

T. 8020



माह V 206  
दिनांक ११/३/२४  
पक्ष पृष्ठ २०५७  
पञ्चम कुमार, पुर्णिया  
२०५७ मजदूरी नं० १९८-७६

  
**Govt. of Bihar**

District Registry Office, Muzaffarpur

### Summary of Endorsement

This document was presented for registration on 31/03/2014 by Rita Singh  
A Stamp Duty of Rs. 289600/- and other Fees of Rs. 20700/- has been paid in it.

The document was found admissible. The Names, Photographs, 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. 7469 in Book No. 1, Volume No. 104 on pages from 248 to 275 and has been preserved in total 28 pages in C.D. No. 16 / Year 2014

**Date: 31/03/2014**

Token No: 8020 / 2014

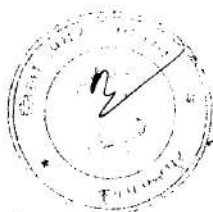
Signature with Date  
(Nilesh Kumar)  
Officer, Muzaffarpur

445  
 49  
 S. Ray  
 Singardh Ray  
 Krishna Mohan  
 31.9.14  
 31.9.14

## DEVELOPMENT AGREEMENT

This deed of Development agreement made and entered into at Muzaffarpur on this 31 day of March, 2014.

## Between



24/7

# District Registry Office, Muzaffarpur

Number 8020 Reg. Year 2014 Serial Number 7742 Deed Number 7469

| Name                                                             | Photo                                                                              | Thumb                                                                              | Index                                                                              | Middle                                                                              | Ring                                                                                | Little                                                                              |
|------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Rita Singh                                                       | <input checked="" type="checkbox"/> Photo                                          | <input checked="" type="checkbox"/> Thumb                                          | <input checked="" type="checkbox"/> Index                                          | <input checked="" type="checkbox"/> Middle                                          | <input checked="" type="checkbox"/> Ring                                            | <input checked="" type="checkbox"/> Little                                          |
| Rita Singh<br>Rita Singh.<br>31/3/14                             |   |   |  |  |  |  |
| Sugandh Raj<br>S. Raj<br>31/3/14                                 |   |   |  |  |  |  |
| Krishna Mohan Kumar<br>31/03/14                                  |   |   |  |  |  |  |
| Pawan Kumar<br>पवन कुमार<br>पिता स्व. विष्णुनाथ महारा<br>31/3/14 |  |  |                                                                                    |                                                                                     |                                                                                     |                                                                                     |

31/3/14

Rita Singh.  
31/03/14

(S. Raj  
Sugandh Raj  
31/03/14)

15.0

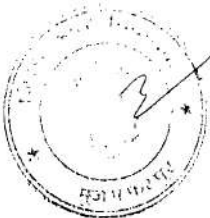
Powered by InfoSystem and Solutions, Patna

Biometric Captured By 1400sop007



- vi) That the land Owner is neither a benamidar nor a Trustee for anyone in respect of the said property or part thereof.
- vii) That the Owners have not entered in the past into any agreement of sale or development of the said property or any part thereof nor have made any agreement with any one whomsoever regarding the said property or any part thereof. The Land Owners declare and agree that any problem, litigation, claim arising due to any agreement made in the past or during the pendency of this agreement or any claim arising thereof has to be sorted out by the land Owner themselves and the developer is in no case will be responsible to sort out the said problem.

2. And whereas, post the meeting/discussion between the land owner and developer, the aforesaid Developer agreed to construct a Multi-storied Building complex over the scheduled land at its own cost and expenses, hereinafter referred to as the "BUILDING/COMPLEX", and agreed to give and hand over 45% of the total Super Built-up area to the Owners in the proposed multi-storeyed Building Complex in consideration for the value of the said property and the remaining area i.e. 55% of the total super built-up area would be retained by the developer as developer's share in consideration of the cost of construction and



*S. Roy*  
31/03/14

*Rita Singh*  
31/03/14

19-12-2013. leaving behind his wife, Smt. Rita Singh and one son, Shri Sugandh Raj who are the owners of the above said land by virtue of succession.

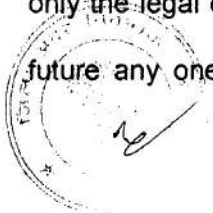
AND WHEREAS, during the revision<sup>al</sup> survey operation the said land was recorded in the name of late Rituraj Prasad Singh having right title and possession over the same.

AND WHEREAS, the members of the first party expressed their desire to the second party developer and builder for the development of the said land by constructing multi storeyed building so to say Apartment.

AND WHEREAS, considering the proposal of the first party the second party accepted the offer and became ready to develop the land as per plan and with certain terms and conditions.

AND WHEREAS, the above named land owners are seized and possessed of land and are sufficiently entitled to transfer or enter into an agreement for development with developer for construction of a multi storeyed building complex over the scheduled land.

AND WHEREAS, Since the sound poly, Developer has been rest assured by the first party regarding the correct title of the land mentioned in schedule-I below and the member of the fit party are only the legal owners of the land by virtue of succession, and if in future any one stakes his or her claim over the land, the same



*[Signature]*  
31/03/14

S. Raj  
31/03/14

Rita Singh  
31/03/14

witness by Lokesh Kumar  
Sri Keshav Singh Yadav Nagar  
Bhagwanpur Murzafarpur 31/3/2014

would be dealt with by the first party and if the second party sustains any damage by the act of stranger, the same shall be compensated by the first party

**WHEREAS**, the above named Land Owners got interested in getting a multi-storeyed building complex developed and constructed over the scheduled Land on conversion basis and acquire built-up area in shape of flats and car parking spaces along with all other facilities and amenities in consideration for the value of 6 katha (approx) of the land to be handed over to the developer by the owners for the purpose of development.

**WHEREAS**, the above named developer approached the above named land owners and both of them showed their willingness and mutually agreed to develop the aforesaid land on conversion basis. Subsequently, both the parties entered into a negotiation and on representation and declaration made and recorded by both the parties to this agreement on following terms and conditions.

**IT IS REPRESENTED & DECLARED BY THE OWNERS:-**

- i) That the land fully mentioned in Schedule-I of this Development agreement is under their exclusive possession with absolute right, title and interest and free from all encumbrances and have full right and absolute authority and



S. Roy  
31/03/14  
Rita Singh  
31.03.14

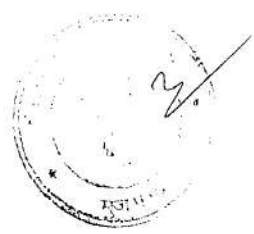
title to transfer and convey the whole or part of the said property, having full marketable title therein.

- ii) That there is no attachment, either before or after judgment and there is no claims, demands, suits, decrees, injunctions, orders, lispendens, notices, petition or adjudication order affecting the said property or any part thereof.
- iii) That the Owners have not created any charge or encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, gift, assessment, rights, liens, agreement, for leave and license, permission, rent, possession, charges, inheritance or any other encumbrance whatsoever.
- iv) That no notice or notification for acquisition/requisition under any statute in the past or presently enforce, have been received, served or passed by the Muzaffarpur Municipal Corporation, Income Tax Department or any other government authorities for acquisitions or requisitions of the said land or any part thereof.
- v) That except the above named land Owners/nominees none else is entitled to or have any share, right, title and/or any interest over in respect of the said property or any part thereof in any manner whatsoever.

*[Signature]*  
31/03/14

S. Roy  
31/03/14

Rita Singh  
31-03-14



both the parties will have absolute right, title and interest over their respective shares.

3. As a result of negotiation between the parties hereto and on the representation and declaration made by the Owners as herein above recorded an agreement for development of the said property has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

**NOW THESE PRESENTS WITNESSED AND IT IS HEREBY  
AGREED BY AND BETWEEN THE PARTIES HERETO AS  
FOLLOWS:-**

- 1) The Owners hereby appoint the aforesaid developer as the developer of the said property and grant permission to develop the aforesaid Land. The Developer hereby accepts the rights, possession and license to develop the said property from owners, fully described in Schedule-I of this Development Agreement, hereinafter written in the manner and on the terms and conditions hereinafter mentioned.
- a) It is also agreed between the parties that immediately after registration of this Development Agreement, the Developer shall prepare a building plan or drawing with the consent of the land Owners or will do the construction work as per the old plan already passed and sanctioned in the land owner's name,



S. Raj  
31/03/14

Rita Singh  
31/03/14

however if any changes required in that old plan developer will have to take owners consent and get it prepared by a competent architect for the proposed residential multi-storeyed building complex and get it approved by a competent authority/MRDA.

- b) That it is agreed between the parties that all the expenditure incurred to obtain such approval shall be borne and paid by the developer only.
- c) That it is further agreed by the parties that any alteration in the aforesaid plan which is in the parameter of Muzaffarpur Municipal Corporation building Rules & Regulation, which may permit necessary, shall require consent/permission of the Owners by the developer and accordingly developer shall make such alteration or modification. There shall be no alteration except within permissible limits to the map approved by the Muzaffarpur Municipal Corporation/MRDA.
- 2) The Developer and the land Owners have jointly assessed that based on presently permissible F.A.R. as per M.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by M.R.D.A. (Dissolved) on the said property, whose built-up area shall be distributed over several floors on mutual of the said building and on that basis this agreement is being entered into by and between the parties.
- The above super built-up area does not include saleable parking

*S. Ray*  
31/03/14

*Reeta Sen Gupta*  
31.03.14



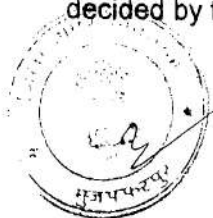
space, if it is open, but the parking space (including open parking space) will also be on the same percentages i.e., Owner will have right of 45% parking space as the Owners' area.

S. Roy  
31/03/14

- 3) That it is agreed between the parties that the Developer will handover 45% of the total super built-up area to the land Owners in consideration for the value of the land and the Land Owners will be absolute Owner of the said 45% share of the total super built-up area and will be free to transfer or sell the same to any intending or prospective buyers and in that case the builder will have no objection.

Rita Sen  
31-03-14

- 4) That 45% of the land Owner's share in terms of flats and parking space will be distributed and allocated with mutual consent of both the parties.
- 5) That the land Owners shall solely and exclusively be entitled to the Owner's area i.e., 45% of the total super built-up area and shall have absolute right, title and interest over the Owners' area and shall be fully entitled to use and enjoy the same and shall be fully entitled to transfer, convey, grant or otherwise alienate their interest in any manner as deem fit by them to any person, Association of persons. Firm, body, corporate, co-operative society, govt. agency etc. on such terms & conditions as may be decided by the land Owner.



- a. That the Developer agreed to construct the proposed multi-storied building complex at its own cost and expenses and in consideration of fee, cost of construction, etc the developer will get 55% of the total super built-up area in the proposed multistoried building complex and the Developer will be free to transfer & sell his share the 55% of total super built-up area, and for that the Land Owners will have no objection, However, the Developer shall take care to sell its share to those having no criminal records & a written and agreed maintenance cost of building to the purchases at the time of sale.
- b. That the developer shall solely and exclusively be entitled to developer's area i.e. 55% of the total super built up area and shall have absolute right, title and interest over the Developer's area and they shall be fully entitled to transfer, convey, otherwise alienate their interest in any manner as they deem fit and proper to any person, association of persons, firm, body corporate, co-operative societies, government agencies etc. on such terms and conditions as may be decided by the developer or Its representative individually or collectively.
- c. That the name of the proposed multi-storied building complex shall be **ADHUNIKA TOWER**.
- d. That the Developer, their staffs, workers, Engineers, Architects and Agent etc. will have all the right to enter into the said

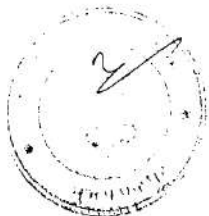


Rita Singh  
S. Raj  
31/03/14  
31/03/14

property to enable the Developer to carry out the various development works.

- 6) That developer agreed to construct the proposed multi storied building complex and handover vacant possession of the Owners' share/area with the features and general specification of flats mentioned and annexed, as Annex.-I of this development agreement to the Owners within a period. of 20 months from the date of Agreement of the proposed multi storied building complex or from the date of handing over the vacant possession of the Scheduled land to the developer, whichever is later. If the developer fails or neglects to complete the project within the stipulated time as mentioned above then in that case the land Owners will provide 06 months more time to the Developer as grace period.

- a) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the developer i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the work, it would be seen and judged by the both parties.



*[Signature]*  
21/09/14  
  
*S. Roy*  
21/09/14  
  
*Reta Singh*  
21/09/14

7) It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para 07 of this development agreement.

8) The Owners shall at no time demand any sum or premium or interest in any dealing regarding the sale of the Developer's Area.

9) This agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

*S. Ray* 10) The <sup>Apartment</sup> Owner and its nominee shall have undivided right, title interest and ownership in the total land of the said property, and this right cannot be challenged in any manner whatsoever.

11) That the developer will be fully entitled to execute sale deed or any type of conveyance deed with respect to the developer's share only after handing over the Owners' share to the Owner. However, the developer is allowed to enter into an agreement for sale with its prospective buyer/s with respect to the developer's share and may receive advance money against the said agreement.

12) Also agreed that before construction work of the building on approved plan of the proposed multistoried building complex, the builder and the land Owner will enter into a separate agreement for allocation of share, in which the shares of the land Owner and the developer will be clearly mentioned.

*S. Ray*  
31/03/14

*S. Ray*  
31/03/14

*Rita Singh*  
31.03.14



13) The Owners hereby grant right and license to the developer to take up and proceed with the development planning and construction of the said complex in terms of this Development Agreement and will hand over vacant physical possession of the said property, fully described in Schedule 1 hereunder given to the developer. This right and license granted to the Developer by the Owner shall be licensed as contemplated as per provisions of Indian Easement Act. However, developer will keep on updating the same if any changes happens and will take owner's consent.

a) It is agreed that any agreement or arrangement made or entered into at any time before or during subsistence of this agreement by the land Owner will be treated as breach or violation of the terms and conditions of this Development Agreement and the same should be treated as null and void, and in this regard the developer will be kept indemnified.

b) That any charge, encumbrance, lease or otherwise made over the Scheduled Property or any part thereof by the land Owners during the subsistence of this agreement shall be treated as breach and violation of the terms and conditions of this Agreement.

c) The Owners will be "fully entitled to enter into an agreement for sale or otherwise allot flats and parking space and other tenements



*[Signature]*  
31/09/14

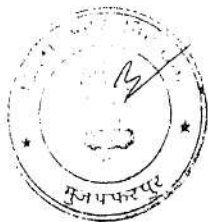
*S. Roy*  
31/09/14

*Rita Singh*  
31/09/14

comprised in the Owner's area/share in the said building, which does not form the part of the Developer's area."Whenever required by the Owner, the developer will join as confirming party on all such agreement, sale deeds, deeds of allotment etc, The Owners shall exclusively be entitled to realize all amount receivable under such agreement, sale deeds of allotment etc. However, the Owners shall get 45% of the covered Parking Space as the rightful claimant.

14) The land Owners do hereby nominate, constitute and engage Shri Krishna Mohan Kumar S/o Shri Gunakar Pandey the Director of M/s Arin Real Estate Private Limited, afore said as their true and lawful attorney and to do, execute and perform in their names and on their behalf any of the following acts, matters deeds or things as may be required in terms and conditions of this Development agreement in respects to the complex to be constructed thereon and this right/ power of lawful attorney should not be used / merged with any other purposes other than construction work.

a) That after completion of the construction of the building/ project, the respective sharers i.e. developer and the land Owner shall be absolute Owners of their respective shares and they will be entitled to sell/ transfer their respective shares as



*[Handwritten signature]*  
31/03/14  
*[Handwritten signature]*  
S. Ray  
31/03/14  
*[Handwritten signature]*  
Rita Singh  
31/03/14

per the provisions of the Bihar Apartment Owners ship Act, 2006 and complete the transaction.

- b) To enter into an agreement for sale/execute the sale deed or deeds, receive consideration money from their prospective buyer/s, appear before registrar or Sub. Registrar of Assurance and / or any other office of the Registrar and / or admit the execution of any documents, deeds, instruments, writing or other assurance executed by them in respect of 55% share of the Super built-up area of the developer and to do all other acts, deeds, matters and thing in relation thereto which may be requisite, desirable or necessary in terms of this Development agreement.
- c) To nominate, engage and authorize any contractor agency/firm (other than any other developer or builder) to execute and complete the construction works as per the development agreement from time to time and is also authorized to revoke their appointments and pay their remunerations.

15) **THE DEVELOPER FURTHER UNDERTAKE:-**

- a. To indemnify the Owners and always keep them indemnified and harmless, in respect of all claims, damages compensation or expenses payable on account of harm, injury or accident sustained by any workman, artisan or other persons in the



*[Signature]*  
21/03/14

S. Ray  
21/03/14

Rita Singh  
31.03.14

property, whether in the employment of the developer or not within or upon the said property and during the period of construction, of the said building thereon.

- b. That developer shall not encumber any portion of the said property or the building made thereon by mortgaging or leasing or alienating in any manner for obtaining loan. However the individual purchaser of the flats/and car parking space may obtain loan from any financial Institution or any other authority concerned to purchase flat and car parking space by mortgaging the said unit to be purchased by the intending purchaser and the purchaser is solely responsible to repay the said loan and the land owner will not be held responsible in any manner whatsoever.

- 16) That Owner will hand over all the attested photo copies of the relevant and necessary documents, which are required for the development of the land after execution and registration of this Development Agreement, whenever the original copy will be required by the developer, the same will be shown by the Owner.

- a) Incase there be any defect In title of the Land Owner or there be any liability (other than govt. duty and taxes) or any encumbrances on the said property then in such event, the Developer shall be entitled to have such defects cured and/or

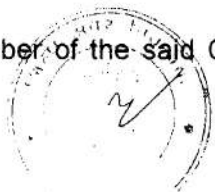


*[Handwritten signature]*  
21/09/14  
S. Ray  
21/09/14  
Rita Singh  
21/09/14

liability cleared for and on behalf of the Owner after obtaining/taking, written consent of the land Owner at the Owner's cost and expenses, if the reasons whatsoever the same will be adjusted from the land Owner's area of 45 % share. And if the developer could not get the defects cleared and could not carryout development work on the said land then the land Owners will refund the entire expenditure to be incurred by the developer for the development of the said land.

- b) That developer further agreed that incase due to any unforeseen circumstances/reason if he fails and cannot complete the construction work in the situation developer will not either claim or approach any court for any refund of the expenses for the development work on the said property and also the land Owners will not be liable for any refund.
- c) That this is further agreed that all the legal expenses and charges such as govt. duty and taxes for the said property involved in development will be paid by the developer.
- 17) That after completion and handing over the flats to the respective buyers including the land Owner, all inmates of the building will form an Owners' Association or Management Committee and the persons owing tenements, in the said complex including the land Owner and their nominees become the member of the said Owners' Association or Management

  
21/09/14  
S. Raj  
31/09/14  
Rita Singh  
31-09-14



Committee and shall be bound to abide by the Rules and Regulations as may be framed by such organization or as per housing society act of Bihar from time to time and they shall be bound to contribute towards the cost of formation of Owners' Association or Management Committee and maintenance charge for maintenance of the building.

- 18) The common area shall be jointly owned by all the Owners of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No Owners of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.
- 19) Both the Owners and the Developer will jointly be entitled to all permissible future and/or horizontal development/ exploitation of the said property and the said complex thereof, in accordance with the Bye-laws, Rule and Regulations, as applicable. The construction, share owing and selling of all such additional built up area will be done in the same proportions (45%-55%) and on the same terms and conditions in this Development Agreement.



*[Signature]*  
21/09/14

*[Signature]* S. Roy  
31/03/14

*[Signature]* Rupa Singh  
31/03/14

20) The land Owner agree that after taking possession of land owner's shares, if any levy is imposed by the M.R.D.A. (Dissolved)/ Muzaffarpur Municipal Corporation or any other public body or bodies or the government for the development/ betterment of the areas, in which the said property is located or the complex is built or any other statutory/ levy becomes applicable on the said property or the building thereon, then the same shall be paid by the Developer, Land Owner and or their respective buyers jointly in the same proportion as their respective shares of super built-up area in the said building.

21) The Developer agree that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan resulting in any excess construction of the built-up area then the same will be borne and paid only by the developer.

22) It is agreed that in all transfer, conveyance of super built-up area the purchasers/transferees shall bear the cost of stamp duty, court fee and other registration charges shall be borne by the purchaser.

23) 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 dispute or differences to the Arbitrator appointed by the parties to this Development

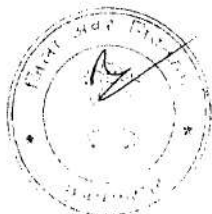
  
S. Roy  
9/10/14  
Rita Singh  
9/10/14



Agreement and such Arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time. If the parties do not agree to refer the matter for Arbitration, then the said Dispute shall be settled by recourse to competent Civil Court.

**VALUATION OF PROPERTY/LAND**

1. Total Area of Land given to built apartment .0965 hactare  
Equivalent to 24.125 decimal (6 katha approx) thana code  
no. ~~344~~ 343
  2. Govt. Value of the Land 14475000.00
  3. The land is having residential nature which is situated at  
~~Branch Road.~~ Main road.
- Total Land Value ..... 1,44,75,000/-

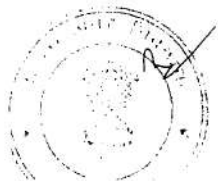


S. Raj. 31/03/14 3/14  
Rita Singh. 31/03/14

**Annexure-II**

**Features and General Specification of flats.**

|             |                                                                                                                                                                                                                                |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FLOORING    | Vertified tiles flooring in all areas and bedrooms. *Ceramic Anti skid Tiles in toilets and balconies.                                                                                                                         |
| DADO        | Glazed tiles of required height in Toilets&600mm height above kitchen counter slab in appropriate counter slab in appropriate colours and paint.                                                                               |
| CHOWKHATS   | Door frame of sal wood.                                                                                                                                                                                                        |
| MAIN DOOR   | Teak wood finished door or flush door with brass fittings, locks, latches of reputed make.                                                                                                                                     |
| OTHER DOORS | 32mm thick ISI mark flush door with stopper, lock and latch.                                                                                                                                                                   |
| WINDOWS     | Wooden window with sal wood chowkhat with M.S. Grill. 30mm wooden shutters with 03 mm plain glass and painted with two coat of synthetic enamel paint over a coat of primer.<br>All windows will be suitably protected with SS |



wire mesh/Aluminium Glazed window or equivalent.

S. Ray  
31/03/14

FLOORING

Vitrified tiles flooring (24" x 24" size) flooring along with skirting in all area of flats.

Rita Singh  
31.03.14

KITCHEN

- a) Flooring vitrified tiles.
- b) Working platform-granite slab (16 mm),
- c) Dado-24" high ceramic- tiles.
- d) Sink: stainless steel sink with suitable hot and cold water tap fittings.
- e) Aqua Guard point provision.
- f) Geeser point provision for hot water supply.
- g) Provision for exhaust fan/fresh air fan point to be provided.
- h) Power point

DINNING SPACE

Provision of one wash basin in related space.

**BATHROOM/TOILET:**

- a) Flooring -antiskid ceramic tiles.
- b) Walls- Ceramic tiles upto 7 feet height.
- c) Sanitary- white glazed vitreous unitary ware of ISI mark (Hind ware / Parryware or equivalent).



d) Fittings – Best quality Chromium plated fitting? of ESSO/ MARC or equivalent.

e) Cistern—Ceramic cistern in matching colour.

f) Washing Machine point provisions.

g) Geyser point provision with suitable electrical connection

h) Fresh air fan point provisions in each bathrooms.

### ELECTRICAL WORK:

a. All internal wiring in concealed conduits with copper wires of ISI Marks.

b. All electrical modular switches and accessories of ANCHOR/LEGRAND/HAVELIS make or equivalent.

c. Separate meter provision for utilities and common space electrification.

d. Provision of AC point in all the bedrooms.

T.V. & TELEPHONE One TV. point and one telephone plug pin provided in the Drawing, Dining room and in all the bed rooms.

CABLE Cable point to be provided in the Drawing, Dining and in all the bed rooms.

S. Roy  
31/03/14

Rita Singh  
31/03/14



|               |                                                                                                                                                                                                            |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INTERNAL WALL | All internal walls shall be finished with good quality paint over proper base preparation of piaster of Paris.                                                                                             |
| EXTERNAL WALL | All external walls shall be covered with putty and 02 coats of branded all weather coat paint with at least 07 years of warranty.                                                                          |
| PARKING       | Marble crazy flooring/ equivalent tiles with adequate lighting                                                                                                                                             |
| BORE HOLES    | Boring and Tube well of adequate capacity CROMPTON/KSB or equivalent make submersible pump connected to adequate capacity underground / overhead storage tank for uninterrupted water supply to all flats. |
| LIFT          | Elevator of standard company (OTIS or JOHNSON or A to Z) of 06 passengers' capacity will be installed. As describe in development sanctioned plan.                                                         |
| GENERATOR     | Good quality branded silent Generator (Mahindra/ Kirloskar make or equivalent) with adequate capacity for stand by Power supply together with canopy and diesel storage                                    |

  
 S. Ray  
 31/03/14  
 Ricta Singh  
 31/03/14

✓

tank, 5 KVA Power Back-up to each flat from  
Generator.

TRANSFORMER

If required and permitted from Muz. Elec.  
Board will be installed Need to Install.

INTERCOM

Intercom facility provided in each flats  
with central Console at Security Guard  
station and society office.

CCTV

Branded Quality in all the lobbies, main  
Entrance & Exit and open space.

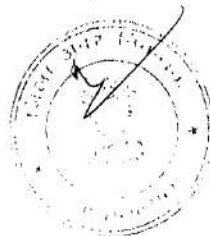
NOTE: The specification are tentative and subject to minor  
modification.

In ..... whereof both the parity put their suspecting signatures on the  
day, month and year first above mentioned in presence of the  
whiteness.

*[Signature]*  
31/03/14

S. Roy  
31/03/14

P. Singh  
31.03.14



**SCHEDULE-1 LAND BEING THE SUBJECT MATTER OF THE  
DEVELOPMENT AGREEMENT**

**Development**

An area of 6 (six) katha of land equal to 24 (twenty four) decimals of land which is at Mohalla-Mohammadpur Quazi, Khabra Road, Survey Ward No. 28 present ward 29 holding no. 528. Under the state of Bihar, Circle office Mushari Thana No. <sup>343</sup>~~344~~ having the following other descriptions:- *The land is having residential nature which sitsuate at Main Road. Dist. Mungraffapur,*

| <u>R.S. Khata No.</u> | <u>R.S. Plot No.</u> | <u>Bonndry</u>             |
|-----------------------|----------------------|----------------------------|
| 433                   | 757                  | North- Govt. Road          |
|                       | Ka                   | & Sanjay Chaudhary         |
|                       | Kha                  | South- Bihar University    |
|                       | Ga                   | Girl Hostel                |
|                       |                      | East- Krishna Kumar Thakur |
|                       |                      | West- Upendra Kumar        |

*Total value of the land is 1,44,75,000/- only.  
(One crore forty four lac and seventy five thousand) only*

*Dated the 31st day of March 2014.*



*S. Ray*  
31/03/14

*S. Ray*  
31/03/14

*Peta Singh*  
31-03-14

*Certified that this document has been prepared by  
Kumar, Advocate, Mungraffapur, 31/03/2014*

*Enrol. 718/80*

### 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. 289600/-  
Addl. Stamp duty paid under Municipal Act Rs. 0/-

|                                |              |
|--------------------------------|--------------|
| Amt. Paid By N.J Stamp Paper   | Rs. 100/-    |
| Amt. paid through Bank Challan | Rs. 310200/- |

| Registration Fee                                                     |        |   |     |       |     |   |     |   |      | LLR + Proc Fee | Service Charge |   |     |
|----------------------------------------------------------------------|--------|---|-----|-------|-----|---|-----|---|------|----------------|----------------|---|-----|
| FEE PAID                                                             | A1     | 0 | C   | 0     | H1b | 0 | K1a | 0 | Lii  | 0              | LLR            | 0 | 700 |
|                                                                      | 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   | 20000 | J1  | 0 | K2  | 0 | Na   | 0              |                |   |     |
|                                                                      | B      | 0 | H1a | 0     | J2  | 0 | Li  | 0 |      |                |                |   |     |
|                                                                      | TOTAL- |   |     |       |     |   |     |   |      |                | 20000          |   |     |
| Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20700 |        |   |     |       |     |   |     |   |      |                |                |   |     |

Date: 31/03/2014

*[Signature]*  
Registering Officer  
Muzaffarpur

### Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Monday, 31st March 2014 by Rita Singh Ritu Raj Prasad by profession Agriculture. Status - Executant

*Rita Singh*  
Signature/L.T.I. of Presentant

Date: 31/03/2014

*[Signature]*  
Registering Officer  
Muzaffarpur Sadar

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Pawan Kumar' age '26' Sex 'M', 'Vishwanath Mahto', resident of 'Damodarpur, ps-Kanti, muz'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 31/03/2014

*[Signature]*  
Registering Officer  
Muzaffarpur

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur Sadar in Book 1 Volume No. 104 on pages on 248 -275 , for the year 2014 and stored in CD volume No. CD-16 year 2014 .The document no. is printed on the Front Page of the document.

Date : 31/03/2014

Token No. : 8020

Year : 2014

S.No. : 7742

SCORE Ver.3.0

*[Signature]*  
Registering Officer  
Muzaffarpur

Deed No. : 7469

