

23. That in case of any difference and disputes arising out or so called to arise relating to the lands and construction thereon out of this Agreement, will be settled by reference to the Arbitrators one each to be nominated by the parties and the two together will mutually select and umpire and their decision, findings and verdicts so given, shall be binding, and conclusive under the provision of the Arbitration Act with the jurisdiction of the court at Patna.

24. That even in case of any difference or dispute the construction once started cannot be stopped as per the sanctioned plan by any of the parties, but the Arbitrators or the court as the case may be can only get the site, and construction inspected by any expert and call for a report.

25. That this agreement is development agreement and during the construction of the said building the developer may be required to create equitable or any legal mortgage of the construction thereon in part (developer's area), for obtaining loan for the individual purchaser of flats etc. In such an event, the developer may stand as their guarantor and may mortgage the said premises (developer's area) concerned after construction of the building in consultation with the owner up to the extent of the 50% of the constructed area of the building as security for the said loans. However, this mortgage shall be called until the final sale deed is executed with regard to the flat/flats in favour of the buyer. Only buyers and the developer shall be liable for the payment of such loans. In no case, the owner or her property shall be liable for the repayment of such loans procured by the buyers. The owner agree

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to sign all necessary and statutory papers for the above purpose and extent all support to the developer in that event without any liability on the landowner. However, the developer affirms and undertake that all moneys obtained as loan by pledging, hypothecating or mortgaging the developer's area of the said property or creating charge on the developer's area of said property (building under construction) shall be exclusively invested for construction and development of the said building only and such money shall not be diverted to any other project work or purpose of the developer

26. The developer shall use and apply only 1st class goods and materials, fixtures and fittings to build super deluxe multi storied building complex in accordance with building specification and to meet standard of BIS as per schedule-II. The multi storied building complex shall mean flats, parking space, tenements, common pool areas and other common utility space and items to make them functional in all respects. This shall also include the development of the site and boundary wall with proper security arrangement. The parking space shall mean the covered space reserved in the multi storied building complex for parking of two wheelers and four wheelers (light motor vehicle only).The landowner will have full right to inspect the quality of materials used and get it rectified if any anomaly found.

27. That the developer has also agreed to arrange one three BHK accommodation as per owner preference and pay for it (if any) to the owner until her complete share in all respect completed and handed over to owner (landowner).

28. In case, at any time in future additional built-up area above proposed square feet on the said premises is permitted or sanctioned and constructed by the developer, this will be shared mutually with the consent of the owner.

29. That the landowner and builder will register the sale deed in

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favor of purchaser with terms and conditions stipulated in the declaration approved by the P.M.C. or Competent authority.

30. This agreement has three Schedules i.e. Schedule No- I of total land of this agreement and Schedule No-II features and specifications of flats/shops/office schedule No-III share distribution between landowner and developer

31. All legal and lawful procedures and action are subject to Patna Civil/High Court Jurisdiction.

32. The proposed building on the schedule premises has to be constructed as G+4 consisting of three Nos flats in each floor one 3BHK flat and two 2BHK flats on each floor total 12 flats in proposed building. This is also agreed between the both parties the share of the flats will be distributed as per the schedule III mentioned at the foot of this agreement.

SCHEDULE-I

Description of the land/property under this development agreement. All that part and parcel situated at Mahavir Nagar, Beur,P.S.- Phulwari at present Beur, Patna, bearing survey plot no.- 587 & 588, khata no. 106 & 108 Tauzi No. 5120 & 2322/11 At Mauza- Chitkohra, Thana No. 17, Thana – Gardanibag, within the town and district of Patna within the Jurisdiction of District and sub registrar office Patna, measuring about 12 Desmals.(Twelve Desimals) more or less, within the limits of Patna Municipal Corporation and the same is bounded as follow :-

North :- Plot No. 591 and Late Parmeshwer Rai.

South :-18.30 Mtr. Wide Road (Beneath Road IOC Pipe Line)

East :- Part Plot No. 588 with house

West :- Part Plot No. 587 with House

MVR Code No. 568

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SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALL TILING:

1. The flooring in the living room, bedroom, dining area, kitchen and balcony shall be of vitrified tiles of big size.
2. The flooring in bathrooms, toilets will be of anti-skid ceramic tiles.
3. Ceramic/glazed tiles shall be provided in toilets up to roof height and in kitchen it shall be up to roof from kitchen slab

SANITARY WARE & FITTINGS:-

1. All water closet and wash basins will be in fancy white ceramic, with low level white ceramic cisterns.(Parryware / Hindware/jaquar).
2. All top fittings will be of 1st class quality of chromium plated brass of Isenberg make/jaquar make. In case of non-availability in bulk, these will be substituted by standerd quality in consultation with owner.

C) KITCHEN PLATFORM & SINK:-

Top of kitchen platform will be of granite as per choice of color of Owners with Stainless steel sink fitted with granite.

D) DOORS & WINDOWS:

1. Door frames in toilet, kitchen will be of stone or granite and other door frames will be made of locally available sal wood and door shutters will be water proof + termite proof of factory made 32mm thick hard core flush shutters (ISI) painted with two coats of synthetic enamel over a coat of primer. Front door will be decorative door.
2. Window frame will be made of available UPVC with aluminum/stainless steel grills will be finished if required with two coats enamel paint over primer.
3. UPVC window.

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4. The whole building shall be treated with anty-termite pesticide at the time of foundation.
5. Front doors will be provided with a night latch chain system, magic eye and aldrop S.S. fittings. All other door fittings will be of S.S.

WALLS:

1 Interior walls will be decorated by wall putty with one coat of white cement primer and plastic painting in owner portion all complete. Ceiling will be decorative with molding and Cornish.

2 Exterior wall will be finished with weather coat/ permanent finish./stone tiles/butch work

PLUMBING AND WASTEWATER LINES:

All concealed plumbing for supply water will be of CPVC, pipes and external soil of waste water lines will be P.V.C. S.W.R. pipe in a two stack system with geyser line connection in bath room, kitchen and wash basin

LIFT: -

Provision of lift for 6 persons of best quality. Modern and transparent type

ELECTRICITY SUPPLY AND WIRING:

1. All internally wiring will be done by copper wiring having ISI Mark and switches shall be modular. All circuit by MCB point power.

2. Each flat shall be provided with a separate meter located on the main electrical panel board. A separate meter(s) for common services will be provided on main electrical board. And switches shall be modular.

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3. All bed rooms, living and dining areas shall have minimum 1 15 A power plug point & 2 light points, 1 fan point, 1-5 A plug point. In addition in the master bed room living and dining area shall have a 15 A plug point. 15 A plug point will also be provided in kitchen and all toilets. Space for exhaust fan kitchen and bathrooms. A 5 A power plug will be provided for washing machine suitable circuit breaker will be provided

4. GENERATOR: - 1 no. Provision of generator of required capacity

5. TELEPHONE AND TV CABLES:

1. Telephone cable will be provided for each flat upto common junction point (tag-block) at the gate or other suitable location, and then to living room and master bed room. No wires will be drawn beyond this stretch.

2. Individual television cables will be provided through concealed conduits for television connection from the terrace to each flats and then to living room and master bed room.

3. Intercom facility shall be EPBX and two C.C.T.V. camera at reception and main gate will be connected to each flat.

EXHAUST FAN OPENING:

Provision of a suitable opening for an exhaust fan shall be provided in kitchen and all toilets with all fittings and fans.

Notes: - All specification, sizes and layout etc. are subject to minor variations additions alteration by the company upon suggestion of its consultants and owner. Any features not included in this list but desired by a flat owner may be provided at company discretion at additional cost.

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BRICK WORK AND PLASTER:

All the walls shall be of 5 inches thickness erected with class-1brick in cement mortar of recommended constituency.

All the walls shall be plastered both sides in cement mortar of recommended constituency.

AMENITIES:

WATER:

A 24hrs. Water supply will be provided to all the flats and common area from own central boring systems as per the design of P.H.E.D. consultants.

SWERAGE:

Suitable arrangement for rain water harvesting, storm and soil water disposal shall be provided as per the design of P.H.E.D consultants.

SERVANT ROOM/STORE ROOM/PARKING:

There is a provision of reserve parking space as per provision of Bihar Apartment Act 2006. Some of them may be opened and some may be covered depending upon the availability of space with security room & management committee room.

Parking floor marble or heavy duty ceramic tiles. Terrace floor will be marble or heavy duty ceramic tiles after casting of waterproofing heatproof chemicals.

OTHER CHARGES AND DEPOSITS: FOR FLATS.

1. Electric connection: Rs. 8,000/- (for single phase), Rs. 15,000/-(for three phase) per flat connection.
2. Generator : Rs. 30,000/- per flat/ connection for providing 300 watts emergency power supply from Generator.
3. Proposed cooperative membership fee and other formation charges: as required.
4. An extra amount of Rs. 4,500/- (L.S. per unit will be charged for intercom facility).

For Kutir Housing developers & consultants (P) Ltd.

Director

For Kutir Housing developers & consultants (P) Ltd.

Director

SCHEDULE III

Share distribution

Flat No.	Landowner Share	Developers Share
1st Floor- Flat No. 1A	Nil	1A
Flat No. 1B	Nil	1B
Flat No. 1C	1C	
2nd Floor- Flat No. 2A	Nil	2A
Flat No. 2B	Nil	2B
Flat No. 2C	Nil	2C
3rd Floor- Flat No. 3A	3A	Nil
Flat No. 3B	3B	Nil
Flat No. 3C	3C	Nil
4th Floor- Flat No. 4A	4A	
Flat No. 4B	4B	
Flat No. 4C	Nil	4C

Note:- "A" consist 2 BHK situated at South West, "B" consist 2BHK situated at North West and "C" consist 3BHK situated at East.

In witness whereof the parties hereto have set their respective hands to this agreement made in duplicate which is the true and exact copy of each other on the day month and year as 1st written above in presence of the attesting witnesses after having been read over and explained its contents and being understood by both the parties thereto.

Witness:-

1.

Signature of the Landowner

For Kutir Housing developers & consultants (P) Ltd.

Director

Signature of the Developer

2.
(RAMESH JHA)
S/o - Late Shukdeo Jha
202, Sri Shiv Sai Towers
Phase-2, New Area Morabadi
Ranchi - 834008

For Kutir Housing developers & consultants (P) Ltd.

Director

Drafted by

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs.	264000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-

Amt.Paid By N.J Stamp Paper	Rs.	1000/-
Amt.paid through Bank Challan	Rs.	284000/-

Registration Fee

FEE PAID

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

TOTAL- 20000

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

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

Date: 15/06/2021

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 15th June 2021 by Sudevi Jha W/O-Shri Ramesh Jha by profession Others. Status - Executant

Sudevi Jha
15.06.2021

Signature/L.T.I. of Presentant

Date:15/06/2021

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ramesh Jha' age '66' Sex 'M', 'S/O-Sukhdeo Jha', resident of '202, Shri Shiv Sai Tower Phase-2, New Area Morabadi, Ranchi, Jharkhand'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 15/06/2021

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 173 on pages on 445 -468, for the year 2021 and stored in CD volume No. CD-24 year 2021 .The document no. is printed on the Front Page of the document.

Date : 15/06/2021

Registering Officer
Patna

oken No. : 7243 Year : 2021 S.No. : 7056 SCORE Ver.4.1 Deed No . :d No . : 6896

for Kunj Housing developers & consultants (P) Ltd.

Director

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR20298479877354T
Certificate Issued Date	:	07-Jun-2021 03:42 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0126426634237756T
Purchased by	:	KUTIR HOUSING DEVELOPERS AND CONSULTANTS PVT LTD
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	KUTIR HOUSING DEVELOPERS AND CONSULTANTS PVT LTD
Stamp Duty Paid By	:	KUTIR HOUSING DEVELOPERS AND CONSULTANTS PVT LTD
Stamp Duty Paid (Rs.)	:	2,63,000(Two Lakh Sixty Three Thousand only)
Reg. fee (Rs.)	:	20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	2,84,000 (Two Lakh Eighty Four Thousand only)

Stock Holding Corporation of India Limited PATNA

T2431

Ashwani Singh Sudeep Thar 15.06.2021

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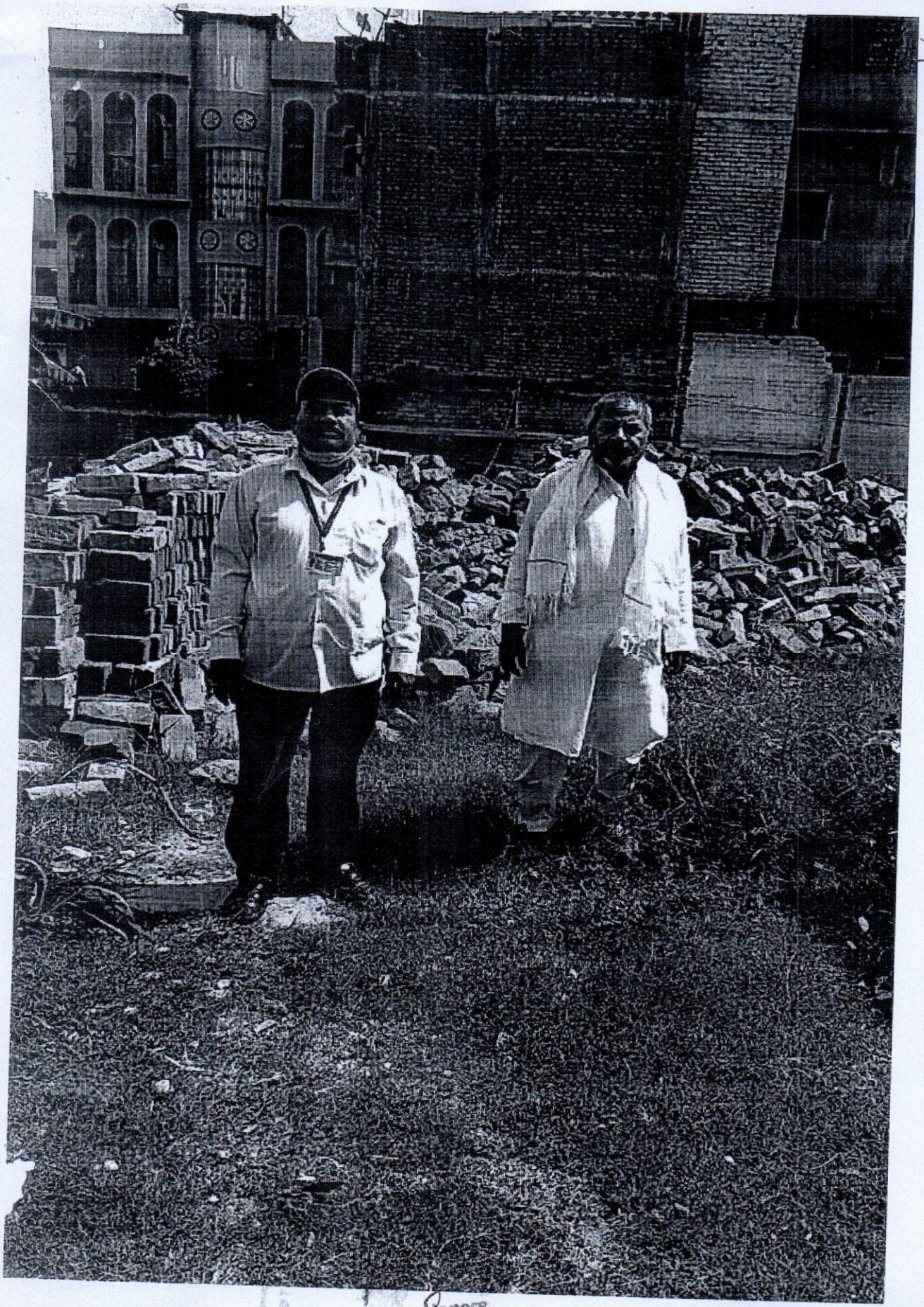
For Kutir Housing developers & consultants (P) Ltd.

Director

0008163515

T.N
7243

15/06/24



For Kutir Housing developers
& consultants (P) Ltd.

Director

सुरक्षित कुमार
15.06.2024

लिपिक
जिला निबंधन कार्यालय
पटना