Serial No. 1620 Circle:-:Danapur

: Book No. :- 1 Deed No. 1575

Serial No. 1620

Deed No. 1575

Govt. of Bihar
Sub Registry Office ,Danapur
Summary of Endorsement

This document was presented for registration on **20/02/2017** by **Madhuri Pandey**
A stamp duty of Rs. **565260**/- and other fees of Rs. **21000**/- 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. **1575** in Book No. **1**, Volume No. **30** on pages from **11** to **30** and has been preserved in total **20** pages in C.D. No. **5** / Year **2017**

20/2/2017

Date: 20/02/2017 Token No: 1692 /2017

Signature with Date
(**Dhananjay kumar Rao**)
Registering Officer, **Danapur**

1692/17

(Development Agreement)

This development agreement executed and entered into on this.....20th.....day of....February....2017

BETWEEN



We, namely 1. Smt Madhuri Pandey W/o Sri Achal Kumar Pandey, resident of Village + P.O- Gara, P.S- Ramgarh, District- Bhabhuwa, 2. Sri Prabhat Kumar S/o Sri Sachita Nand Srivastav resident of Village- Pipra Raghav, P.O- Rajepur, P.S- Sahebganj, District- Muzaffarpur, 3. Smt Manju Sharma W/o Sri Pramod Kumar resident of Village- Belaur, P.S- Buxar, P.O- Dehiwar, Distrit - Buxar 4. Smt Archna Jha W/O Sri Arun Kumar Jha, resident of Village-Naya Balbhadhrapur, P.O + P.S- Laheriasarai, District- Darbhanga

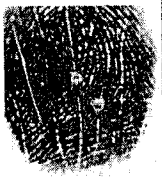
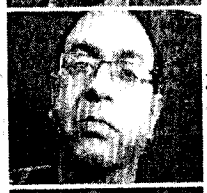
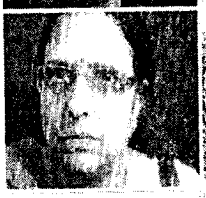
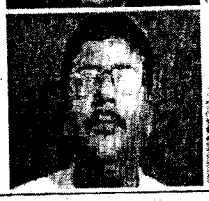
Madhuri Pandey
20/2/2017

Madhuri Pandey
20/2/2017

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Sub District Registry Office,Danapur

oken Number 1692 | Reg. Year 2017 | Serial Number 1620 | Deed Number 1575

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Girishant Dipt						
Sig.	Girishant dipt 20/2/2017						
Claimant	Rajesh Raj						
Sig.	Rajesh Raj 20/2/2017						
Executant	Archana Jha						
Sig.	Archana Jha 20/2/17						
Presented By	Madhuri Pandey						
Sig.	Madhuri Pandey 20/2/017						
Executant	Madhuri Pandey						
Sig.	Madhuri Pandey 20/2/017						
Executant	Manju Sharma						
Sig.	Manju Sharma 20/02/2017						
Executant	Poonam Kumari						
Sig.	पूनम कुमारी 20/2/017						
Executant	Prabhat Kumar						
Sig.	Prabhat Kumar 20/02/2017						

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SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2802sop011

& 5. Smt Poonam Kumari W/o Sri Akhilesh Kumar Pandey , resident of Village- Adapha, resident of P.O- Kanjharuon, P.S- Koransarai, District- Buxar, by Nationality Indian, hereinafter collectively called and/or referred to as the **"LAND OWNERS"** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and /or successors-in-interest) of the **FIRST PART.**

Madhuri Pandey
20/2/2017

AND

M/S Aarohi Homes Pvt Ltd through its Directors namely 1.Sri Rajesh Raj S/o Sri Brajendra Kumar Sinha, resident of L.I.C. Colony, House no-11, P.O- Lohia Nagar, P.S- Patrakar Nagar, District- Patna & 2. Sri Girishant Dipt S/o Dr. Rupendra Prasad Village + P.O- Beapur, P.S- Maner via Danapur Cantt, District- Patna, having registered office situated at Flat no-206, 2nd floor, Jagmano Apartment, opposite pillar no- 33, near Ashiana More, P.O- Vetnary college, P.S- Rajiv Nagar, District- Patna- 800014, a company incorporated under the provision of companies Act., 1956 bearing **REGISTRATION NO U45200BR2015PTC025537,PAN No-AAOCA0114E** hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless repugnant to the context or meaning there to mean and include it's Administrators, executors, assigns, legal representatives and/or successors-in-office) or the **SECOND PART.**

Whereas, as the property of **Schedule no.- I** fully described at the foot of this deed is the purchased properties of the land owners namely (1). Smt Madhuri Pandey W/o Sri Achal Kumar Pandey, resident of Village + P.O- Gara, P.S- Ramgarh, District- Bhabhua,who purchase the said property from Sri Sarvottam kumar singh S/o Sri Lakshman kishore

Prabhat Kumar

singh resident of kothwa P.O+P.S- khagaul Distt-Patna vide Sale Deed no.-3429 dated 13.06.1994, who acquired the said property through family distribution dated 09.06.1970 between Jai kishore singh & Lakshman kishore singh ,both son of Sri Dev Saran singh, situated in Mauza Jalalpur,P.S No-22(Twenty-Two) Khata No-208(Two Hundred eight),Survey Khesra No-340(Three Hundred forty),Tauzi govt of Bihar,Distt-Patna, having Area-2katha 5dhur=7.031 Decimal.

(2).Property belongs to Sri Prabhat kumar S/o Sri Sachita Nand Srivastav resident of Village- Pipra Ragho, P.O-Rajepur, P.S- Sahebganj, District- Muzaffarpur who purchased two properties,one from Sri Sudhansu Bhusan Sinha S/o late Raghuwar kishore singh resident of village-kothwa P.O+P.S –khagaul Distt- Patna vide sale deed no -4692 dated 31.10.1996 prepared in 12.04.2007 situated in Mauza-Jalalpur,P.S No-22(Twenty-Two) Khata No-208(Two Hundred eight),Survey Khesra No-340(Three Hundred forty),Tauzi govt of Bihar,Distt-Patna, having Area of 2katha=6.25Decimal and second plot through Smt Renu Bala Prasad @Smt Renu Bala Srivatsav vide sale deed no-5820 dated 15.11.2006 situated in Mauza- Jalalpur, P.S No-22(Twenty-Two), Khata No-208(Two Hundred eight),Survey Khesra No-340(Three Hundred forty),Tauzi govt of Bihar, Distt-Patna, having area of 7dhur 16dhurki=1.218Decimals, Total Area having 2katha 7dhur 16 dhurki=7.468Decimal

(3) Smt Manju Sharma W/o Sri Pramod Kumar resident of Bellaur, P.S- Buxar, P.O- Dehiwar, Distt – Buxar, who purchased her piece of land fom Sri Sudhansu Bhushan Sinha S/o Late Raghuwar Kishore Singh resident of Village -Kothwa P.O+P.S –Khagaul Distt- Patna situated in Mauza- Jalalpur, P.S No-22(Twenty-Two), Khata No-208(Two Hundred eight),Survey Khesra No-340(Three Hundred forty),Tauzi govt of Bihar, Distt-Patna having area of 2Katha=6.25Decimal vide Deed no-5798 dated 18.10.1995,prepared in 21.02.2007,

(4).Namely. Smt Archna Jha W/O Sri Arun Kumar Jha, resident of Naya Balbhadhrapur, P.O + P.S- Laheriasarai, District- Darbhanga who purchased her piece of land from Sri Sudhansu Bhushan Sinha S/o late Raghuwar Kishore Singh resident of Village- Kothwa P.O+P.S –Khagaul Distt- Patna situated in Mauza- Jalalpur, P.S No-22(Twenty-Two), Khata No-208(Two Hundred eight),Survey Khesra No-340 & 341(Three Hundred forty & Three hundred forty-one),Tauzi govt of Bihar, Distt-Patna in the same Mauza having area of 2katha=6.25Decimal vide Deed no-1910 dated-25.04.1997 AND

(5) Smt Poonam Kumari W/o Sri Akhilesh Kumar Pandey , resident of Village- Adapha, resident of P.O- Kanjharuon, P.S- Koransarai, District- Buxar who purchased her piece of land from Smt Deepa W/o Sri Vibhu Vidyarthi resident of Vill+P.O-Bishnupurpatti P.S-Sahebganj Distt-Muzaffarpur through deed no-2050 dt 03-05-2005 situated in Mauza- Jalalpur, P.S No-22(Twenty-Two), Khata No-207&208(Two Hundred seven& Two Hundred eight).,Survey Khesra No-341&340(Three Hundred forty & Three Hundred forty-one),Tauzi govt of Bihar, Distt-Patna having area of 2katha=6.25Decimal (entire details of all the properties mentioned above have already been explained on the foot of this deed in schedule no- **1** . All the Lands mentioned above are situated in Mauza jalalpur , Tauzi no- Govt. of Bihar, Plot no/ Khesra no- 340,341(part plot)(Three Hundred forty & Three Hundred forty-one), Khata no-207,208(Two Hundred seven& Two Hundred eight).P.S. -22(Twenty-Two), Area, 2 Katha 5 Dhur + 7 Dhur 16 Dhurki+ 2 Katha+ 2 Katha+ 2 Katha+ 2 Katha all together 10.64 Katha=33.25Decimal respectively in the District- Patna, within the Municipal corporation area and under the district /sub-registrar, Patna., since then the Land Owner came in actual, physical, possession over the land fully described in Schedule no.- **I** at

the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar through Circle Office, Patna.

And whereas, the said land owner expressed his/her/their desire to develop the landed property and to construct multi-storied residential/commercial building on Municipal Survey having Mauza- Jalalpur,Tauzi no- Govt. of Bihar, Plot no/ Khesra no- 340,341(part plot) (Three Hundred forty & Three Hundred forty-one),Khata no-207,208(Two Hundred seven& Two Hundred eight).P.S. -22(Twenty-Two), Area, 2 Katha 5 Dhur + 7 Dhur 16 Dhurki+ 2 Katha+ 2 Katha+ 2 Katha+2 Katha, altogether 10.64Katha=33.25 Decimal in possession on actual site in the District-Patna, more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owner:-

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way sale, mortgages, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statues of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government

authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi-storied residential/commercial **Units** on the said property and acquired the built up area in the shape of, residential/commercial Units, parking spaces, etc, as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential/commercial building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

Madhuri Pandey
20/2/2017

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOW:-

(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multi-storeyed residential/commercial building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC/Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not responsible for the same in any way.

(4) That the entire multi-storeyed building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water, connection, electrification, generator, lift, intercom etc, till the final

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finishing and completion of the entire building to make them habitable for the Land owners and other inmates of the building.

(5) The name of the proposed multi-storeyed residential building complex shall be " **Aarohi Enclave**" or as mutually agreed upon by both parties.

(6) That the developer agreed to hand over **50%(fifty percent)** of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners have all the rights and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc, on such terms and conditions as they may deem fit and proper. That the developer will first hand over the possessions of the construction to the owner's with all amenities.

(7) In case Owner's **50 %(fifty percent)** of the super built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain **50 %(fifty percent)** of the total super built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any persons, association of person, firm, body corporate etc, on such terms and conditions as they may deem fit and proper. Both the

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land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer may after such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

(10) That the certificate of the architect regarding measurement of the built-up area and common service area will be final and binding on the parties.

(11) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. To enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

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(12) That the builder/developer will develop and construct the proposed building with all amenities therein and thereon and give peaceful vacant possession of the Owners' are to the Owners within **3 Years** from the date of sanction of the building plan, with further grace period of **6 months.**

(13) That the developer shall develop the said property themselves or through any agency, company etc. Of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multi-storeyed building. The developer will use the standard materials as specified in schedule-II.

(14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest using better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developers' area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,

(16) From the date of delivery of possession of Owner's area to the Owners or its allot tees and the Developer and/or its allot tees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

Madhumi Purakayastha 20/2/2017

(17) The Land Owners hereby undertake not to sell, dispose of alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

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(18) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

(19) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

(20) A separate list of detailed specifications for the said building in schedule-II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(22) That after the completion of the construction of the building project developer/promoter/landowner shall be absolute owners of their respective shares and they will

be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

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THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owner'

(B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title there to and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all

reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. However, the original documents will be produce by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall he handed over to the Owner's society/association of Owners/allot tees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional are in said ratio i.e. **50% (Fifty percent)** in the residential constructed area to the land owner and **50% (Fifty percent)** in the residential constructed area to the developers.

(G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc, for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. Shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such

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organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants other said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(I) The Owners area that if any levy is imposed by PRDA (Dissolved)/PMC or any other public body or bodies or the government for the development/betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allot ties) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

(K) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s)/transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

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(L) That the Owners agree and undertake that in case of any dispute or litigation by persons(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

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(M) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(N) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(O) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multi-storeyed building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

DETAILS OF THE PROPERTY:

SCHEDULE-I

All that piece and parcel of lands situated in Mauza-Jalalpur(Aparna colony),Tauzi no- Govt. of Bihar, Plot no/ Khesra no- 340,341 (part plot) (Three Hundred forty & Three Hundred forty-one),, Khata no-207,208(Two Hundred seven& Two Hundred eight) .P.S. -22(Twenty-Two), Area, 2 Katha 5 Dhur + 7 Dhur 16 Dhurki+ 2 Katha+ 2 Katha+ 2 Katha+ 2 Katha all together 10.64 Katha=33.25Decimal respectively in District- Patna, within the Municipal corporation area and under the district /sub-registrar, Patna, and bounded as follows:-

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NORTH : -Survey Part Plot no-340(Three Hundred forty).

SOUTH:- Branch Road.

EAST:-Survey Part Plot no-340(Three Hundred forty)

WEST:-Survey plot no339(Three Hundred thirty-nine).

Note:- Total Area-10.64katha=33.25Decimal whose market and govt value is Rs8,50,000 Per Decimal(Eight-lacs Fifty thousand only).And the total value is Rs2,82,63,000(Two Crore Eighty-two Lacs sixty three thousand only)

SCHEDULE-II

FEATURES AND SPECIFICATION

STRUCTURE:-Earthquake resistance, R.C.C framed structure reinforced with ISI marked steel, designed by expertise engineers. Steel used will be SRMB, CONCAST & JINDAL. Cement used will be of ACC & BIRLA.

FLOORING:-Entire Floor of the flats will be of vitrified tiles and common space will be of marble.

KITCHEN:- GRANITE Kitchen platform with stainless steel sink and drain board, glazed tiles up to 2ft height from working platform, provision for hot and cold water.

BATHROOM:- Anti skid tiles and Glazed tiles in eye soothing colour up to 7 ft height and provision for hot and cold water system. Parry ware and Hind ware accessories will be used.

Window:-Glazed panelled Aluminium sliding Windows.

Doors:-Entrance door of 32mm thick ISI mark waterproof plywood.

Finishing:- Wall& Ceiling will be finished with distemper over wall putty of Asian. External wall will be painted with weather coat paint of Asian.

ELECTRICALS:- Concealed electrification with ISI marked cable and switch of ANCHORS AND HAVELS..

Amenities:-Lift, Car parking,Silent generator, temple, cctv camera, intercom, security guard,24hrs water supply ,24 hrs Electricity supply and Transformer inside campus.

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES:- Signature of the Land Owners

With PAN number

1. Gopal Prasad
S/o Late Shankar Pd
At Boriyakalan
P.S. Dist. Patna
20/12/2017

1 Madhuri Pandey
20/12/017 Pan- AHEPP7972K

WITNESSES

2. Vijay Kumar
S/o Badri Nath Roy
Tarinachilaya
Aman
Thana - Town
Bokaro
20/2/17

Signature of the Land Owners

2. Prabhat Kumar Pan - AECPK6785M
20/02/17

3 Manju Sharma Pan - AHOPS8827A
20/02/2017

4 Archana Jha Pan - AECPJ8597F
20/02/2017

5. पूनम कुमारी Pan - EYUPK6177E
20/2/2017

For Aarohi Homes Pvt. Ltd.

1. Director
20-02-2017

For Aarohi Homes Pvt. Ltd.

2. GIRI Shantdipt
20.02.2017

Signature of the Developers

PAN No -AAOCA0114E

1

Typed/Printed:

Drafted,

दस्तावेज जांचा
20/2/17
हस्ताक्षर

(.....)

Amit Upadhyay 20/02/17
(Amit Upadhyay, Adv , M-9430032444, as per the instructions of both the land lords and Developers.)

...with challan check...

Sig...

WITNESSES

2. Vijay Kumar
S/o Badri Nath Roy
Tarinathlaya
Aman
Thana - Town
Bojhara
20/2/17

Signature of the Land Owners

2. Prabhat Kumar Pan - AECPK6785M
20/02/17

3 Manju Sharma Pan - AHOPS8827
20/02/2017

4 Archana Jha Pan-AECPJ8597F
20/02/2017

5. पुनम कुमारी Pan-EYUPK6177H
20/2/2017

For Aarohi Homes Pvt. Ltd.

1. 20-02-2017
Director

For Aarohi Homes Pvt. Ltd.

2. Giri Shantdipt
20.02.2017

Signature of the Developers

PAN No -AAOCA0114E

1

Typed/Printed:

Drafted,

दस्तावेज जांचा
20/2/17
हस्ताक्षर

(.....)

Amit Upadhyay 20/02/17
(Amit Upadhyay, Adv , M-9430032444, as per the instructions of both the land lords and Developers.)

Bank challan check

Sig

18

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. 565260/-**	Amt.Paid By N.J Stamp Paper	**Rs. 0/-**
Addl.Stamp duty paid under Municipal Act	**Rs. 0/-**	Amt.paid through Bank Challan	**Rs. 586260/-**

Registration Fee

FEE PAID

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

LLR + Proc Fee		Service Charge
LLR	0	1000
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21000

Registering Officer
Danapur

Date: 20/02/2017

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Monday, 20th February 2017 by Madhuri Pandey Achal Kumar Pandey by profession Others. Status - Executant

Madhuri Pandey
20/2/017

Signature/L.T.I. of Presentant

Date:20/02/2017

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Vijay Kumar' age '26' Sex 'M', 'Badri Nath Prasad ', resident of 'Tari Mohala Bhojpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Danapur

Date : 20/02/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 30 on pages on 11 -30, for the year 2017 and stored in CD volume No. CD-5 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Danapur

Date : 20/02/2017

Token No. : 1692 Year : 2017 S.No. : 1620 SCORE Ver.4.1 Deed No . :d No . : 1575

2/20/20

SCANNED