

अंचल कार्यालय, पटना सदर, पटना

आदेश पत्रक

(ऐसा अभिलेख पत्रक 1949 का नियम 129)

आदेश पत्रक ता०..... से तक

जिला पटना सा०..... सन्.....

केस का प्रकार नापी वाद संख्या 18/15-16/

आदेश की क्रम सं० और तारीख

4316
10/9/15

आदेश और पदाधिकारी का हस्ताक्षर

आवेदक/आवेदिका/श्रीमती सुजात कुमारी व
विजय कुमार पिता/पति सखेबाल सिंघार-गढ़
मुहल्ला करीमगढ़ थाना जोषीपुरा
जिला पटना ने निम्नलिखित भूमि का सरकारी अमीन से नापी कराने हेतु आवेदन पत्र दिया है भूमि का विवरण निम्नवत है:-

मौजा	थाना नं०	खाता नं०	खेसरा नं०	रकबा
<u>अ३२</u>	<u>२०</u>	<u>185</u> <u>188</u>	<u>१५</u> <u>१५</u>	<u>००२५०</u> <u>०७-१५</u>

उत्तर..... दक्षिण.....
पूरब..... पश्चिम.....

आवेदक को आदेश दिया जाता है कि नापी शुल्क अचल नाजीर के यहाँ 850/- (आठ सौ पचास) रू० जमा कर नाजीर रसीद दाखिल करें तथा चौहदीदार का नाम पता भी दें।

10/8/15
अंचल अधिकारी,
पटना सदर।

आवेदक/आवेदिका द्वारा नाजीर रसीद सं० 113715 दिनांक 05/8/15 मो० 1700/- (एक हजार सात सौ रुपये मात्र) रू० नापी शुल्क जमा कर दिया है तथा चौहदीदार का नाम पता भी दे दिया गया है।

चौहदीदार/आवेदक/आवेदिका संबंधित थाना प्रभारी, अंचल अमीन को दिनांक 17-8-15 को नापी हेतु सूचना निर्गत करें।

लेखापित एवं संशोधित

अंचल अधिकारी,
पटना सदर।

10/8/15
अंचल अधिकारी,
पटना सदर।

GOVT. OF BIHAR
REGISTRATION EXCISE & PROVISION (REG)
PATNA SCORE PATNA
COURT FEE
Authorization No. 3071
भारत
STAMP DUTY
00000
INDIA
375285
BIHAR
14.9.2015
9093 2027902

अभिलेख उपस्थापित / अभिलेख का नापी
 प्रतिवेदन राजस्व कमिश्नरी के साथ
 संयुक्त रूप से प्राप्त / आवलोकन किया
 नापी प्रतिवेदन अभिलेख में संघारित है
 जो नजरी नकशा के साथ ही रखे जाते
 हैं कार्रवाई सुनिश्चित - कां जारी है

किया गया
 15/9/18

5-8-18
 मिलान किया

गोपल भायकाशी
 पटना 837

प्रमाणित सच्ची प्रतिलिपि
 प्रधान लिपि
 नजारा के पत्र सं-७१६४ रा० विभाग
 ३-६-६० के अनुसार



COURT FEE

Rs. 0000006 ≈ 14.9.2015

Authorization No. 3071

375285

BIHAR

INDIA

Zero+Zero+Zero+Zero+Zero+Zero+Six*

9091 1325979

श्रीमान
अंचल अधिकारी

अंचल अधिकारी

पटना दरमहा

विषय :- Wazid No - 03, sheet No - 16, M.S.P. No - 332 दरमहा - 345 कडी
का नापी के संबंध में ;

महाराज :-

श्रीमान के आदेशानुसार आपाक पत्र 45, दिनांक 13.8.15 को नापी
करने वार्ड नं. - 3 शीट नं. - 16, M.S.P. No - 332 दरमहा - 345 कडी का
नापी करने संबंध पट पट्टा बचल पट कुलीबिपल सर्वे मापचित्र एवं पट्टा
सर्वे मापचित्र का मिलाप किया केवल सर्वे मापचित्र के अनुसार - मीजा - मसब
पत्रा सं. - 20, खसरा सं. - 185 खसरा सं. - 74 दरमहा 11 कडा 16 पुरानी
का नापी दलका कमानचाली, आवेदक एवं पट्टा दलका के उपस्थिति के मिला
नापी कार्य शान्ती पूर्ण होगा के पत्र कि सर्वे नापी के पत्र का दरमहा 345
कडी मापी 34.5 सी या 11 कडा 16 पुरानी हुई जो आवेदक के बचल
के हैं।

उपरोक्त के साथ नापी का नया मापचित्र इस जोट पट
जुल जोट में अंकित है।

विश्वास मानव
अंतीत
नापी कुशल
13/08/15

दलका कमानचाली का
हस्ताक्षर

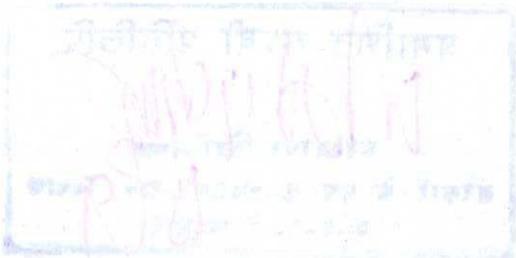
छाया कसया
15/9/15
विश्वान किशोर

प्रमाणित सच्ची प्रतिलिपि
नवाब डिप्लोमा
सरकार के पत्र सं. 0042 सं. विभाग
1-9-10 के अनुसार

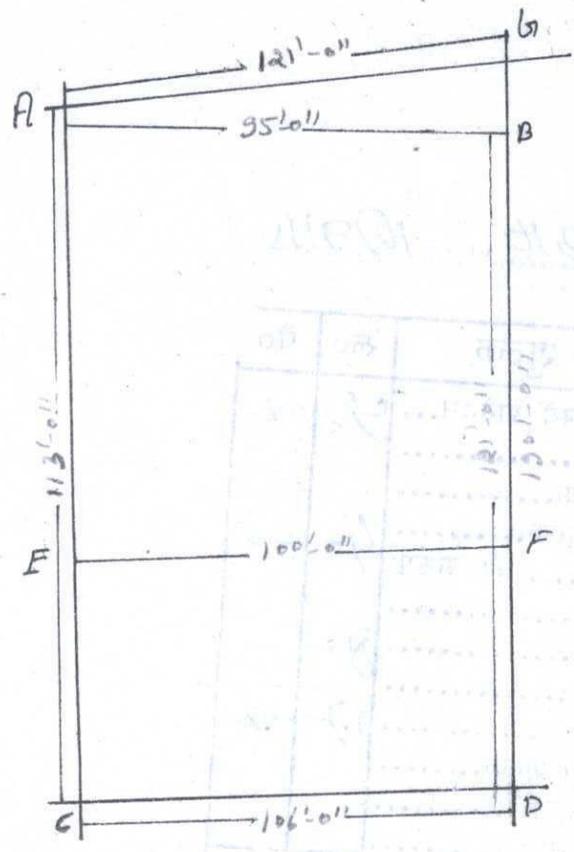
4316 10/9/15

प्रतिलिपि शुल्क	रु०	पै०
प्रतिलिपि के लिये आवेदन...	5	00
स्थापना शुल्क.....		
अतिरिक्त शुल्क.....		
प्रमाणीकरण शुल्क.....	4	00
.....की संख्या		
पत्र (कागज).....		
पत्र फोलियो.....	8	00
मुद्रित कागज.....		
अनुवेशन कपड़ा.....	17	00
प्रतिलिपिकरण शुल्क.....		
शब्दों की संख्या.....		
योग.....		
शब्दों में रु०.....	रु० 51	

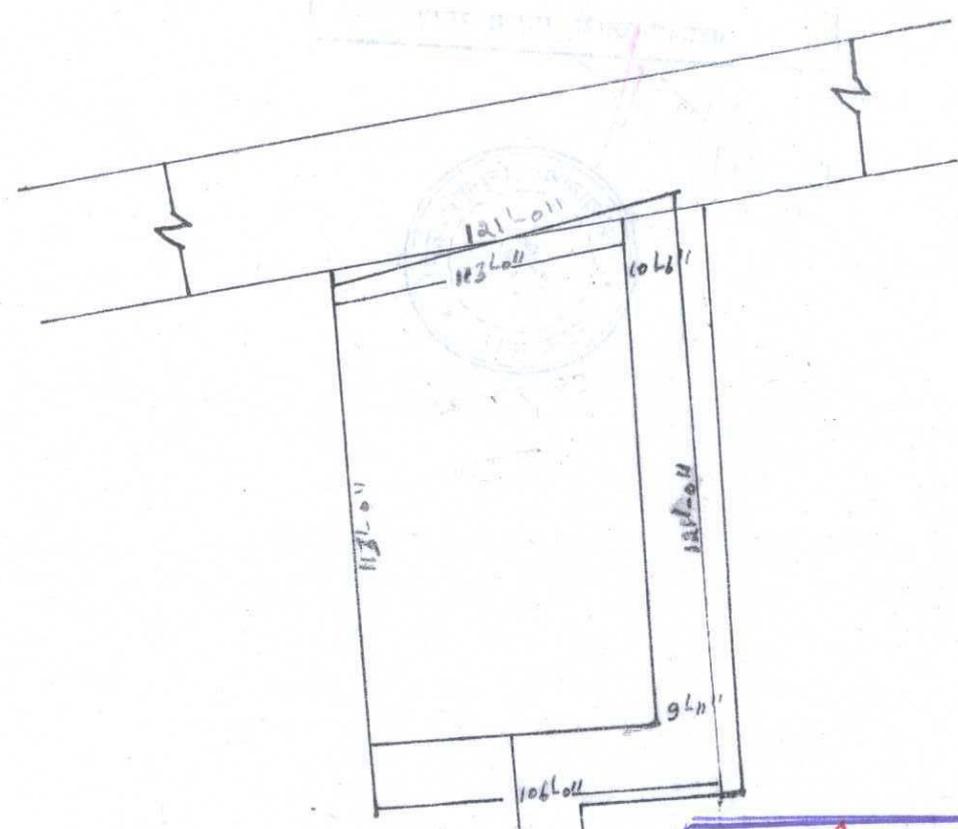
अचलाधिकारी, पटना सदर



पटना जिला कार्यालय



$$\begin{aligned}
 &A \cdot B = 95'-0'' \\
 &B \cdot C = 121'-0'' \\
 &C \cdot D = 106'-0'' \\
 &D \cdot A = 113'-0'' \\
 &A \cdot C = 113'-0'' \\
 &B \cdot D = 121'-0'' \\
 &E \cdot F = 100'-0'' \\
 &A \cdot B = 95'-0'' \\
 &B \cdot C = 121'-0'' \\
 &C \cdot D = 106'-0'' \\
 &D \cdot A = 113'-0'' \\
 &E \cdot F = 100'-0'' \\
 &A \cdot C = 113'-0'' \\
 &B \cdot D = 121'-0'' \\
 &= 15049.609 \text{ sq ft} \\
 &= 34.5 \text{ st.} \\
 &= 0.345 \text{ ac.}
 \end{aligned}$$



अज्ञात
 नावनाम कुनल
 17/08/15
 छाया कराया
 15/9/15
 15-8-15
 मिलान किया

प्रमाणित सच्ची प्रतिलिपि
 प्रधान लिपि
 सरकार के पत्र ४०-४२५४२०
 ३-६-९० के अनुसार

Serial No. 7946 Circle:-Patna

Book No. :- 1 Deed No. 7191

8248/18



बिहार BIHAR

क्रम संख्या ⁸⁵⁶¹ तिथि ^{28.6.2016} मूल्य ¹⁰⁰⁰ शीट संख्या ¹⁸ 242473

Serial No. 7946

क्रेता का नाम एवं पता श्री प्रशांत कुमार

Deed No. 7191

प्रशांत कुमार, मुदांक बिक्रेता

Govt. 06 Bihar/77 समाहरनालय, पटना

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 04/07/2016 by Sunit Kumar

A Stamp Duty of Rs. 1122400/- and other Fees of Rs. 40500/- 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. 7191 in Book No. 1, Volume No. 169 on pages from 176 to 194 and has been preserved in total 19 pages in C.D. No. 25 / Year 2016

Date: 04/07/2016

Token No: 8248/2016

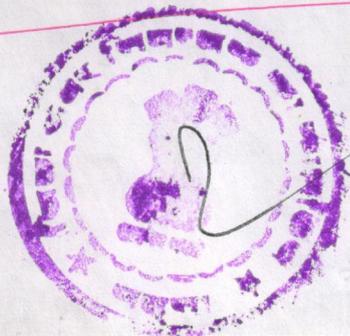
Signature with Date
(Prashant Kumar)
Registering Officer, Patna

प्रशांत कुमार
अमित कुमार

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** is executed and entered on this 4th Day of July, 2016 (**Two Thousand Sixteen**) of the Christian Era.

प्रशांत कुमार
अमित कुमार



SCANNED BY

Sunit Kumar
4/7/2016
For Prema Realty and Co.
Proprietor

District Registry Office, Patna

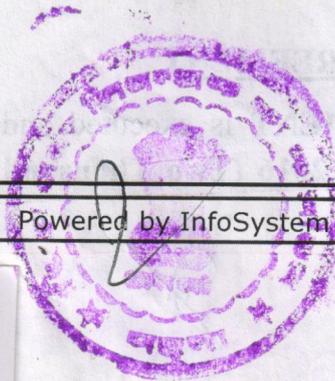
Token Number 8248 Reg. Year 2016 Serial Number 7946 Deed Number 7191

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Mahesh Kumar Pansari (Prop.)						
Sig.							
Presented By	Sunit Kumar						
Sig.							
Executant	Sunit Kumar	<input checked="" type="checkbox"/> Photo	<input checked="" type="checkbox"/> Thumb	<input checked="" type="checkbox"/> Index	<input checked="" type="checkbox"/> Middle	<input checked="" type="checkbox"/> Ring	<input checked="" type="checkbox"/> Little
Sig.							
Executant	Vineet Kumar						
Sig.							
Identified By	Amod Kumar						
Sig.							

SCORE Ver.4.0

Powered by InfoSystem and Solutions, Patna

Biometric Captured By 2800sop021



7/4/2016

BETWEEN

SRI SUNIT KUMAR AND SRI VINEET KUMAR, Sons of Late Sahib Lal Srivastava, resident of Survey Plot No.-332, Circle No.-8A, Ward No.-3, New Karbigahiya, P.S.- Jakkanpur, Town and District- Patna in the State of Bihar, by Nationality Indian Citizens, hereinafter referred to as "**OWNERS**" (which expression shall unless to be repugnant to the context or meaning thereto, mean and include their heir, administrators, executors, legal representatives and / or successors-in-interest) of the **FIRST PART**.

AND

M/S PREMA REALTY AND CO., a proprietorship firm, Office at Shop No. 3 and 4, Kamta Ramsakhi Enclave, Mithapur, Town and District- Patna in the State of Bihar, PIN- 800001, through its Proprietor namely **MR. MAHESH KUMAR PANSARI**, Son of Sri Krishna Murari Pansari, resident of Yugal Kunj, Road No.16, Rajeev Nagar, P.S.- Rajeev Nagar, Town and District- Patna in the State of Bihar, PIN- 800024, Indian Citizen, hereinafter called "**DEVELOPER / BUILDER**" (which expression shall unless it is repugnant to the context or meaning thereto, mean and include it's administrators, executors, assigns, legal representatives and / or successors-in-office) of the **SECOND PART**.

RECITAL

WHEREAS, the Mother of Land Owners namely Smt. Prabha Srivastava, Wife of Sri Sahib Lal Srivastava, resident of Village-Lakhmapur, P.S. - Shahganj, District- Jaunpur in the State of Uttar Pradesh at present residing at Mohalla- Bakarganj Bazaza, P.S.- Pirbahore, Town and District- Patna in the State of Bihar had purchased the Property fully described in Schedule- I of this deed through a Registered Deed of Absolute Sale Dated- 16-01-1967, Vide Deed No. - 346, Book No. - 1, Volume No. - 32 and Pages No. - 530 to 537 registered at District Registry Office, Patna in the State of Bihar from Shree Asim Krishna Mitra, Son of Late Apurba Krishna Mirta, at present residing at Tarkeshwar Path, Chiraiyatanr, P.S. - Kotwali, Town and District- Patna in the State of Bihar.

For Prema Realty and Co.

28.25 03/12/2016

4/17/16 Proprietor

Prabha Srivastava

Sunit Kumar
4/17/2016



AND WHEREAS, after the purchase of the aforesaid land, Smt. Prabha Srivastava had been coming in exclusive, peaceful and physical possession over the said purchased land as absolute Owner. After some time, aforesaid Smt. Prabha Srivastava died, leaving behind her two sons namely Sri Sunit Kumar And Sri Vineet Kumar as her legal heirs and after the death of Smt. Prabha Srivastava, her two sons namely Sri Sunit Kumar And Sri Vineet Kumar, inherited and came and had been coming in physical and peaceful possession of the entire property of their mother and father and mutated their names in Register - II and paying taxes as absolute Owners vide Jamabandi No. 423/Vol-III/Purana Bada Panji.

AND WHEREAS, the aforesaid Owners are absolute Owners in possession of the said property having a good subsisting right and marketable title to convey to the any one.

AND WHEREAS, the said land Owners expressed their desire to develop the landed property and to construct multi-storied building on the property fully described in Schedule- I of this deed are competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Owners:-

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer and convey the whole or part of the said property, having a fully marketable title thereby.

(ii) That the Owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave and license permission, rent, possession or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the PRDA, the PMC, Income Tax Department or any other government authorities, for acquisition or requisition of the said property or any part thereof.

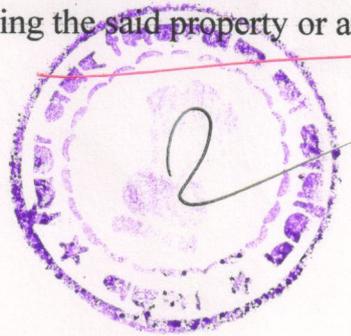
(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

For Prema Realty and Co.

ਸੁਨਿਤ ਕੁਮਾਰ
4/17/16
Proprietor

ਸੁਨਿਤ ਕੁਮਾਰ
4/17/16

Sunit Kumar
4/17/2016



AND WHEREAS, the Owners are interested in getting constructed multi-storied residential units on the said property and acquire super built-up area in the shape of Residential Units, Parking Spaces, etc., as consideration for the value of the lands of the said property when conveyed by the Owners to the Developer.

AND WHEREAS, the aforesaid developer, offered to develop and construct at its own cost, a multi-storied Residential Building Complex on the said property of the Owners (hereinafter referred to as the said building) and the Owners wanted and agreed to acquire flats and other built-up area of the said building as consideration for the part of the said property to be conveyed by the Owners to the Developer or its nominees etc.

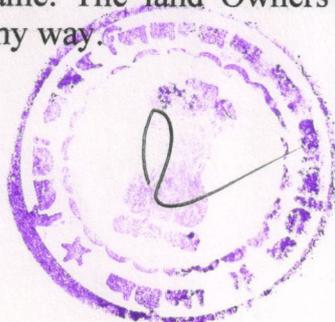
AND WHEREAS, as a result of the negotiations between the parties hereto and on the representation and declarations made by the Owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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

(1) The aforesaid Owners do hereby appoint the aforesaid Developer as the developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Owners the exclusive right, possession and license to develop the said property fully described in the Schedule- I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule- I of this agreement shall be handed over to the developer for construction of a multistoried Residential Building Complex and the entire cost to be incurred for construction of the same shall be borne by the developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA/PMC. The land will be handed over after approval of construction plans by competent authority and duly consented by the Owners.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The land Owners will not be responsible for the same in any way.



For Prema Realty and Co.

4/17/16

Proprietor

Signature

Sunit Kumar
4/17/16

(4) That the entire multistoried building complex shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom facility, development in form of landscape the left over space, etc., till the final finishing and completion of the entire building to make them habitable for the land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "PRABHA PREMA IMPERIA".

(6) That the Developer agrees to handover 50% (Fifty Percent) of the total super built-up area to the land Owners in form of flats & parking spaces in consideration of the cost of land and building in shape of undivided share with all right, title and interest in the said building. For the use and occupation of the land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell, grant, lease or otherwise alienate their interest to any person or persons, association of persons, firm, body corporate, etc., on such terms and conditions as they may deem fit and proper. That the developer shall first handover possession of the constructed Owners' area to the Owners with all amenities.

(7) In case Owners' 50% (Fifty Percent) of the super built-up area is not covered in the form of the complete flat taken, the developer will pay the equivalent Market Price to the Owners for the area shortfall.

(8) That similarly, the developer will retain 50% (Fifty Percent) of the total super built-up area, subject to the Owners' share as described in paragraphs 6 and 7 above, in the shape of flats and car parking spaces equivalent to it's share in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant, lease or otherwise alienate their interest to any person or persons, association of persons, firm, body corporate, etc., on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That the developer agrees to complete the building and to deliver to the Owners their allotted super built-up area as detailed in Schedule- III to be attached with mutual consent of Owners & developer within a reasonable time limit from the date of sanction of the plan by the competent authority.

For Prema Realty and Co.

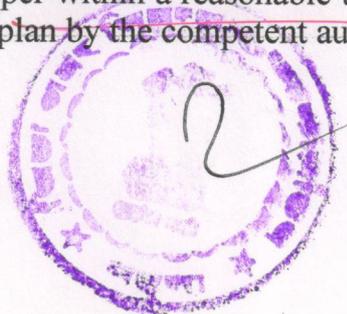
श्री. प्रेमि ५/१२

Proprietor

५/१२/१६

गुणेश १२/१६

Sunit Kumar ५/१२/१६



(10) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA/PMC building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owners and the developer may alter such changes at its own risk and expenses. If any further construction will be done then the same shall be distributed between the land Owners and developer in the same proportion, as mentioned herein above.

(11) That the certificate of the architect regarding measurement of the super built-up area, built-up area and common service area will be final and binding on both the parties.

(12) The Owners shall, after the execution of this agreement allow every facility to the developer, their staff, Engineers, Govt. Engineer/appropriate authority, workers, etc., to enter upon the said property to enable the developer to carry out various development works as stipulated in this agreement.

(13) That the developer will develop and construct the proposed building with all amenities therein on and thereon give peaceful vacant possession of the Owners' area to the Owners within **2 (Two) years and 6 (Six) months** from the date of handing over vacant possession of the land. If the construction is not completed within the above stipulated period then further grace period of **6 (Six) months** will be allowed to developer and the developer will be liable to pay compensation by way of penalty @ Rs. 25000/- per month during this period to the Owners. If the construction is still incomplete even after the lapse of above grace period a further additional grace period of **6 (Six) months** will be allowed after reviewing performance of the developer and the developer will be liable to pay compensation by way of penalty @ Rs. 2000/- per day during this period to the Owners.

(14) That in case of any accidental or such happenings which are beyond the control of the developer such as fire, tempest, accident, strike and any other act of God and in case of any damage or collapse of the building during any natural calamity, the Owners shall remain the Owners of the total land.

(15) That the developer shall develop the said property themselves or through any agency, company, etc., of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will strictly use the standard materials as specified in Schedule- II.

For Prema Realty and Co.

Handwritten signature in blue ink.

Proprietor

Handwritten number 417116

Handwritten signature in blue ink.

Handwritten signature in blue ink.



(16) That the land Owners are entitled to verify and supervise the quality of materials to be used for construction of the building. If the land Owners find that the materials used for construction is not up to the mark and not of good quality then they would intimate the same to the developer and suggest using better quality materials as specified in Schedule- II and the developer will have to follow the guidelines as given by the land Owners.

(17) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard. However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Owners.

(18) From the date of delivery of possession of Owners' area to the Owners, the Owners and / or its allottees and the Developer and / or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

(19) The Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and / or property or any part thereof and further undertake not to do any act (s), deed (s), matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property subject to strict compliance of time frame and other norms permitted under this agreement.

(20) The developer shall be entitled to enter into agreement for sale, or otherwise allot units in the Developer's area in the said building and which does not form part of the Owners' area whenever required by the developer.

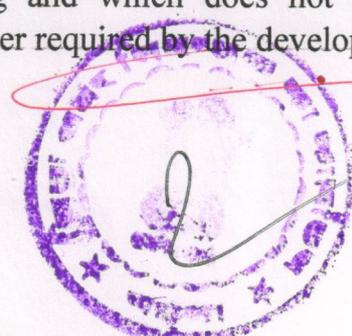
For Prema Realty and Co.

4/25/2016

4/7/16 Proprietor

Handwritten signature/initials

Savit Kumar
4/7/2016



(21) Similarly, the Owners shall be fully entitled to enter into agreements for sale or otherwise allot units comprised in the Owners' area in the said building and which does not form part of the Developer's area whenever required by the Owners.

(22) A separate list of detailed specifications for the said building in Schedule- II is part of this Development Agreement.

(23) AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owners and Developer shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial institutions.

(24) That after the completion of the construction of the building project developer / promoter / land Owners shall be absolute Owners of their respective shares and they will be entitled to sell / transfer as per provisions of Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

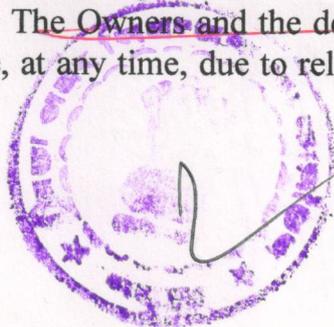
(25) That the deed of the flat along with common areas and common facilities, i.e., common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer / promoter or the land Owners, as the case may be, as per sub-section (1) in favour of the prospective apartment purchasers.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the 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 Owners' area to the Owners.

(B) To indemnify the Owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitee or other person 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.

(C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it



For Prema Realty and Co.

निर्देशक अक्षय कुमार

4/7/16 Proprietor

अक्षय कुमार

Securil-Kumar
4/7/2016

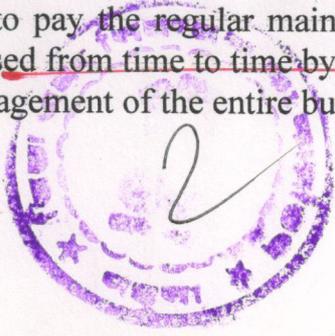
is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA/PMC, the same shall be distributed between the Owners and developer in the same proportion, as mentioned herein above.

(D) The Owners will deliver to the developer and / or its duly authorized representative, certified copies / photo copies of all original title deeds, documents and papers relating to the said property for complete examination of the Owners' title thereto and the Owners agree to co-operate with the developer in such examination of the Owners' title and to answer and / or comply with all reasonable requisitions that may be made by the developer and / or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies / certified copies of the original documents pertaining to the said property including title deeds, etc., however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However, finally all the original documents shall be handed over to the Owners' society / association of Owners / allottees of Units.

(F) The construction of the said building will be of super deluxe quality and the detailed specification is attached as part of the agreement and if the developer achieves to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developer will share the additional area in said ratio as mentioned above in the constructed area.

(G) The developer may form as it deems proper, a Co-operative housing society / association of persons, and body corporate, etc., for maintenance of common services of the building. And in due course, the unit Owners and their nominee (s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant, etc., shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time, and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the 'Society' for the maintenance and management of the entire building complex.



For Prema Realty and Co.
Sri Sri Srinivas
4/17/16 Proprietor

[Handwritten signature]

Savitri Kumar
4/17/2016

(H) The nominee/s of the developer shall own and hold possession of the building comprised in the developer's area according to the standard agreement finalized by the developer, the Owners and its nominees (s) shall be bound to hold and own possession of the Owners' area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreement.

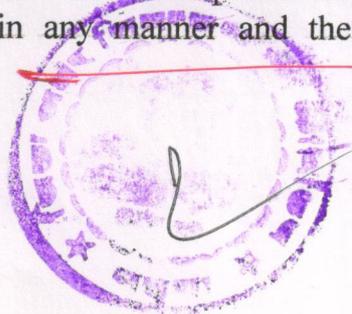
(I) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(J) The Owners agree that if any levy is imposed by PRDA / PMC or any other public body or bodies or the government for the development / betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

(K) That in case any fine or penalty / fee/ fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developer only.

(L) That it is agreed that in all transfer / conveyance of land and / or built-up area, the purchaser(s) / transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges / expenses or any other Govt. Taxes.

(M) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the Schedule- I property or claiming his / their right, title or interest through the Owners relating to the right, title and interest regarding the Schedule- I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the



For Prema Realty and Co.

417116

Proprietor

Handwritten signature in blue ink.

Swatik Kumar
4/7/2016

Owners' and the Owners shall keep the developer indemnified and development activities shall be free from all hindrance(s) so that the project may be completed in time.

(N) That the entire cost to be incurred for registration of this Development Agreement shall be borne by the developer and the land Owners will have no concern with that.

(O) That in case of any dispute or differences between the parties arising out of / or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(P) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

FORCE MAJEURE

Neither party is liable for failure to perform solely caused by Acts of God,

War,

Strike or Labour dispute,

Unavoidable casualty,

Embargoes,

Government orders,

Acts of civil or military authorities,

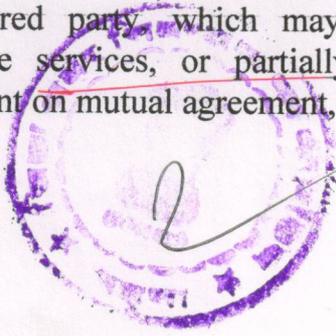
Acts by common carriers, emergency

conditions (including weather conditions)

Incompatible with safety or good quality workmanship, or

Any similar unforeseen event that renders performance commercially implausible.

If an event of force majeure occurs, either party may suspend the Agreement, either whole or part, for the duration of the force majeure circumstances. The party experiencing the force majeure circumstances shall cooperate with and assist the injured party in all reasonable ways to minimize the impact of force majeure on the injured party, which may include locating or arranging substitute services, or partially modifying the terms of this agreement on mutual agreement, if necessary.



For Prema Realty and Co.

2025 03/12/2016

Proprietor

4/7/16

Handwritten signature in blue ink.

Handwritten signature 'Sunit Kumar' and date '4/7/2016' in blue ink.

TERMINATION OF AGREEMENT

This Agreement may be terminated-

- (a) At any time by mutual consent in writing.
- (b) By the Owners if the developer fails to perform the services or materially breaches any obligation in this Agreement, and the failure or breach is not corrected within one month of receiving written notice from the Owners to this effect.
- (c) By the developer at any time, upon the delivery by the developer of one month written notice if the Owners fail to perform their obligations under the terms of this Agreement.
- However, in case of (c) above, the developer shall be entitled to seek compensation to the extent of its investment as valued by a registered valuer on the date of termination of this Agreement. The Owners shall then have the obligation to compensate the developer within a reasonable timeframe.

DETAILS OF THE PROPERTY :-**SCHEDULE - I**

All that piece and parcel of residential land measuring 345 (Three Hundred Forty Five) Karis equivalent to 15028.20 Square Feet equivalent to 34.50 Decimals, more or less subject to actual measurement, Situated at New Karbigahiya, P.S. - Jakkanpur, Town and District- Patna in the State of Bihar, Land bearing Municipal Survey Plot No. - 332 (Three Hundred Thirty Two), Sheet No. - 16 (Sixteen), Ward No. - 3 (Three), Circle No.-8A, Village - Arrra, Thana No. - 20 (Twenty), Khata No. - 185 (One Hundred Eighty Five) and 188 (One Hundred Eighty Eight), Khesra No. - 74 (Seventy Four) and 75 (Seventy Five), within the limit of Patna Municipal Corporation / Patna Regional Development Authority (Now Dissolved) and within the jurisdiction of Sub and District Registry Office, Patna and same is Bounded as follows :-

- : BOUNDARY: -

- NORTH** :- Branch Road.
- SOUTH** :- Plot no. 340.
- EAST** :- Private Lane.
- WEST** :- Plot No. 331

Note- Government Valuation is mentioned at M.V.R. Code -279 Government valuation of the property fully described in Schedule - I of this Deed is ₹5,60,70,000/- Only.



For Prema Realty and Co.

21/02/2018 4/11/16

Proprietor

4/11/16

Sewail-Kerman
4/11/2018

SCHEDULE II
CONSTRUCTION SPECIFICATIONS

The Amenities and Specifications to be provided in the proposed Apartment to be named "Prabha Prema Imperia" shall be as follows:-

- (1) Foundation: As per the design of the structural Engineers.
- (2) Structure: Earthquake resistant RCC Framed Structure in M20 Concrete & Fe 500 Steel of Electrosteel/Jindal or equivalent.
- (3) Super Structure: 5"/10" thick 1st Class Burnt Brick Masonry in frames in cement mortar 1:4 or as per the design of the Architect.
- (4) Flooring: ISO Certified 2'X2', single charged Vitrified Tiles of Somany/Kajaria/Nitco/Johnson in all rooms and halls. 12"x12"/20"x12" Ceramic tiles of among the above said brands in Bathrooms & Kitchens, in cement mortar 1:4 (tiles should be full body vitrification, thickness 8-10 mm basic).
- (5)(a) Door: Malaysian Sal/Sal Wood Frames of 5"x2.5" and waterproof premium quality flush doors panel of Century/Green or equivalent Brand. Locks of Godrej/Link for Main Doors.
- (b) Moulded door for bath room.
- (c) Except main door wooden chowkhat, enamel paints over a coat of primer (paint/ primer should be Asian/ Nerolac brand).
- (6) Windows: Fully Glazed/Anodized aluminium windows of thickness 1.25 to 1.5 mm, having 2 track sliding. With safety grill, sliding track will be having 4" granite base all around.
- (7) Toilets: Glazed tiles dado of SOMANY/KAJARIA/NITCO/JOHNSON, white glazed Branded vitreous sanitary wares of Hindware Brand, wash basin Hindware make 22" size, flush valve & jet spray etc., good quality chromium plated fittings of Jaquar, one hot and cold point in each bathroom in Bathing & Kitchen Area.
- (8) Kitchen: Tinted black Granite platform, 2 ft. high glazed 19 mm THICK, tiles dado over it, steel kitchen sink with drain board 1.0 mm thick. Suitable power point for fridge, microwave oven & mixer grinder.



For Prema Realty and Co.
D/E 25 03/12/2012
417/16 Proprietor

S. K. K. K.

Savit Kumar
4/1/2016

(9) Electricals: Concealed copper wiring of Havells/ Polycab /Anchor, Modular switches and accessories of Havells or Anchor, one Telephone & T.V. points in hall & Master bed room, Three Light Points & One Fan Point in each room, Drawing and Dining Hall.

(10) Internal Finishes: Sand Cement Plaster on walls 12 mm thick in Cement Mortar 1:6 of Prism Cement/Birla Gold covered with plain POP.

(11) External Finishes: Sand Cement plaster 15mm thick in Cement Mortar 1:6 of the above said brand, covered with 2 coats of weather coat. Exterior emulsion paint over two coats of Wall Putty of J.K.White/Birla White or Jhonsen.

(12) Single Phase Electric & 50 KVA Generator connections (Kirloskar Brand).

(13) Intercom connection.

(14) Lift: Standard quality, ISO Certified, Kone Brand lifts shall be provided with V3F Drive arrangements. (15) Fire Safety: Shall be provided as per the sanctioned plan.

(16) Water Supply: through deep tube well submersible pump of Crompton Brand of sufficient capacity (boring pipes Tata/Supreme, water supply GI pipes "C" CLASS.

(17) External sewage pipe line: 4" Neco Brand.

(18) Stair case: Granite stone 15 mm thick, Hand Rail of Stainless Steel Pipe.

(19) Lobby: Fully vitrified glazed tiles 2'x2' size.

(20) Air conditioner points in all rooms.

(21) Sufficient lighting as per site requirement, surrounding the building, stair case, main entrance, entry gate, parking, etc.

22) All around compound wall with suitable gate.

Note: In case any of the aforementioned brands is not available in the market, the same will be replaced by equivalent brand with the prior consent of Land Owners.



For Prema Realty and Co.

स्वीट कुमार

Proprietor

4/7/16

स्वीट कुमार

स्वीट कुमार
4/7/16

IN WITNESS WHEREOF, the above named Land Owners and ~~the Developer / Builder~~ have put their respective signatures on this ~~Development Agreement~~ without any ~~undue influence~~, pressure or coercion, out of free will after going through the ~~contents of the documents~~ and fully understanding the contents thereof, on this 4th Day of July, 2016 in presence of the below noted attesting witnesses.

WITNESSES:

1. ~~Amod Kumar.~~
~~Amod Kumar. 04/07/2016~~
~~Club road Mithanpura~~
~~Near - P.N.B., Jubba Sahni Park~~
~~P.O - Ramna, P.S. Mithanpura~~
~~Muzaffarpur - 842002~~

2. ~~Damlesh~~
~~Kamlesh Mishra 04/07/2016~~
~~H/O Krit Narayan Choudhary~~
~~Big 9 h pm, Po. Mithanpur~~
~~Patna-800001~~

Sunit Kumar
4/7/2016

SIGNATURE OF THE LAND OWNERS

For Prema Realty and Co.
417116
Proprietor

SIGNATURE OF THE DEVELOPER / BUILDER

बैंक स्कौल से चालान मिलाया
एवं सत्यापित किया।

गभारी लिपिक



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. 1122400/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper	Rs. 1000/-
Amt. paid through Bank Challan	Rs. 1161900/-

Registration Fee		LLR + Proc Fee	Service Charge												
FEE PAID	A1	40000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	500		
	A8	0	D	0	H2	0	K1b	0	Liii	0				Proc.Fee	0
	A9	0	DD	0	I	0	K1c	0	Mb	0				Total	0
	A10	0	E	0	J1	0	K2	0	Na	0					
	B	0	H1a	0	J2	0	Li	0							
	TOTAL-											40000			
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -												40500		

[Signature]
**Registering Officer
Patna**

Date: 04/07/2016

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 04th July 2016 by Sunit Kumar S/O Late Sahib Lal Srivastava by profession Others. Status - Executant

[Signature: Sunit Kumar 4/7/2016]
Signature/L.T.I. of Presentant

Date: 04/07/2016

[Signature]
**Registering Officer
Patna**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Amod Kumar' age '45' Sex 'M', 'Ramshresht Singh', resident of 'Mithanpura, Muzaffarpur, Mushahari, Muzaffarpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 04/07/2016

[Signature]
**Registering Officer
Patna**

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 169 on pages on 176 -194 , for the year 2016 and stored in CD volume No. CD-25 year 2016 .The document no. is printed on the Front Page of the document.

Date : 04/07/2016

[Signature]
**Registering Officer
Patna**

Token No. : 8248

Year : 2016 S.No. : 7946

SCORE Ver.4.0

Deed No. : 7191



भारतीय विनिर्दिष्ट ओळख प्राधिकरण
Unique Identification Authority of India



भारत सरकार
Government of India



विनीत कुमार
Vineet Kumar
जन्म वर्ष / Year of Birth : 1958
पुरुष / Male



8000 0565 7946

पत्ता S/O: साहेबलाल कुमार, बी-806 Address: S/O: Sahiblal Kumar, B-806
वेलेंसिया रहेजा एक्झॉटिका, मट Valencia Raheja Exotica, Madh Island,
इसलंड, मालाड वेस्ट, मुंबई, वेसावा, Malad West, Mumbai, Vesava
महाराष्ट्र, 400061 Maharashtra, 400061

8000 0565 7946



1900 300 1947



help@uidai.gov.in

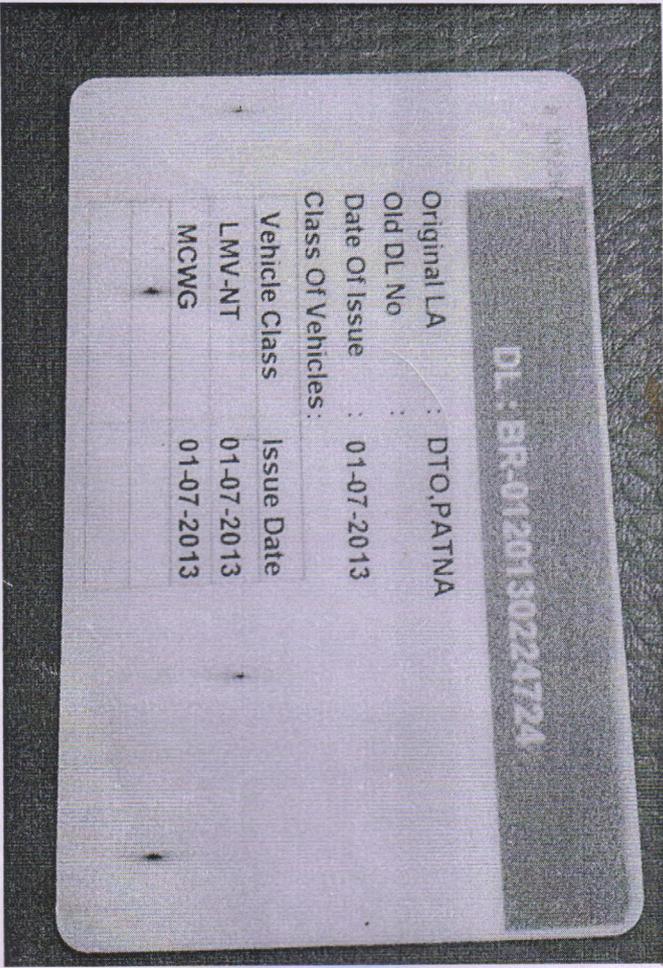


www.uidai.gov.in

आधार - सामान्य माणसाचा अधिकार

Vineet Kumar
4/07/2016

CAND OWNER



DL : BR-012013022472A

Original LA : DTO, PATNA

Old DL No :

Date Of Issue : 01-07-2013

Class Of Vehicles :

Vehicle Class : Issue Date

LMV-NT : 01-07-2013

MCWG : 01-07-2013

For Prema Realty and Co.
Proprietor
4/7/16

For Prema Realty and Co.
Proprietor
4/7/16

INDIAN DRIVING LICENCE
GOVERNMENT OF BIHAR

DL BR-012013022472A

FORM-7

Name : MAHESH KUMAR PANSARI
S.W.D. of : KRISHNA MURARI PANSARI
Address : AT YUGAL KUMJ RAJIV
NAGAR ROAD NO 18 PATINA

Valid Till (Transport) : 14-10-1975 90 B+

Valid Till (Non-Transport) : 13-10-2025

Signature of Holder : 

Type of Vehicles : LMV/MT MCWG Only

Issued on : 01-07-2013

417116
422584
Proprietor
For Prema Realty and Co.

PLAN OF LAND SHOWING IN RED SOLD TO SHRI MATI PRABHU SRIVASTAVA
 WHO WANTS TO SELL THE SAME TO SHRI MATI PRABHU SRIVASTAVA
 12. SHAMSHAN DIST. JAMSHEDPUR (U.P.) PRESENT BAKER CANE
 BAGRA (PANA) OUT OF M. 29. NO. 332. C. NO. 88. WARD NO. 3.
 SHEET NO. 14. OF P.M.C. PANNA CROSSING SURVEY PLAN NO. 2472
 KHATA NO. 1828. 188. T. NO. 170. 23. REV. VILLAGE BARRAGE SO. TANA
 GHUMNARI, PARGANA BARRAGE, DIST. PANNA.
 AREA - SOLD - 0.30 (0.442 - 0.042) ACRES
 SCALE 50" = 1" CH
 [500 KARIES (242 KARIES - 42 KARIES)]



[Faint handwritten notes in Hindi, possibly describing the land or the survey process.]

Alkhan
 16/1/62

No. — 1
 Volume — 32
 Page — 520-532
 Sheet — 346
 Year — 1967

Sd/-
[Signature]
 25-4-62

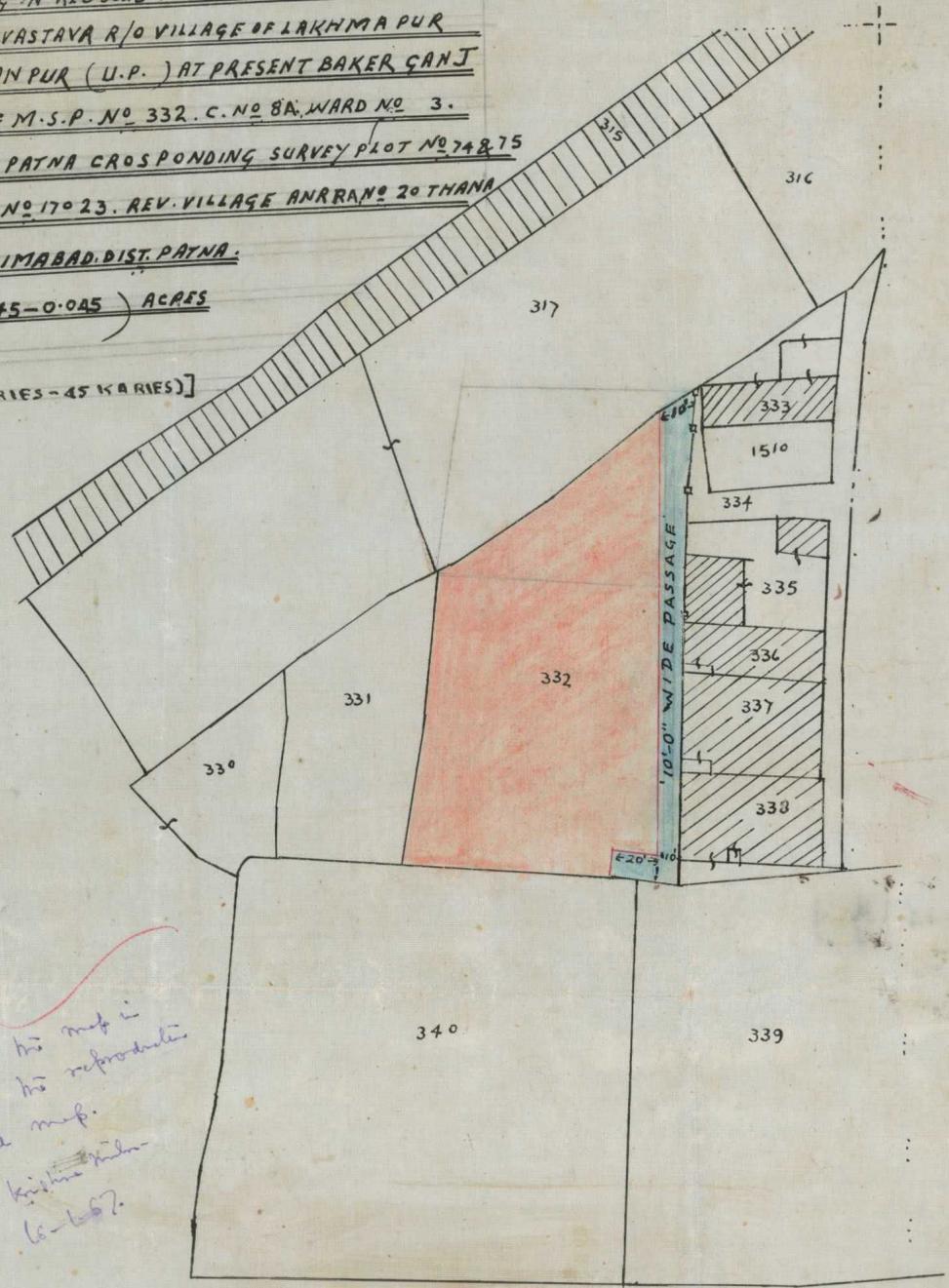
PLAN OF LAND SHOWING IN RED SOLD TO SHRIMATI PRABHA SRIVASTAVA
 W/O SHREE SAHIB LAL SRIVASTAVA R/O VILLAGE OF LAKHMA PUR
 P.S. SHAHGANG DIST. JAVAN PUR (U.P.) AT PRESENT BAKER CANJ
 BAZAZA (PATNA) OUT OF M.S.P. NO. 332. C. NO. 8A. WARD NO. 3.
 SHEET NO. 16. OF P.M.C. PATNA CORRESPONDING SURVEY PLOT NO. 748.75
 KHATA NO. 185 & 188. T. NO. 17 & 23. REV. VILLAGE ANRRAN NO. 20 THANA

PHULWARI, PARAGANA AZIMABAD, DIST. PATNA.

AREA SOLD. 0.30 (0.345 - 0.045) ACRES

SCALE 50 = 1 INCH

[300 KARIES (345 KARIES - 45 KARIES)]



*I certify that this map is
 duplicate in the reproduction
 of original map.
 Abhi Krishna Mishra
 6-6-67.*



*1800
 300
 220-235
 35
 1*

6161

RAJMA TREASURY
No. 616
Sold to S. K. Pradip Singh
son/wife of Sahabul Singh
Village, Bahar Singh Buzurg
P. S. Bahar
District, Patna

Sold to

502
100
15
11

Stamp Here

371/167

१६-१-६७ १०२ १३



यह प्रपत्राहण में केवल लिखित ही प्रमाण पत्रों के
द्वारा ही किया जा सकता है। इसमें लिखित ही
प्रमाण पत्रों के अभाव में प्रपत्राहण
के लिए उचित संस्था को प्रपत्राहण
के अन्तर्गत लिखित ही प्रमाण पत्रों के

पिता का नाम
श्री अशोक कुमार मिश्र
पिता का नाम
श्री अशोक कुमार मिश्र
पिता का नाम
श्री अशोक कुमार मिश्र

Adin Kishore Mishra

16.1.67.

Abdullah
16.1.67

Handwritten text in Hindi, likely a receipt or acknowledgment, mentioning names and amounts.

Received Rupees eleven thousand one hundred and thirty
Rs 11,130/- of. before the registering officer.

Adin Kishore Mishra
16/1/67.



१५ ६ ५/६७
Abdullah
16/1/67.

Abdullah
16.1.67

364 11, 125

BIHAR

500 Rs.



Handwritten notes and stamps in the top left corner, including a date stamp '16.1.67'.

Handwritten notes in Hindi, including '29 222-567 666' and '23'.

Handwritten notes on the right side, including 'Lee 12', 'Aty 73', and 'Acy 7'.

Handwritten signatures and notes, including '16.1.67' and '82.44'.

THIS INDENTURE made this the Sixteenth DAY OF JANUARY 1967 [ONE THOUSAND NINE HUNDRED & SIXTYSEVEN OF THE CHRISTIAN ERA] BETWEEN: SHREE ASIM KRISHNA MITRA, son of the Late Shree Apurba Krishna Mitra, by caste Kayestha, by occupation Civil Engineer Contractor, resident of Mohalla Nurullahpur, one of the Quarters of Muzaffarpur Town, Chakle Nai, Pergannah Bisara, Police Station Town, Subdivision Sadar, District Muzaffarpur, at present residing at at TARKESHWAR PATH, Mahalla Chiraiyatanr, Police Station Kotwali, Subdivision Sadar, District Patna, hereinafter called THE VENDOR ON THE ONE PART, which expression shall wherever the context herein so permits include his heirs, executors, administrators, legal representatives and assigns AND SHREEMATI PRABHA SRIVASTAVA, wife of Sri Sahib Lal by caste Kayestha, by occupation householder, resident of Village LAKHMAPUR, Police Station SHAHGANJ, DISTRICT JAUNPUR (U. P.), at present residing at Mohalla BAKERGANJ BAZAZA

Vertical handwritten notes on the left side, including '16.1.67', 'Asim Krishna Mitra', and 'Ata'.

CASH TREASURY

To. 1161
Paid to. Sri S. Prabhakar Srivastava
Son/wife of.....
Village.....
S.....
District.....

16/11/67

Paid Rs. Eleven Thousand
one hundred and twenty five
only (11125) to Sri Ashw Krishna
Ditara on the behalf of my
wife Srimati Prabhakar Srivastava

Sahib Lal Srivastava
16/11/67

16.11.67



AYNA TREASURY

To: 612
Sold to: Gurji Prachin, Srivastava
Son/wife of: _____
Village: _____
District: _____

18.1.67

am 18.1.67





-- 3 :-

AND WHEREAS THE VENDOR has been and is possessed of the said plots as an absolute owner and recorded in the Government records as such and paying rent to the Government. AND WHEREAS THE VENDOR was approached by THE PURCHASER and THE PURCHASER offered to purchase the said plot on terms and conditions contained hereinbelow. AND WHEREAS THE VENDOR agreed to sell and THE PURCHASER agreed to purchase the said plots at a price of Rs. 11,125 / RUPEES ELEVEN THOUSAND & ONE HUNDRED TWENTYFIVE / . THE VENDOR agreeing further to leave a 10 ft. (ten feet) wide common passage from the eastern and southern side i. e., part of the Plot No. 332 covering only 20' (twenty feet) ^{long about} in the south as shown in Plan hereto annexed as an access. This passage or lane will be of common use of THE PURCHASER, THE VENDOR and the other parties who will purchase the other plots of THE VENDOR / But the holders of the land shall not build any Surface Drain, but shall be bound to build any underground drain, if necessary, to the whole length of the lane and also shall not fix pole in the lane so as to cause obstruction to the lane. ^{about} THE VENDOR had taken the present electric line and pole for supply of electricity to his workshop in the said plot and THE PURCHASER shall be entitled to the same and they shall be the PURCHASER'S property. Similarly the water supply pipe to the said plots is the PURCHASER'S property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the

Asin Vishwa miki. Vishar. Anandaram
16.1.67
Sanyal
16.1.67

INDIA TREASURY

6166
to Shri Prakash Singh

to wife of

Age

3/11/67

Faint, mostly illegible text, likely bleed-through from the reverse side of the page.

Handwritten signature and date: 18.1.67



Vertical handwritten notes on the right margin, including the number '11' and other illegible characters.

