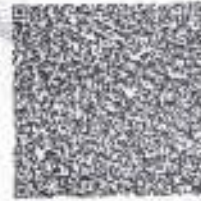




INDIA NON JUDICIAL Government of Bihar e-Stamp



14428/19

Certificate No.	: IN-BR06930936523400R
Certificate Issued Date	: 23-Nov-2019 02:01 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL0107830222755625R
Purchased by	: AARINI DEVELOPERS PRIVATE LIMITED
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: AARINI DEVELOPERS PRIVATE LIMITED
Stamp Duty Paid By	: AARINI DEVELOPERS PRIVATE LIMITED
Stamp Duty Paid (Rs.)	: 2,73,075 (Two Lakh Seventy Three Thousand And Seventy Five only)
Reg. fee (Rs.)	: 25,025 (Twenty Five Thousand And Twenty Five only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discom SC (Rs.)	: 500 (Five Hundred only)
Total Amount (Rs.)	: 2,98,600 (Two Lakh Ninety Eight Thousand Six Hundred only)



[Signature]
23/11/19

Aarini Developers Pvt. Ltd.
Maisa
23.11.19 Director

Do not write or type below this line

Aarini Developers Pvt. Ltd.

Maisa
0005957609

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at "www.indiastamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The responsibility of checking the legitimacy is on the users of the certificate.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR

Serial No. 14035

16769 दिनांक 22-11-19 मूल्य 5000

डीड नं. 12945

Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 23/11/2019 by Nagendra Prasad Dubey. A Stamp Duty of Rs. 278075/- and other Fees of Rs. 25525/- 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. 12945 in Book No. 1, Volume No. 309 on pages from 234 to 252 and has been preserved in total 19 pages in C.D. No. 46 / Year 2019

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

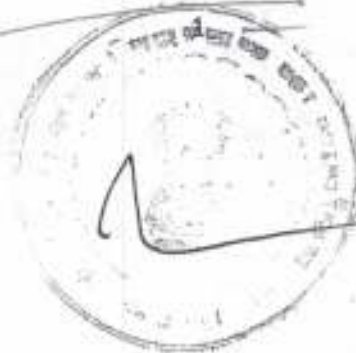
Token No: 14428 / 2019

DEVELOPMENT AGREEMENT

This agreement made this 23th day of November, 2019 between (1) Sri Nagendra Prasad Dubey (Mob. No.9431273119), s/o Late Parmatma Dubey and (2) Smt. Rashmi Vandana (Mob. No.9031730376) W/O Sri Rabindra Nath Dubey and (3) Smt. Jaya Dubey (Mob. No.9082777422), W/O Sri Rajendra Prasad Dubey and (4) Smt. Seema Dubey (Mob. No.9431881951), W/O Sri Yogendra Prasad Dubey, all resident of North Mandiri, Lal Kothi, Near Dwarika

Aarini Developers Pvt. Ltd.
Mairul Hossain
Director

Aarini Developers Pvt. Ltd.
Mairul Hossain
23-11-2019
Director



Rashmi Vandana
23/11/2019
Jaya Dubey 23/11/2019

14428/19

39

स्वयं जाच
अचला कृष्ण
रजनीश कीपट्टी
03/12/2019
साथ में अधिक दस्तावेजों के अनुबद्ध प्रेषण

RECORDED BY

High School, P.S. Budh Colony, Patna 800001 hereinafter referred to as the "OWNERS" (which expression shall unless excluded by and/or repugnant to the subject or context be deemed to include and mean their respective heirs, legal representative, successors, executors, administrator and/or assign) of FIRST PARTY.

AND

Aarini Developers Pvt. Ltd. (CIN no. U45309BR2016PTC033103) having its Registered office at Mithila Colony, Nasriganj, P.S- Digha, District- Patna Through its authorized signatory and Director Mr. Manish Kumar Singh, Son of Sri Murli Manohar Singh a company registered under Indian Companies Act 1956 hereinafter referred to as the "DEVELOPER" (which expression shall unless excluded by and/or repugnant to the subject or context be deemed to include and mean his respective heirs, legal representative, successors, executors, administrator and/or assign) of SECOND PARTY (Mob No 7052599999)

Aarini Developers Pvt. Ltd.

Manish Kumar Singh
Director
23/11/2019

RECITAL

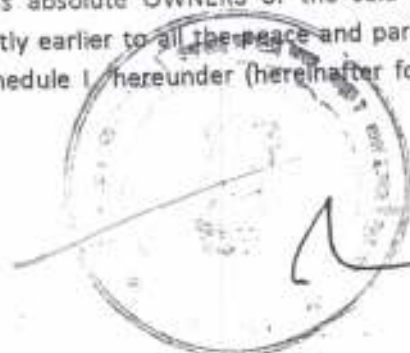
Whereas the property fully described in the schedule -III is the purchased property of land owner(s) namely (1) **Sri Nagendra Prasad Dubey**, s/o Late Parmatma Dubey, (vide sale deed no. 5808, book no. 1, vol. no 496, page no. 673 to 686) and (2) **Smt. Rashmi Vandana W/O Sri Rabindra Nath Dubey** (vide sale deed no. 5807, book no. 1, vol. no 496, page no. 659 to 672) and (3) **Smt. Jaya Dubey**, W/O Sri Rajendra Prasad Dubey (vide sale deed no. 5805, book no. 1, vol. no 496, page no. 631 to 644) and (4) **Smt. Seema Dubey**, W/O Sri Yogendra Prasad Dubey (vide sale deed no. 5806, book no. 1, vol. no 496, page no. 645 to 658), Sub Registry Office- Danapur, Head Registry Office - Patna Sadar, all the land owners are resident of North Mandiri, Lal Kothi, Near Dwarika High School, P.S. Budh Colony, Patna 800001 who have acquired this property by respective absolute Sale Deeds dated 05.12.1997, which is situated at Mauza Dhanaut, Ram Jaipal Nagar, Sl. No. 071, PS : Danapur bearing tauzi no. 5557, Khata no. 355 and 367, survey plot no. 129 and 145, Thana no. 20, PS : Danapur District : Patna measuring total area of 7110 sq. ft. of this agreement is absolute property of first party vendor and first party is in actual physical possession over the said property as absolute true OWNERS and the name of first party is recorded in revenue records as well as in municipal records as absolute OWNERS of the said property. The first / OWNERS is sufficiently earlier to all the piece and parcel of land more fully described in the schedule I hereunder (hereinafter for the sake of brevity

2. Rashmi Vandana
23/11/2019

4 Seema Dubey
23/11/2019

Manish Kumar Singh
23/11/19

3. Jaya Dubey
23/11/2019



Aarini Developers Pvt. Ltd.

Manish Kumar Singh
Director

referred to as "the said property"). The said property is free from all encumbrances, liens and charges and the OWNERS / first party being entitled to independent and distinctive right, title, interest and capable to transfer independently. The land OWNERS / first party undertake that the land sought to be developed under the scheme is free from all encumbrances, litigation and dispute.

AND WHEREAS the said property in the shape of open land is lying vacant yielding no income to the the land OWNERS, rather they has to spend considerable amount for its maintenance and security. Therefore the land OWNERS have decided to get the entire land developed in such a manner that the said land be exploited so that the land is properly used and gets sufficient fund and income to the land OWNERS.

AND WHEREAS the second party, Developer, is a company of repute and has expertise and can provide necessary fund for the development of the said property of OWNERS and constructing a residential complex over the said property.

AND WHEREAS the developer, above named offered to develop the said property on the terms and condition mentioned in this agreement hereunder which are very reasonable and feasible. Therefore the land OWNERS finding the plan very suitable and further terms and condition offered are also being reasonably accepted the proposal of the developer and agreed to take up the entire land developed by the second party / developer above named allowing them to develop the entire land for construction of a residential building at the cost of developer alone.

AND WHEREAS the developer also agreed to develop the said land and offered to built multi-storied residential complex over the said plot of land in a substantial and workman like manner and in conformity with the site plan, elevation, section and specification with proper and suitable walls ceilings, floors, partitions, staircase, roofs, fixtures and fittings and all convenience and amenities for habitation and enjoyment of such building and/or units therein in a decent style.

AND WHEREAS considering all the facts and after threadbare discussion between the parties, the parties hereunto agree to the terms and condition of development agreement as under :

- 1) That the site plan for development is already approved by Patna Municipal Corporation / Patna Regional Development Authority or concerned authority for construction of Multi-storied residential complex.



Aarini Developers Pvt. Ltd.

Director

Muniswamy & Co. Ltd.
23.11.2019

Director

Rabini Sankana
23/11/2019

4 Seema Dubey
23/11/2019

1. [Signature]
23/11/19

3. Jaya Dubey
23/11/2019

- 2) That even if the said plan may have to be revised, the basic terms entered into between the parties shall remain the same but for necessary minor modification including up-gradation of the specification of the building depending upon the availability and viability of new products and market trends, so that the land may be developed properly and legally.
- 3) That the entire work of proposed residential complex as per approved construction plan shall be completed by the developer within a period of 36 months (thirty six months) and six months will be grace period shall be effective from the date of obtaining the RERA registration certificate provided that in case of due to shortage or non supply of materials due to government order the construction work of the building is stopped, in that case further sufficient times would be extended with consent of both the parties. However if on account of any order of court or any statutory authority or on account of any challenges in the right, title or interest of the land OWNERS, the work of development is stopped then the period for which the work may be stopped shall get enlarged for the completion of the construction plan. The developer shall pay an amount of Rs. 10 per square feet per month on account of unnecessary delay in construction work after expiration of agreed period.
- 4) That similarly it has been agreed in between both the parties that the time for completion shall be deemed to have been extended in the event of non-availability of building materials or delay due to Vis major means ('superior force', force of people or nature which cannot be stopped) clause, as provided herein. If due to any Act of God/Natural calamity the building has sustained any damage, the Developer cannot not be held liable for any damage. If the Developer/Vendor is not able to give possession of the said flat to the Buyers /Vendees on the above account or on any reasonable cause, the Landowners may not be entitled to any damage, whatsoever.
- 5) That it has been agreed between the parties hereto that the developer shall be entitled to allot/or book to sale 50 % of the constructed areas/unit along with undivided, indivisible and undemarcated proportionate land to any desirous person and receive the booking amount thereof. The land OWNERS again hereby authorize to developer to do all the above act in respect of allotment or booking of the 50 % of constructed area/unit to intended purchaser and sale deed to be executed by Developer solely and independently in favor of intended purchaser nominated or decided by the developer in respects of its 50 % share. Similarly the Landowners shall be entitled to allot/or book to sale 50 % of the

Aarini Developers Pvt. Ltd.

M. S. S. Director

23-11-2019

Rashmi Vandana

23/11/2019

4 Seema Dubey

23/11/2019

A. K. S. S.

23/11/19

2. Jaya Dubey

23/11/2019

Aarini Developers Pvt. Ltd.
M. S. S. Director
Director

constructed areas/unit along with undivided, indivisible and undemarcated proportionate land to any desirous person and receive the booking amount thereof independently.

- 6) That the first party and second party (independently) shall be entitled to fix prices for the sale of the unit (Constructed area) along with undivided indivisible and un demarcated proportionate land area up to the extent of their shares and both parties shall also be entitled to book flat and receive advance / sale consideration in their own name from different allottees / intended purchasers as their sole discretion without any interference or objection from the each other up to the extent of their 50 % share which shall be fallen in their laps.
- 7) That it will be sole responsibility of the developer/second party to get the construction plan approved by the PMC/PRDA and by all such authority as may be necessary under the law for the construction of the flat as early as possible in the name of first party. All cost in connection thereof shall be borne by the developer / second party, which should not be repayable under any circumstances by the OWNERS / first party. First party sign all necessary papers and PMC/PRDA plan as duly authorized person.
- 8) That the land OWNERS / first party hereby undertake and confirm that they will sign necessary form, application, maps, plans and other relevant papers necessary for obtaining sanction for the construction of said residential complex from PMC/PRDA or any other competent authority to grant sanction under law. Construction plan sanctioned by appropriate authority in the name of land OWNERS shall be deemed the sanction plan of second party / developer.
- 9) That all material to be worked and/ or used for the said construction of the proposed residential complex particularly mentioned in the schedule II shall be supplied and furnished by the developer / second party only.
- 10) That developer / second party shall on completion of construction work at its own cost and expenses, remove and clear away all unused material and rubbish from the said complex.
- 11) That the developer / second party shall confirm in all respect with the provision and regulation of any general and local laws, rules, order and regulation of the government or any local authority or authorities which may be applicable to the proposed building and construction work and shall comply with all terms and keep indemnified the

Morish Developers Pvt. Ltd.
23/11/2019

Director

Rashmi Vardana
23/11/2019

4 Seema Dybey

23/11/2019

1. Ashu
23/11/19

3. Jyoti Dubey
23/11/2019

Aarin Developers Pvt. Ltd.

Morish
Director

owners against all penalties, costs, charges and expenses, damages incurred by reason of non compliance of any such provisions or regulation or breach of the terms.

- 12) The developer / second party have absolute right of his share and the allottees / intending purchaser of the developer shall mortgage the property for taking home loan or other type of financial assistance from bank and the first party has no objection without owing any kind of liability regarding the financial assistance of the allottees / intending purchaser.
- 13) That the developer shall also keep the land OWNERS indemnified against all claim, demands of any nature in respect of the developmental work and in respect of any liability incurred on account of violation of any law or rule or any claim arising out of employment of engineers, artisan or workers etc or any nature. It shall be sole responsibility of the developers to safe guard any material or goods brought by the developers. If at any time, any loss or any material or any goods of the developers is caused or pilfered or stolen, the land OWNERS shall not be liable for the same in any circumstances whatsoever
- 14) That the developer /second party shall be entitled to apply for electric connection, water connection, put sign board and such other permission etc as may be required for promotion and proper implementation of the said scheme.
- 15) That for the unsold and un allotted units, the maintenance charges will be borne by the land OWNERS and developers / second party in ratio as per their share herein above mentioned.
- 16) That the developer / second party shall not be entitled to create any charges or encumbrance over the property coming in the share of Owners except maintenances charges.
- 17) That if any extra construction is allowed / approved by the competent authority at a later stage on the payment of extra cost, the same shall be borne by developer / second party only. The requisite fee and/or compounding for sanction of said additions/construction shall be borne by developer/second party only. In extra construction both party will get 50 % share of constructed area.
- 18) That the developer shall extend his project to other land beside the land of first party and first party are agreed the said proposal of

Aarini Developers Pvt. Ltd.

Maishu

Director

23/11/2019

Rashmi Vaidya

23/11/2019

4 Seema Dubey

23/11/2019

Maishu

23/11/19

3. Jaya Dubey

Aarini Developers Pvt. Ltd.

Director

developer / second party and no objection regarding the extension of the scheme.

- 19) That all material to be used in the project has to be ISI specification of standard quality as mentioned in schedule.
- 20) That the stamp duties, Lawyers professional fee and other expenses for this agreement and other documents shall be borne by the developer / second party only.
- 21) That the land OWNER'S share has to be of the same specification, quality, finish as of Developer/Second party would be advised on the brochure to be used to intending purchaser.
- 22) That the first party has assured that they have not entered any kind of Development agreement/Sale Agreement or any other agreement over the plot in question with any other party other than the Aarini Developers Pvt. Ltd and after ending the period of previous agreement they have entered into a new development agreement with the first party.
- 23) That the first has party assured that in case in future if any dispute arises with regard to the share of flats amongst heirs of the first party the same shall be adjusted from the share of the first party and hence builder is exempted from all the responsibility. Similarly in future if any dispute arises with regard to the share of flats amongst heirs or intended purchaser of the second party the same shall be adjusted from the share of the second party and first party is exempted from all the responsibility.
- 24) That the first party has also assured to the second party and hereby declare that at present i.e. till the date of signing this agreement there is no dispute or the matter is sub judice over the plot in question.
- 25) That if any dispute arises out of this agreement between the parties or between a party and the heirs of other party, if any, which is not provided or otherwise in the agreement inclusive of the dispute relating to the interpretation, operation or enforcement of terms of this agreement, the same shall be settled by reference to arbitrators jointly appointed by the parties in accordance with the provisions of Arbitration and conciliation act 1996 and subject to Patna civil court / Patna High court jurisdiction.

Aarini Developers Pvt. Ltd.

Director

Maishu
23/11/2019

Rashmi Vardana
23/11/2019

4 Seema Dubey
23/11/2019

[Signature]
23/11/19

3. Jaya Dubey
23/11/2019



Aarini Developers Pvt. Ltd.

Maishu
Director

26) That the first party has also assured that in future in case any dispute arises between the heirs or co-shares of the land owners in question over right, title or interest i.e. Particularly amongst the (1) Sri Nagendra Prasad Dubey, s/o Late Parmatma Dubey and (2) Smt. Rashmi Vandana W/O Sri Rabindra Nath Dubey and (3) Smt. Jaya Dubey, W/O Sri Rajendra Prasad Dubey and (4) Smt. Seema Dubey, who are the landowners or to that of the landowners who have executed the sale deeds in favor of the present landowners or their respective heirs, the same shall be adjusted from the 50 percent share of the landowners and if the case goes in court and there is possibility that it will take long times such as years together in coming the verdict, the second party will be at liberty to shut his project and to settle the matter amicably with first party by entering into cancellation of development agreement provided that cost expended over the plot/project in question will be returned/paid by the first party to second party for which the first party has no objection. The court fee/legal expense will be solely borne by the first party.

27) Similarly, The second party has also assured that in future in case any dispute arises between the second party and intended purchaser from the second party or legal heirs of the second party, the same shall be adjusted from the 50 percent share of second party and if project is shut down the same should be the sole liability of second party/Developers to amicably settled with intended purchaser who are buy flats from second party.

28) That the both parties are Indian and not belong to Schedule Caste or Schedule Tribe.

29) That the developer / second party shall bear all the cost of electricity connection, water connection, lift erection and parking development.

30) This agreement has three schedule i.e. schedule no. 1 of total land of this agreement and schedule no. 2 of salient features and specification of flats/parking and schedule no. 3 of share allocation between land owner / first party and developer/second party.

Aarini Developers Pvt. Ltd.

Miscellaneous

Director

23/11/2019

Rashmi Vandana

23/11/2019

4 Seema Dubey

23/11/2019

1. Jaya Dubey

23/11/19

3. Jaya Dubey

23/11/2019

Aarini Developers Pvt. Ltd.

Miscellaneous

Director

In witness whereof the parties hereto have set and subscribed their respective hands on the day, month and year first above written in presence of the witness

WITNESS:

1. Name: Nitish Kumar Singh

1 Nagendra Prasad Dubey

Father's Name: Dhananjay Kumar Singh

Rashmi Vandana

Address Vill + Post - Karwandi

2 Rashmi Vandana 23/11/2019

(Bansa) Sasaram - (ROHTAS)

2. Name: Nagendra Prasad Dubey

3 Jaya Dubey 23/11/2019

Father's Name Late Sri Panam Dubey

Seema Dubey 23/11/2019

Address North Mandini

4 Seema Dubey

father - 1

23/11/2019

Aarini Developers Pvt. Ltd.

Mansi Singh

23.11.2019

(DEVELOPER)

Aarini Developers Pvt. Ltd.

Mansi Singh
Director

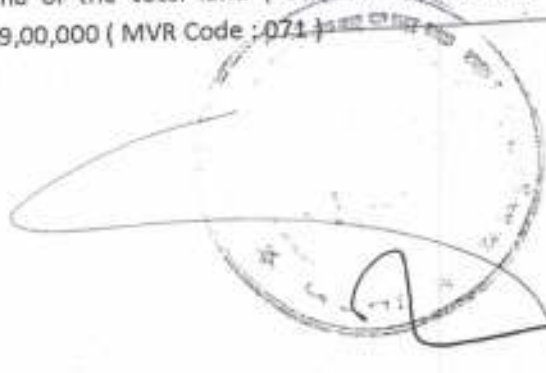
SCHEDULE I

DESCRIPTION OF THE LAND / PROPERTY UNDER THIS DEVELOPMENT AGREEMENT

All that part and parcel at Mauza Dhanaut, Ram Jaipal Nagar, Sl. No. 071, PS : Danapur bearing tauzi no. 5557, Khata no. 355 and 367, survey plot no. 129 and 145, Thana no. 20, PS : Danapur District : Patna measuring total area of 7110 sq. ft. (1875 sq. ft. of Nagendra Prasad Dubey , 1680 sq. ft. of Rashmi Vandana, 1790 sq. ft. of Jaya Dubey and 1765 sq. ft of Seema Dubey,) which comes 5.21 kathas more or less, within the limit of Patna Municipal Corporation and the same is bounded as follows.

North	:	20 feet wide road
South	:	16 feet wide road
East	:	20 feet wide road
West	:	Late G P Ambastha

Note : The valuation of the property according to the District Magistrate of Patna of the total land (5.21 kathas more or less) which comes to Rs. 1,39,00,000 (MVR Code : 071)



Aarini Developers Pvt. Ltd.

Mukul

Director

Rashmi Vandana

23/11/2019

4 Seema Dubey

23/11/2019

1. Jaya Dubey

23/11/19

3. Jaya Dubey

23/11/2019

Aarini Developers Pvt. Ltd.

Mukul

Director

23/11/19

SCHEDULE II

FEATURES AND SPECIFICATION OF UNIT AND/OR FLATS UNDER THIS
DEVELOPMENT AGREEMENT

- a) The flooring in the living room, bed room, dining area and balcony will be Kajaria make vitrified tiles of 4 feet / 4 feet and or Marble.
- b) The flooring in Kitchen will be marble/matt finish tiles.
- c) The flooring in Bathrooms, toilets will be kajaria/Somany or its equivalent make anti skid tiles.
- d) Ceramic / glazed tiles will be provided in toilets upto 7 feet height from finished floor level and in kitchen it will be upto height of 2 feet 6 inches from kitchen platform.
- e) Top of kitchen platform will be of granite with molding and with stainless steel sink with hot and cold water supply.
- f) All water closet and wash basin will be in white ceramic of jaquar / hindware , paryware or its equivalent make with low level white cisterns made of PVC.
- g) All top fittings will be jaquar hindware, paryware or its equivalent make
- h) Door frame in toilet, kitchen and other door frame will be made of Sakhua Hard wood and door shutter will be of factory made 30 mm thick hard core flush door painted with two coats of synthetic enamel over a coat of primer
- i) Three track aluminum window with tented glass and net
- j) All the main doors will be provided with a night latch, magic eye and a brass aldrip & Godrej/equivalent Lock. All other door fittings will be anodized aluminum.
- k) Interior walls will be decorated by plaster of paris with one coat of cement primer.
- l) Exterior wall will be finished with cement based snowcem permanent finish
- m) All concealed plumbing for supply water will of PPR PVC pipes and external soil or waste water lines will be PVC pipe in a two stack system with geyser line connection in bathroom and kitchen.

Aarini Developers Pvt. Ltd.

Maise Life

23/11/2019
Director

Rashmi Vaidava

23/11/2019

4 Seema Dybeey

23/11/2019

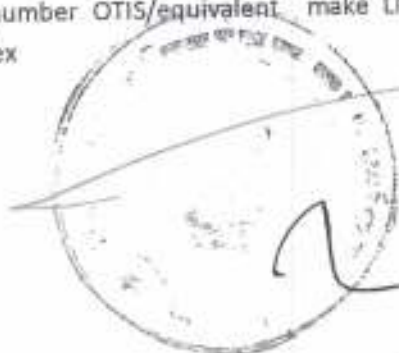
1. [Signature]

23/11/19

3. [Signature]

Aarini Developers Pvt. Ltd.
Maise Life
Director

- n) Wiring will be concealed and suitable for 3 phase supply. The actual supply may be of 3 phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time of complex is energized by them. If the Bihar State Electricity Board requires within the compound to install transformer, the flat-owners shall be deemed to have given permission to for allotment of such space. Location of transformer and main board will be decided by the company and Bihar State Electricity Board.
- o) Each flat / unit will be provided with a separate three phase 5 KVA meter located on the main electrical panel board. A separate meter for common services will be provided on main electrical board.
- p) All bed rooms, living and dining areas shall have 2 plug point, 2 light points, 1 fan points. In addition to above all bed rooms, living and dining, kitchen and bathroom will also be provided 15 AMP plug point for AC and/or Geyser.
- q) Telephone cable will be provided in each bed room and living room or other suitable location.
- r) Individual Television cable will be provided through concealed conduits for television from the terrace to each bed room and living room of each flat/unit.
- s) Intercom facility shall be provided to the flats.
- t) Provision of exhaust fan and / or chimney shall be provided
- u) A 24 hours water supply will be provided to all the flats or common area from own central boring system as per the design PHED consultants.
- v) Suitable arrangement for rain water harvesting and soil water disposal shall be provided as per the design of PHED consultants.
- w) There is a provision of reserve middle size car parking space as per requirements of PRDA.
- x) Generator connection for providing 500 watts for emergency power supply.
- y) One number OTIS/equivalent make Lift shall be provided in the complex



Aarini Developers Pvt. Ltd.
Marise S/C
 Director
 23.11.2019

Rashmi Lavdara
 23/11/2019

4 Seema Dubey
 23/11/2019

[Signature]
 23/11/19

3. Jaya Dubey
 23/11/2019

Aarini Developers Pvt. Ltd.
Marise S/C
 Director

Schedule III

MEMORANDUM OF SHARE DISTRIBUTION

BETWEEN

- 1) SRI NAGENDRA PRASAD DUBEY, son of Late Parmatma Dubey, residing at North Mandiri, Lal Kothi, Near Dwarika High School, Post : GPO, PS : Budh Colony, Patna- 800 001.
- 2) Smt. Rashmi Vandana, w/o Sri Rabindra Nath Dubey, residing at North Mandiri, Lal Kothi, Near Dwarika High School, Post : GPO, PS : Budh Colony, Patna- 800 001.
- 3) Smt. Jaya Dubey, w/o Sri Rajendra Prasad Dubey, residing at North Mandiri, Lal Kothi, Near Dwarika High School, Post : GPO, PS : Budh Colony, Patna- 800 001.
- 4) Smt. Seema Dubey, w/o Sri Yogendra Prasad Dubey, residing at North Mandiri, Lal Kothi, Near Dwarika High School, Post : GPO, PS : Budh Colony, Patna- 800 001.

AND

Aarini Developers Pvt. Ltd. (CIN no. U45309BR2016PTC033103) having its Registered office at Mithila Colony, Nasriganj, P.S- Digha, District- Patna Through its authorized signatory and Director Mr. Manish Kumar Singh, Son of Sri Murli Manohar Singh a company registered under Indian Companies Act 1956 hereinafter referred to as the "DEVELOPER"

The terms and expression all the parties unless expressly excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors-in-interest, executors, administrators, legal representatives and assignees.

WHEREAS 1 to 4 parties are the absolute owners of the part and parcel of land at Mauza Dhanaut, Ram Jaipal Nagar, Sl. No. 071, PS : Danapur bearing tauzi no. 5557, Khata no. 355 and 367, survey plot no. 129 and 145, Thana no. 20, PS : Danapur District : Patna measuring total area of 7110 sq. ft. (1875 sq. ft. of Nagendra Prasad Dubey , 1680 sq. ft. of Rashmi Vandana, 1790 sq. ft. of Jaya Dubey and 1765 sq. ft of Seema Dubey,) which comes 5.21 kathas more or less, within the limit of Patna Municipal Corporation AND

WHEREAS the LAND OWNERS have entered into a Development Agreement for development of Land by constructing multi storied building for residential

Aarini Developers Pvt. Ltd.

Manish Kumar Singh
Director
23/11/2019

Rashmi Vandana

23/11/2019

4 Seema Dubey

23/11/2019

Jaya Dubey

23/11/19

3. Jaya Dubey

2019

Aarini Developers Pvt. Ltd.
Manish Kumar Singh
Director

purpose on and over the aforesaid landed property according to the plans sanctioned by PMC/PRDA as per the building bye-laws AND

WHEREAS plans have been sanctioned by the PMC/PRDA for the construction of the building vide BC case no. dated AND

WHEREAS according to the said agreement the share of parties 1 to 4 have allotted in the building which are as follows

Sl.	Flat No.	Floor	Location	Share holder name
1	101	FIRST	SOUTH EAST	SEEMA DUBEY
2	102	FIRST	SOUTH WEST	RASHMI VANDANA
3	103	FIRST	NORTH WEST	Aarini Developers Pvt. Ltd
4	104	FIRST	NORTH EAST	Aarini Developers Pvt. Ltd
5	201	SECOND	SOUTH EAST	NAGENDRA PRASAD DUBEY
6	202	SECOND	SOUTH WEST	JAYA DUBEY
7	203	SECOND	NORTH WEST	Aarini Developers Pvt. Ltd
8	204	SECOND	NORTH EAST	Aarini Developers Pvt. Ltd
9	301	THIRD	SOUTH EAST	RASHMI VANDANA
10	302	THIRD	SOUTH WEST	SEEMA DUBEY
11	303	THIRD	NORTH WEST	Aarini Developers Pvt. Ltd
12	304	THIRD	NORTH EAST	Aarini Developers Pvt. Ltd
13	401	FOURTH	SOUTH EAST	JAYA DUBEY
14	402	FOURTH	SOUTH WEST	NAGENDRA PRASAD DUBEY
15	403	FOURTH	NORTH WEST	Aarini Developers Pvt. Ltd
16	404	FOURTH	NORTH EAST	Aarini Developers Pvt. Ltd

Aarini Developers Pvt. Ltd

Maishu L

23/11/2019 Director

Rashmi Vandana

23/11/2019

4. Seema Dubey

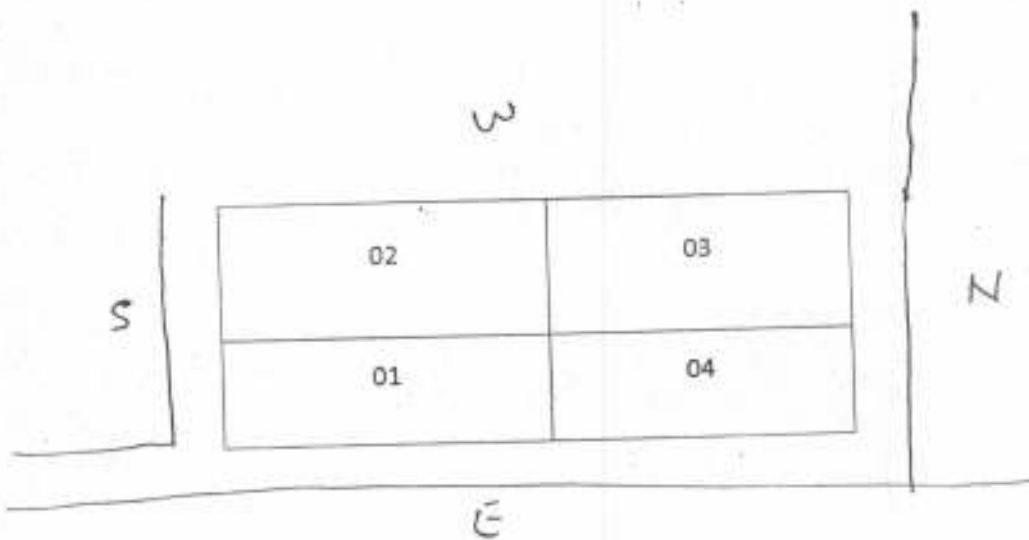
23/11/2019

Jaya Dubey

23/11/19

3. Jaya Dubey

Aarini Developers Pvt. Ltd.
Maishu L
Director



NOW THEREFORE THIS INDENTURE FOR DISTRIBUTION OF SHARES BETWEEN THE PARTIES THE WITNESSETH AS FOLLOWS :

1. The share of parties have allotted
2. That the allottee party are fully satisfied to allocation and their share over the building and each party are free to deal, sale, hold, transfer and or possess their share with any intending purchaser(s) without any interference of other party hereto and in this regard the parties hereto fully satisfied with allotment and they have no further grievance with each other regarding distribution and allocation of share over the building.

In witness thereof all the parties and / or their constituted attorney have executed this share distribution by putting their respective signature on it.

Witnesses

Nishu Kumar Sonu

S/o Dharamraj Kumar Sonu

Add - Vill + Post - Khandwadi (BANDAN)

(R.H.T.D.) Sasaram

1. 23/11/19

2. Rashi Vardana 23/11/2019

3. Jyoti Dubey 23/11/2019

Aarini Developers Pvt. Ltd. Seema Dubey 23/11/2019

23/11/2019

Director
Developer / Second Party

Rasendra Pd. Dubey
S/o Late Sri Ramnarayan Dubey
Vom Mandir
Patna-1
23/11/2019



Aarini Developers Pvt. Ltd.

Director

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. 278075/-	Amt. Paid By N.J Stamp Paper	Rs. 5000/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 298600/-

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	20000	C	0	H1b	0	K1a	0	Lii	0	500		
	A8	0	D	0	H2	0	K1b	0	Liii	0			
	A9	0	DD	0	I	5000	K1c	0	Mb	25			
	A10	0	E	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Li	0					
	TOTAL-									25025			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										25525			

Date: 23/11/2019

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 23rd November 2019 by Nagendra Prasad Dubey
Late Parmatma Dubey by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 23/11/2019

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Shivendra Kumar Sinha' age '40' Sex 'M', 'S/O-Sumeshwar Singh', resident of 'Jagdishpur, Distt-Bhojpur.'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 23/11/2019

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 309 on page no. 234 to 252 for the year 2019 and stored in CD Volume No. 46 , year 2019. The document no. is printed on the front Page of the document.

oken No. : 14428

Year : 2019

S.No. : SCORE 4. SCORE Ver.4.1

Deed No. : 12945

Date : 03/12/2019

DEED NO: 12945

Aarini Developers Pvt. Ltd.
Director

अरवि कुमार मिश्रा,
लिपिक, सिला निवेदन कार्यालय, पटना

Aarini Developers Pvt. Ltd.

M. S. C. L. K.
Director



Seema Dubey

Aarini Developers Pvt. Ltd.

M. S. S. S.
Director



भारत सरकार
GOVERNMENT OF INDIA



सीमा दुबे
Seema Dubey
जन्म तिथि/DOB: 12/12/1976
महिला/ FEMALE



5516 4889 5342

मेरा आधार, मेरी पहचान

Seema Dubey



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पति:
W/O: योगेन्द्र प्रसाद दुबे, रुग्ण सदन, नौधे
मंदिर लाल कोठी, द्वारिका हाई विद्यालय के
पास, नौधे मंदिर, फुलवारी, पटना,
बिहार - 800001

Address :
W/O: Yogendra Prasad
Dubey, Ruguda sadan, North
Mandiri Lal Kothi, Near
Dwarika High School, North
Mandiri, Phulwari, Patna,
Bihar - 800001



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1920 360 1947

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P.O. Box No. 1947
Bengaluru-560 001

Aarini Developers Pvt. Ltd.

M. N. Singh
Director

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

JAYA DUBEY

NARENDRA NATH TRIPATHI

16/09/1971
Permanent Account Number

ANEPD6299H

Jaya Dubey
Signature



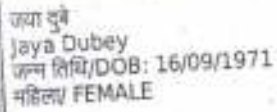
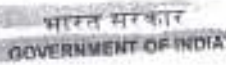
8002254

Jaya Dubey

Aarini Developers Pvt.

M. S. W. C.

Director



4897 5776 4932
VID : 9140 7085 2390 8440

MEERA AADHAAR, MERI PEHCHAN



पता:
W/O राजेन्द्र प्रसाद दावे, एम डी एस ४१ सेक्टर जी, कानपुर
रोड, एल.डी.ए. कॉलोनी, लखनऊ,
उत्तर प्रदेश - 226012

Address :
W/O Rajendra Prasad Dubey, MDS 41
SECTOR G, KANPUR ROAD, L D A Colony
S.O, Lucknow,
Uttar Pradesh - 226012



Aarini Developers Pvt. Ltd.

M. S. S.
Director

आयकर विभाग
INCOME TAX DEPARTMENT
RASHMI VANDANA
GAYA PRASAD DWIVEDI
17/05/1969
Permanent Account Number
AVNPV6852D
Rashmi Vandana
Signature

भारत सरकार
GOVT. OF INDIA



17/05/2018

Rashmi Vandana

Aarini Developers Pvt. Ltd.

M. Singh

Director



भारत सरकार
Government of India

रश्मि वंदना
Rashmi Vandana
जन्म तिथि DOB: 17/05/1969
लिंग GENDER: FEMALE



7055 1370 0934

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
Dr O: Gaya Prasad Dwivedi, Budh
Marg, Exhibition Road, Patna,
Bihar - 800001

पता:
डॉ.ओ: गया प्रसाद द्विवेदी, बुद्ध मार्ग,
एग्जिबिशन रोड, पटना,
बिहार - 800001

7055 1370 0934

Rashmi Vandana

Aarini Developers Pvt. Ltd.

M. V. V.
Director



[Handwritten signature]

Aarini Developers Pvt. Ltd.
M. V. Y. C.
Director

भारत सरकार
Government of India

 नगेन्द्र प्रसाद दुबे
Nagendra Prasad Dubey
जन्म तिथि/DOB: 02/01/1974
पुल्ल/ MALE

6407 8297 6159
VID : 9173 8649 3743 7815

मेरा आरक्षण, मेरी पहचान

भारत सरकार, भारत-विकास-वाणिज्य
Unique Identification Authority of India

पता:
S/O Parmatma Dubey, मकान नं. 1302, बरियत रोड, रामेश्वरम
कोलोनी, श्री राधे कृष्ण गार्डन, बरियत, राँची,
झारखण्ड - 834009

Address:
S/O Parmatma Dubey, H. No. 1302,
Bariyatu Road, Rameshwaram Colony, Sri
Radhe Krishna Garden, Baratu, Ranchi,
Jharkhand - 834009

6407 8297 6159
VID : 9173 8649 3743 7815

[Handwritten signature]

Aarini Developers Pvt. Ltd.
M. S. Chakraborty
Director



भारत सरकार
Government of India



शिवेन्द्र कुमार सिन्हा
Shivendra Kumar Sinha
जन्म तिथि/ DOB: 05/01/1979
पुरुष / MALE



9938 0246 8490

मेरा आधार, मेरी पहचान



भारत सरकार
Unique Identification Authority of India

पता:
आमज: सुमेश्वर सिंह, सीअरुवा,
जगदीशपुर, थाना-जगदीशपुर,
सियाखा, भोजपुर,
बिहार - 802158

Address:
S/O: Sumeshwar Singh,
Siyaruwa, Jagdishpur, Thana-
Jagdishpur, Siyaruwa, Bhojpur
Bihar - 802158

9938 0246 8490



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www

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Shivendra K Sinha
23/11/19

पहचान

Aarini Developers Pvt. Ltd.

M-154 476

Director