Serial No. 5995 Deed No. 5344

Govt. of Bihar
District Registry Office ,Patna
Summary of Endorsement

This document was presented for registration on 15/06/2015 by Dharmshila Devi
A stamp duty of Rs. 250000/- and other fees of Rs. 25625/- 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. 5344 in Book No. 1, Volume No. 128 on pages from 165 to 188 and has been preserved in total 24 pages in C.D. No. 20 / Year 2015

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

Date: 15/06/2015 Token No: 6117 /2015

SCANNED

For AKANKSHA ESTATES
MANAGING PARTNER

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 15th day of June, 2015, of the Christian Era:

BETWEEN

1. **SMT. DHARMASHILA DEVI,** wife of Sri Uday Kumar Singh, resident of Sheonath Bhawan, Kankarbagh, P.S. – Kankarbagh, Patna – 800020, District -- Patna, Bihar, Indian Citizen. - **owned and possessed the land measuring an area of Four Kathas as absolute owner.**

Reg. Year 2015 Serial Number 5995 Deed Number 5344

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Arun Kumar Singh						
Sig.	A K Singh 15/6/2015						
Presented By	Dharmshila Devi						
Sig.	धर्मशीला देवी 15.06.15						
Executant	Dharmshila Devi						
Sig.	धर्मशीला देवी 15.06.15						
Executant	Durga Sharma	N/A	N/A	N/A	N/A	N/A	N/A
Sig.	Durga Sharma 15.6.2015						
Identified By	Sachdhidanad						
Sig.	Sachchidanand 15/06/2015						

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धर्मशीला देवी

2. **SMT. DURGA SHARMA,** wife of Sri Sachidanand, resident of Sherpur House, Jagat Narayan Lal Road, Kadamkuan, Patna, P.S. & P.O. – Kadamkuan, District – Patna, Indian Citizen. – **owned and possessed the land measuring an area of Two Kathas Five Dhur as absolute owner.**

Hereinafter referred to as the "**LAND OWNERS**", (Which expression unless excluded by or repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives and successors-in-interest), of the **FIRST PART.**

AND

M/S. AKANKSHA ESTATES, a Partnership firm, having its main office at **AKANKSHA URMILA PALACE, ASHOKPURI, KHAJPURA, PATNA – 800 014,** acting through its Managing Partner **MR. ARUN KUMAR SINGH,** son of Late Abhilash Prasad Singh, resident of **201, AKANKSHA URMILA PALACE, ASHOKPURI, KHAJPURA, PATNA – 800 014,** hereinafter referred to as "**DEVELOPER**", (Which term or expression shall, unless be repugnant to the context or meaning thereof mean and include its Administrators, Legal Representatives, Executors Successors and Assignees) of the other part.

A. WHEREAS the Land owners are seized and possessed of or otherwise sufficiently entitled to the property (Land) as described in Schedule-A below hereunder this Development Agreement within the limits of the **Danapur Nizamat Nagar Palika/Patna Municipal Corporation** and as the Land owner no.1 purchased measuring an area of 4 (Four) Kathas described in Schedule-A Lot-1 below hereunder this Development Agreement by virtue of a registered Deed of Absolute Sale No. 4533 dated 07-08-2003, which is entered in Book No. 1, Volume No. 138, page No. 1 to 20 of the year 2003 registered at District Sub Registry Office at Patna and Land Owner no.2 purchased measuring an area of 2 Kathas 5 Dhurs described in Schedule-A Lot -2 below hereunder this Development Agreement by virtue of a registered Deed of Absolute Sale No.4534 dated 07-08-2003 which is entered

For AKANKSHA ESTATES
MANAGING PARTNER

in Book No. 1, Volume No. 138, page No. 21 to 36 of the year 2003 registered at District Sub Registry Office at Patna and accordingly the land owners are coming in peaceful physical possession over their said purchased land and they are mutated their names separately before the Circle Office, Patna Sadar and they are regularly paying the land annual rent to the Government of Bihar through the Circle Office, Patna under Zamabandi no. 10721 and 10720 and hence they got their right, title, interest and claim as absolute owners as aforementioned.

B. AND WHEREAS the owners covenant that the Schedule-A properties are in their exclusive possession with absolute right, title and interest and the same are free from all kinds of encumbrances, debts, liens, charges and attachments and in marketable conditions and have in them-self good rights, full power and absolute authority and title to transfer the whole and part of the said schedule-A properties.

C. AND WHEREAS the owners are interested in getting a multistoried residential building complex developed and constructed on the Schedule-A below properties jointly and acquire residential built-up area in the same in exchange for the full and final value of the Land.

D. THAT the aforesaid **"Developer"** offered to construct at its own cost a multistoried residential building complex on the said premises (Land) of the owners, hereinafter referred to as **"The Building"** and give a part of the total super built-up area of the building to the owners in exchange for the value of the said premises (Land) more fully described in **Clause 7** and **Schedule "B"** and to sell the remaining built-up area of the building to prospective buyers who may form an association of buyers or a new co-operative housing society or join an existing co-operative housing society for the purpose of buying and owning Flats & Car Parking in the said building whichever are found more suitable by the **"Developer".**

E. Certain terms and conditions were agreed to by and between the **"Land Owners"** and the **"Developer"** with regard to the transfer of the said premises (Land) by the **"Land Owners"** to

For AKANKSHA ESTATES
MANAGING PARTNER

the **"Developer"** and the construction of the said building by the 'Developer' and disposal of the flats and parking spaces or other tenements therein. The parties hereto are desirous of recording into writing the terms of such **Agreement** as hereunder.

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:

1. The Land owners, above named, have jointly agreed to appoint **M/S AKANKSHA ESTATES** as the **"Developer"** of the said premises (Land) and to entrust the development of the said premises (Land) to the **"Developer"** and the **"Developer"** has agreed to undertake the development at the said premises and to develop, plan, construct and subject to the conditions of this deed, sell the flats, parking spaces, tenements etc. in the said multistoried building on the said premises.

2. THAT the right to develop the site and to construct the multistoried Apartments shall not, without the consent of the Land owners expressed in writing, be transferred by the **"Developer"** to any other person/firm (other than the said **"Developer"**).

3. THAT it shall be the duty of the Developer to have the plans of the proposed building / buildings to be constructed on the Schedule-A below properties prepared / amended in accordance with rules and regulations of the concerned authorities and to submit the said plans to and obtain the approval of the concerned authorities to the said plans with mutual agreement and consent of the Land owners and all expenses in connection with the same shall be borne by the Developer.

4. THAT the Developer shall be solely liable for all liabilities and legal consequences arising out of or connected with the contravention of the plan approved or to be approved by the authorities and laws and regulation governing its construction. Further, the Developer hereby undertakes to indemnify the Land owners on account of any loss caused or any legal liability incurred by the Land owners on account of or connected with the failure of the Developer to conform to the approved plan of the building and to observe the laws and regulations governing its construction.

15.06.15

15.6.2015

For AKANKSHA ESTATES

MANAGING PARTNER

5. The Land owners shall convey, transfer and / or assign to the Developer free from all encumbrances total land of the said premises in exchange of the built-up area agreed upon to be provided to the Land owners as described in **Clause 7** below on terms and conditions mentioned herein.

6. The Developer shall proceed expeditiously with Site Development, preparation of building plans on the said premises.

7. THAT for the transfer to the said land the Developer shall construct complete and deliver free from all encumbrances to the Land owners **50% (Fifty Percent)** only of the built-up area as residential flats and **50%** of the parking space.

8. It is further agreed and undertaken by the Developer that the Land owners shall have full right, title, ownership, interest over the built-up area allotted to the Land owners as their shares as mentioned in **Clause 7** above and the Land owners shall be fully entitled to enjoy the above super built-up area either their individually or collectively or shall be fully entitled to convey, grant, otherwise alienate or transfer their interest in any manner as deemed fit by the Land owners to any person, association of persons, firms, companies, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the Land owners.

9. All cost of construction and otherwise of the aforesaid Land owners' area right from fencing, building up external and internal finishing, sanitary and water supply installations, electric wiring, telephone wiring etc. up to handing over the possession (as per Apartment Specification) to Land owners shall be borne and paid by the Developer. Certain extra facility will be provided by getting extra charges from the Land owners.

10. THAT it will take about **2 (Two) Years 6 (six) months** after approval of the plan of the proposed multistoried building from the **Danapur Nizamat Nagar Palika/Patna Municipal Corporation** and other department concerned for construction of both Land owners' share as well as Developer's share of the built-up area. The Developer, however, agrees to deliver the possession of the Land owners' share of the built- up area to the Land owners

For AKANKSHA ESTATES
MANAGING PARTNER

on or before the completion of **2 (Two) Years 6 (six) months** after the approval of the plan of the proposed multistoried building from the **Danapur Nizamat Nagar Palika/Patna Municipal Corporation** and other department concerned without fail.

11. It is further agreed that if, for any reason whatsoever, the Land owners' share are not constructed and delivered to the Land owners within **2 (Two) Years 6 (six) months** after the approval of the plan of the proposed multistoried building from the **Danapur Nizamat Nagar Palika/Patna Municipal Corporation** and other department concerned for the construction, the LAND owners shall have the right to consider on the Agreement to carry it further or not and shall be free to take any lawful action. However, it is made clear that the Land owners shall have no objection whatsoever in respect to the Developer constructing the remaining building area after handing over peaceful and satisfactory possession of owners' share as indicated in **Clause 7** of this Agreement to the Land owners and then subject to aforesaid condition the Agreement will be perfectly legal and valid and in full force. It is further agreed that the Land owners shall have no objection if the Developer constructs the remaining area of the builder's share even beyond **2 (Two) Years 6 (six) months** after the date of approval of plan of the proposed multistoried building from **Danapur Nizamat Nagar Palika/Patna Municipal Corporation** and the Land owners will not obstruct the same.

12. The Developer shall have the right to hand over Possession of Flats & Car parking including the Proportionate share in the land to any of its Member/ Associate Member / Allottee or Allottees or the buyer or buyers before **2 (Two) Years 6 (six) months** after the date of approval of the plan of the proposed multistoried building from the **Danapur Nizamat Nagar Palika/Patna Municipal Corporation,** after giving possession of **50% (Fifty Percent)** of the total super built-up area to the Land owners. But in any case after expiry of **2 (Two) Years 6 (six) months,** the Developer shall have to hand over the **50%** of the total super built-up area to the Land owners first before giving possession to the other Member / Associate Member / Allottee.

For AKANKSHA ESTATES
MANAGING PARTNER

13. It is hereby agreed that the delivery of possession of **50%** of the super built-up area flats as well as **50%** of the parking spaces on ground floor shall form or deemed to form always adequate consideration in exchange of the total land area aforesaid conveyed by the Land owners to the Developer. The Land owners, therefore, shall have no right, title or interest over the land conveyed as aforesaid after the super built-up areas including areas in the ground floor herein is delivered to the Land owners by the Developer. It is hereby expressly and irrevocably agreed and declared by the Land owners that the delivery of possession of **50%** of super built-up area as flat with **50%** car parking space on the ground floor by the Developer to the Land owners shall be in exchange of the Land owners' land as mentioned in this Agreement or to be mentioned in the conveyance deed later on.

14. The Land owners hereby and from the date of execution of this **Deed** permit the Developer to develop, plan, construct and sell the proposed multistoried building and as such the possession of Developer on the land will be deemed to be final and conclusive and only the title will pass after the execution and registration of the sale deed or deed of release only after the Land owners have acquired peaceful possession of their share in exchange of the said premises (Land) as mentioned in **Clause 7 and Schedule 'B'** hereunder written and the entire project has been completed in all respects. The Land owners shall, at no point of time, try to dispossess the Developer from the said premises under any event.

14.1. After the date of **Agreement** thereof the Developer shall be deemed to be in possession of the said premises and shall be free to do all acts, deeds and things required for development relating thereto at the Developer's own cost and expenses.

14.2. The Developer shall be entitled to develop the said property by constructing thereon one or more buildings consisting of flats and car-parking spaces and other tenements in accordance with the building plans and to allot any of the tenements in the buildings to be constructed on the said premises to such part or portion as the Developer in its discretion think fit and to receive and release the prices in respect of the allotment and sale of such tenements, flats

For AKANKSHA ESTATES
15.6.2015
MANAGING PARTNER

and parking spaces and to appropriate the same and to transfer except the Land owners' portion as and when developed, the said property or part or parts thereof from time to time one or more proposed co-operative societies or bodies corporate of the purchasers of flats and tenements and for the purpose aforesaid.

15. THAT the Developer shall act independently in constructing the said building over the scheduled property and shall keep the Land Owners indemnified from and against all third parties' claims arising out of any act of commission against the development in or relating to the construction of the said building. The Land Owners hereby authorize the Developer to do, if required, all acts, deeds or matters, things and in particular subject to other provisions of this **Agreement.**

A. To have the plans of the proposed building / buildings to be constructed on the said property prepared / amended in accordance with rules and regulations of the concerned authorities with the application for the approval and sanction after mutual agreement and consent of the Land owners and to do and sign all the writings and undertaking as may be necessary in connection with the approval and sanction of such plans.

B. To appoint Architects, Surveyors, Engineers and Contractors and Other Person or Persons in the above mentioned property.

C. To make applications to the concerned authorities for obtaining electrical connection and permit or quota for cement, steel and other controlled building materials.

D. To accept services of any Writ, Summons or other Legal Process or Notice and to appear and represent the Land owners in any court or before any Magistrate, Judicial Tribunal and other Tribunals in connection with the development of the said property and to commence or file suits, actions or other proceedings in any Court or before any Public Officer, Tribunal relating to the development of the said co-operative or part or parts thereof and for any of the purposes aforesaid, to sign, execute and deliver or file necessary Vakalatanama, Claim, Complaints, Order Application, Affidavit, Petitions, other Documents Papers and

For AKANKSHA ESTATES
MANAGING PARTNER

Writings. In case of legal proceedings in any Court of Law against the interest of the Land owners, the Developer shall take all measures to protect the title, interest and right of the Land owners and reasonable advice of the Land owners in this regard, shall be obtained by the Developer at all times.

E. To demolish and remove the existing structures, if any, on the Schedule-A properties and to construct building / buildings thereon.

F. To enter into agreements for sale of or otherwise allot flats and tenements in the aforesaid building / buildings to the purchaser except the Land owners' area.

G. To mortgage the said property except the Land owner's portion with Bank or Financial Institution (s) for enabling the purchaser or purchasers of flats and tenements etc. to obtain loans to finance their aforesaid purchase of Flat against the security. The Developer further affirms and undertakes that all moneys to be obtained as a loan by pledging, hypothecating or mortgaging the said premises or creating charge on the said premises shall be exclusively invested for the development of the said premises only and such money shall not be diverted or invested in any other work or purpose of the Developer. The Land owners' share of area is not to be charged in any way and the same shall be kept free from all encumbrances at all point of time. The Developer shall indemnify the Land owners that such mortgage liability shall entirely rest with the Developer who would be entirely responsible for payment of all such liability to the concerned Bank or Financial Institution.

H. To transfer the said property absolutely u/s. 5 & others of the Bihar Apartment Ownership Act, 2006, except the Land owners' share, or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed, purchaser or purchasers of flats, tenements in the aforesaid building.

I. To give on ownership basis or other basis the said property and the flats / tenements etc. excluding the Land owners' portion of the building to be constructed on the said land and to receive and appropriate to its own account the said price in respect thereof.

15.6.2015

15.06.15

15.6.2015

For AKANKSHA ESTATES

MANAGING PARTNER

J. And generally to do all acts, deeds and things for developing the said property.

16. The Developer shall be entitled to allot and sell its share of built-up area in the building on the said premises and realize the sale proceeds thereof for Development and Construction of the building and its own use.

16.1. Upon completion of the mutually agreed development works on the said Land (Premises) of the Land owners in all respect and occupation of the Land owners' share in exchange of the said premises as mentioned in **Clause 7** of this **Agreement** and subject to terms and conditions contained herein, the Land owners, if so desired by the Developer under the Bihar Apartment Ownership Act 2006 and hence the Land Owners authorized to Developer to execute the Sale deed and a proper conveyance of such other deeds in writing as may be deemed necessary for assuring or perfecting the title of the Developer under section 5 and others of the Bihar Apartment Ownership Act, 2006 to the prospective purchaser or purchasers of the Flats and Car Parking spaces including the right of undivided proportionate share in the said premises of the Building Complex.

16.2. On the completion of the said building and the delivery of possession in accordance with **Clause 16.1** above the Land owners' share and thus the Developer will or shall get its right as absolute Owner of its share of 50% super built up are in the said Building Complex under the Bihar Apartment Ownership Act 2006, if so required by the Developer, shall execute or join in the execution of all documents necessary for giving the flat buyers legal title to their respective flats including their undivided proportionate share and rights in the land.

17. The Land owners agree and undertake that they executed this Deed of Development Agreement under the Bihar Apartment Ownership Act 2006 **in favour of the Developer and its Nominee** or Nominees and hence the Developer also agreed to accept all the sections and rules of the said Bihar Apartment Ownership Act, so that no hindrance or obstruction is caused to the Developer and thereby giving the Developer authority to have and

For AKANKSHA ESTATES
Akanksha
PARTNER

enjoy peaceful possession of the said premises to do all such acts, deeds and / or things may be necessary for the development, planning, construction and sale of the said buildings or flats on the said premises excluding Land owners' share and no **Power of Attorney** is required to register the Sale deed and any other conveyance or other deed or deeds in favour of the purchaser or purchasers of the Developer.

18. That the Land owners hereby declare:

A. That the Net area of the Land is **8506 Sq.ft. (Approx)**.

B. That the said Properties are freehold and the Land owners have title to the same free from all Encumbrances.

C. That the owners have not created any encumbrances on the said properties or any part thereof by way of sale, mortgage, exchange, lease, trust, easement right, gift, lien, permission, rent, possession, charge inheritance or any other encumbrances whatsoever.

D. That no notice or notification for accumulation of acquisitions under the statutes for the time being in force has been received, served or issued affecting the said properties and /or cause to be developed they said entire property.

E. That no notice or order passed by **Danapur Nizamat Nagar Palika/Patna Municipal Corporation** or any Other Body or Authority for setback or either acquisition of the said properties or any part thereof has been served on the Land owners.

F. That there are no statutory claims, demands, attachment or prohibition orders made or issued by the Taxation Authorities, Revenue Authorities, Municipal Authorities or any Government or their Local Bodies or Authorities concerning or affecting the property or any part thereof.

G. That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunction orders, notices, insolvency notices, partitions or adjudication orders made or issued by or at the instance of any part thereof.

H. That apart from the owners, none else is/are entitled to or has/have any share, title or interest in the said property or any part

For AKANKSHA ESTATES
Akanksha
MANAGING PARTNER

thereof either as the partners or any partnership or copartners in any joint family or otherwise and that the Land Owners are not Benamidar or Trustee for any one in respect of the said property, the maintenance and upkeep thereof, any funds of the joint family or any nucleus thereof.

19. The Land owners hereby irrevocably undertake not to sell, dispose, alienate the said land or any part thereof save and except putting the Developer in possession thereof for the purpose of development pursuant to this **Agreement** with the ultimate object of granting, conveying and transferring the property or properties to be developed as aforesaid to the Developer, and further irrevocably undertake not to do any act, deed, matters or things as shall be in contravention of the declarations made by them in the preceding clauses.

20. In any event the Land owners without prejudice to forgoing declarations agree and undertake to remove all obstacles and clear outstanding doubts or defects at their own cost in the said properties.

21. For the purpose of verifying the correctness of the declaration herein above made by the Land owners and in particular the declarations made regarding the absolute ownership of the said properties and their title hereto being marketable free from title to the properties, the Land owners undertake to hand over all such relevant papers immediately. The Developer shall also get itself satisfied about the marketable title of the Land owners in due course of time.

22. The Development of the said Property shall be for and on account of the Developer and neither the Land owners nor any other person or persons claiming through the Land owners shall have any right or interest in Development of the said Property.

23. The name of the **APARTMENT** will be **"SHIVSHAKTI AKANKSHA".**

24. All the outgoing in respect of the said property, from the date of possession to be given to the Developer hereunder, shall be paid by the Developer who, however, shall not be liable for any of

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15.6.2015

For AKANKSHA ESTATES
MANAGING PARTNER

the outgoing of the properties relating to the period prior to such possession which shall be the liability of the Land owners alone.

25. That the Land owners shall have no objection if the Developer submits the building plans in the name of the Land owners/Developer to the local authority or apply for any other sanctions, permission or approval, it is hereby understood that all fees and costs relating to approval, permission and sanction shall be totally borne by the Developer.

26. That the Land owners shall take step for vacating any existing settlers, tenements etc. from the said premises. The cost and expenses incurred in this regard shall be borne by the Land owners and they shall give to the Developer vacant possession of the land to take up Development and Construction.

27. That as the Land owners shall receive in exchange of the schedule-A lands in terms of built-up area jointly agreed as aforesaid, the Land owners at no time demand any further premises or have interest in future dealings regarding the sale of Developer's share of the built up area.

28. That this **Agreement** shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

29. It is jointly agreed by the Land owners and the Developer that if any levy is imposed by the **Danapur Nizamat Nagar Palika/Patna Municipal Corporation** or any other Public Body or the Government for the development / betterment of the area in which the said premises is located or any other levy becomes applicable on the said premises or the building thereon then the same shall be borne and paid for by the Developer only. The Land owners shall not have any liability in this regard. At the same time it is jointly agreed that in case of any hindrance regarding title and possession of the properties of the schedule-A the same will be overcame by the Land owners.

30. It is agreed that after the execution of this **Agreement** the Developer shall be entitled to construct godowns and put up signboard and hoardings on the said Land.

31. It is agreed that in all transfer or conveyance of Land and / or built-up area the purchaser or purchasers /transferee or

For AKANKSHA ESTATES
MANAGING PARTNER

transferees shall bear the cost of stamp duty, court fees and other registration charges etc.

32. That except in accordance with the terms and condition of this **Deed,** the Land owners shall not take step to dispossess the Developer provided the construction work is carried on and completed strictly on terms of this **Development Agreement**.

33. 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 or difference to a person who will be appointed by both the parties i.e., the land owners and Developer mutually under the provision of **Indian Arbitration Act, 1940** as amended from time to time and their decision shall be final and binding on both the parties.

34. In case at any time in future, additional / less built-up area on the said premises is permitted, sanctioned / obtained or constructed by the Developer this will be shared mutually on the same terms as contained in this **Agreement** and from the additional built-up area **50% (Fifty Percent)** will be given to the Land owners free of cost and the balance **50% (Fifty Percent)** will be owned by the Developer. Any demolition of the building has to be rebuilt by the Developer within reasonable time to ensure proper and peaceful living condition and to give decent look to the building.

35. That the Land owners shall bear and pay all outstanding charges and dues of whatsoever in nature due and payable in respect of the scheduled property including ground rent, property tax, water and electricity charges, municipal dues, tax and other outgoing up to date of this **Agreement.** Thereafter from the date of this **Agreement** all rent and taxes etc. as above will be borne by the Developer and Developer indemnifies the Land owners from the same.

36. The Land owners and / or their nominees shall have the same rights, title and interest to use and enjoy all the common areas i.e., staircases, common parking spaces, common passages and lobbies etc. as the Developer and / or their nominees shall have.

For AKANKSHA ESTATES
MANAGING PARTNER

37. The as the Developer will or shall have right to become as absolute owner under section 5 and others under the Bihar Apartment Ownership Act, 2006 of their shares after executing, admitting and registering this Development Agreement in respect of the Schedule-A below properties on the terms of said ratio (Constructed area) and the Developer will or shall have also right to sell their share as mentioned above from the total constructed area in the said proposed building over the schedule-A below properties of the Land owners.

38. That the Land Owners executes this Development Agreement under the provision or law of Bihar Apartment Ownership Act, 2006 in favour of the said Developer and thus the Developer will or shall have right under the said Act as absolute owners of its share of 50%.

SCHEDULE "A"

DESCRIPTION OF LAND UNDER THIS DEVELOPMENT AGREEMENT

Lot no.-1

All that part and parcel of the Net area of the Land Measuring about 4 (Four) Kathas i.e. 5444 Sq.ft., situated at Mauza – Danapur Sahzadpur, **at present so called as Mohalla Janakpuri Colony, (MVR Code - 090),** Pargana – Phulwari, P.S.– Danapur, Sub Registry Office Danapur, Sadar Registry Office and District – Patna, under Thana No.-21, bearing Tauzi No. – 5402, Khata No.– 384 (Three Hundred Eighty-four), Plot No. 1652 (One thousand Six hundred Fifty-two) under Danapur Nizamat Nagar Palika, and the same is bounded as fallows:

North	: Niz present purchaser Smt. Durga Sharma Part Plot No. 1652
South	: Niz present purchaser Sri Dhananjay Kumar.
East	: 20' Wide Road
West	: Plot No. 1642 and 1641 Sri Bindeshwari Prasad Singh and Sri Krishna Prasad Singh

For AKANKSHA ESTATES
MANAGING PARTNER

Lot no.-2

All that part and parcel of the Net area of the Land Measuring about 2 (Two) Kathas 5 (Five) Dhurs i.e. 3062 Sq.ft., situated at Mauza – Danapur Sahzadpur, **at present so called as Mohalla Janakpuri Colony, (MVR Code - 090),** Pargana – Phulwari, P.S.– Danapur, Sub Registry Office Danapur, Sadar Registry Office and District – Patna, under Thana No.- 21, bearing Tauzi No. – 5402, Khata No.–384 (Three Hundred Eighty-four), Plot No. 1652 (One thousand Six hundred Fifty-two) under Danapur Nizamat Nagar Palika, and the same is bounded as fallows:

North	: Niz Sri Santosh Kumar and Smt. Sanyukta Devi Part Plot No. 1652.
South	: Niz present Smt. Dharamshila Devi, wife of Sri Uday Kumar Singh, Part Plot No. 1652.
East	: 20' Wide Road.
West	: Plot No. 1641 and 1629 Sri Bindeshwari Prasad Singh.

Total Land – 6 (Six) Kathas 5 (Five) Dhurs = 8506 Sq.ft. i.e. 19.53 Decimals

VALUATION OF THE SAID PROPERTY IS RS. 1,25,00,000/-

SCHEDULE "B"

DESCRIPTION OF THE SUPER BUILT-UP AREA ALLOCATED AS OWNERS' SHARE AND DEVELOPER'S SHARE UNDER THIS DEVELOPMENT AGREEMENT

1. **LAND OWNERS' SHARE :-**
   50% of total Super Built-Up Area **and** 50% of Parking Spaces on Ground floor.
2. **DEVELOPER'S SHARE :-**
   50% of the total Super Built-Up Area **and** 50% of Parking Space on Ground floor.

GENERAL SPECIFICATIONS & FINISHINGS

FOUNDATION	:	Short Bored Under Reamed Group Piles or as per the Design of Structural Consultants.
PLINTH	:	Brick Work over R.C.C. (1:1½:3) Capping Beam and

For AKANKSHA ESTATES
MANAGING PARTNER

		D.P.C. with Water Proofing Compound thereupon.
SUPER STRUCTURE	:	R.C.C. (1:1½:3) Framed Structure with 5" (five inches) Partition Wall of Brick Work in Cement Mortar (1:6).
ROOF SLAB	:	R.C.C. (1:1½:3)
ELECTRIC WIRING	:	Concealed P.V.C. Conduit Wiring using Copper Conductor with good quality Electrical Accessories (Fans and Fixtures not included).
EXTERIOR FINISHING	:	External Walls treated with pleasing Snowcem Colour Wash.
INTERIOR FINISHING	:	Internal Walls treated with plaster of paris.
DOORS	:	Door Frames of Hard Wood with Factory built Flush Door Shutters Painted with Two Coats of Synthetic Enamel Paint on a Coat of Primer.
WINDOWS	:	Wooden Windows
FLOORING	:	Vitrified tiles in all Covered area.
KITCHEN	:	Vitrified tiles flooring, Granite top Working Platform, Steel Sink, Glazed Tiles Dado up to 2" height above Working Top only.
TOILETS	:	Vitrified tiles, White Glazed Vitreous Sanitary Wares, Indian / European W.C. with Flushing Cistern, Dado up to 5'0" height of the Wall.
LIFT	:	Suitable lift as per requirement will be provided in the Apartment.
GENERATOR	:	Suitable Generator as per requirement will be provided in the Apartment.

FOR AKANKSHA ESTATES
MANAGING PARTNER

OPTIONAL (ON EXTRA COST) :

A. Superior quality Wood work for all Wardrobes, Kitchen and Toilet Cabinets, Pelmets and Mosquito Netting and Veneered Ply Flush Doors.

B. All Rooms including Drawing / Dining Room fitted with 48" Ceiling Fan, Tube Lights, Fancy Brackets, Exhaust Fan in Kitchen, Geysers in Bathrooms and Kitchen.

C. Three-Phase Wiring.

IN WITNESS HEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR ABOVE WRITTEN IN PRESENCE OF THE WITNESSES:

WITNESSES :

1. उदय कुमार
पिता - स्व० शिवनाथ प्रसाद
शिवनाथ भवन मोगलैं
मैगरडबा पटना-20

2. 15.06.15

2. [illegible]
पिता - [illegible]
दीघपुर दानापुर
जगदम नारायण टोला
कदम कुआँ, पटना - 800003
15/06/2015

LAND OWNERS' SIGNATURE :

1. [illegible]
15.06.15

2. Durga Sharma
15.6.2015
दुर्गा शर्मा

FOR AKANKSHA ESTATES

AK Singh
15/6/2015

(Arun Kumar Singh)
MANAGING PARTNER

Computerized by

अमरजीत कुमार

(Amarjit Kumar)
Rajendrapath,Patna

Drafted by

Rakesh Adv 15/6/2015

(R.N.P.Keshri), Adv.
Collectorate Bar Association
Patna.

15/6/15

15/6/15

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. 250000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 275625/-

Registration Fee

FEE PAID

A1	0	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	25025

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 25625

LLR + Proc Fee		Service Charge
LLR	0	600
Proc.Fee	0	
Total	0	

Registering Officer
Patna

Date: 15/06/2015

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 15th June 2015 by Dharmshila Devi W/O- Uday Kumar Singh by profession House Wife. Status - Executant

धर्मशिला देवी
15.06.15

Signature/L.T.I. of Presentant **Date:15/06/2015**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sachdhidanad' age '50' Sex 'M', 'Krishna Murari Sharma', resident of 'Sherpur House Jagat Narayanroada Patna.'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 15/06/2015

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 128 on pages on 165 -188 , for the year 2015 and stored in CD volume No. CD-20 year 2015 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 15/06/2015

Token No. : 6117 **Year : 2015** **S.No. : 5995** **SCORE Ver.3.0** **Deed No . : 5344**

भारत सरकार
GOVERNMENT OF INDIA



सच्चिदा नन्द
Sachchida Nand
जन्म तिथि/ DOB: 12/03/1965
पुरुष / MALE

3799 2216 0540

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: कृष्ण मुरारी शर्मा,
शेरपुर हॉउस, जगत नारायण
रोड, फुलवारी, पटना,
बिहार - 800003

Address:
S/O: Krishna Murari Sharma,
Sherpur House, Jagat Narayan Road,
Phulwari, Patna,
Bihar - 800003

3799 2216 0540

Aadhaar-Aam Admi ka Adhikar

सच्चिदा नंद
15/06/2015

43419