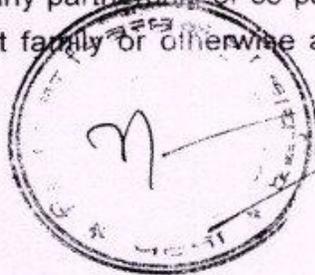


acquisition under the statutes under the statutes for the time being in force has been received served or issued affecting the said properties or any part thereof and owners are entitled to develop and /or cause to be developed the said entire properties.

- (b) That no notice of order passed by the P.M.C the Patna Municipal Corporation or any other body or authority for set back or either acquisition of the said properties or any part thereof has been served on the owners.
- (c) That there are no statutory claims, demands, attachments or prohibition, other or Municipal authorities or any Govt. or local bodies or authorities concerning or affecting the properties or any part thereof.
- (d) That there are no attachment either before or after judgement and there are no claims, demands, suits decrees, injunction orders made or issued by or at the instance of any part thereof.
- (e) That apart from the owners none else is entitled to have any share, right, title or interest in the said properties or any part thereof, either as partner or any partnership or co-partner in any joint family or otherwise and that the



Satish Kumar Rawat For Krishna Developers  
23/5/09  
Partner

Patna  
23/5/09

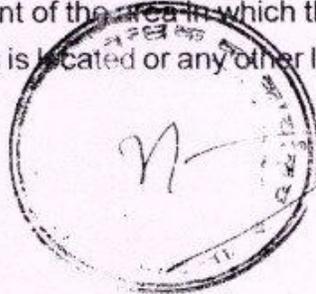
Mohan Kumar Singh  
23-05-09  
Sudhesh Chandra Singh  
23/5/09

owners are not the benemidars or trustee for any area in respect of the said properties, the maintenance and up keep thereof any funds of the joint family.

16. That the owners hereby undertake not be sell, dispose alienate the said lands or any part thereof save and except putting the developer in possession thereof for the purpose or development pursuant to this agreement with the ultimate object of granting conveying and transferring the properties to be developed as aforesaid by the developer and further undertake not to do any deed, matter or thing as shall be in contravention of the declarations made by them in the proceeding clauses.

17. In any event the owners without prejudice to foregoing declarations agree and undertake to remove all obstacles and clear all outstandings, debt or defects if any prior to this agreement,

18. That the owners agree that if any levy is imposed by the Patna Municipal Corporation or any other public body or the Govt for the Development / betterment of the area in which the said premises is located or any other levy tax



SATISH Kumar & Co. For Krishna Developers  
23/5/09  
Patner

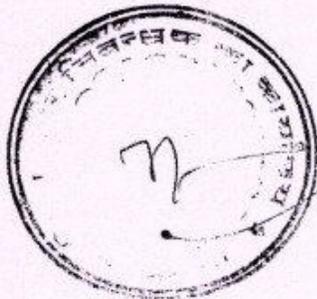
Fofu  
23/5/09

Mohan Kumar  
23.05.09  
Sudhakar Charan Paul  
23/5/09

etc. become applicable on the said premises or the building thereon from a date another to the date of agreement by the owners and the developer, then the same shall be borne.

19. It is agreed that in all transfers / conveyances of land and/or built up area the transfer/purchaser shall bear the cost of stamp duty, court fees and other registration charges including the other expenses to be incurred in obtaining further permission from P.M.C and other legal expenses, in course of development

20. That except in accordance with the terms and conditions of this deed the owners shall not take steps to disposes the developer or his men provided the construction work is carried on and completed in terms of this development agreement and the owners will be bound to execute and register the sale deed or the absolute transfer deed of release as stated herein this agreement and in case of failure to do so, the Developer will have all rights to maintain possession over the land/built up area and will also have right to get the sale deed executed



For Krishna Developers  
Jin Kumar  
Father

Satish Kumar  
23/5/09

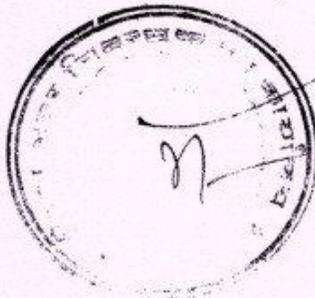
Taru  
23/5/09

Mohan Kumar  
23.05.09  
Surbhush Chander Paul  
23/5/09

(16)

registered through the process of the court at the cost of the owners and the owners will have no objection or plea to refuse or object to the execution and registration of the sale deed.

21. That in case of dispute and differences arising out of or relating to this development agreement, the same shall be settled by reference of the dispute of difference to the Arbitrator Appointed by the land owner in consultation with the developer.
22. That the owners agree to execute documents and sign necessary papers, if any as a confirming party for obtaining loans by the developer from financial institutions for early completion of the building which will be charged only over the developers portion of the saleable construction, that is the developer portion and the owners shall be kept indemnified by the developer all the time against all encumbrance. However, 50% of the land of the owners mentioned in Schedule 'A' will not be mortgaged or charged on any account by the builder.
23. That the owner will bear and pay all outstanding charges and dues of



For Krishna Developers  
Partner  
23/5/09

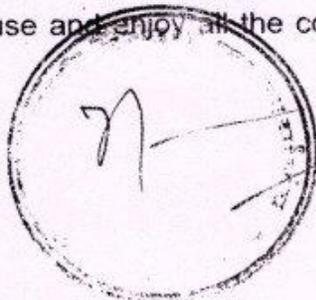
Satish Kumar Jauhal  
23/5/09  
Partner  
23/5/09

Mohan Kumar  
23/05/09  
Sudhakar Chendur Paul  
23/5/09

whatsoever nature due and payable in respect of the schedule properties, including ground rent, property, tax, water, and electricity charges, Municipal dues, tax and other outstanding charges up to date of this agreement. Thereafter from the date of this agreement all rents taxes etc. will be borne by the developer and the developer will indemnify the owner against the same. The owners have agreed to put the developer in exclusive vacant possession of the schedule land.

24. It is further agreed and undertaken by the developer that the owners will have full right, title ownership, interest over the owners portion allotted to the owners in their share in the residential flats and the owners will be fully entitled to enjoy the same or to transfer, convey, grant other wise alienate or transfer their interest in any manner as deemed fit by owners to any person, association of persons, firm, company, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the owners.

25. The owners and/or their nominee, allottees, successors, transferees will have the same rights, title and interest to use and enjoy all the common pool



For Krishna Developers

*[Signature]*  
Partner

Satish Kumar Gaur  
23/5/09

*[Signature]*  
23/5/09

Mohan Kumar  
23.05.09  
Subhash Chandra Paul  
23/5/09

area, stair cases, common parking spaces, common passages, lobbies, lift etc. of the residential as the development and/or their nominees and allottees and will bear maintenance charges, if any and will obey all terms and conditions of this agreement.

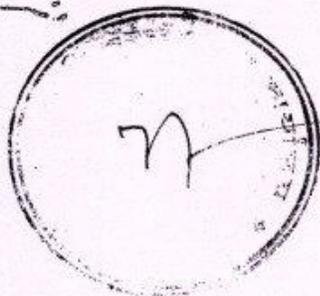
26. The owners agree that minor permissible deviations in the sanctioned plan on the residential flats may take place during construction as per advice of consultants which may cause change in the total built up area of the plan within P.M.C norms but only with the consent of the owner.

27. This agreement shall not ever be deemed to constitutes a partnership of any sort between the parties hereto.

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

**SCHEDULE - I**

Description of the land of the Owners



For Krishna Developers  
Partner

Satish Kumar Paul  
23/5/09

For  
23/5/09

Mohan Kumar Paul  
23-05-09  
Sulakesh chandra Paul  
23/5/09

(19)

measuring etc. being subject matter of Development Agreement.

All that piece and parcel of the land alongwith boundary wall, bearing Thana No. 18., Tauzi No. 524, Circle No. 6, Ward No. 2, Plot No. 782, 783, 784, Holding No. 312, Sheet No. 31, Measuring an area of 8166 Sq. Ft. approximately situated at Mohalla Exhibition Road, P.S.- Gandhi Maidan, District - Patna and bounded as follows:-

**BOUNDARY :-**

North :- Bhuneshwar Pd Shahi & Others,

South :- Branch Road,

East :- Plot belonging to Sri Madan Mohan Kapoor,

West :- Plot belonging to Sri Shiv Karan,

In witness whereof the parties hereto after reading and understanding the contents of the development agreement has set and subscribed their respective hands on the day, month and the year above written.

**SPECIFICATION OF BUILDING**

FOUNDATION : R.C.C. Group pile foundation (As per the design of structural consultant)



For Krishna Developers  
Dipendra Kumar  
Partner

Satish Kumar Rawat  
23/5/09

Tapu  
23/5/09

Mohan Kumar  
23.05.09  
Subhash Chandra Paul  
23/5/09

Foundation shall be earthquak resistant as per N.B.C.

BRICK WORK : First class brick in all the partition wall with Grasim / L & T or Eqavalant Quality.

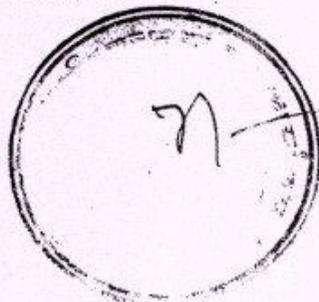
WALL FINISHING : (a) An internal wall be finished with good quality primer over POP.  
(b) Building Exterior to be finished with combination of good quality Acrylic Texture coat paints Over wall putty.

FLOORING : (a) 2 x 2 Vitrified Tiles flooring all over flat except in Bathrooms.  
(b) All flooring in staircase/common area to be finished with the combination of Granite tiles & Kota Stone.

TOP ROOF : Anti heat treatment shall be done.

KITCHEN : Granite slab for cooking platform with stainless sink Glazed tiles dado up to 2 feet above kitchen platform.

BATHROOM : 7' height of 16 x 12 designer tiles with border and motif in all bathroom along with white wall-hung E.W.E Wash basin of NEYCER/ equivalent make Counter basin with granite top in master bathroom and provision of Hot & Cold water connection in all Toilets..



For Krishna Developers  
Partner  
23/5/09

Satish Kumar Raver.  
23/5/09.

Partner.  
23/5/09

Taher Kumbhar  
23.05.09  
Umesh Chander Patel  
23/5/09

MAIN DOOR : Teak polished veneered flush door with teak wood frame polished.

DOORS : Sal wood door frames molded door shutter with paint finish.

WINDOW : All the window will fitting with Alluminium frame and smoke grey glasses.

ELECTRICAL WORK: (i) All fitting will be Anchor, Roma modular type switches will be fitted.

(ii) Entire electrifications will be done with copper wire (Mala, National, Anchor).

(iii) Power Plug for A.C in all Bed rooms and drawing, dining in bathroom for Geysor.

SECURITY INTERCOM : All flats will be linked to reception counter on ground floor.

WATER SUPPLY : Two Submersible motor with assoceries shall be provided in building.

GENERATOR : A Kirloskar Generator of adequate capacity shall be run the Submersible water motor pump, Lift, lighting to common area and supply 700 watts to all the flats of the building.

LIFT : Otis/ Kone/ lift shall be provided in every block.



Satish Kumar Rawat. For Krishna Developers  
23/5/09. Partner

Tejendra  
23/5/09

Mohan Kumar  
23.05.09.  
Subhash chandra Paul  
23/5/09

(22)

Attesting witnesses with address :

1. *[Signature]*  
23/5/09  
RAJESH PAUL  
S/O Sri M. K. Paul.  
Paul House, D.A. Road Patna.

Mohan Kumar 23/5/09  
Sudhanshu Chandra Paul  
Satish Kumar Paul, 23/5/09  
8315109  
*[Signature]*  
23/5/09  
Signature of the Land Owner

2. *[Signature]*  
23/05/09  
Sushil Kumar Kanodia  
3/0 Lane Mathura Lal Kanodia,  
N-601, Professor Colony  
Chitra Gupta Nagar Kamla Bazar  
Patna-20

For Krishna Developers  
*[Signature]*  
23/5/09  
Partner  
Signature of the Developer.

Printed By  
*[Signature]*  
(Sanjeev Kumar)  
UDDYOGI'S CHAMBER  
Collectorate Bar Association  
Patna

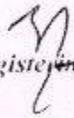
Drafted, *[Signature]*  
23/5/09  
Advocate  
Chamber  
SRI ANIL KUMAR SINHA "UDDYOGI"  
B.A. (Hons.), M.A., L.L.B.,  
'Chamber', Collectorate Bar  
Association, Patna



### Endorsement of Certificate of Admissibility

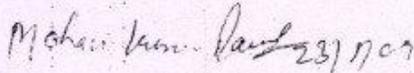
Admissible under Rule 5 : duly stamped ( or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 05. Also admissible under section 26(a) of the B. T. Act.

		Registration Fee	LLR + Process Fee	Service Charge					
Stamp duty paid under Indian Stamp Act	Rs.	211500	Amt. paid by N.J. Stamp Paper -	Rs. 0					
Addl. Stamp duty paid under Municipal Act	Rs.		Amt. paid through Bank Cheilan -	Rs. 212429					
			LLR + Process Fee	Service Charge					
FEE PAID	A1	0 C	0 H1b	0 K1	0 L1	0	LLR	0	
	A8	0 D	0 H2	0 K2	0 L2	0	Proc. Fee	0	625
	A9	0 DD	0 I	0 K3	0 M1	0	Total-	0	
	A10	0 E	250 J1	0 K4	0 N1	54			
	B	0 H1a	0 J2	0 L1	0				
				TOTAL-		304			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.						929			
Date : 23/05/2009									

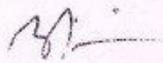
  
Registering Officer  
Patna

### Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 23rd May 2009 by Mohan Kumar Paul S/O-Late Jaidyal Paul by profession Others. Status - Executant



Signature / L.T.I. of Presentant Date, 23/05/2009

  
Registering Officer  
Patna

### Endorsement under section 58

Execution is admitted by those executants and identified by the person ( identified by Rajesh Paul age .... Sex M son/daughter of S/O-Shri M. K. Paul resident of R/O-Paul House, Exhibition Road, Patna. ) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

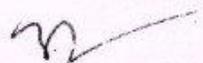
Date : 23/05/2009

  
Registering Officer  
Patna

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 152 on page no. 22 - 45 for the year 2009 and stored in CD Volume No.CD-24 year 2009. The document no. is printed on the front Page of the document.

Date : 23/05/2009

  
Registering Officer  
Patna

Token No.10805 Year - 2009 SJ.No. 1065- SCORE Ver. 2.1 Deed No. 9255 NIC-Bihar



**Summary of Registration**

This document was presented for registration on this Saturday, the 23rd of May 2009 by Mohan Kumar Paul.

A stamp duty of Rs. 211500/- and other fees of Rs. 929/- has been paid in it.

The document was found admissible. The names, photographs and 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. 9255 in Book No. 1, Volume No. 152 on pages from 22 to 45 and has been preserved in total 24 pages in C.D. No. 24 / Year 2009.

  
Signature with date  
(Bidya Nand Paswan)  
Registering Officer, Patna

Date : 23/05/2009

Token No. : 10805 / 2009

*T.No-10805-103 (R.K. Mohan)*

**DEVELOPMENT AGREEMENT**

This Development Agreement is made and entered into at patna 23 day of May 2009 (two thousand nine).

**BETWEEN**

**Sri Mohan Kumar Paul, Sri Subhash Chandra Paul, Sri Satish Kumar Paul and Sri Raju Paul sons**

For Krishna Developers

*[Signature]*  
23/5/09  
Patna



*[Handwritten signature and text in Hindi]*

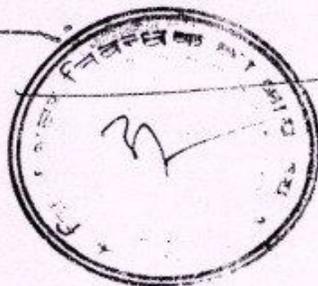
*Mohan Kumar Paul 23/5/09*  
*Subhash chandra Paul 23/5/09*  
*Satish Kumar Paul 23/5/09*  
*Raju Paul 23/5/09*

of Late Jaidyai Paul, Present resident at Pal House, Bihar Sahyogi Press Lane, Exhibition Road, P.S.- Gandhi Maidan, Patna hereinafter referred to as the owner (which expression shall unless excluded by or repugnant to the context, be deemed to include her heirs, assignees, executors, administrators and successors in interest) hereinafter called FIRST PART.

AND

**Krishna Developers** situated at Savitri Sadan, Nageshwar Colony, Patna - 1, Town and District Patna. A partnership Company through its Partner **Sri Ajay Rajwani** Son of Sri Tikam Das, resident of Budha Colony Boring Canal Road, P.O. Boring Road, P.S. Budha Colony, hereinafter referred to as the "Developer", "Builder", "Promoter" etc. which expression shall to the context mean and include its successor in office and assigns or nominees the "SECOND PART".

WHEREAS the land owners seized and possessed the Schedule I properly bearing Thana No. 18, Tauzi No. 524, Circle No. 6, Ward No. 2, Plot No. 782, 783, 784, Holding No. 312, Sheet No. 31, total comprising of area of 6 Kathas (Six Kathas). Which market value of



For Krishna Developers

*Ajay Rajwani*  
Partner

*Mohan Kumar Paul*

23/05/09

*Sulbhen Chandra*

*Satish Kumar Paul*

*Paul*  
23/5/09  
23/5/09

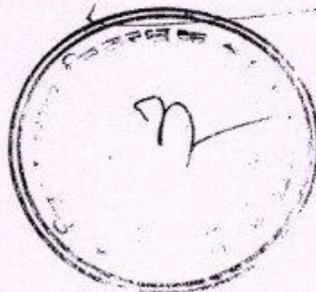
*T. Paul*  
23/5/09

Rs. 10547000/- (Rupees One Crore Five Lacs Fourty Seven Thousand only)

whereas as the property of Schedule No.1 fully described at the foot of this deed is the is the purchase property of the Smt. Vidayavanti wife of Sri Jaidyal Paul purchased from Sri Ramnath Anand, Sri Brijlal Anand and Dr. Rajkumar Anand, through registered sale deed bearing no. 7159/1959 dated 20.09.1959. Since then Smt. Vidayavanti came in actual physical possession over the land. She died leaving behind her Four sons namely **Sri Mohan Kumar Paul, Sri Subhash Chandra Paul, Sri Satish Kumar Paul and Sri Raju Paul.** Since then they came in actual, physical, possession over the land fully described in Schedule no.1 at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar to Circle Office, Patna

and since then Schedule property is in possession of the First Party and usually pays the monthly and other taxes of the aforesaid property.

1. AND WHEREAS the owner of the Schedule "A" property is interested in getting construction of residential/



For Krishna Developers  
Sri Satish Kumar Paul  
Partner

Satish Kumar Paul  
23/5/09

Satish Kumar Paul  
23/5/09

Mohan Kumar Paul  
23-05-09

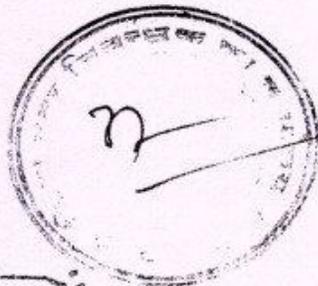
Subhash Chandra Paul  
23/5/09

commercial building complex over the Schedule "A" land as per approved plan by P.M.C as aforesaid in consideration and exchange for the full and final value of their Schedule land.

2. AND WHEREAS the owner conveys that the aforesaid Schedule "A" property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances debts, liens, charges, and attachments and in marketable condition and the owner have in herself good right, full power and absolute authority and title to transfer the whole or part of the said Schedule property.

3. AND WHEREAS the Developer has agreed to develop the Owner Schedule "A" property using building materials of the standard quality at its own cost in respect of the construction of residential flats and office over the Schedule "A" land in accordance with the plan approved by P.M.C Patna, and as per the specification of P.M.C and as per specification attached to this agreement as Schedule.

4. The owner will have the right to inspect and satisfy as to the quality of the construction work, materials and



For Kristina Developers  
Dipankar  
Partner

Satish Kumar  
Ramu  
23/5/09.

T. J. S.  
23/5/09

Mohini Kumar  
23/5/09  
Subhark Chandra  
23/5/09

fittings and put suggestions if any for improvement.

5. AND WHEREAS the developer has agreed to give to the owner of Schedule "A" property in consideration of the proportionate area of land 50% of the total built up area and retained 50% of the total built up area in similar manner parking place will be also divided.

It has also been agreed that the Second part will construct a community hall for common use for all flats owners and tarrace garden in the roof of the building which will be exclusives belongs to the First Party.

In future in case of any enhancement of the FAR, owner will be at liberty to develop further floor at its own or through a developer by a fresh development agreement.

The developer will pay Rs.48000/- (Fourty Eight Thousand) as rent per month to the owners namely (i) **Sri Mohan Kumar Paul**, (ii) **Sri Subhash Chandra Paul**, (iii) **Sri Satish Kumar Paul & (iv) Sri Raju Paul** [Rs.12,000/- (Twelve Thousand) each] from the date of handing over old building to the Developer.



For Krishna Developers  
23/5/09  
Partner

Satish Kumar Paul  
23/5/09

T. Raju  
23/5/09

Mohan Kumar Paul  
23.05.09  
Subhash Chandra Paul  
23/5/09

That the land owner will hand over the premises to the builder within three months after sanction of building plan by the authority concern and period of construction of building will be counted from the date of possession of the permises handed over the developer.

5.1 It has been mutually agreed upon amongst the owner and developer that the owner's area shall be in the exclusive nature and forms as under approximately.

5.2 The share for land Owner shall be 50% of the super built up area Owners' share in the building shall be according to the choice of the owners.

5.3 That the developer shall develop the said property in the name of J.D. TOWER.

5.4 AND WHEREAS the owners of the Schedule "A" property has agreed that the developer may sell their share of the building which hereinafter be known as Developer's portion to prospective buyers who may form an Association of buyers of the new association or join as existing co-operative society for the purpose of buying and owning flats in the said building which ever is found most

For Krishna Developers  
S. J. Kumar  
Partner

Sarish Kumar Jauw.  
23/5/09.

T. J. J.  
23/5/09

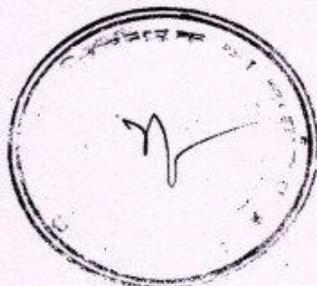
Mohan Kumar Paul  
23.05.09.  
Sulbhen Chandel Paul  
23/5/09



suitable by the Developer.

6A. That as consideration for the value of proportionate developer's share of the said premises to be transferred by the owners to the developers or their Nominee or nominees, the Developer agrees to construct, complete and deliver to the owners 50% (Fifty Percent) of the new construction in the whole of the said premises in the shape of built up area as well as in the parking space.

7. AND WHEREAS certain terms and conditions were mutually agreed upon by and between the owners of Schedule "A" properties and the Developer with regard to the transfer of the premises (land) by the owners to the developer and the construction of the said residential flats and office by the developer and disposal of the flats and office and parking spaces, tenements etc. therein the terms and parties hereto are desirous of recording in writing the terms and conditions of such agreement as hereunder, Now this deed witnesseth and is hereby agreed and declared by and between the parties hereto as follows:-



For Krishna Developers  
Krishna Patil

Satish Kumar Jambhale  
23/5/09

For  
23/5/09

Mohan Kumar Jambhale  
23/05/09  
Sulbhan Chavhan  
23/5/09

- A. The owners' above named have agreed to appoint the developer as the developer of the said premises (land) and to entrust the right to develops and to sell, transfer and convey the portion of the built up area of the developer's portion and the developer has agreed to undertake the development of the said premises and to develop, residential flats/office, parking spaces, tenements etc. in the said building.
- B. That the project will be completed within **TWO YEARS** from the date of possession of premises handed over to the developer after sanction of plans from Patna Regional Development Authority etc. The Owner agrees to allow a grace period of **THREE** months over the aforesaid period. If the building is not completed within the above period then the owner will be entitled to charge damages at the rate of Rs.50,000/- (Fifty Thousand) per month.
- C. Incase of any kind of delay in the project because of government rules and regulation delay in official work of P.M.C etc. shall be considered by the owners, in completion period of the project and shall be settled down with mutual understanding between the owners and the developer.



Satish Kumar Das For Krishna Developers  
23/5/09  
Partner

For  
23/5/09

Mohan Kumar Das  
23-05-09

Sulch in chander Paul  
23/5/09

D. In case the Developer does not complete the entire building and hand over the owners' share of building within 36 months owners will take possession of the entire property and shall not be liable to pay any amount for that to the developer.

8. The developer shall be entitled to develop the said Schedule "A" properties by constructing residential flats, car parking spaces, tenements etc. in accordance with the building plan subject to minor permissible modifications within the P.M.C norms as per mutual agreement of the owners and the developer during construction and to allot to prospective buyers flats, car parking spaces, tenements etc. falling in developer's portion.

9. Further that the developer shall not deliver the actual possession of the residential flats and office or any part thereof to any person before delivery of possession of the owners portion duly completed to the owners satisfaction or his nominee or assignees.

10. The developer will sell his portion of built up area only after consultation with the land owner.



Satish Kumar Gaur  
23/5/09  
For Krishna Developers  
Partner  
23/5/09

Mohan Kumar  
23/05/09  
Subhash Chandra Paul  
23/5/09

11. That in consideration for the transfer of the Schedule "A" property (land) to the extent of developer's share the developer shall construct, complete and finish entirely at his cost owner portion comprising 50% of the total built up area of the residential flats/office and parking space over the Schedule "A" Land including common area of owner's share fully finished and complete in all respects, known as owners' portion and deliver to the owners and the remaining flats together with open space, tenements etc. including common pool area of allotted share of the developer will go to the share of the developer known as developer's portion but all common area will remain common.

12. The owners hereby authorize the developer to do, if required all acts, deeds, matters, things subject to the provisions of the agreement as under :-

- (A). To make application to the concerned authorities for obtaining electrical connections and permit or quotas for cement, steel and other controlled building materials.
- (B). Subject to the conditions of this development agreement to accept



For Krishna Developers  
 D. Raju  
 Partner

Satish Kumar Gauri  
 23/5/09

T. J. S.  
 23/5/09

Mohan Kumar Reddy  
 23-05-09

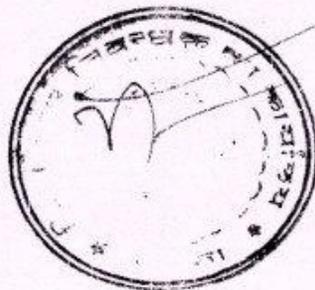
Sudhakar Chandra Reddy  
 22/5/09

(11)

service of any writ, summons or other legal processes or notices and to appear and represent the owners in any court or before any Magistrate, Judicial tribunal and other tribunals in connection with the development of the said properties or part thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary Vakalatnama claims, complaints, applications, affidavits, petitions, and other documents, papers and writings. In case of any legal proceedings in any court or law against the interest of owner's the developer shall take all measures to protect the title, interest and right of the owners and reasonable advice of the owners in this regards shall be obtained by the developer at all times.

(C) To appoint architects, surveyors, engineers, contractors and other person or persons with a view to ensuring expeditious development and construction.

(D) To enter into agreement for sale or otherwise allotment of flats, car parking spaces, tenements etc. in the aforesaid construction to the purchasers except the owners portion



Satish Kumar Jauhi  
23/5/09.  
For Krishna Developers  
Satish Kumar  
Patidar

Fateh  
23/5/09

Mohan Kumar Jauhi  
23-05-09.  
Ajay Chander Paul  
23/05/09

12)

of 50% of Schedule "A" property, but in accordance with the development agreement. And generally to do all acts deeds and things for developing the said property as per the agreement.

13. The developer shall be entitled to built and sell their portion of the built up area of residential flats on the said premises and realise the sale proceeds thereof for development and construction of the said complex subject to the terms and conditions of this development agreement.

14. Upon completion of the development work as per specification as Annexure - I, given by the owner and subject to the terms and conditions contained herein the owner shall make and execute in favour of the developer a proper conveyance or such other deed in writing as may be deemed necessary for assuring or perfecting the title of the developer to the extent of the share of land and building 50% of the total constructed area owned and possessed by the developer by virtue of this development agreement.

15. That the Owners hereby declare :-

(a) That no notice or notification for



Satish Kumar Paul  
23/5/09.  
For Krishna Developers  
Partner

Paul  
23/5/09

Mohan Kumar Paul  
23.05.09.

Indresh Chandra Paul  
23/5/09