Serial No. 31515 Book No. 1 Deed No. 25929

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते INDIA

BIHAR 12920 29-9-12 5000 508419

Serial No. 31515 Deed No. 25929

Govt. of Bihar

District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on 27/09/2012 by Sneh Prabha Anal
A Stamp Duty of Rs. 150340/- and other Fees of Rs. 1079/- 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. 25929 in Book No. 1, Volume No. 495 on pages from 276 to 299 and has been preserved in total 24 pages in C.D. No. 77 / Year 2012

SCANNED

Date: 27/09/2012 Token No: 32285 /2012

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE THIS THE 27th DAY OF SEPTEMBER 2012 AT PATNA.

BETWEEN

1. SMT. SNEH PRABHA ANAL

For LYSIN ENGINEERS (P) LTD.

Managing Director

wife of **Group Captain Ramendra Anal**, resident of Ashok Nagar Road No. 5, Kankarbagh, P.O.- Lohia Nagar, P.S.- Kankarbagh, District Patna,

&

2. SMT. CHHAVI PRASAD wife of Sri Vijay Bhushan Prasad, resident of Kaura Maidan, Munger, P.S. & District – Munger,

Both of them by Nationality- Indian, hereinafter referred to "OWNER" (which term unless excluded by or repugnant to the context shall mean and include their legal heirs, executors, administrators, legal representatives, successors and assigns)

On First Part.

AND

LYSIN ENGINEERS PVT. LTD., having Registration No. U45201BR2005 PTC011373, and having its Registered Office at Samanpura, Opposite West Point School, Raja Bazar, Patna-14, P.S.- Shastri Nagar, P.O.- B.V. College, District its Managing Director Mr. Imran Khan son of Mr. Husham Ali Khan, resident of Samanpura, Opposite West Point School, Raja Bazar, Patna-14, P.S.- Shastri Nagar, P.O.- B.V. College, District Patna, by Nationality-Indian, hereinafter referred to "DEVELOPER" (which term unless excluded by or repugnant to the context shall mean and include its/his heirs, executors, administrators, legal representatives, successors and assigns)

on the Second Part.

WHEREAS, the property more fully described in schedule-I of this deed is the purchased property of the Land owners (**Smt. Sneh Prabha Anal & Smt. Chhavi Prasad**) by virtue of registered sale deed admeasuring an area of **Three thousand two hundred twenty five**

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square feet each (3225 Sq. ft. + 3225 Sq. ft. = 6450 Sq. ft.) more or less of land property situated at Danapur Shahjadpur, commonly known as Vijay Vihar Sahkari Griha Nirman Samity Ltd. PATNA, P.S.-Danapur, District – Patna, within the jurisdiction of Sub Registry Office Danapur and Sadar Registry Office Patna, under Tauzi No. 11/806, Revenue Thana No. 21, P.S.-Danapur, Part of Cadestral Survey Plot No. 1671, Khata No. 256, Society Plot No. H/15 & H/16, through registered sale deed dated 31-10-1986, as Kewala Deed No. 6749, in Book No. 1, Volume No. 46, Pages No. 451 to 458, for the Year 1987 & dated 12-11-1987, as Kewala Deed No. 6290, in Book No. 1, Volume No. 35, Pages No. 519 to 526, for the Year 1987 and from the date of Purchase the said owners owned and possessed the same and they are continuing to be having peaceful physical and exclusive possession over the same as absolute owners.

AND WHEREAS, the said Land owners are paying revenue rent to the State Government of Bihar through Circle officer Danapur and the revenue receipt has been issued in the name of the owners i.e. Smt. Sneh Prabha Anal vide Jamabandi No. 4244 and Smt. Chhavi Prasad vide Jamabandi No. 4411.

AND WHEREAS, the Land owners covenant that the property in schedule-1 of this deed is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and is in marketable condition and have in herself good right, full power and absolute authority and title to transfer the whole or part of the said property owned and possessed by them. They remained in peaceful physical and exclusive possession over the same land as absolute owners.

AND WHEREAS the owners of the first part are thus the absolute owners of the land referred above and now it have been agreed between the parties that the second party the DEVELOPER, undertakes

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to construct multi storied building over the land fully described in Schedule-1 of this deed after approval of the map by the competent authority and its acceptance by the Land owners approving the lay out / Plan and also on agreeing to accept the share of their preference and choice over the proposed area and the share will be divided between the LAND OWNERS and the DEVELOPER as (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect ie , Super built up area, Parking Area, Common Area etc. (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect ie, super built up area Parking,common Area etc. of their respective plots in the Super built-up area, Parking space, Common area etc. competent to execute the present Deed of Development Agreement.

NOW THESE PRESENCE WITNESSETH AS FOLLOWS:-

1. That the DEVELOPER second party has agreed to develop and construct at its own account multistoried residential building named "SNEH CHHAVI VATIKA" on the said property fully described in schedule-I below at their own account and expenses with their own resources after obtaining all the requisites clearance, permission, sanction and approvals.

2. That immediately after the execution of this development agreement, the DEVELOPER shall expeditiously get a plan prepared in order to obtain maximum benefit i.e. maximum FRA, for both the LAND OWNERS and the DEVELOPER.

3. That the Land owners shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the Land owners or any other permission, approvals are obtained in their name and agrees to sign all such papers that may be deemed necessary by the owner and DEVELOPER for the same. However all fees, costs, charges and expenses relating to such approvals / sanctions shall be

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borne by the DEVELOPER of its / his account. The developer will be solely responsible to adhere to the approved plans.

4. That it is further agreed that any alteration or revision of the aforesaid plans within the parameters of Dissolved Patna Regional Development Authority (Patna Municipal Corporation) Patna / Competent Authority if taken up and if there is an increase in F.A.R., during the period of the construction or before, the share of the additional constructed area will be proportionately shared between (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect , & (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect , competent to execute the present Deed of Development Agreement.

5. Notwithstanding the provisions made / clauses as mentioned herein , in this agreement paper or anything else, this agreement will be effective only on acceptance of approved layout / plan for the proposed construction, as also the acceptance of their share by choice of the Land owners. Within thirty (30) days of accepting her share of choice, the landowners, shall put the DEVELOPER in actual peaceful possession of the said property described in Schedule-1 herein to enable the DEVELOPER to take up and proceed with the development, planning, and construction of the said building in terms of this agreement and the sanctioned plan and any other terms agreed upon.

6. That it has been agreed between the parties that the Second Party DEVELOPER shall complete the construction work within a period of Two years plus grace period of 6 months i.e., Two years (plus 6 months grace) from the date of sanction of plan from the competent authority.

7. That subject to force major clauses that the circumstances beyond the control of the Developer, the total time for completion preferably shall be as above, failing which suitable monthly rent for her

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share acceptable to the Land owners will have to be paid by the Developer till handing over the Flats or till she agrees for this kind of arrangement.

8. If the Developer fails to complete the building within stipulated time even after paying the rent for agreed upon duration by the owner, subject to force major clauses, the Land owners will have the right to declare this agreement deal null and void unilaterally and may assign the work to himself and / or any other Developer. The fare assessment of work done will be done jointly by owner and new developer and payment of work done will be made by the new developer after completion of sale of flat.

9. That the proportionate share of the land owners and DEVELOPER in every aspect i.e. the Super built up area, Parking area, common area, open area, etc. of the Project shall be in the ratio of (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect, in their respective plots, competent to execute the present Deed of Development Agreement. That is to say the share of the land owners shall be (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect in the Super built up area , etc, (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect in the Super built-up area, competent to execute the present Deed of Development Agreement.

10. That as consideration of (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect , competent to execute the present Deed of Development Agreement of the undivided share in the said property to be conveyed / transferred by the owners to the DEVELOPER or its nominee, in terms of the agreement, the Developer agrees to deliver and give possession to the

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owners (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect, of the said building to be constructed by the DEVELOPER at its own account on the said property **hereinafter called the owners Area**. The balance of (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect, shall belong to the DEVELOPER and shall **hereafter be called the Developer's area** to which it alone shall be entitled to, for having constructed the entire building at its own cost and expenses. The DEVELOPER shall not be entitled to get any amount or expenses incurred by it on any account or in the construction of the aforesaid from the owners in lieu of the aforesaid owner's area.

11. That the owners may at their own sweet will are entitled to sell, convey, transfer and / or assign to the DEVELOPER and / or its nominee(s) including a co-operative Housing Society, Association of persons Firm, Body corporate etc. free from attachments charges and encumbrances (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect, both of them in the Super built-up area, undivided share in (their share) the said property.

12. That the Land owners and their nominees shall solely and exclusively be entitled to the owner's area and they shall have absolute right, title and interest over the owner's area and shall be fully entitled to use and enjoy the same either all by themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise, alienate their interest, in any manner as deemed fit by them to any person. Associations of persons, firms, Body corporate, Co-operative society, Government agencies etc. on such terms and

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conditions as may be decided by the owners individually or collectively.

13. That the owners will always keep the DEVELOPER indemnified against all claims arising out of all its / his / their actions committed in the past with regards to the said property over which the said Multistory building complex proposed thereon.

14. That the DEVELOPER and / or nominee shall solely and exclusively be entitled to the Developer's area, and they shall have absolute right, title and interest over the developer area and they shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deem fit by them to any person, Association of societies, Government Agencies, etc. on such terms and conditions as may be decided by the DEVELOPER or its nominees individually or collectively. Similarly, the LANDOWNERS and / or her / their nominee shall solely and exclusively be entitled to owner's area & they shall have absolute right, title and interest over the owner'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 societies, Government agencies, etc. on such terms & conditions as may be decided by the Landowners or their nominees individually or collectively

15. That the DEVELOPER agrees to construct, and give possession of the owner's area to the owner after completing a period of Two years from the date of sanction of the plan of the building by the competent authority and the other local authorities with grace period of 6 months i.e., the total period of the construction shall be Two year and Six Months with grace. It is reasonably expected that the DEVELOPER will be able to complete the entire construction of the aforesaid building within the stipulated period.

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16. That the aforesaid Project schedule is subject to force major clause i.e. fire, tempest, floods, inclement weather, any Government order(s) for which Developer is not responsible in any way or any other acts of God.

17. That the Land owners and the developer jointly hereby agrees to take delivery of possession of their shares at the ratio of (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect for all of them, in the Super built-up area of the building under the campus of the apartment including undivided share in the aforesaid property.

18. That the Land owners shall at no time demand any sum or premium or any interest in any dealing regarding sale of Developer's area and the owners shall execute all such deeds and documents as may be required by the developers in this regard. Similarly, the developer / their representatives / legal heirs / nominees etc, shall at no time in no way demand any kind of compensation in any dealing regarding sale (if the owner so decides) or otherwise of the owners area and the developer shall execute all such deeds and document as and when if required by the Land owners in this regard.

19. That the owners or their nominees will not interfere in the execution of the work nor put any hindrance in any of the activities of the DEVELOPER in development, construction and sale of the aforesaid project. The owners and their nominees shall jointly have undivided right, title and interest over the total land of the said property in their respective shares of (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect (in the Super built-up area for both of them), after being conveyed as aforesaid subject to the provisions of the clause of the agreement.

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However, the owners will be entitled to and will have every right to interfere and even stop the construction work unilaterally if the clauses and conditions of this agreement is noticed / known to be violated in any way any time either qualitatively or quantitatively.

20. That the owners hereby irrevocably undertake not to sell, dispose off alienate, encumbrance, lease or otherwise, transfer the said property except or any part thereof during the continuation of this agreement and undertake not to do any act, deed matter, or things 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 as long as the builder / developer is honouring each and every clauses of this agreement religiously and honestly.

21. That the DEVELOPER shall develop the said property at its own account and name and shall alone be responsible for the development of the said property and neither the owner nor any other persons claiming through the owner shall have any right or interest in the development of the said property except if the quality or plan of the construction is seen to be violated / compromised in any manner in relation to the owner area / area of owner's interest, as specified above. The DEVELOPER shall in no way deviate from the approved plan of Dissolved Patna Regional Development Authority now Patna Municipal Corporation Patna/ Competent Authority.

22. That after taking possession of the said property, the DEVELOPER shall be free to 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 Dissolved P.R.D.A. now Patna Municipal Corporation Patna / Competent Authority. Any deviation from the approved plan if made by the

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DEVELOPER, the DEVELOPER shall be solely responsible for the same.

23. That the DEVELOPER shall be entitled to develop the said property by construction thereon or more building consisting of dwelling units, flats, parking spaces and other structures in accordance with building plans approved by the owner and sanctioned by the Dissolved Patna Municipal Corporation Patna / Competent Authority / Local authorities as stated herein above.

24. That the DEVELOPER shall be entitled to enter into agreements for sale, or otherwise allot flats, parking spaces comprised in the Developer's area in the said building which is (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect (In the Super built-up area for both of them). Whenever required by the DEVELOPER, the owners will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The DEVELOPER may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for development and construction of the said building and for its all use.

25. That similarly the owner shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces comprising of the owner's area in the said building which (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect.(In the Super built-up area for both of them). Whenever required by the owners, the DEVELOPER will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The owner may enter into and the owner shall exclusively be entitled to realize all

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affected until the DEVELOPER has given delivery of possession of the owner's area to the OWNERS.

II. To indemnify the owners 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 workmen, artisan or other persons in the property whether 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.

III. During the construction of the said building the DEVELOPER may be required to create equitable mortgage of the construction thereon in part (Developer's Area) only for obtaining loan either for itself for expediting construction or for the individual purchaser of flats / offices etc. In such an event the owner if required shall join the DEVELOPER in creation of such mortgage on the terms to be mutually agreed. However, the DEVELOPER affirms and undertakes that all money obtained / collected as loan by pledging, hypothecating or mortgaging the said property (Developer's share of constructed part) or creating charge on the 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 / invested in an other project work ~~or purpose of the DEVELOPER.~~

28. That in case there be any defect in the title of the owners or thereby any liability or any encumbrances, then in such event, the DEVELOPER shall be entitled to have such defects cured and / or liability cleared for and on behalf of the OWNERS ~~at the owner~~'s cost and expenses, after intimating the OWNERS in writing.

29 That all-outgoings viz. rates, rents, taxes, duties etc. in respect of said property and any existing buildings thereon, till the date of this agreement ~~shall be borne~~ and paid by the OWNERS and the outgoings

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after the date of this agreement till the delivery of possession of the owner's area shall be borne and paid by the DEVELOPER.

30. That in any event the owners without prejudice to foregoing declarations agree and undertake to remove all the doubts and defects in title in any and clear all outstandings till date save or otherwise provided above at their own cost so that ultimately the said property is delivered to DEVELOPER or to its / his nominees free from all encumbrances and defects.

31. That after delivery of the owner's area to the owner, all outgoings in respect of said property and the said building thereon shall be borne and paid by the owner and the DEVELOPER and its / his nominees proportionately in the proportion of its / her / their respective shares in the total super built-up area. The word proportionately with all its cognate variation whenever used in the presents shall mean the proportion in which the parties hereto or its / her / their nominees acquiring portions of the building are entitled to their share in the building .

32. That at the time of delivery of possession of the owner's area to the Owners by the DEVELOPER and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon, the owner shall execute and register conveyance of (i) Land owner No. 1 Sneh Prabha Anal 50% and Developer 50% share in every aspect (ii) Land owner No. 2 Chhavi Prasad 50% and Developer 50% share in every aspect in the Super built-up area, in the said property in favour of the DEVELOPER to its nominees / assignees including a co-operative Housing Society or association of person or Body corporate etc. In default, without any valid reasons, of the owner executing such transfer / conveyance or such other deeds as may be deemed necessary by the DEVELOPER in spite of serving notice in

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writing 15 days in advance, the DEVELOPER shall be entitled to take all steps as may be necessary / convenient.

33. That after the construction and completion of the project, the respective share Owners i.e. DEVELOPER / Promoter and the landowners, shall be the absolute owners of their / her respective shares and they / she will be entitled to sell / Transfer their / her respective shares as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules, section 5(1).which clearly declares her as absolute owners.

34. That the landowner No. 1, Smt Sneh Prabha Anal, and the landowner No. 2, Smt Chhavi Prasad, both of them have received an amount of Rs 51,000/- (Rupees Fifty One Thousand) each, through Bank Draft No. 001449,dated 22 September 2012 & Bank Draft No.001450, dated 22 September 2012 respectively as Shagun.

35. Both the Landowners share shall take on 2nd and 4th floors (on his side) of the said building ie; "SNEH CHHAVI VATIKA".

SCHEDULE-I

ALL THAT, piece and parcel of landed property, with right, title, interest with possession thereon and therein including all kinds of easements measuring an area of 3225 Sq. Ft. + 3225 Sq. Ft. = 6450 Sq. Ft. (Six thousand four hundred fifty square feet) more or less of landed property, situated at Danapur Sahjadpur, **commonly known as Vijay Vihar Sahkari Griha Nirman Samiti Ltd.** P.S.- Danapur, District – Patna, within the jurisdiction of Sub and Sadar Registry Office Patna, under Tauzi No. 11/806, Revenue Thana No. 21, Part of Cadestral Survey Plot No. 1671, Khata No. 256, Society Plot No. H/15 & H/16, **Govt. Valuation Serial No. 115, Zone-03,** which is under Patna Regional Development Authority and Municipal Corporation, Danapur, and the same is bounded as follows:-

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BOUNDARY

North :- Samiti Plot No. H/17

South :- Samiti Plot No. H/14

East :- Samiti Road.

West :- Private Land.

SCHEDULE - II

SPECIFICATION :-

FOUNDATION : R.C.C. group pile foundation / footing as per structural design prepared by experienced structural engineer. Earth Quake resistance, I.S.I. coded, Approved fire fighting equipment and external / internal lighting arrangement etc. will be made available.

That Developer will appoint experienced architect / Engineer for drawing and prepare the plans, design, drawing and elevation for the intended building complex constructed on the said property. All expenses to be incurred and fees to be paid to the said architect / engineers shall be paid and borne by the developers. It is further agreed and settled that the developer shall develop the said property insuring the connection to the maximum permissible F.A.R. and according to the development plans shall be made and submitted to the competent building sanctioning authority (P.M.C./PRDA etc). The structural design will be done by competent structural engineer. I.S.I. Mark rods will be used for all types of RCC work such as foundation of columns, beams, stair case, roof etc. The above said work will be done in presence of owner / or her authorized representative. The work schedule shall be intimated from time to time to the Land owners by the developer for the supervision of the work.

PEDESTAL : One white / colour Perryware / Hindware make pedestal basin in drawing cum-dining hall or near the Kitchen as required by the Land owners

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on mutual understanding between Landowner and the Developer.

DOORS : Sal wood frame 4"x 2.5" in section with 30-32 mm flush door phenol bounded water proof, termite proof I.S.I. marked Aluminum fitting. Main entrance door fitted with eye hole. All doors will be painted with synthetic enamel paint of color as specified by the Land owners over a coat of primer.

WINDOWS; Aluminum Sliding Windows with Iron Grills.

SECURITY INTERCOM : All flats will be interlinked and also linked to Reception counter at ground floor by intercom and camera at reception.

CABLE CONNECTION FOR T.V. : There will be a cable point for T.V. in every room and also in the drawing cum dinning hall with telephone point.

WATER SUPPLY : There will be the provision of round the clock water supply to all the flats and other needful places from its own deep tube well connected to overhead water tank having required capacity as per the requirement of P.R.D.A./P.M.C./ local authority using a sub Submersible/ Jet motor pump.

GENERATOR : An Electric Diesel Generator set with silent operation characteristic of branded quality with ISI mark or Canopy attached I.S.I. Mark Gen Set of adequate capacity shall be installed in the ground floor to run the sub Submersible water motor pump, lighting to common areas capable of and connected for running of lift and connected to all the flats with restricted supply not more than 300 watts to all flats.

BATHROOM : Internal Wall shall be provided with glazed tiles 12" x 8 " upto 8" height. Hot and Cold water pipe system shall be provided in bathrooms with Tata pipe wiring One bathroom with PAN & other with multipurpose commode of white color

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/ or colored as required by the Land owners with flush system white / matching color wash basin corner or flat type as preferred by the Land owners in each bathroom of Perry ware, Hind ware/I.S.I. mark (as required by the landowner and developer mutual understanding).

BATHROOM FITTING : ISI mark CPC fitting / as agreed upon by the Land owners and developer mutual understanding.

SUPER STRUCTURE : 5" brick wall with standard cement mortar / or as per structural Designer.

INTERNAL WALL : All Internal walls will be furnished with Birla / J.P ./ any other ISI Branded, polymer putty / as required by the owner and developer's mutual understanding with plaster of paris with a coat of primer.

EXTERNAL WALL: Will be furnished with whether coat.

FLOORING : Good quality and standard size marble / Vitrified Tiles (2' by 2') as required by the owner flooring in all areas of the flats except Kitchen and Bathroom/ Toilet, where anti skid tiles (1'x1') will be used. Rooftop floor will be provided with Heat Resistant Layer.

KITCHEN :- working platform furnished with 2' wide black / Maroon / Green , Granite color matching to the floor and wall tiles as agreed & as required by the land owner fitted with standard size 24" steel sink. Wall above the working Platform 30" in height shall be furnished with glazed tiles 12"x8".

LIFT : Meant for minimum 5 passengers or as required I.S.I. approved lift with collapsible doors or as agreed upon by the owner with a provision to run on generator and also to come down to ground floor or to the floor intended to even if electricity fails suddenly and before the generator is switched on.

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For [illegible] ENGINEERS (P) LTD.

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स्नेह प्रभा अनल
27.9.12

METER : The Developer shall at their own cost and expenses provide one electric meter each for every flat in the name of the owner.

Common : Area Passage and Staircase with Marble Flooring.

ELECTRICTY FITTING : Modular fitting including required electrical fittings for AC in all the Rooms & the Dining Hall (with ISI marking).

*NB : Out of Land owners share , in one of the flats, all the bathroom fittings / other accessories will be fitted / used as per the choice , preference and requirements of the Land owners.

SCHEDULE – III

FULL DETAILS OF VALUATION

1. Total Area of vacant 6450 Sq. ft. = 14.8098 Decimals.
2. Total cost of Land value comes to Rs. 74,10,000/- only @ Rs. 5,00,000/- only per Decimals.

For [illegible] (P) LTD.

27/09/12

Managing Director

Chhaiprarad. 27/9/12

[illegible] 27.9.12

27/9/12

IN WITNESSES WHEREOF the Parties, have put their signature in presence of the witnesses on this day month and year mentioned above.

WITNESSES :-

1. 27/9/12
(Vijay Bhushan Tiwari)
S/o Sri Lakshmi Pd, Adv.
1st Floor, Budha Marg Road,
Budha Colony,
PATNA-800 001

1. स्नेह प्रभा अनल 27.9.12
(Sneh Prabha Anal)
INCOME TAX PAN- AALPA4968B

2. Shyam Kumar Gupta
27/9/2012
S/o Late Purusottam Sah
N/G Mitramandal colony
Fatwazi Sarif
Patna 2

2. Chhavi Prasad. 27/9/12
(Chhavi Prasad)
INCOME TAX PAN- AFNPP9236K
SIGNATURE OF LAND OWNERS

For LYSIN ENGINEERS (P) LTD.
27/09/12
Managing Director

(Mr. Imran Khan)
Managing Director
For :- **LYSIN ENGINEERS PVT. LTD.**
INCOME TAX PAN : AABCL 6207E.

3. 27th Sep 2012
S/o Shri Kandhji Sahay
402-A, Jagmanoshree Gardens
Ned-nagar, Rukanpura
Bailey Road, Patna-800020

Typed By:
[Sunil Kumar Yadav]
Patna Collectorate,
Patna.

Drafted By:
Vikash Kumar
Advocate
27/9/12

Endorsement of Certificate of Admissibility

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

...mp duty paid under Indian Stamp ...ct	Rs. 150340/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 146419/-

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	150	K1c	0	Mb	25
	A10	0	E	250	J1	0	K2	0	Na	54
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	479

LLR + Proc Fee		Service Charge
LLR	0	600
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1079

Registering Officer
Patna

Date: 27/09/2012

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 27th September 2012 by Sneh Prabha Anal W/O-Group Captain Ramendra Anal by profession House Wife. Status - Executant

स्नेह प्रभा अनल 27.9.12

Signature/L.T.I. of Presentant **Date:27/09/2012**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ramendra Anal' age '56' Sex 'M', 'S/O-Kandhaji Sahay', resident of 'Vijay Nagar, Patna-26'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 27/09/2012

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book-1 Volume No. 495 on pages on 276 -299 , for the year 2012 and stored in CD volume No. CD-77 year 2012. The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 27/09/2012

Token No. : 32285 **Year : 2012** **S.No. : 31515** **SCORE Ver.3.0** **Deed No . : 25929**

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