Serial No. - 12370 Book No.- 1 / Deed No. - 12267

Summary of Endorsement

This document was presented for registration on this Wednesday, the 28th of March 2012 by Shailendra Singh (Dir.).

A stamp duty of Rs. 3120100/- and other fees of Rs. 3304/- 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. 12267 in Book No. 1 , Volume No. 215 on pages from 380 to 408 and has been preserved in total 29 pages in C.D. No. 34 / Year 2012 .

SCANNED
SCORE Ver. 2.1
राष्ट्रीय सूचना विज्ञान केन्द्र, बिहार

Date :31/03/2012 Token No. : 12782 / 2012

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



DEVELOPMENT AGREEMENT

This indenture is made and executed this 28th Day of the March in the Christian era of Two Thousand Twelve.

BETWEEN

1. Smt. Shanti Sharma Wife of Late Shri Rajeshwar Narain Sharma *Son of Late Shri Bhrigunath Prasad Singh, Resident of 22, Kankarbagh Road, P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar. Indian Citizen.*

→ *Area of First Land Owner - 23120 SQ FT.*

of land More fully described in Lot No.1 of Schedule-I

For Sai Kripa Real Estate Pvt. Ltd.
Director

Serial No : 12370
Token No : 12782

Deed No : R-12267
of 2012

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
Presented by Self	Shailendra Singh (Dir.)						
In Favour of	Shailendra Singh (Dir.)						
Executed by	Shanti Sharma						
Executed by	Chanreshwar Narain Sharma						
Executed by	Maheshwar Narain Sharma						
Executed by	Prabhat Narain Singh						
Identifier	Sarad Parmar						

Shailendra Singh
28/03/2012
Signature of Party

Signature of Party

Signature of Party

Signature of Party

Signature of Party

Signature of Party

Signature of Party
28/03/2012

शान्ति शर्मा पति दामोदर नारायण
अमरेन्द्र चन्द्र सिंह पुत्र राम शर्मा पिता मुचुनाथ प्रसाद सिंह
व महेश्वर नारायण शर्मा पिता मुचुनाथ प्रसाद सिंह व प्रभात
नारायण शर्मा पिता मुचुनाथ प्र० सिंह
निवासी पटेल

2. **Sri Chandreshwar Narain Sharma** Son of Late Shri ~~Brighunath~~ Bhrigu Nath Prasad Singh, Resident of 22, Kankarbagh Road, P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar. Indian Citizen.

➔ Area of Second Land Owner-9200 SQ FT.

of land More fully described in Lot No.2 of Schedule-I

3. **Maheshwar Narain Sharma** Son of Late Shri ~~Brighunath~~ Bhrigu Nath Prasad Singh, Resident of 22, Kankarbagh Road, P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar. Indian Citizen.

➔ Area of Third Land Owner-22972 SQ FT.

of land More fully described in Lot No.3 of Schedule-I

4. **Prabhat Narain Singh** Son of Late Shri ~~Brighunath~~ Bhrigu Nath. Prasad Singh, Resident of 22, Kankarbagh Road, P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar. ~~Indian Citizen.~~

➔ Area of Fourth Land Owner - 20150 SQ FT.

of land More fully described in Lot No.4 of Schedule-I

Hereinafter called and referred to as the "**LAND OWNERS**" (Which expressions shall unless it be repugnant to the context or meaning thereto mean and include their heirs administrators, executors, assignees, legal representatives and successors in interest) of the **FIRST PART**.

AND

SAI KRIPA REAL ESTATE PVT. LTD., a company incorporated under the Company's Act, 1956 and having its Registered office at First Floor, Maa Sharde Complex, East Boring Canal Road, Town and District-Patna, in the state of Bihar, through its **Director SRI SHAILENDRA SINGH** Son of Sri Awadhesh Kumar Singh, Resident of Flat No.601,602, Sai Harmony Apartment, P.S. Patliputra, District- Patna, in the State of Bihar, Indian Citizen. Hereinafter called and referred to as the "**BUILDER /DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof means and includes its administrators, legal representatives, nominee(s), assignees and successor in interest) of the **SECOND PART**.

Prabhat Narain Singh 28-03-2012

C.N. Sharma 28.3.12

Shanti Sharma 28.3.12

Shailendra Singh 28/03/12

For Sai Kripa Real Estate Pvt. Ltd.

Director



आज दिनांक [illegible] 22 कैलाश चन्द्र शर्मा
निवेदन पत्र है कि ① श्रीमती शान्ति शर्मा पत्नी [illegible]
[illegible] ② श्री चतुर्भुज शर्मा
पिता स्व. मूलनाथ उम्र [illegible] ③ श्री महेश्वर शर्मा
पिता स्व. मूलनाथ उम्र [illegible] ④ श्री [illegible]
पिता स्व. मूलनाथ उम्र [illegible] के विरुद्ध [illegible]
[illegible] श्री महेश्वर शर्मा [illegible]
की जाँच की जिसकी मध्यस्थता में [illegible]
पिता श्री महेश्वर शर्मा [illegible] 22 कैलाश चन्द्र
शर्मा [illegible] के बीच [illegible]
[illegible]

[illegible] श्री महेश्वर शर्मा [illegible]
श्री महेश्वर शर्मा [illegible]
[illegible]

112
[illegible]

Shanti Sharma 28.8.12

113
[illegible]

C.N. Sharma
28/3/12

114
[illegible]

Mahendra Narain Sharma
28/3/2012

शान्ति शर्मा व चतुर्भुज नारायण शर्मा
व महेश्वर नारायण शर्मा व प्रतापनारायण शर्मा

AND WHEREAS *the* ***LAND OWNER*** *No.1 is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of free hold land measuring* ***23120 SQ FT****. Situated at* ***Sadikpur Yogi, Kankarbagh,*** *P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar, bearing Survey Part Plot Nos.-****374*** *and* ***373,*** *Khata No.****324*** *and* ***343****, Khewat No.****38,*** *Thana No.****9,*** *Ward No.****34,*** *Circle No.****250A,*** *Paragna-Azimabad, and the Annual Rent Receipt is being issued in the name of her husband (deceased) Shri Rajeshwar Narain Sharma and the Annual Rent of Rs.15/- and 50 paise being paid to the Bihar Government through the Circle Officer, Patna, Vide Jamabani No.-377, Sadar Registry office and District-Patna,* ***within the jurisdiction and limit of Patna Regional Development Authority (Dissolved)/Patna Municipal Corporation****, Patna, more fully described in the* ***Lot No.1*** *of the schedule – I hereunder written and hereinafter referred to as the* ***LAND.***

WHEREAS, *the landed property, is the Khatiyani Property, through Code Sheet Survey published in 1911 in the name of* ***Shri Mahip Narain Singh*** *son of Late Jagarnath Singh (the grandfather of the vendors). Lateron,* ***Shri Mahip Narain Singh*** *died leaving behind his son,* ***Shri Bhrigunath Prasad Singh*** *as his Successor Shri Bhrigunath Prasad Singh had Four Sons namely* ***1) Shri Rajeshwar Narain Sharma 2) Shri Chandreshwar Narain Sharma 3) Shri Maheshwar Narain Sharma and 4) Shri Prabhat Narain Singh*** *who together constituted a joint Hindu Undivided Family under the Mitakshara Law. The Property was partitioned among Shri Bhrigunath Prasad Singh and his four sons as described above. This partition was in accordance with a family arrangement dated 1.7.1963. It may be noted that Sri Prabhat Narain Singh was a minor at that time and his share of land was in guardianship of his father Shri Bhrigunath Prasad Singh. When Shri Prabhat Narain Singh attained majority in 1967 the land was mutated in favour of all five co-purchasers vide mutation case no.297 of 1963. Shri Bhrigunath Prasad Singh sold his entire share during his Lifetime. He died on 21.01.1989, Shri Rajeshwar Narain Sharma died on 15.10.2008 leaving behind his widow Smt. Shanti Sharma who inherited the share of her husband Shri Rajeshwar Narain Sharma.*

Prabhat Narain Singh 28.03.12

Shanti Sharma C.N. Sharma Maheshwar Narain Sharma 28.3.12

For Sai Kripa Real Estate Pvt. Ltd. Director





Prabhat Narain Singh
28-03-2012

115
V/c 2/2012



Sharma
28/3/12

116
V/c 2/2012

MANISH MOHAN SHARMA
22 KANKARBAGH MOHALLA S/O MAHESHWAR NARAIN SHARMA
PATNA 800020

And whereas after some time the land owners nos. 1, 2, 3 and 4 are also executed a ***Memorandum of Partition cum-Re-Arrangement****, which is made and executed on 11 Day of March 2011, and as per the Memorandum of Partition cum-Re-Arrangement they are coming peaceful, physical possession over the same, and land rent received as being issued in their names and land rent is paying to the Govt. of Bihar, through the circle officer, Patna Sadar. The property is free from all liens, encumbrances, claims, charges and attachments, defects of titles.*

AND WHEREAS *the* ***LAND OWNER*** *No.2 is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of free hold land measuring* ***9200 SQ FT****. Situated at* ***Sadikpur Yogi, Kankarbagh,*** *P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar, bearing Survey Part Plot Nos.* ***374*** *and* ***373,*** *Khata No.****324*** *and* ***343****, Khewat No.****38,*** *Thana No.****9,*** *Ward No.****34,*** *Circle No.****250A,*** *Paragna-Azimabad, and the Annual Rent Receipt is being issued in the name of Sri Chandreshwar Narain Sharma and the Annual Rent of Rs.5/- being paid to the Bihar Government through the Circle Officer, Patna, Vide Jamabani No.-378, Sadar Registry office and District-Patna,* ***within the jurisdiction and limit of Patna Regional Development Authority (Dissolved)/Patna Municipal Corporation****, Patna, more fully described in the* ***Lot No.2*** *of the schedule – I hereunder written and hereinafter referred to as the* ***LAND.***

WHEREAS, *the landed property, is the Khatiyani Property, through Code Sheet Survey published in 1911 in the name of* ***Shri Mahip Narain Singh*** *son of Late Jagarnath Singh (the grandfather of the vendors). Lateron,* ***Shri Mahip Narain Singh*** *died leaving behind his son,* ***Shri Bhrigunath Prasad Singh*** *as his Successor Shri Bhrigunath Prasad Singh had Four Sons namely* ***1) Shri Rajeshwar Narain Sharma 2) Shri Chandreshwar Narain Sharma 3) Shri Maheshwar Narain Sharma and 4) Shri Prabhat Narain Singh*** *who together constituted a joint Hindu Undivided Family under the Mitakshara Law. The Property was partitioned among Shri Bhrigunath Prasad Singh and his four sons as described above. This partition was in accordance with a family arrangement dated 1.7.1963. It may be noted that Sri Prabhat Narain Singh was a minor at*

For Sai Kripa Real Estate Pvt. Ltd.
Director



that time and his share of land was in guardianship of his father Shri Bhrigunath Prasad Singh. When Shri Prabhat Narain Singh attained majority in 1967 the land was mutated in favour of all five co-purchasers vide mutation case no.297 of 1963. Shri Bhrigunath Prasad Singh sold his entire share during his Lifetime. He died on 21.01.1989, Shri Rajeshwar Narain Sharma died on 15.10.2008 leaving behind his widow Smt. Shanti Sharma who inherited the share of her husband Shri Rajeshwar Narain Sharma. The property is free from all liens, encumbrances, claims, charges and attachments, defects of titles.

AND WHEREAS** the **LAND OWNER** No.3 is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of free hold land measuring **22972 SQ. FT**. Situated at **Sadikpur Yogi, Kankarbagh,** P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar, bearing Survey Part Plot Nos.**374** and **373,** Khata No.**324** and **343**, Khewat No.**38,** Thana No.**9,** Ward No.**34,** Circle No.**250A,** Paragna-Azimabad, and the Annual Rent Receipt is being issued in the name of Maheshwar Narain Sharma and the Annual Rent of Rs.15/- paise being paid to the Bihar Government through the Circle Officer, Patna, Vide Jamabani No.-379, Sadar Registry office and District-Patna, **within the jurisdiction and limit of Patna Regional Development Authority (Dissolved)/Patna Municipal Corporation**, Patna, more fully described in the **Lot No.3** of the schedule – I hereunder written and hereinafter referred to as the **LAND.

***WHEREAS,** the landed property, is the Khatiyani Property, through Code Sheet Survey published in 1911 in the name of **Shri Mahip Narain Singh** son of Late Jagarnath Singh (the grandfather of the vendors). Lateron, **Shri Mahip Narain Singh** died leaving behind his son, **Shri Bhrigunath Prasad Singh** as his Successor Shri Bhrigunath Prasad Singh had Four Sons namely **1) Shri Rajeshwar Narain Sharma 2) Shri Chandreshwar Narain Sharma 3) Shri Maheshwar Narain Sharma and 4) Shri Prabhat Narain Singh** who together constituted a joint Hindu Undivided Family under the Mitakshara Law. The Property was partitioned among Shri Bhrigunath Prasad Singh and his four sons as described*

Foi Sai Kripa Real Estate Pvt. Ltd.
Director

Shanti Sharma
26.3.12

Maheshwar Narain Sharma
28/3/12

C.N. Sharma
28/3/12

Prabhat Narain Singh
20-03-2012

above. This partition was in accordance with a family arrangement dated 1.7.1963. It may be noted that Sri Prabhat Narain Singh was a minor at that time and his share of land was in guardianship of his father Shri Bhrigunath Prasad Singh. When Shri Prabhat Narain Singh attained majority in 1967 the land was mutated in favour of all five co-purchasers vide mutation case no.297 of 1963. Shri Bhrigunath Prasad Singh sold his entire share during his Lifetime. He died on 21.01.1989, Shri Rajeshwar Narain Sharma died on 15.10.2008 leaving behind his widow Smt. Shanti Sharma who inherited the share of her husband Shri Rajeshwar Narain Sharma. The property is free from all liens, encumbrances, claims, charges and attachments, defects of titles.

AND WHEREAS** the **LAND OWNER** No.4 is seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of free hold land measuring **20150 SQ FT**. Situated at **Sadikpur Yogi, Kankarbagh,** P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar, bearing Survey Part Plot Nos. **374** and **373,** Khata No.**324** and **343**, Khewat No.**38,** Thana No.**9,** Ward No.**34,** Circle No.**250A,** Paragna-Azimabad, and the Annual Rent Receipt is being issued in the name of **Prabhat Narain Singh** and the Annual Rent of Rs.15/- and 50 paise being paid to the Bihar Government through the Circle Officer, Patna, Vide Jamabani No.-380, Sadar Registry office and District-Patna, **within the jurisdiction and limit of Patna Regional Development Authority (Dissolved)/Patna Municipal Corporation**, Patna, more fully described in the **Lot No.4** of the schedule – I hereunder written and hereinafter referred to as the **LAND.

***WHEREAS,** the landed property, is the Khatiyani Property, through Code Sheet Survey published in 1911 in the name of **Shri Mahip Narain Singh** son of Late Jagarnath Singh (the grandfather of the vendors). Lateron, **Shri Mahip Narain Singh** died leaving behind his son, **Shri Bhrigunath Prasad Singh** as his Successor Shri Bhrigunath Prasad Singh had Four Sons namely **1) Shri Rajeshwar Narain Sharma 2) Shri Chandreshwar Narain Sharma 3) Shri Maheshwar Narain Sharma and 4) Shri Prabhat Narain Singh** who together constituted a joint Hindu*

For Sai Kripa Real Estate Pvt. Ltd.
Director

Undivided Family under the Mitakshara Law. The Property was partitioned among Shri Bhrigunath Prasad Singh and his four sons as described above. This partition was in accordance with a family arrangement dated 1.7.1963. It may be noted that Sri Prabhat Narain Singh was a minor at that time and his share of land was in guardianship of his father Shri Bhrigunath Prasad Singh. When Shri Prabhat Narain Singh attained majority in 1967 the land was mutated in favour of all five co-purchasers vide mutation case no.297 of 1963. Shri Bhrigunath Prasad Singh sold his entire share during his Lifetime. He died on 21.01.1989, Shri Rajeshwar Narain Sharma died on 15.10.2008 leaving behind his widow Smt. Shanti Sharma who inherited the share of her husband Shri Rajeshwar Narain Sharma. The property is free from all liens, encumbrances, claims, charges and attachments, defects of titles.

That the land owners have assured to the builder that the scheduled property is free from all kinds of claims and demands whatsoever, and in future any claims or demands on the said property shall be settled by the Landowners from their respective shares.

***AND WHEREAS** the Land Owners covenants that the aforesaid land is their exclusive property with absolute right, title, and interest and the same is free from all encumbrance, debts, liens, charges, and attachments and is in marketable condition and owners have right, full power and absolute authority and title to transfer the whole or part of the aforesaid scheduled land.*

***AND WHEREAS** the Owners further covenants that the property is in their exclusive possession. The vacant portion of the property will be handed over to the developer simultaneously with the execution of this agreement.*

***AND WHEREAS** the owner was interested in getting multistoried building/complex developed and constructed through a developer on the scheduled land and to acquire built up area in the shape of flats,*

For Sai Kripa Real Estate Pvt. Ltd.
Director

commercial space, parking space and other tenement areas including proportionate share in the land and roof top as consideration in exchange for the full and final value of the scheduled land and was in search of a developer who could develop the aforesaid land on the reasonable term and conditions.

***AND WHEREAS** the aforesaid developer offered to construct at its own cost the multistoried Commercial Cum Residential building/complex on the scheduled land of the owner hereinafter referred to as **the building** and give to the owner **50%** of built up area out of total permissible constructed area on the land of the owner, with parking space, other tenement and roof top right and the land owner will also hold right & title in the scheduled land in the same proportion, as per FAR norms of PMC/COMPETENT AUTHORITIES to be constructed as per the specification detailed in **ANNEXURE I** hereinafter referred to as **the owner's area** towards full, final and adequate consideration for the value of remaining **50%** of the aforesaid land which shall be conveyed by the owner in favour of the developer and/or its nominee or nominees including a cooperative society after completing and handing over of the owner's area by the developer to the owner hereinafter referred to as the **Developer's area** for its prospective buyers who may form an association of buyers or a new co-operative housing (that will include all the owners of the Flat including landlords share also) means society for the purpose of buying and owning flats in the said building whichever is found most suitable by the developer and to retain the remaining built up area of the building with proportionate right over the land within its share of **50%.** The Developers and Owners Area shall be defined before starting of the Construction work.*

Certain terms and conditions were agreed to between the owner and the developer with regard to the transfer of the said land by the owner to the developer and the construction of the said building by the developer and the disposal of the habitable area and parking spaces or any other tenements therein as per share mentioned above. The parties hereto are

For Sai Kripa Real Estate Pvt. Ltd.
Director

desirous of recording into writing the terms of such agreement as hereunder.

NOW THIS DEED WITNESSTH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN PARTIES HERETO AS FOLLOWS :-

The owner above named have agreed to appoint the aforesaid developer as the developer of the aforesaid land and grant to the developer, who hereby accept from the owner the right to develop the aforesaid land more fully detailed in the schedule I hereunder written in the manner and on the terms, conditions and stipulations hereinafter appearing.

1. *The Land owners will grant physical possession of the vacant portion of the Land to the developer simultaneously with the execution of this agreement and has entrusted the right to develop the scheduled land by way of constructing thereon multistoried building/s comprising of flats, commercial space, car parking space and any other tenements area and to allot and sell the same to its prospective buyers to the exclusion of the owner's area i.e.* ***50%*** *of total built up and developed area.*

2. *The Land owners shall convey transfer and/or assign to the developers and/or its nominees free from all encumbrances the scheduled land in proportion to the percentage of developer's built up area of said multistoried complex at/or for consideration of the owner's area referred to above after completion and handing over of physical possession of the owner's area to the owners as per the terms and conditions mentioned herein.*

3. *The developer shall proceed expeditiously with site development on the aforesaid land preparation of building plans as per P.R.D.A. (now dissolved)/P.M.C. or competent relevant authority or body's norms and after getting the same submitted in terms of this development agreement and if needed after obtaining the signature of the owner wherever required with declaration and affidavit etc to the Patna Municipal Corporation or, to the competent authority for sanction. After*

For Sai Kripa Real Estate Pvt. Ltd.
Director

sanction of the plan by the competent authority the developer shall start construction and on completion of the construction the developer shall hand over the owner's area to the owner as consideration for the value of share of developer in the aforesaid land and building to be transferred by the owner to the developer or its nominee/nominees including a association/cooperative society.

4. *The owner shall be entitled to get **50%** of built up area out of total permissible constructed area on the land of the owners as per FAR norms of PMC/COMPETENT AUTHORITIES and parking space, other tenement and roof top right as well as right & title in the scheduled land in the same proportion of **50%** as per the structural and architectural specifications detailed in the **ANNEXURE I** of this agreement whose allocation shall be made and clarified by the developer, in agreement with the owners immediately after sanction of the plan of the building/s. The roof at the top of the building and the common area shall be shared by the owners as well as developer proportionately to their proportion of share. However both the parties shall have no right to seek partition in respect of their area of share. It is agreed that the developer shall get the maps passed and approved from PMC/COMPETENT AUTHORITIES at the earliest at their own cost.*

5. *It is also made clear that in the case of all permissible additional construction the said share between both the parties shall always be in the ratio of **50% - 50%** as above. If in future the competent authority permits for further construction subject to fulfillment of relevant/ applicable rules and regulations over the roof of the proposed building, the owner as well as the developer shall have right and entitlement in as may be the then mutually agreed term between them in regard to future construction.*

6. *The owner hereby agree to sell/transfer and convey the scheduled land in proportion of percentage of the developer's area in the said complex, to the developer or its nominee /nominees including a cooperative society simultaneously with taking over of the owner's area*

For Sai Kripa Real Estate Pvt Ltd.
Director

Shanti Swaroop C-N Jhunjhunwala
Malabar Premises
28/3/12

Shailendra Singh
28/03/2012

Prabhat Narain Singh
28-03-2012

from the developer which shall be deemed to be considered as full, final and adequate consideration of the land as aforesaid. The owner, thereafter, shall have no right title or interest over the proportionate area of land conveyed as aforesaid and shall have only undivided proportionate right over the land to the extent of their share of constructed area The owner as well as the developer and/or its nominees, prospective buyers, purchasers including any such cooperative society shall not be entitled to claim partition or division of their share of land in any manner whatsoever. It is agreed that entire cost of transfer deed or deeds along with their registration shall be born by the developer or their nominee.

7. *It is further agreed and undertaken by the developer that the owner shall have full right, title ownership interest over the owner's area referred to above allotted to the owners as their share out of the total built up area including proportionate share in land, parking space, roof top right, any other tenement, common area or otherwise and the owner shall be fully entitled to enjoy the same either himself individually or collectively or shall be fully entitled to transfer, convey, grant or otherwise alienate or transfer his interest in any manner deemed fit by the owner to any person, association of persons, firms, companies, body corporate, cooperative societies, government agencies etc on such term and conditions as may be decided by the owner. All cost of construction and otherwise of the aforesaid owner's area shall be borne and paid by the developer and the developer shall have no right of dealing with the owner's share or put any short of hindrance or obstruction whatsoever in any manner in independently dealing of the owner's share.*

8. *That it shall take about* ***5 years (60 Months) with a grace period of 6 months*** *to complete the construction of the* ***Residential building and 4 years with a grace period of 6 months for the construction of the Commercial Building*** *after the plan has been sanctioned by the Patna Regional Development Authority (now dissolved)/PMC/ Competent Authority and Vacant Possession of Land is handed over to*

For Sai Kripa Real Estate Pvt Ltd.
Director

Shanti Sharma C-N Agrawal Nawada Nawi Sirue
28/3/12
28.3.12

the Developer provided that if any time is lost to the developer by such happening as is beyond the control of the developer including force majeure, fire, tempest or other inevitable causes or accident etc the said period shall be deemed to be further extended accordingly with the consent of the Land owners. In case the construction/development work is not completed within the given period due to negligence in the part of the Developer a Consolidated sum of Rs.1,00,000/-per month for the time period of six months shall be payable by the Developer to the Landowners.

9. *That however if the construction of building is stopped or disturbed on account or due to government policies or decision of the Govt. authorities for no fault of the developer, the developer shall make all efforts to get such order of stay vacated by complying with the legal requirement, if any and the period for which the stay remains in operation, disturbing or stopping the work of construction, such period will not be taken into account while calculating the aforesaid period of* ***5 years and grace period of 6 months for the purpose of completion of the Residential building and 4 years with a grace period of 6 months for the completion of Commercial Building*** *by the developer.*

10. *The owner hereby and from the date of execution of this deed puts the developer in actual peaceful possession of the vacant portion of the said land to develop, plan, construct and sell the developer's area in the proposed* ***multi-storied Commercial cum Residential*** *building and as such the possession of the developer on the aforesaid land will be deemed to be final and conclusive and only the title will pass after the execution of the registration of the sale deed or deeds of release and the owner shall be only entitled to the consideration amount in the shape of aforesaid mentioned agreed owner's area. The owner shall at no point of time try to disposes the developer from the said land under any event until and unless there is non-fulfillment of any terms and conditions of this development agreement by the developer and the*

For Sai Kripa Real Estate Pvt Ltd
Director

developer shall be deemed to be in possession of the said land and be free to do all acts, deeds and things required for development and marketing relating thereto at the developer's own cost, risk and expenses and the developer shall be entitled for proceeding with the development work. The name of the proposed multistoried complex will be jointly agreed by the developer and the owner.

11. *The developer shall be entitled to develop the aforesaid land by constructing thereon building/s comprising habitable and parking spaces and other tenaments in accordance with the sanctioned building plans and to allot the developer's area in the building/s to be constructed on the said land to such person or persons the developers in its discretion think fit and to receive and realize the prices in respect of the allotment and sale of habitable area such as tenements, flats and parking spaces etc and to appropriate the same and to transfer, as and when, developed, the said land or part or parts thereof from time to time to a association / cooperative society or bodies corporate of the purchasers of the tenaments and for the purpose aforesaid mentioned. The owner shall have no right or share in the said consideration which will be exclusively of the developer but the developers shall not be entitled to do such act in respect of the share of the land owners in any case and at any time and shall only be entitled to deal with their own share.*

12. *That the developer shall act as an independent developer in constructing the said building/s over the scheduled land and shall keep the owner indemnified from and against all third parties claims arising out of any act or omission against the development in or relating to construction of the said building.*

13. *That the developer shall abide by and follow all rules and regulations made under prevailing applicable statutory acts wrt construction and development on the said land, including sale, transfer or conveyance of their share to any prospective purchasers/ any third party and shall*

For Sai Kripa Real Estate Pvt. Ltd.
Director

Marwar Namibia

keep the owner indemnified in all respect and against all cost and losses to that effect.

14. *That the land owners shall not be liable or made liable or in any way responsible for deployment and engagement of workers, contractors, vendors or whatsoever on the site for development and construction of said building on the said land, and for meeting applicable statutory obligations including those in case of injury, death of any person connected there caused in course of and out of execution of construction of said building/ complex, and for which the Developer only shall have full responsibility, liability and accountability. The developer shall also be responsible for the quality of construction of the building.*

15. *Any notice and/or outgoings, levy of charges, tax, cess etc. received after the start of and related to construction work shall be borne and paid by developer only. The developer shall defend any legal notice against land owner at its own cost which is due to construction of development of said land and shall keep the owner indemnified in all respect to that effect. The owner shall provide their active and required support in resolution of any such issue.*

16. *The owner hereby authorizes the developer to do, if required, all acts, deeds, matter, things and in particulars subject to other provisions of this agreement with regard to the development of the building, but shall not be entitled to act against the interest of the owners.*

(i) *To have the plans of the proposed building/buildings to be constructed on the aforesaid land prepared/amended as per the developer and to look into interest of owners in consultation with the owners in accordance with rules & regulations of the concerned authorities and to submit and said or amended plans to the Patna Regional Development Authority/PMC/Competent authorities with the application for the approval and sanction and to do and sign all writings and undertaking as may be necessary in connection with*

For Sai Kripa Real Estate Pvt Ltd.
Director

Shanti Sharma
Mausumi Nandini Sharma
28.3.12
28/3/12

Rakhee Narain Singh
28-03-2012

the approval and sanction of such plans. However, if desired by developer/competent authority, the owners also agree to sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building/s sanctioned by the PRDA/PMC/Competent Authority.

(ii) To appoint architect, surveyors, engineers and contractors and other person or persons.

(iii) To make applications to the concerned authorities for obtaining electrical connections and permits or quotas for cement, steel and other controlled building materials.

(iv) To accept service of any writ, summons or other legal process or notice and to appear and represent the owner in any court or before any magistrate, judicial tribunal and other tribunals in connection with the development of said property and to commence or file suits actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, plaint, written statement, applications, affidavits, petitions and other documents, paper and writings. The owners however shall have right to have prior information and give appropriate suggestion to the developer with regard to the same.

(v) To enter into agreements for sale of or otherwise, allot commercial space, flats and tenements in the aforesaid building/buildings to the purchasers in respect of the developer's area however sale deeds will be executed only after completion of the multistoried building of the land owner portion.

(vi) To mortgage the developer's share in the scheduled land with Bank and/or financial institutions for obtaining loan/working capital/short term loan/finance for their aforesaid building/buildings which shall

For Sai Kripa Real Estate Pvt. Ltd.
Director

Prabhat Narain Singh
28-03-2017

be a charge over the developer's share only and shall have no concern with the owner's share at all and in any case and also to obtain loan for purchaser of flats etc as the said developer will decide at their sole discretion. The developer further affirms and undertakes that all moneys obtained as loan by pledging, hypothecating or mortgaging the aforesaid land of his share or creating charge on the aforesaid land of developer's share shall be exclusively invested for the development of the said land only and such moneys shall not be diverted or invested in any other project work or purpose of the developer and shall be repaid by the developer alone and the owners shall have no concern with them and the money so received by the developer shall in no case be realized from the owners of the land or from their exclusive share.

(vii) *To transfer the developer's area in the said property or part or parts thereof from time to time to individual purchaser or a proposed cooperative society or body corporate or association of persons to be formed of the purchaser of flats and tenements in the aforesaid building and to execute and get registered the necessary and appropriate deed of conveyance/transfer for their part of share only.*

(viii) *To give on ownership basis or other basis the said property and the flats, tenements and/or other habitable areas and parking space etc in the building/s to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof only up to the share of developer .*

(ix) *And generally to do all acts deeds and things for developing the said property.*

18.1 *The developer shall be entitled to allot and sell the developer's area of the building to be constructed on the said land and realize the sale proceeds thereof for development and construction of the building and for their own use.*

For Sai Kripa Real Estate Pvt Ltd.
Director

18.2 *Upon completion of the development work and handing over of owner's area , the owners shall make and execute in favour of the developers or their nominee (s) including cooperative housing society or association or persons or a body corporate, a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and/or their nominees to the developer's share in the aforesaid land and construction made thereon only when the owner's area is handed over to the owners in full and finally developed condition as agreed with geyser points in bathrooms and A.C Points in rooms.*

18.3 *On the completion of the owner's area the owners shall execute or join in the execution of all documents necessary for giving the flats, buyers in respect of legal title to their respective flats including their undivided proportionate share and rights in the land.*

19. *That the owner have agreed to execute any other deed of agreement or agreements or deed of release, if required, for execution of the development work as agreed upon between the parties and absolute transfer deed mentioned herein before.*

20. *That after the building plan having been sanctioned the parties shall allocate the built up area as per their respective share and shall prepare a MOU thereof with reference to the sanctioned plan and that will be deemed to have formed part of this development agreement.*

20. That the Land Owners hereby declares:-

(a) That the area of the aforesaid land is approx ***75442 sq.ft.*** *However, the actual area is subject to actual measurement by both the parties.*

(b) That the property is a free hold and the owner has title to the same free from all encumbrances.

(c) That no notice or notification for acquisition or acquisitions under the statutes for the time being enforce has been received, served or issued

For Sai Kripa Real Estate Pvt. Ltd.
Director

affecting the said land or any part thereof and the owner is entitled to develop and/or cause to be developed the said entire land.

(d) That till date there is no notice or order passed by the Patna Regional Development Authority, the Patna Municipal Corporation or any other statutory body or authority for set back or either acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or affecting the said property or any part thereof.

21. *All the outgoings in respect of the aforesaid land from the date of physical possession to be given to the developer hereunder shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the aforesaid land relating to the period prior to such possession, which shall be the liability of the owner alone.*

22. *That the owner shall have no objection if the developer submit the building plans in the name of the owner to the PRDA/PMC/ Competent authority or apply to any other authorities for sanctions, permissions or approvals and has agreed to sign all the necessary papers, affidavits, documents etc, for the purpose. It is clearly understood that all fees and costs relating to approvals, permissions and sanctions shall be totally borne by the developer.*

23. *That as the owner will receive the consideration for the scheduled land and existing building, if any, in the shape of* ***50%*** *of the built up area agreed as aforesaid with parking space, other tenement and roof top right as well as right & title in the scheduled land in the same proportion of* ***50%****, the owner shall at no time demand any further habitable area, tenaments or parking space etc whatsoever, premium or have any interest in further dealings regarding the sale of developers share of built up area.*

24. *The owner shall hold the owner's area on the same terms and conditions as the buyer of other portions of the building according to*

For Sai Kripa Real Estate Pvt. Ltd.
Director

Prabhakar Narain Singh
28-03-2012

the standard agreement/BYE LAWS of the OWNERS ASSOCIATION that may be finalized by the developers with the consent of the owner. The owner and his assignees, nominees, heirs and purchasers shall become member of the aforesaid association of the owners or cooperative housing society whichever is found suitable by developer, in agreement with owner, and formed by them and the owner as well as their nominees/respective agents/servants/licensees shall abide by the rules and regulations of the bye-laws of the association or cooperative housing society. They may require to deposit the security money and shall pay common utilities maintenance charges as per prevailing norm and as may be applicable to all other occupants/ tenant/flat owners/ members of said association of said building in equitable capacity and be entitled to use all common facilities in the building complex intended for the utilization of the occupants to all for such utilization. The owner will also be entitled for equitable undivided proportionate share in land as per law. However none of the parties will be entitled to ask for partition of their area of share in the said complex. The owners, their nominee, the developer or its nominee/s will jointly use the common spaces of the said multistoried complex without having any exclusive right of any of them on any portion of such common spaces.

25. *It is agreed that in all transfers/conveyance of land and/or built up area, the purchaser/transferee shall bear the cost of stamp duty, court fees and other registration charges.*

26. *Courts of Patna shall have jurisdiction order all matters of disputes.*

27. *As per the provisions of Bihar* ***Apartment Act, 2006,*** *the builder/developer, and* ***LAND OWNERS*** *shall be absolute Owner of their respective shares, after completion of the construction of the building project and they will be entitled to sell/transfer/lease /mortgage/gift their shares respectively. This Development Agreement is being done in the light of the said act will be fully applicable to this development agreement.*

For Sai Kripa Real Estate Pvt. Ltd.
Director

28. Maintenance

(a) *In order to provide necessary maintenance services the DEVELOPER along with the LANDOWNERS shall, upon the completion of the said Tower/ said COMMERCIAL & GROUP HOUSING COMPLEX, maintain the said Tower / said COMMERCIAL & GROUP HOUSING COMPLEX through an agency nominated by it (hereinafter referred to as "**MAINTENANCE AGENCY**) as the DEVELOPER and LANDLORD in their sole discretion may deem fit. The OFFICE/SHOP/FLAT ALLOTTEE(S) hereby agree to execute Maintenance Agreement as per the draft finalized by the DEVELOPER & LANDOWNERS. The OFFICE/SHOP/FLAT ALLOTTEE (S) further undertakes to abide by the terms and conditions of the Maintenance Agreement and to pay promptly all the demands, bills, and charge as may be raised by the MAINTENANCE AGENCY from time to time. The DEVELOPER & LANDOWNERS reserve the right to change modify, amend and impose additional conditions in the time Maintenance Agreement at its discretion from time to time.*

THE SHOP/OFFICE/ FLAT ALLOTTEE (S) agrees that any violation of the terms of the Maintenance Agreement shall automatically be construed as an event of default under the terms of this Agreement. The SHOP/OFFICE/FLAT ALLOTTEE (S) irrevocably agrees the GROUP HOUSING COMPLEX shall be operated and maintained by certain specialized, designated, agencies nominated by the DEVELOPER and LANDOWNERS or the MAINTENANCE AGENCY. The SHOP/OFFICE/FLAT ALLOTTEE (S) hereby conveys his/her/its no objection in respect of the said MAINTENANCE AGENCIES nominated by DEVELOPER and LANDOWNERS in performing such services.

(b) *The SHOP/OFFICE/FLAT ALLOTTEE (S) agrees that the DEVELOPER and LAND OWNERS or its nominated MAINTENANCE*

For Foi Sai Kripa Real Estate Pvt Ltd.
Director
28.3.12

AGENCY shall carry out the maintenance of common services and facilities pertaining to the said COMMERCIAL CUM GROUP HOUSING COMPLEX from the date of issue of final notice of possession to the SHOP/OFFICE/FLAT ALLOTTE (S). The SHOP/OFFICE/FLAT ALLOTTEE (S) shall pay necessary charge of maintenance of common services and facilities as determined from time to time. The SHOP/OFFICE/FLAT ALLOTTEE (S) also agrees to sign a formal maintenance agreement with the DEVELOPER and LANDOWNERS or its nominated MAINTENANCE AGENCY, at the time of taking possession of the said SHOP/OFFICE/FLAT. It is clarified that the scope of maintenance and upkeep of various common services within the building/ COMMERCIAL CUM GROUP HOUSING COMPLEX and outside has been described in detail in the maintenance agreement. It is understood by the SHOP/OFFICE/FLAT ALLOTTEE (S) that the maintenance and insurance of individual Flat shall always remain the responsibility of the SHOP/OFFICE/FLAT ALLOTTEE (S).

(c) *The SHOP/OFFICE/FLAT ALLOTTEE (S) undertakes to pay the maintenance bills as raised by the DEVELOPER and LANDOWNERS or its nominated agency from the date of notice for possession on pro-rata basis irrespective of whether the SHOP/OFFICE/FLAT ALLOTTEE (S) is in actual possession of the flat or not. In order to secure due performance of the SHOP/OFFICE/FLAT ALLOTTEE (S) in payment of the maintenance bills and other charge raised by the MAINTENANCE AGENCY, the SHOP/OFFICE/FLAT ALLOTTEE (S) AGREES TO deposit, as per the schedule of payment and to always keep deposited with the DEVELOPER and LANDOWNERS a Maintenance Security deposit of Rs.250000.00 for FLATS and Rs.500.00 per SFT for SHOPS and OFFICES. In case of failure of the SHOP/OFFICE/FLAT ALLOTTEE (S) to pay the maintenance bill, other charge on or before the due date, the SHOP/OFFICE/FLAT*

Foj Sai Kripa Real Estate Pvt. Ltd.
Director

ALLOTTEE (S) in addition to permitting the DEVELOPER and LANDOWNERS/ nominated Maintenance Agency to deny him/ her/them the maintenance services, also authorizes the DEVELOPER and LAND OWNERS to deny user of common areas and amenities to the DEVELOPER and LANDOWNERS and to adjust unpaid amount against maintenance bills out of the Security Deposit. The DEVELOPER and LANDOWNERS shall handover the corpus so collected, after settlement of accounts/adjustment of outstanding amounts, if any, to the society as and when the same is formed.

(d) The actual maintenance charges shall be informed at the time of delivery of possession of the SHOP/OFFICE/FLAT when the maintenance agreement would compulsorily be executed by and between the SHOP/OFFICE/FLAT ALLOTTEES(S) and the MAINTENANCE AGENCY in agency standard agreement format as provided by the DEVELOPER and LANDOWNERS / Maintenance Agency.

For Sai Kripa Real Estate Pvt. Ltd.
Director

SCHEDULE – I
REFERRED TO ABOVE

Lot No.**1** belongs to Smt. SHANTI. SHARMA

All that piece and parcel of free hold land thereon situated at Situated at **Sadikpur Yogi, Kankarbagh,** P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar, measuring an area of **23120 SFT.** of land bearing part Plot Nos.-**373** and **374** Under Khata No.- **324** and **343**, Khewat No.**38**, Thana No.**9**, Ward No.**34**, Circle No.**250A**, Paragna Azimabad, Town and District-Patna, and bounded as follows:-

North	:	Old Bye Pass Road.
South	:	16 ft. wide Branch Road.
West	:	House of Smt Shanti Sharma, Shri Maheshwar Narain Sharma, Shri Chandreshwar Narain Sharma & Shri Prabhat Narain Singh.
East	:	Plot of Shri Maheshwar Narain Sharma.

Lot No.**2** belongs to Shri Chandreshwar Narain Sharma.

All that piece and parcel of free hold land thereon situated at Situated at ***Sadikpur Yogi, Kankarbagh,*** *P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar, measuring an area of* ***9200 SFT.*** *of land bearing Part Plot Nos.****373*** *and* ***374****, Under Khata No.-* ***324*** *&* ***343,*** *Khewat No.-****38,*** *Thana No.****9****, Ward No.****34****, Circle No.****250A****, Paragna-Azimabad, Town and District-Patna and bounded as follows:-*

North	:	*Old Bye Pass Road.*
South	:	*Sai Carnation Apartment*
West	:	*Plot Shri Prabhat Narain Singh.*
East	:	*20 Feet Wide Branch Road.*

Lot No.**3** belongs to Shri Maheshwar Narain Sharma

All that piece and parcel of free hold land thereon situated at Situated at ***Sadikpur Yogi, Kankarbagh,*** *P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar, measuring an area of* ***22972 SFT.*** *of land bearing Part Plot No.-****373*** *and* ***374****, Under Khata No.-****324*** *&* ***343****, Khewat No.-****38****, Thana No.****9****, Ward No.****34****, Circle No.****250A****, Paragna Azimabad, Town and District-Patna and bounded as follows:-*

North	:	*Old Bye Pass Road.*
South	:	*16 Feet Wide Branch Road.*
West	:	*Plot of Smt. Shanti Sharma.*
East	:	*Plot of Shri Prabhat Narain Singh.*

Lot No.**4** belongs to Shri Prabhat Narain Singh

All that piece and parcel of free hold land thereon situated at Situated at ***Sadikpur Yogi, Kankarbagh,*** *P.S.-Kankarbagh, Town and District-Patna, in the State of Bihar, measuring an area of* ***20150 SFT.*** *of land bearing Part Plot Nos.-****373*** *and* ***374****, Under Khata No.-****324*** *&* ***343****, Khewat No.****38****, Thana No.****9****, Ward No.****34****, Circle No.****250A****, Paragna Azimabad, Town and District-Patna and bounded as follows:-*

For Sai Kripa Real Estate Pvt. Ltd.
Director

North	:	*Old Bye Pass Road.*
South	:	*16 Feet wide Branch Road.*
West	:	*Plot of Shri Maheshwar Narain Sharma.*
East	:	*Plot of Shri Chandreshwar Narain Sharma and Sai Carnation Apartment.*

Note- A Sketch map attached with this deed of Development Agreement, of total area measuring ***55.43 Khatas.***

GOVT. VALUATION OF SCHEDULED PROPERTY

Total amalgamated land measuring area approx more or less ***55.43 Kathas, equivalent to approx 75442 sq.ft./ approx 173.222 decimal,*** *Situated at Mauza-***Sadikpur Yogi,** *Kankarbagh, (Patna M.V.R. Serial No.-582, Zone-3, Year-2011-2012).*

@ ***Rs.-9,00,000/- Per Decimal.***

Or ***Rs.2066.4952/- per Sq. ft. i.e.*** ***Rs. 15,60,00,000/-***

Rupees (Fifteen Crore Sixty Lacs) only.

ANNEXURE – I

BRIEF ARCHITECTURAL AND STRUCTURAL SPECIFICATIONS OF THE OWNERS AREA

1.	*FOUNDATION*	:	*Isolated/combined/R.C.C. piling or as per structural design.*
2.	*STRUCTURAL*	:	*R.C.C. framed structure as per design.*
3.	*CIVIL WORK*	:	*First class brick work in cement mortar as per standard specifications.*
4.	*FLOORING*	:	*All floors will be vitrified tiles.*
5.	*PLASTER*	:	*In cement mortar 1:6 on brick surface and 1:6 on R.C.C. surface.*
6.	*DOORS*	:	*Frames of Sakhua wood, Flush panel door shutter with locking arrangements of DORMA and all accessories in brass fitting with safety chain locking system.*

For Sai Kripa Real Estate Pvt. Ltd.
Director

7.	WINDOWS	:	Frames of Anodised Aluminium/UPVC with glass fitting & steel grill with brass fittings.
8.	TOILETS	:	White glazed viter Indian/European W.C. (parry-ware/Hind ware) with flushing cistern. Hot & Cold concealed water supply arrangement with C.P. fittings of JAGUAR.
9.	KITCHEN	:	Granite working top with steel sink. Tiles dado upto 2'-0" height above working top only.
10.	ELECTRICAL	:	Concealed P.V.C. conduit wiring with standard electric accessories,Modular Switches of Schneider/Anchor Make & adequate light, power points for Airconditioners,geysers in all bathrooms and kitchen and Telephone points and cable tv sockets.
11.	PLUMBING	:	All internal PPR. pipers shall be concealed.
12.	FINISH	:	All internal walls and ceiling shall be finished with Plaster Of Paris finish.All external walls shall be painted with two coats of Apex Exterior Paint
13.	LIFT	:	Five Lifts of 12 passenger capacity of OTIS/KONE/THYSSEN.
14.	WALL FINISHING	:	All walls and roofs will be of POP finish.
15.	CLUB HOUSE	:	A well equipped Gymnasium /Health club/Sauna.
16.	SWIMMING POOL	:	Roof Top Swimming Pool.
17.	JOGGING TRACK	:	A jogging track along the boundary wall.
18.	GREEN SPACE	:	A well manicured front lawn with water fountain.
19.	VIDEO DOOR PHONE	:	Video Door Phone for every Flat.
20.	GENERATOR	:	A Silent Diesel Generator with sufficient capacity to be Provided.

NOTE: The above specifications are subject to such variations, additions, alterations and modifications, as may be decided by the developers/architects/landowners and in the overall interest of the project.

For Sai Kripa Real Estate Pvt. Ltd.
Director

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR

FIRST ABOVE WRITTEN
SIGNED & DELIVERED
BY THE ABOVE NAMED OWNERS

IN THE PRESENCE OF

1. Sharad
SHARAD PARMAR
S/O SHRI BHARAT PRASAD SINGH
7/142, SWAROOP NAGAR
KANPUR.

2. Manish Sharma
MANISH MOHAN SHARMA
S/o MAHESHWAR NARAIN SHARMA
22 KANKARBAGH ROAD
PATNA 800020

1. Shanti Sharma 28.3.12

2. C.N. Jha 28/3/12

3. Maheshwar Narain Sharma 28/3/2012

4. Prabhat Narain Singh 28/03/2012

SIGNED, SEALED & DELIVERED
BY THE ABOVE NAMED
DEVELOPPER THROUGHT ITS
DIRECTOR

For Sai Kripa Real Estate Pvt. Ltd.

Shailendra Singh 28/03/2012

Director

IN THE PRESENCE OF Sharad

1. SHARAD PARMAR
S/O SHRI BHARAT PRASAD SINGH
7/142, SWAROOP NAGAR, KANPUR.

2. Manish Sharma
MANISH MOHAN SHARMA
S/o MAHESHWAR NARAIN SHARMA
22 KANKERBAGH ROAD
PATNA 800020

This Development Agreement is drafted by me according to the directions of the land OWNER and the Developer, and on basis of the available papers and documents -

(UDAY NARAYAN SINGH)
ADVOCATE,
C.B.A, Patna