

D.No. 7205



25
25/5

बिहार BIHAR

2030
17.5.12

अमरपुर कन्स्ट्रक्शन कंपनी प्राइवेट लिमिटेड अमरपुर
शुल्कोडा जिला बांका 595998
5000/-

2012
14 MAY 2012
कोवांगार पदाधिकारी
अमरपुर

Syed Aftab Ahmad
Stamp Vender
Court Compound, Bhagalpur
L.No.-776

Compared
by [Signature]

14/5/12
[Signature]
2012

This development agreement made on 23rd May 2012 in between Sri AWADH KISHORE SINGH S/O Late RAGHVENDRA NARAYAN SINGH AT Mohalla Masakchuck Sharat chandra path (old Raja S.N Road) P.S Adampur Distt Bhagalpur for self heseinafter referred to as owner of the first part.

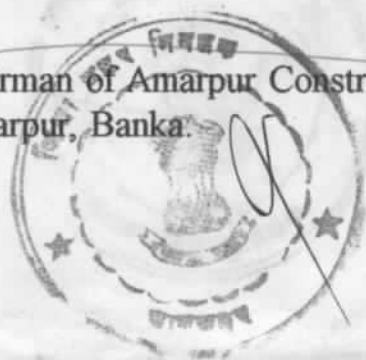
[Signature]
Chairman
Amarpur Cons. Co. (P) Ltd.
Amarpur (Banka)

AND

Amarpur construction Company Private Ltd . at Amarpur P.S Amarpur, Dist. Banka herein after referred to as "Developer/Builder of the second part. (Both expression unless it to be repugnant Shall mean and include their heirs, executors, legal representatives, successors, administrators and assigns of the one and other part)





















Awaradh Kishore Singh
23/5/12

Through Sahdeo Kanodia Chairman of Amarpur Construction Co. Pvt. Ltd S/O Late Moolchand Kanodia, Amarpur, Banka.



District Registry Office, Bhagalpur

Token Number 7972 Reg. Year 2012 Serial Number 7903 Deed Number 7285

| PresType | Name | Photo | Thumb | Index | Middle | Ring | Little |
|---------------|---------------------------------------|---|---|--|---|---|---|
| Claimant | Sahdeo Kanodia, chairman |  |  |  |  |  |  |
| Sig. | <i>Sahdeo Kanodia</i> 23/5/12 | | | | | | |
| Presented By | Awadh Kishore Singh |  |  |  |  |  |  |
| Sig. | <i>Awadh Kishore Singh</i> 23/5/12 | | | | | | |
| Executant | Awadh Kishore Singh |  |  |  |  |  |  |
| Sig. | <i>Awadh Kishore Singh</i> 23/5/12 | | | | | | |
| Identified By | Usha Singh |  |  | | | | |
| Sig. | <i>Usha Singh</i> 23/5/12 | | | | | | |

पञ्चकार्ग का हस्ताक्षर
लिया गया
(2) 23/5
हस्ताक्षर लिखित



Handwritten mark

whereas One sri Raghvendra Narayan Singh S/o Late Rudra Narayan Singh of Village Panjwara, P.S - Banka and Distt Bhagalpur at Present Distt- Banka Bihar, the father of Sri Awadh Kishore Singh, the owner of the landed property Ist part fully described in the schedule A was absolute owner of the said landed property situated at Mohalla - Masakchak, Sharatcharndra path, P.S - Adampur, Distt - Bhagalpur Measuring .0808 Hectors /19.9985 Decimal/8695 Sqft. and bearing Khata no 710, Khasra No - 1277 ka kha ward no 5 old and 23 new, holding no 23, jamabandi no. 710, that property is fully described at the foot of this deed as schedule A.

Where as said owener Sri Raghvendra Narayan Singh died leaving behind his widow smt. Padmawati Devi and three sons namely 1. Sri Hari Kishore Prasad Singh 2. Sri Ram Kishore Prasad Singh and 3. Sri Awadh Kishore Singh as legal heirs and successors. The widow of Sri Late Raghvendra Narayan Singh Namely Smt Padmawati Devi and two sons namely Hari Kishore Prasad Singh and Sri Ram Kishore Prasad Singh relinquished their right, tittles, interest and possession over the said land vide Affidavits no 18105, 18104 and 18106 dated 18.11.1991 separately sworn before the Executive magistrate, Bhagalpur and they have no concern regarding the land fully described in schedule A, After that sri Awadh Kishore Singh Succeeded to the said land and also got his name mutated in the srista of state of Bihar as well as in the office of municipal corporation and received the rent receipt there of and he has been enjoying the actual physical possession over the said land of schedule a without any hindrance from any corner.



23/5/20

Chairman

Adampur Cons. Co. (P) Ltd
Adampur (Banka)

Awadh Kishore Singh
23/5/20

Whereas Shri Awadh Kishor Sing expressed his desire to develop and construct a residential apartment over the said land of schedule A over which and old constructed house is standing along with sum parti land through any competent developer and builder on the cost of the said developer and builder on the terms and condition as agreed in between them . which will be more beneficial and profitable for them and further he expressed his intension before the intending developer and lastly negotiated and settled the terms and condition with the intending devloper referred herein above who has his construction company named and styled as Amarpur construction co. Pvt Ltd. Address Amarpur / Distt Banka.

Where as it is agreed that the owner of this part namely sri Awadh Kishore Singh shall be given 45% share out of the total constructed residential area and including Garage/ commercial Place etc over the land fully described in schedule A as his share and remaining 55% residential area including Garage comercial place etc in the said permises shall go to the developers.

The proposed Plan of the said apartment along with the map should get sanctioned by the developer on his own cost and the owner has no concerned with it.

And whereas a result of the said negotiation between both the parties here to and on declaration made by owner as herein recorded is this agreement for the development of the land fully described in Schedule A of this deed. have been arrived between the parties hereto upon the terms and conditions here inafter appearing .

Now these presents witness and it is thereby agreed by the parties here as follows:



Chairman
Amarpur Cons. Co. (P) Ltd.
Amarpur (Banka)

Awadh Kishore Singh
23/1/12

1. The aforesaid owner appoints the said developer as a developer of the schedule A land hereunder and the developer accepts the exclusive right and possession and license to develop the said property of schedule A from the owner herein on the terms and conditions herein mentioned .

2. The said apartment shall be better known as RAGHUKUL PADMALAYA apartment.

3. The said owner shall be co-operative in all manners with the developer so that the development work over the said property of the schedule A shall go on without any hindrance.

4. That the developer shall be bound to work as per norms and regulation set by B.R.D.A and also in the manner the developer shall construct multi storage apartment including a basement.

5. That the owner shall have no objection if the plans are submitted to the local authority in the name of owner or in the name of the developer and also other permission approvals and agrees to sign all such paper/documents that may be deemed fit and proper by the developer as the case may be. All fees, cost, charges, expenditure in connection with the above mentioned process shall be born by the developer and not by the owner in any circumstances.

6. That the developer shall construct the said apartment within a stipulated time of three year(thirty six months) at his own cost with the standing/good quality of material, technology and equipment either from his own source or by borrowed money on his own risk and the owner has no any responsibility to repay the loans of Bank or whatsoever any circumstances failing which it shall be extended the period of six months on the same terms and condition.

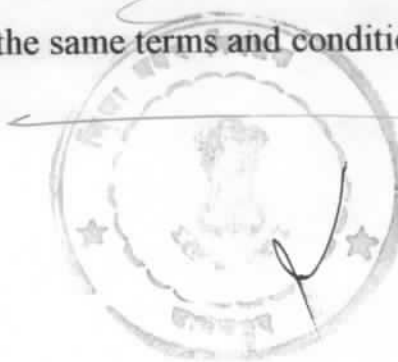
Chairman

Chairman

Amarpur Cons. Co. (P) L.

Amarpur (Pankaj)

Arunachal Pradesh



7. That owner has no liability in the construction work in any manner.
8. That both the parties shall have right to make any agreement and to sell, transfer, lease, on any term of their respective allocated share or part thereof any manner with any person or persons, firm company or society.
9. That in case it is found any defect in the title, right and interest of the owner or there may be any liability or encumbrances of the owner in such event the developer shall be entitled to have such defects and liability cleared on behalf of the owner at own cost and coporation.
- 10 That if any discrepancies regarding the terms of this agreement arise between the parties or any matter left in the agreement, the same be settled and decided by the parties themselves amongst each other .
11. That in case of any dispute or differences between the parties arising out of the relating to this agreement the same shall be settled by reference to the dispute or difference to the arbitrators appointed by both the parties and such arbitration shall be conducted under the Indian Arbitration Act as amended time to time .

Schedule A

Property Situated at Mohalla Masakchack Sharat chandra path (old Raja S.N Road) P.S Adampur Distt Bhagalpur measuring an area of 0.0808 hecters/19.985 Decimal/ 8695 Sqft. bearing khata no 710 khesra no 1277 ka,kha holding no 23 Jamabandi no 710, under municipal corporation and subregistry of Bhagalpur and Distt Bhagalpur Which is bounded as follows .

| | |
|-------|---|
| North | Late Laxmi Pandey, Purusottam Pandey, om pandey |
| South | 10 feet road (gali) |
| East | Rameshwar Narayan Singh |
| West | Sharatchandra path |



Swachh

Chairman

Amarpur Cons. Co. (P) L
A.arpur (Pank)

Awadh Kishore Singh
23/5/12

(for the purpose of stamp duty the landed property is valued at Rs.1,24,32000/- (One Crore twenty four lacs thirty two thousand only). over which the stamp duty is being paid) II nd GRADE Residential
Both the parties, the owner and developer put their signature and impression of all five fingers with free consent and without any fear, coarsion, pressure before the two witnesses for further use and reference.

Chairman
Anupur Cons. Co. (P) L.
Bhagalpur (Banka)

Awadh Kishore Singh

Witness

Usha Singh ✓

1. W/o Awadh Kishore Singh.

Sarat chandra Path, Masakchak,
Bhagalpur. 1 23/5/11

2. Kumar Rajesh ✓

S/o Late Shiv Kumar Singh

Sarat chandra Path

Masakchak

Bhagalpur. 23/5/12

Drafted by

Uma Shankar Srivastava
Advocate Enrollment no
5787/99



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. 248640/-**
 Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

| | |
|--------------------------------|--------------|
| Amt. Paid By N.J Stamp Paper | Rs. 5000/- |
| Amt. paid through Bank Challan | Rs. 244235/- |

| Registration Fee | | | | | | | | | | LLR + Proc Fee | | Service Charge |
|------------------|---|-----|-----|-----|---|-----|---|------|------------|----------------|---|----------------|
| A1 | 0 | C | 0 | H1b | 0 | K1a | 0 | Lii | 0 | LLR | 0 | 300 |
| A8 | 0 | D | 0 | H2 | 0 | K1b | 0 | Liii | 0 | Proc.Fee | 0 | |
| A9 | 0 | DD | 0 | I | 0 | K1c | 0 | Mb | 0 | Total | 0 | |
| A10 | 0 | E | 250 | J1 | 0 | K2 | 0 | Na | 45 | | | |
| B | 0 | H1a | 0 | J2 | 0 | Li | 0 | | | | | |
| TOTAL- | | | | | | | | | 295 | | | |

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 595

Date: 23/05/2012

[Signature]
**Registering Officer
 Bhagalpur**

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Wednesday, 23rd May 2012 by Awadh Kishore Singh of Raghvendra Narayan Singh by profession Agriculture. Status - Executant

Awadh Kishore Singh
 Signature/L.T.I. of Presentant *23/5/12* Date: 23/05/2012

[Signature]
**Registering Officer
 Bhagalpur**

Endorsement under section 58

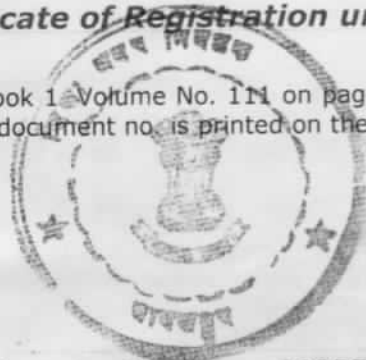
Execution is admitted by those Executants and Identified by the person (Identified by 'Usha Singh' age '34' Sex 'M', 'Awadhkishore Singh', resident of 'Masakchak, Bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date 23/05/2012

[Signature]
**Registering Officer
 Bhagalpur**

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 111 on pages on 496 -504 , for the year 2012 and stored in CD volume No. CD-17 year 2012 .The document no. is printed on the Front Page of the document.



Date : 23/05/2012

[Signature]
**Registering Officer
 Bhagalpur**

Token No. : 7972 Year : 2012 S.No. : 7903 SCORE Ver.3.0 Deed No. : 7285

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