



बिहार BIHAR

Serial No. 22471

शरीदार का नाम और पता

Deed No. 21513

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 07/08/2013 by Mina Devi. A Stamp Duty of Rs. 246700/- and other Fees of Rs. 21500/- has been paid in it.

The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as Deed No. 21513 in Book No. 1, Volume No. 471 on pages from 426 to 444 and has been preserved in total 19 pages in C.D. No. 73 / Year 2013

Date: 07/08/2013

Token No: 23007 / 2013

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

DEVELOPMENT AGREEMENT

This deed of agreement between owner and developers executed this ...7th... day of August, 2013.

BETWEEN

- (i) Smt. Mina Devi wife of Late Jai Narayan Singh,
- (ii) Mr. Kumar Gaurav son of Late Jai Narayan Singh, both



Ashok Kumar Singh
7/8/2013

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Kumar Gaurav
7/8/13

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are resident of Mohalla- Chowk Shkkarpur, P.O.- Chowk Shikarpur, Distt.- Patna at present residing at Digha Bujurg, P.S.- Digha, Distt.- Patna, by faith hindu, hereinafter **called the OWNERS OR OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

M/S BUDHA HOMES & DEVELOPERS, a partnership firm, having its registered office at B-81, Buddha Colony, Dist. Patna through its Managing Partner **Sri Sanjeev Kumar** S/O Sri Kapildeo Narayan Singh residing at Budha colony, P.O.- GPO, PS – Budha Colony, Patna and Partner **Sri Arun Kumar Singh** son of Late Raj Ballabh Singh, resident of Saguna Danapur, Adarsh Colony, Narayan Path, P.S.- Danapur, Distt.- Patna, in the state of Bihar, herein after referred to as the "Developer" (which expression shall unless repugnant to the context or meaning there to mean and include its executors, administrators, legal representatives successor/s in office and/ or assigns) being the **SECOND PART**.

Whereas the aforesaid Owner is seized and possessed of and is Owner of or otherwise was and is sufficiently entitled to the free hold land measuring an area of 4 Kathas 17 Dhurs 18 Dhurkies (approx) situated at present Mohalla- Digha Baloooper, Mauza- Digha Bujurg, Survey Thana- Phulwari, at Present P.S.- Digha, District – Patna, in the state of Bihar, Survey Plot no- 5326 & 5324, Thana no. 1, Tauzi No. 5130, Khata No. 357 & 338, marked as under the limits of Patna Municipal Corporation, Patna Regional Development more fully described in Schedule of the land hereunder written, herein after referred to as the Said Property.

And whereas, the property fully described in Schedule -1 was purchased property of the land owner through a-registered deed of absolute sale from Smt. Ddevanti Devi wife of Late Rameshwar Mahto, resident Village- Digha Bujurg, P.S.- Digha, P.O.- Sadaquat Ashram,



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Distt.- Patna through her constituted attorney of Sri Devendra Prasad Mehta son of Sri Dasrath Prasad, resident of Mohalla- Mehta Nagar, Inderpuri, Patna-23, P.O. & P.S.- Patliputra, Distt.- Patna authorised under the power of Attorney bearing No. 1363 dated 16.03.1999 executed and authenticated by Sri Devanand Prasad, Notary Public, Patna, which is Registered in the Office of the Sub Registrar Mumbai bearing Deed No. R-3/BaBaBa-588/99 dt. 23.03.1999.

As per provision of Indian Stamp Act. 1899 under section 3 (1 B.B.) 19A and 48A, Govt. of Bihar, Department of Registration issued a letter bearing no. 1969 dated 22.8.2002 to deposit the differences of inter State Registration duty and donor has deposited the same amounting to Rs. 1,80,650/- vide Chalan No. 14 and non judicial Stamp was withdrawn from the treasury and authenticated by the District Sub Registrar Patna on 27.06.12. Since she came in exclusive peaceful physical possession over the same as absolute owner. The land owner also mutated her name separately in the state Sarista (Register-II) and paying the land rent to the government of Bihar through the circle officer, Patna Sadar.

And Whereas, the aforesaid owner being interested in getting a multistoried Residential developed and constructed on the property through some reputed developer, who can develop and construct Residential Building complex at its own cost and to acquire cash and built-up area in the said building complex as consideration for the value of the said property to be conveyed by the owner to the developer and/or its nominee/s.

And Whereas, the aforesaid developer offered to develop and construct at its entire risk and liability of the owner at own cost a residential Building (herein after referred to as and the said Building) on the said property and the aforesaid owner agreed to acquire flat in the said building

Arjun Kumar Singh
7/08/2013

Kumar Gaurav
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and cash as consideration for value of the said land to be conveyed by the owner to the developer or its nominee/s including a co-operative Housing society, Firm, Association of persons, Body corporate E.T.C.

And Whereas, as a result of the negotiations between the parties hereto, the aforesaid Owner and Developer and on the representations and declarations made by the owner as herein recorded, an agreement for Development of the said property has been arrived at between the parties hereto upon the term and condition hereinafter appearing.

AND WHEREAS thereafter the said first party are the owners of the piece of the land described in Schedule - 1.

AND WHEREAS the owners have been enjoying the said property free from all encumbrances, interferences and disturbances of any other person or persons whatsoever and are absolute owners thereof.

THE OWNERS are in absolute ownership and possession of the said plot of land.

AND WHEREAS the owners and the developers have agreed to DEVELOP the said land on the terms and conditions hereinafter mentioned :

NOW THE INDENTURE WITNESSETH

AND it is hereby agreed by and between the parties here to as follows:

ARTICLE 1 COMMENCEMENT

1.1 This agreement shall be deemed to have commenced on and from with effect from the date of execution of this agreement.

ARTICLE 2 OWNER'S RIGHT AND REPRESENTATIONS

2.1 The OWNERS are absolutely and indefeasibly seized and possessed of and or otherwise well and sufficiently entitled to all the said land.

2.2 The said land is free from all encumbrances, charges,

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liens, lispendences, attachments, trusts, whatsoever and howsoever.

2.3 That the total area comprised of the said land is more or less 4 Kathas 17 Dhurs 18 Dhurkies (approx) approx

ARTICLE 3 DEVELOPER'S RIGHT

3.1 The owners hereby from the date of this agreement grant exclusive licence to the developer to enter upon the said landed property (More fully described in Schedule 1 written hereunder) and to take up and proceed with the development, planning and construction of the building in terms of this development by the owner shall be a licence as contemplated in section 60(b) of Indian Easement Act, 1982.

3.2 The owner hereby grant to the developer, subject to terms and conditions provided hereinafter the exclusive right to build, construct and erect and complete the building at their own cost and expenses and to commercially exploit the same by entering into an agreement for sale / or transfer and/or construction in respect of the developers allocation in accordance with the plan to be sanctioned by the P.M.C/PRDA or concerned authority / authorities with or Without amendment and/or modification made or caused by the developers with the prior approval of the OWNER.

3.2 That the developers shall be entitled to prepare, modify or alter the plan with the approval of the owner and to submit the same to the P.M.C/PRDA or concerned authority in the name of the owner or as per direction of the concerned authority at developers costs and the developers shall pay and bear all costs all fees including sanction fees, charges and expenses required to be paid or deposited for obtaining the sanction of the building plan by the P.M.C/PRDA or concerned Authority / Authorities for construction of the building on the said land.

ARTICLE 4 OWNER'S ALLOCATION

4.1 The developers shall at their own costs and expenses construct, erect and complete in all respects the building to be constructed on the said land and shall allocate to the owner



Arun Kumar Singh
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Kumar Gaurav
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50% of the super constructed area or areas in the said building, as per plan to be sanctioned by the P.M.C/PRDA or concerned authority/ authorities and the rest 50% (Fifty percent) shall be the share of the developers which shall be sold by the developers to the different parties at their own risk and expenses.

4.1.1 **SPECIFICATIONS** In the construction work of the owner's allocation in the said building, the following shall be provided:

- i. **Flooring:** Marble/Glazed/Vitrified flooring in all the areas of the Flat. Marble /Ceramic tiles in Toilets and Balcony space.
- ii. **Kitchen:** 20 inches main working platform of granite slab in kitchen and 24 inches glazed tiles above the main slab. The tiles should be provided 2 and 1/2 feet above the working platform of kitchen above the main slab(reputed fittings(I.S.I mark).
- iii. **Bathroom:** 7 feet. High glazed tiles in walls of the bathrooms .Parry or similar vitreous sanitary wares. (Bathrooms With western toilets. Provision of bidet type water connection in the western toilet seats. Fittings – Hot and cold taps with mixer of a reputed company both for shower and washbasin.) and each flat shall have a separate wash basin
- iv. **White wash:** plaster with P.O.P/Putty in inner walls of the flat including balcony.
- v. **Windows:** Wooden/Aluminium windows fitted with glass duly Painted.
- vi. **Doors:** 32 mm thick fabricated waterproof ply board panel duly painted fitted on Sal chaukhat.
- vii. **Electricity:** Adequate electric points for lighting fan Refrigerators and power plugs. Power point shall contain points for Geyser (in one bathroom) T.V set, Cooler and Air-conditioners etc. (for each bedroom). All wiring shall be done in copper wires of I.S.I specification with PVC conduit pipes.
- viii. **Cable:** Points for Cable shall be provided in the Drawing Room/Master Bed Room as per the preference of the owner.



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(7)

ix. **Telephone:** Points for Telephone shall also be given in the Drawing Room and One Bedroom.

x. **Lift & Generator:** A quality lift and generator with (silent generator) shall be provided.

xi. **Lofts:** Proper Lofts should be provided within the flats, for storage purposes.

4.1.2 General Specifications:

Structure: Structure shall consist of group pile foundation the depth of pile shall depend on load and shall be done according to the requirement of the design. All the structure including piling, column casting and roof slab casting shall be done in grade **M20 & M15** according to the requirement of the design. The cement of standard I.S.I brand of good quality shall be used for this purpose. Earth Quake Resistant RCC framed structure shall be provided.

I **Brick Work:** First class brick or first quality locally available brick shall be used. All The walls shall be of 5 inches thickness.

ii **Plaster Work:** The plasterwork shall also be done using Standard I.S.I brand cement of good quality.

iii **Balconies** may have safety wall up to 3 ft 6 inches height with brickwork / brick + grillwork.

iv **Water Supply:** Deep boring up to standard depth (250 ft – 350 ft) shall be done and submersible 1 H.P motor shall be provided.

V **White Wash:** Inner walls shall be done with P.O.P/ Putty and outer walls shall be white washed with weather coat.

Vi **Stairs:** The flooring of the stair shall be done in Marble / Kota stone 3ft high steel railing shall be provided.

Vii **Flooring:** The flooring shall be of Marble/Glazed tiles/vitrified in the living areas and bedrooms.

4.2 The developers shall at their own cost and expenses provide (Number of Meters as per number of flats in the name of the owners) And all other meters shall be borne by the owners of the respective allotted flats.



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4.3 The developers shall have no right, title, interest whatsoever on the owner's allocation and undivided proportionate share pertaining thereof and proportionate in common facilities and amenities of the building, or the land which are solely and exclusively as before and shall continue to be with the owner.

4.4 The developers shall have a right to claim for payment or reimbursement of any costs and expenses or charges, if any, incurred towards the construction of owner's allocation as extra work (asked for beyond and above the prior agreed details either in this agreement or when the construction plan are finalized and agreed upon by the owner prior to its sanction by the proper concerned authority/authorities.) at the rate mutually fixed at the time of work.

ARTICLE 5 DEVELOPER'S ALLOCATION

5.1 In consideration of the above, developers shall be entitled to all that the super built up area of saleable space in the said building to be constructed at the said land together with proportionate share in the common facilities except for the space as provided in the owner's allocation hereinafter.

5.2 The developers shall be entitled to enter into agreement for sale and transfer in his own name to receive and realize and collect all moneys in respect of his allocation without making the owner responsible, liable for such agreement, and the owner should not be responsible in any way for such agreement with any intending purchaser of flats. It is hereby expressly agreed by and between the parties that for the purpose of entering into such agreement it shall not be obligatory on the part of the developers to obtain any further consent of the owner and this agreement by itself shall be treated as consent of the owner. The developer shall notify the owners of the third parties wanting to purchase from developer from him his allocation. The owner shall have the right to object to such a purchaser, whereas such objection shall not be on unreasonable grounds.

ARTICLE 6 POSSESSION

6.1 Immediately upon sanction of the plan of building to

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be constructed on the said land the owner shall put the developers in vacant possession of the said premises to construct the said building and implement this agreement. Whereas the developer shall be in vacant possession of the property for the purpose of the agreement and shall be in vacant possession of the property for the period mutually agreed by the parties to this agreement for the said development of the said property.

ARTICLE 7 CONSTRUCTION

7.1 The developers shall be solely and exclusively responsible for construction of the said building. The owner shall have no responsibility whatsoever for any kind of defects in the construction. All liabilities and responsibilities in this regard shall be entirely with the developers.

7.2 The Developers shall at their own costs and expenses construct, erect and complete in all respects the building to be constructed on the said land as per plan to be sanctioned by the PRDA or concerned authority/ authorities. The sanctioned plan from the PRDA or the concerned authority/ authorities shall be shown to the owners and the owners shall sign on the map or Booking plan before the beginning of piling work. The signing on the map / booking plan shall mean the owners have accepted the plan.

ARTICLE 8 TIME ALLOCATION

8.1 At the time of or within one week from the date of this agreement the owners shall handover the following things to the developers :

1. Mutation order of the land in the name of the owners.
2. Up-to-date Rent receipt of the land.
3. Copy of Khatiyani
4. Declaration of boundary position of the plot on site and sketch on paper.

8.2 Developers shall complete the construction within THREE YEARS with a Grace Period of Six month from the date of sanction of the map if developers receive all things described in Para-8.1.



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8.3 If the construction is not completed within the period described under Para-8.2, then the developers shall have to pay the penalty @ Rs 1/- per sft per month of the owner's share to the owners.

8.4 If the construction is completed and a part of the owner's share is not handed over to the owners, the penalty shall be applied on the remaining area @ Rs 1 per sft per month.

8.5 If Para-8.1 remains incomplete and is fulfilled after a week or more, this time shall be added in Para - 8.2.

8.6 Time- to-time the owners shall have to sign several papers necessary for passing the map from P.M.C/PRDA or concerned authority ; and the developers shall need all the help and assistance of this manner from the owners , delaying in which the map may be delayed. If so happens, developers shall request the owners to add this period in Para-8.2.

ARTICLE 9 SPACE ALLOCATION

9.1 After the sanction of the plan from P.M.C / PRDA or concerned authority/ authorities, a plan called BOOKING PLAN based on the map passed from the P.M.C/ PRDA or concerned authority/ authorities shall be prepared and both the parties shall sign on it.

9.2 Then immediately a DEED OF ALLOTMENT AGREEMENT in the court of notary Public, Patna shall be executed between Owners (50 % share) and developers (50 % share) giving the details of nomenclature and location of the flats as mutually decided. The owners and developers will have mutual discussion for the selection of the flats and floor as per their share in the proposed building.

9.3 Within one month from completion of the building the owner shall be entitled to obtain physical possession of the owner's allocation and the other Constructed areas and other portion of the said building as provided in the developer's allocation herein after shall belong to the developers.

9.4 The owner shall have the right to make the developer aware of his preference with regard to his/her flat and the developer shall comply with them if within reasonable



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conditions.

ARTICLE 10 BUILDING

10.1 The developers shall at their own costs construct, erect and also complete the building and the common facilities and amenities at the said land in accordance with the plan to be sanctioned with best quality materials.

10.2 The developers shall install and erect in the said building at their own costs as per specification and drawing provided by the architect, pump, water storage tanks, overhead reservoir, electrical and other facilities as are provided in residential building.

ARTICLE PAYMENTS

11.1 If the construction is not completed within the period described under Para-8.2, then the developers shall have to pay the penalty @ Re 5/- per sft per month of the owner's share to the owners.

11.2 If the construction is completed and a part of the owner's share is not handed over to the owners, the penalty shall be applied on the remaining area @ Rs 5/- per sft per month.

ARTICLE 12 MISCELLANEOUS

12.1 The owner and the developers have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership or as a joint venture between the parties.

12.2 If the Map from P.M.C/PRDA or concerned authority/authorities is not passed, the owners shall have to refund the amount taken (if any) by him as described in Article-11 within one month after receiving the information of this meaning.

12.3 That the second Party (M/S BUDHA HOMES & DEVELOPERS) may include other persons or partners in the firm to increase the strength of the firm and/or the second party is free to convert this partnership firm into Private Limited firm, whenever it shall be required. (Such change shall not cause any change to the terms and conditions agreed by the parties in this agreement)

12.4 Just after this agreement the owners shall mark the



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boundary position and the developers shall construct the remaining boundary, if any.

12.5 There is no existing agreement regarding the development or sale of the said plot and that all other agreements, if any, prior to this agreement have been cancelled and are being superseded by this agreement.

12.6 That the developers without making the owners liable in any manner, with respect to the developer's allocation, shall be entitled to enter into agreement with any prospective buyer or buyers and receive the earnest money, part payments and full consideration money.

12.7 Roof of the top floor shall be common between the owner and all flat owners of the said premises. They shall be entitled to install their respective T.V Antenna in the roof on the top floor and they shall be also entitled to raise any temporary structures namely as pandal etc. and to use the same purely on temporary basis for holding any social function (like marriage etc) but shall not have any right, title and interest to occupy thereof or any portion therein permanently or to retain the pandal or structures on the said roof.

12.8 The owner shall not be liable to pay any income tax, sale tax, wealth tax etc. or municipal tax and other dues which may be imposed by the concerned authorities from time to time during construction of the said building and anything related or incidental thereto. All such taxes, if payable shall be borne by the developers at their own costs. But all the taxes of land before predating this agreement and handing over the land should be borne by the land owner and after getting possession of owners allocation municipal taxes and other concerned taxes should be borne by the owner of their respective flats from that date onward.

12.9 Just after this agreement a Sign board of the APARTMENT with the name of the developers shall be hanged by the developers.

12.10 Irrespective of other provisions in this agreement the owners and his/her heirs etc. shall have exclusive right to the vacant area, on all the sides of the proposed building. Which



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will be applied according to prevailing Apartment Act, Bihar. The owners shall have specific car parking spaces provided for them.

12.11 In case of any natural or other calamity, till the construction is complete and all flats therein sold, all rights over the total land under this agreement shall remain with the owners without any litigation, encumbrances financial or otherwise of the Developer with regard to his allocation (50%) Which will be applied according to prevailing Apartment Act, Bihar.

12.12 The onus of any faulty construction and all responsibility of redemption shall rest solely on the developers and shall be non-negotiable.

12.13 A copy of all construction plans, drawings and specifications, duly signed by the developer and authorized civil engineer with the company's name and stamp, should be supplied to the owner during the right time frame, prior to and during the construction of the said building.

12.14 The Owners shall not be a party to any litigation between the developer and the purchaser of the developer's share, except when required by law to be a party to such litigation.

12.15 All rights over the total land under this agreement shall remain with the owners without any litigation, encumbrances financial or otherwise of the Developer with regard to his allocation (50 %) Which will be applied according to prevailing Apartment Act, Bihar.

12.16 The owners have the right to Inspection of the land and construction during the construction of the said building and if there are any deviations from the specifications agreed upon in the plans or quality of construction then the owners shall have the right to stop further construction, till such time that the wrong is corrected to proper satisfaction, or to repeal this agreement without any encumbrances either legal or financial or otherwise upon the owners.

12.17 Any disputes will be under Patna Jurisdiction

ARTICLE 13 TERMS AND CONDITION

13.1 After the Agreement no negotiation will be done from



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both the parties regarding any monetary benefits or demand.

13.2 In case of any dispute the same will be solved by the land owner & the developer. If the matter is not resolved the agreement will stand valid till both the parties Gives N.O.C. (no objection certificate) to each other then only the agreement will break.

AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers 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.

That after the completion of the construction of the building project developer/promoter/land owner 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.

That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/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 made then the same shall be distributed between the land Owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

DETAILS OF THE PROPERTY:

SCHEDULE-1

Land measuring 4 Kathas 17 Dhurs 18 Dhurkies (approx) situated at present Mohalla- Digha Baloooper, Mauza- Digha Bujurg, Survey Thana- Phulwari, at Present P.S.- Digha, District - Patna, in the state of Bihar, Survey Plot no- 5326 &



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5324, Thana no. 1, Tauzi No. 5130 (Five thousand One hundred Thirty), Khata No. 357 & 338 (Three hundred Fifty Seven and Three hundred Thirty Eight), within the Municipal corporation area and under the district/sub-registrar, Patna, and Bounded as follows-

NORTH:- Sri Chandra Middle School.

SOUTH:- 16 feet wide Branch Road.

EAST:- Survey Plot No. 5326.

WEST:- Survey Plot No. 5324 Mira Devi.

Note :- Govt. value is mentioned at Code No. 001 & Zone - 3 of M.V.R. 2013-14.

which market value of above property is Rs. 1,22,32,000/- (Rupees One Crore Twenty Two lac Thirty two Thousand) only.

IN WITNESS WHEREOF, the parties hereto have executed this Development agreement at Patna on the 7th day of August, month, 2013. year first above written.

Witness

1. *Mitakesh Kumar Tiwari* *Kumar Gaurav*
S/o Late Krishna Ballabh Prasad 7/8/13
Kamla Sadan, Bedha Colony
Dyra Chak, Patna-1 7/8/13

7/08/2013

Signature of Land owner.

2. *Nathur Rai*
S/o. Late Ramesh Chandra
Vill. Sarisafa, Patna
P.O. Anisha Bazar
7.8.13

Arun Kumar Singh
Signature of Developers.

Drafted as per instructions of the parties.

Printed By:-

[Signature]
(Sanjay Kumar)

UDDYOGI'S CHAMBER,
Collectorate Bar Association
Patna.

Jay Prakash 7.8.13
Chamber of 7.8.13
Arun Kumar Singh
(Dr. ANIL KUMAR SINHA, "UDDYOGI"
Advocate,
'Chamber', Collectorate Bar Association
Patna



[Signature] 7/8/13
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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. 246700/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 5000/-
Amt. paid through Bank Challan	Rs. 263200/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	0	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	21000	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-										21000		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										21500			

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

Date: 07/08/2013

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 07th August 2013 by Mina Devi W/O Late Jai Narayan Singh by profession House Wife. Status - Executant

Signature/L.T.I. of Presentant

Date: 07/08/2013

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Mukesh Kumar Tiuriyar' age '40' Sex 'M', 'Krishna Ballabh Prasad', resident of 'Dujrachak, budha Colony, patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 07/08/2013

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 471 on pages on 426 -444 , for the year 2013 and stored in CD volume No. CD-73 year 2013 .The document no. is printed on the Front Page of the document.

Date : 07/08/2013

Registering Officer
Patna

Token No. : 23007

Year : 2013

S.No. : 22471

SCORE Ver.3.0

Deed No. : 21513

New Sahn Code No. 596/2005

Cash Receipt Form
in-slip नकद/अंतरण / CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

प्रमुख शाखा/Branch

दिनांक/Date 6-8-78

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्ती जमा/केस क्रैडिट/सावधि ऋण /Type of Account : SB / CA / RD / CC / TL

खाता सं० A/c. No. 11649754042

के बैंक खाते में जमा करने हेतु /For the credit of the Bank

Account of Pooja Singh

नकद/चेकों के विवरण/ Details of Cash/Cheques Received	राशि/Amount रु./Rs.	पैसे/P
खाते में नकद जमा/Cash Deposit in the account	500/-	
नकदी रखबाय शुल्क/Cash handling charges		
कुल जमा Total Deposits:	500/-	
रूपये Rupees (In words)		
मार्गदर्शिका मार्गदर्शी अधिकारी Cash Officer/Guiding Officer		

६.) मात्र !

क्र.स.	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030- स्टाम्प एवं पेजीकरण-उप-मुख्य शीर्ष 02 - स्टाम्प गैर न्यायिक लघु शीर्ष-103- दस्तावेजों का स्टाम्प शुल्क लगाना - उप शीर्ष 0001 सकल प्राप्ति प्राथमिक इकाई 75 49 सकल प्राप्ति विपत्र कोड - R0030021030001	241700
(ख)	निबंधन शुल्क-मुख्य शीर्ष - 0030- स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष- 03 पंजीकरण शुल्क, लघु शीर्ष-104- दस्तावेजों का पंजीकरण शुल्क- उपशीर्ष- 0001, प्राथमिक इकाई 75 49 सकल प्राप्ति विपत्र कोड - R003001040001	20000 1000 21000
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029- भू राजस्व लघु शीर्ष-800 अन्य प्राप्ति- उपशीर्ष-0006- अन्य मद-प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड - R0029008000006	0
	भुगतान का माध्यम: नगद/ चेक*/ड्राफ्ट* कुल राशि शब्दों में	कुल योग 262700