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 श्रीमती माधुसूता कुमारी साहिबनी कुमारी गुप्ता
 पुत्र १७७ साहू लाल गुप्ता
 पुत्र १७७ साहू लाल गुप्ता
 जिला निबंधन कार्यालय, मुजफ्फरपुर

Deed No. 28207 4

पृष्ठांकन का सारांश

दिनांक 18/10/2013 को Bihari Lal Singhania द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रू0 624000 मुद्रांक शुल्क एवं रू0 20750 निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेखकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 28207 के रूप में पुस्तक सं0 1 की जिल्द सं0 393 के पृष्ठ सं0 534 से 563 तक CD 61 में आज निबंधित एवं कुल 30 पृष्ठों में संधारित किया गया।

दिनांक-18/10/2013

टोकन नं. 30193/2013

निलेश कुमार
निबंधन पदाधिकारीDEVELOPMENT AGREEMENT

This Development Agreement is made and entered into at
 Muzaffarpur on this the 18/10/2013 day of October 2013

Between

Sri Bihari Lal Singhania, aged about 70 years S/o Late
 Chhedi Lal Singhania, an Indian National, resident of

Asha Realty Developers Pvt Ltd

18/10/13
Managing DirectorBihari Lal Singhania
18/10/13

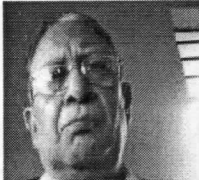
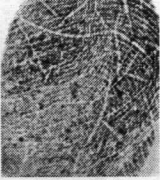
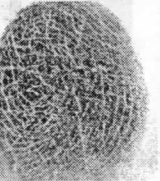
District Registry Office, Muzaffarpur

Token Number 30193

Reg. Year 2013

Serial Number 28957

Deed Number 28207

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Bihari Lal Singhania	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Presented	Bihari Lal Singhania						
By	Bihari Lal Singhania						
Sig.	18/10/13						
Claimant	Madhuri Gupta						
Sig.	Madhuri Gupta						
Identified	Pawan Kumar						
By	गोपबन कुमार						
Sig.	पिताश्व. विश्वनाथ महतो						
	18/10/13						

[Signature]

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Bihari Lal Singhania
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Mohalla Najirpur, Akharaghat Road, PS.- Town District Muzaffarpur in the state of Bihar (India), owning a landed property specified in Schedule A (attached herewith and being part of this development agreement) hereinafter, called and referred to as the '**LAND OWNER**' which term and expression shall unless excluded by or repugnant to the context thereof or meaning thereof, shall be deemed to include his legal heirs, legal representatives, executors, administrators, assigns and successors, of the **First Part**

AND

ASHA REALTY DEVELOPERS PRIVATE LIMITED., a private limited company, registered under the Companies ACT, 1956 in India bearing corporate identity number U70200BR2010 PTC 016330/2010-11 and Permanent Account No. AAJCA0485F having its registered office located in the residence of Shri Ashwini Kumar Gupta, Rajju Sah Lane, P.O.- Ramna, P.S.- Mithanpura, Town and district - Muzaffarpur PIN- 842002 in the state of Bihar (India), hereinafter, called & referred to as '**DEVELOPER**' which expression shall unless excluded by or repugnant to the context or meaning thereof, shall be deemed to include its nominees, assigns, successors in office and representatives, of the **Second Part** and shall be represented through its duly authorized Managing Director, Mrs. Madhuri Gupta aged about 51 years W/o Shri Ashwini Kumar Gupta, & D/o Sri Lakshman Prasad Gupta, an Indian National, resident of Mohalla, Rajju Sah Lane, PO. Ramna, PS. Mithanpura, Town & District Muzaffarpur, Pin - 842002 in the state of Bihar (India).

WHEREAS, the party hereof the First part the '**LAND OWNER**' aforesaid is seized and possessed or otherwise

Asha Realty Developers Pvt Ltd

Madhuri Gupta

Managing Director

Bihari Lal Singhania
18/10/13

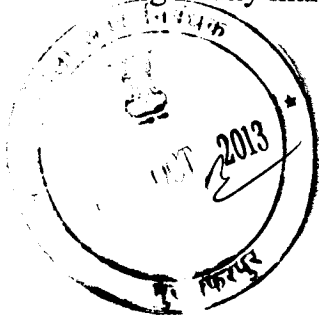


sufficiently entitled to the property in the shape of plot of land measuring about 6 (Six) Kathas and 10 (Ten) dhurs. Bearing khata No.424 (new), 129 (old), Khesra no.1008 (new) 655 (old) holding no.19 Thana No. 669, Anchal Mushahri, ward no.17 (survey ward no.10), situated, lying and being at Mohalla Najirpur, Akharaghat Road, in the district and town Muzaffarpur within Jurisdiction of Muzaffarpur Municipal Corporation, by way of four absolute sale deeds executed by ~~one sri Vishwanath Prasad~~ s/o Badri Lal and got his name mutated in the Anchal office Mushahri and is paying rent to Government of Bihar and receiving rent receipt regularly hereinafter referred to as the said landed property (morefully described in Schedule A)

AND WHEREAS the aforesaid landed property is surrounded by boundary wall from two side and a double storied building stands on part of aforesaid landed property in which the party hereof of the First part ie. The Land owner is residing with his family members.

AND WHEREAS the party of the First part i.e. the Land owner declares as under:-

1. That the area of the said Landed property is Six Kathas and Ten Dhurs.
2. That aforesaid property is in exclusive possession with absolute right, title and ownership interest and the same is free from all encumbrances, debts, liens, mortgages charges and attachments and the land owner alone has in himself good rightful power and absolute authority and title to transfer the whole or part of the said schedule property having a fully marketable title over the said property.



Asha Realty Developers Pvt Ltd

Neelhari Gupta

Managing Director

Bikaner (Rajasthan)
18/10/13

Witnessed by:-

Shankar Sharan Sinha
of Ram bagy Chauvi
P.S. Mithapur
Dist. Muzaffarpur

18.10.13

3. That there is no notice, notification, or order for setback/ acquisition/ requisition of the said property or any part thereof by the Muzaffarpur Municipal Corporation or by any competent authority under any applicable Act.

4. That there are no statutory claims, demands, Attachments, or prohibitory orders made by the Taxation / revenue authorities or any bank / Financial institution or any Govt. or other Local bodies or authorities concerning or relating to the said property or any part hereof. There is no any dues/ loan against the said property or any part thereof of any Govt. Deptt. Or any Local body or any bank.

5. That there is no notice or case pending before any court or any magistrate regarding the said property.

6. That except the Land owner none else is entitled to or has any share, right, title and/ or interest over and in respect of the said property or any part thereof and the Landowner is not benamidar or Trustee of any one in respect of the said property or any part thereof.

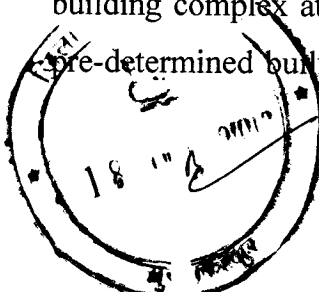
7. That the land owner has not entered in the past into any agreement for sale or development in respect of the above property or in respect of a part thereof nor has made any arrangement with anyone whatsoever regarding the above property or a part thereof.

AND WHEREAS the party hereof of the first part i.e. the Land owner is interested in getting a multistoried residential cum Commercial building complex developed and constructed on the said land through some reputed developer who can develop and construct a residential/ commercial building complex at its own cost and to receive & acquire a pre-determined built up area in the said building complex in

Bikari Lal Singhania
18/10/13

Managing Director
18/10/13
Rachini Gupta
Associate Property Developers Pvt. Ltd.

श्री० पवन कुमार
श्री० रामोदरपुर
श्री० कौशिक
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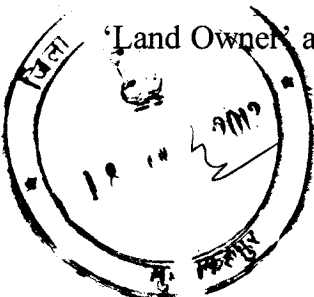
the shape of flats/ Shops, car parking spaces, common areas & facilities etc. as consideration for the value of a pre-determined part of the said property to be conveyed by the land owner to the Developer.

AND WHEREAS, the party hereof of the second part i.e. the developer has approached and offered the party hereof of the first part i.e. the Land owner to develop the said property and to construct a residential/ commercial building complex at developer's own cost / fund and its own risk and responsibilities and as consideration for the value of a pre-determined part of the said property to be conveyed by the landowner to the developer and the Landowner to receive & acquire a pre-determined built up area in the said building complex in the shape of flats/ shops, car parking spaces, common area & facilities etc. to which the party hereof of the first part i.e. the Land owner consented.

AND WHEREAS after due negotiations between the aforesaid parties i.e. the Landowner of the first part and the Developer on the second part and on the representation and declarations made by the Land owner & Developer it has been decided that a multi storey residential/ commercial complex named as 'B.L.SINGHANIA APARTMENT' will be erected and will be built up by the party of the second part i.e. Developer with plan approved by MRDA (Now Muzaffarpur Municipal Corporation) in accordance with Bihar Municipal Act 2007 at Muzaffarpur, Bihar Regional Development Authority Act 1981 and rules made therein including Bye-Laws, as per rule of National Building Code of India, BIS & ISI standards etc and The Bihar Apartment Ownership Act, 2006 rule and bylaws made therein and the 'Land Owner' agreed to receive & acquire 47% (Forty Seven

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Managing Director
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Percent) of the flats/ Shops/ Car parking space & common area facilities etc. of the said building complex as consideration for the value of 53% (Fifty Three Percent) of the landed property to be conveyed by the Land owner to the Developer after completion of construction of the building project.

AND WHEREAS the party of the second part with the consent of the party of the First part has appointed an architect and the said architect has prepared the plans, drawing, maps and elevations of the said multi-storeyed residential-cum-Commercial building complex and the specifications of the work to be done and the materials as per building by laws of The Bihar Municipal Act, 2007 The Bihar Regional Development Authority Act, 1981 and The Bihar Apartment Ownership Act, 2006 with its rules and regulations made therein and have been properly approved and sanctioned by the authorized architect of Muzaffarpur Municipal Corporation in accordance with the building bylaws applicable in the state of Bihar.

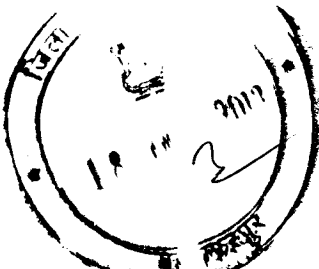
NOW IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :

- (i) That the party of the second part i.e. the developer will build the multistoried residential cum commercial building complex in accordance with the approved structured map, drawings, specifications, designs more fully and particularly described in Annexure II hereunder and forming part of this agreement.
- (ii) That the investment thereon in constructing the aforesaid multistoried residential cum commercial

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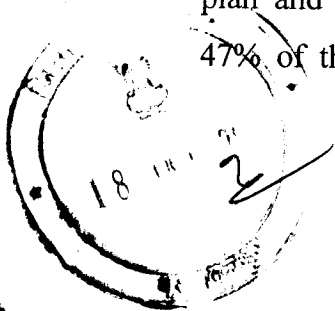
Mudhuni Gupta
Managing Director
18/10/13



- building complex will be borne exclusively and only by the party of the second part i.e. Developer.
- (iii) That the construction work will start on the open land of the property i.e. east to west and the party of the second part i.e. Developer will provide alternative arrangement for drainage and Sewerage (Septic Tank) for the existing building in which the land owner is residing with his family. However the landowner may provide some part of the existing building from west side if its suits to him.
- (iv) That after completion of the construction of the back portion the party of the first part i.e. Landowner will shift to the New Building and vacate the existing building and the existing building will be demolished by the Landowner and after demolition of the existing building the party of second part i.e. Developer will start construction of the front portion of the building.
- (v) That the party of second part i.e. developer will complete the said construction on or before the expiry of three years from the date of commencement of construction with Six Months as the period of grace.
- (vi) That the party of the first part i.e. 'LAND OWNER' has agreed to accept and the party of the second part i.e. the DEVELOPER has agreed to give in consideration of the 53% of the landed property of the Land owner (including the existing residential house which will be demolished as per plan and subject to para (iv) of the agreement), 47% of the residential-cum-commercial building,

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Managing Director 18/10/13

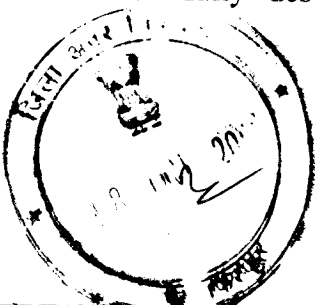


47% of parking space and common areas & facilities herein after known as OWNER'S PORTION and the remaining 53% of flats and commercial space, 53% of parking space and common areas and facilities falling to the share of the developer and shall hereinafter be known as 'DEVELOPER'S PORTION, which shall be deemed to be adequate consideration for the conveyance of right, title and interest in the proportionable portion of the said portion of the said property of the land owner.

- (vii) That the ownership of the full landed property including the existing residential house shall continue to remain with the party of the first part i.e. the land owner till the construction of the building complex is complete as per plan, to the satisfaction of the party of the first part i.e. the land owner.
- (viii) That both the party of the first part i.e. landowner and the party of the second part i.e. Developer agree that after the completion of the building complex as per plan and to the satisfaction of the party of the first part i.e. the land owner, both the parties i.e. of the first and second parts will be the absolute owners of their respective shares as mentioned in forgoing para (vi) of this agreement and as per the rules of the Bihar Apartments ownership Act 2006. In **Annexure I** the share of the party of the first part i.e. the land owner and the party of the second part i.e. Developer have been fully described mentioning the apartment

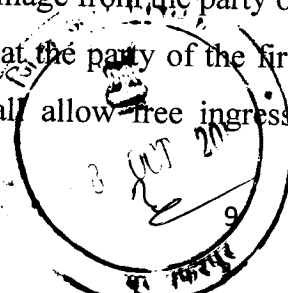
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Managing Director 18/10/13



nos., which forms the part of this development agreement.

- (ix) That the party of the second part i.e. the Developer has agreed that the amount spent on preparation of the map, plans, sanction of plan from MRDA (Now Muzaffarpur Municipal Corporation), revenue and registration fee for the registration of this development agreement etc. will exclusively be borne by the party of the second part i.e. the 'Developer'.
- (x) That both the parties have agreed that except fore-majeure, if the party of the second part fails to complete the said building complex within the stipulated period as per in the foregoing provisions herein including the grace period, the party of the second part i.e. the developer shall pay liquidated damages to the party of the first part i.e. the land owner at the calculation of Rs. 5000/- per month on one-time payment for first six months and then for subsequent months @ Rs.5000/- per month till the completion of the said development of the building till next 12 months. Failing further, the party of the first part i.e. the Land owner will be on liberty and the party of the first part shall have got the option to get work done/ completed from the market at the cost and risk of party of the second part. Delay on account of THE PARTY of the first part i.e. the land owner on any reason will not be counted as delay for the purpose of liquidated damage from the party of the second part.
- (xi) That the party of the first part i.e. the land owner shall allow free ingress to and ingress from the



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Muzaffarpur Municipal Corporation

premises to the party of the second part's workers, employees, sub-contractors, if any, and all other persons, authorized by the party of the second part who are necessary in connection with carrying out of the works under the agreement.

- (xii) That the party of the first part 'the Land owner' or his representatives, shall be entitle to inspect the progress of the construction work and material used for the construction and they shall be entitle to point out to the architect any defects in the construction work, quality of workmanship or material used when such defective work is in progress or being executed or such material is brought on the site. The party of second part i.e. the Developer have to rectify at their own cost the defect in the said construction work or remove such defective materials and the same shall be rectified or removed by the party of second part i.e. the Developer after discussions with the architect as directed by the party of the first part i.e. the Land owner.

- (xiii) That the party of the second part i.e. the Developer will arrange for the registration of the Development Agreement between the parties i.e. the party of the first part i.e. the Land Owner and the party of the second part i.e. developer during first available opportunity with the Registrar, Government of Bihar and the cost so arrived will be borne fully by the party of the second part i.e. the developer .

- (xiv) That the party of the second part ie. The developer shall indemnify the party of the first part

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Managing Director



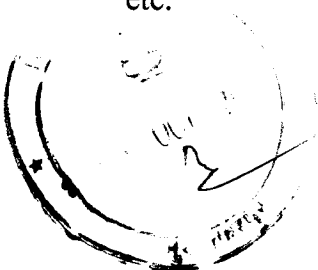
ie. The Land owner in respect of all claims, damages, compensation of expenses payable in consequence to any injury or accident sustained by to any employee, workman, artisan, nominee, invitee or other person while in or upon the said premises or property whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon. The party of the second part ie. The developer shall also be responsible for any damage to buildings, whether immediately adjacent or otherwise and any damage to roads, streets, footpaths, bridges or ways as well as all damages caused to the buildings, and work forming the subject to this contract by frost, rain, wind or other inclemency of weather.

- (xv) That the party of the first part i.e. The Land owner hereby permits the party of the second part i.e. the Developer to do, if required, all acts, deeds, matters things subject to the provisions of the agreement and in accordance with the norms and byelaws of Muzaffarpur Municipal Corporation in accordance with Bihar Municipal Act, 2007 and rules made therein, The Bihar Regional Development Authority Act 1981 and the Bihar Apartment ownership Act, 2006 with its rules and regulations made therein,

- (xvi) That the developer shall be entitled to give applications to the concerned authority for obtaining electrical water and other connections etc.

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Managing Director
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- (xvii) That subject to the conditions of this development agreement, the developer shall be entitled to accept writ services or any writ summons and other legal process or notice and to appear and represent the party of the First part in any court or before Magistrate, judicial tribunal and other tribunals in connection with development of 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 properties or parts thereof and for any purposes aforesaid to sign execute and deliver and file necessary Vakalatnama, claims, complaints applications, affidavit, petition and other documents, papers and writing the cost of which shall be borne by the party of the second part i.e. The developer.
- (xviii) That in case of any legal proceedings in any court or tribunal or forum under law, the party of the second part i.e. the Developer shall take all measures to protect the title, interest and rights of the party of the first part i.e. the Land owner and reasonable advice of the party of the first part ie. Land owner in this regards shall be obtained by the party of the second part i.e. The developer.
- (xix) That the party of the second part i.e. The developer will appoint architects, surveyors, engineers, sub-contractors and other persons with view to ensuring expeditious development and construction but can not assign this development work to any other developer.

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(xx) That both the parties of the first part i.e. Land owner and of the second part i.e. Developer will have independently and separately right to allot apartments/ flat/ commercial space/ car parking to their prospective purchasers in the aforesaid construction only to the extent of their share as described in **Annexure-I** annexed with this agreement. The parties i.e. the Land owner & the Developer will also be entitled to take payments and to enter into/ execute Mahadanama i.e. Agreement to sale with their above allottees and to get them duly registered including mortgage their respective share with the financial institutions for enabling the said allottees to obtain loan against their allotted apartment/ flat/ Shops/ car parking etc. in respect of their portion. After completion of the project both the parties will become absolute owner of their respective share and will sign deed of conveyance and get them duly registered to the extent of their respective share.

(xxi) That the cost of two lifts, installation of noise free appropriate generator will be borne by the party of the second part i.e. the Developer. Whereas the party of the second part will maintain the said apartments for one month and thereafter successfully handover to the constituted Association of apartment's flat owners for further maintenance as per agreement in the society so formed. The party of the second par shall help to form Association and the said society as per the apartment ownership Act 2006 and rules made therein. However the building and its fittings and

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Managing Director
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fixtures will be maintained for one year by the party of second part i.e. the Developer.

(xxii) That the party of the first part i.e. the Land owner, hereby undertakes not to sale, dispose off, alienate with the possession of the said landed property or part thereof save and except allowing and permitting the party of the second part i.e. the developers to development of the land property in accordance with the terms and conditions of this agreement.

(xxiii) That it is agreed that all costs, charges and legal expenses of and incidental to this development agreement including the stamp duty, court fee, registration charges etc, shall be borne and paid by the party of second part i.e. the Developers.

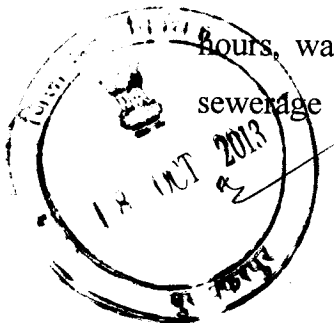
(xxiv) That the party of the second part i.e. the Developers strictly comply and follow with the approved provisions of certified architect, Muzaffarpur Municipal corporation in accordance with Bihar Municipal Act, 2007 and rules made therein, The Bihar Regional Development Authority Act 1981, the Bihar Apartment Ownership Act, 2006 and all other applicable Acts, with its rules and regulations & notifications made therein in relation to constructions of the intending building complex and the party of the second part will provide all civil including structural, electrical, plumbing, fire fighting, lifts, sanitary work including waste water management, overhead tank provisions for water supply, 24X7 hours, water pump with auto on and shut down, sewerage arrangements, etc. as per specification

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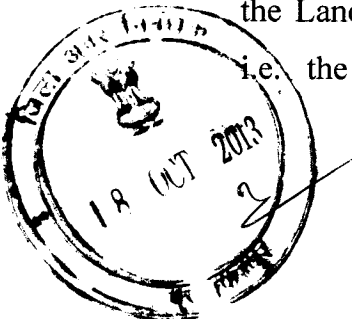


and amenities set out in the approved plan and agreed with the party of the first part. The details are mentioned in Annexure-II.

(xxv) That it has been agreed that in case at any time in future, construction of any additional/ built up area on the said premises is permitted by Muzaffarpur Municipal corporation in accordance and/ or by any other applicable law or by any other authority in accordance with law agreed upon between the party of the first part i.e. the Land owners and the party of the second part i.e. the Developer and is construed by the party of second part i.e. the Developer the same will be mutually shared between the party of the first part i.e. land owner and the party of the second part i.e. the Developers subject to same terms and conditions.

(xxvi) That it has been agreed that the party of the first part i.e. the Land owners shall bear and pay all outstanding/ charges and dues of whatever nature, due and payable in respect of the aforesaid properties in the schedule including ground rent, property tax, electricity charges, municipal dues tax and other outstanding charges up to date of agreement. Thereafter, (from the date of this agreement) all rent, taxes, charges fees, fines, etc shall be borne by the party of the second part i.e. the Developer. And the party of the second part i.e. the Developers will indemnify the party of the first part the Land owners against the same there after.

(xxvii) That both the parties, the party of the first part i.e. the Land owner and the party of the second part i.e. the Developer agree that any betterment



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Manish Kumar
Managing Director

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charges, cess, rent, municipal tax or any levy etc. imposed by Muzaffarpur Municipal corporation or any other public body or the Government, for development/betterment of the area in which the said premises is located or any other levy becomes applicable during the currency of this agreement on the said premises or the building thereon, then the same shall be borne by the party of the first part and the party of the second part jointly in the proportion of built up area in newly constructed Multi storied building complex.

(xxviii) That it has been agreed that the party of the first part ie. Land owner and/or his nominees/allottees, successors, assigns, or transferees will have the same right, title, and interest to use and enjoy all common areas and facilities (as defined in the Bihar Department ownership Act., 2006) including common parking spaces, of the building complex as the party of the second part ie. Developer.

(xxix) That it has been agreed that the party of the first part ie. the land owner and/ or his nominees, successor, allottees, 'transferees' will also be entitled to equitable undivided proportionate share in the lands as the party of the second part ie. the Developer and its nominees.

(xxx) Settlement of Disputes and Arbitration:

All disputes or differences, whatsoever, arising between the parties out of or relating to the construction, meaning and operation or effect of the agreement or the breach thereof, shall be settled by arbitration in Muzaffarpur. The number of

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Manish Gupta
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Managing Director



arbitrators shall be three, to be appointed and nominated in the manner following:

- (a) One arbitrator shall be appointed by the party of the first part ie. the Land owner
- (b) one arbitrator shall be appointed by the party of the second part ie. the Developer
- (c) And such appointed arbitrators shall jointly appoint the third arbitrator who shall act as the presiding arbitrator.

The award made in pursuance thereof shall be binding on the parties. The Arbitration fee will be equally shared by party of the first part and the party of the second part.

(xxxii) That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto and there is no principal agent, employer and employees relationship, too between the party of the First part and party of the second part.

Biboni Iel Sirgbenia
18/10/13

Asha Realty Developers Pvt Ltd
Madhuni Gupta
Managing Director 18/10/13



IN WITNESS WHEREOF the parties hereto of the first part and of the second part, have duly executed and signed these presents duly on the day, month and year first above written.

Signed and delivered by the party of the first part i.e. the Land owner.

Bihari Lal Singhania

Bihari Lal Singhania
18/10/13

Signed and delivered by the party of the second part i.e. the Developer. M/S Asha Realty Developer Pvt. Ltd., Muzaffarpur through its Managing Director.

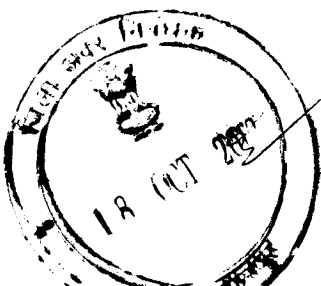
Asha Realty Developers Pvt Ltd

Madhuri Gupta
Managing Director

Asha Realty Developers Pvt Ltd
Madhuri Gupta
Managing Director
18/10/13

WITNESS : 1. Jagannath prasad
S/o Late Devaki prasad
Basanti lane,
Deewon Road, Muzaffarpur

2. सोनी लाल शर्मा
अशोक शर्मा
कुमार पार्क
पिपिली पार्क
गुरुमुखी



SCHEDULE – A

SCHEDULE OF PROPERTY

A piece of Land within the limits of Muzaffarpur Municipal Corporation situated and lying in Mohalla- Najirpur, Akharaghat Road, P.S.-Town, Revenue Thana No. 669 in the town and district of Muzaffarpur in ward No- 17(survey ward No- 10) bearing following other descriptions:->

<u>R.S. Khata No</u>	<u>R.S. Plot</u>	<u>Area</u>
424	1008	6 kathas 10 dhurs
129(old)	655(old)	or 26 Decimals

Boundry:-

North –sri Kishore chaudhary

South – sri kasi Prasad Hisaria & others.

East – Ashok khetan& others.

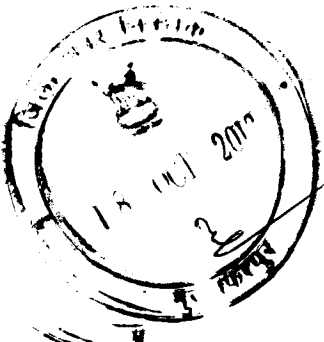
West – Akhara ghat Road

Type of Land is Principal Road commercial

Total value of the Land- 3,12,00000/-

Bibin Lal Singhania
18/10/13

Asha Realty Developers Pvt Ltd
Rachini Gupta
18/10/13
Managing Director



Annexure- I

The schedule of property sharing between the first party
Owner's and second party Developers:

Owner's Portion :-

<u>Flat Number</u>	<u>Built up Area of flat</u>
--------------------	------------------------------

103	741 sq.ft.
-----	------------

104	920 sq.ft
-----	-----------

105	1027 sq.ft
-----	------------

106	772 sq.ft
-----	-----------

203	741 sq.ft
-----	-----------

204	920 sq.ft
-----	-----------

205	1027 sq.ft
-----	------------

206	772 sq.ft
-----	-----------

401	1158 sq.ft
-----	------------

402	1108 sq.ft
-----	------------

503	741 sq.ft
-----	-----------

505	1027 sq.ft
-----	------------

506	772 sq.ft
-----	-----------

605	1027 sq.ft
-----	------------

606	772 sq.ft
-----	-----------

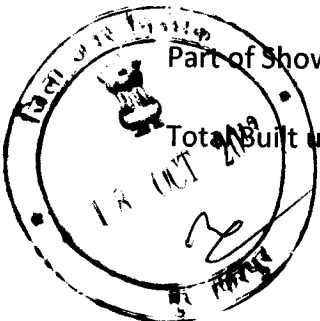
Part of 603	492 sq.ft
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Part of Show Room	1770 sq.ft
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Total Built up Area-	15787 sq.ft
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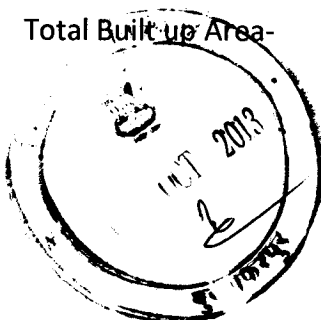
Biharilal Singhania
18/10/13

Asha Realty Developers Pvt Ltd
Vendhni Gupta
18/10/13
Managing Director



Developer's Portion :-

<u>Flat Number</u>	<u>Built up Area of flat</u>
201	1158 sq.ft.
202	1108 sq.ft.
301	1158 sq.ft.
302	1108 sq.ft.
303	741 sq.ft.
304	920 sq.ft.
305	1027 sq.ft.
306	772 sq.ft.
403	741 sq.ft.
404	920 sq.ft.
405	1027 sq.ft.
406	772 sq.ft.
501	1158 sq.ft.
502	1108 sq.ft.
504	920 sq.ft.
604	920 sq.ft.
Part of 603	249 sq.ft.
Part of Show Room	1996 sq.ft.
Total Built up Area-	17803 sq.ft.



ASHA RESIDEX DEVELOPERS PVT. LTD.

Madhvi Gupta
18/10/13

Bikani Lal Singhania
18/10/13

Annexure- II

SPECIFICATIONS

Type of structure: Earthquake resistance RCC frame structure with 10" thick outer & 5" thick internal brickwall.

Internal wall Finish: All internal walls will be cement plaster, double coat putty application and finally painted with plastic paint.

External wall Finish: All external walls will be cement plaster, double coat putty application and finally painted with all weather paint.

Living/dining/lobby/masterbedroom/bedrooms/Flooring:

Vitrified ceramic tiles (2'X2') and matching skirting in all rooms with optional provision of wooden laminated flooring (2'x2') with matching skirting in only one master bedroom on difference payment and prior confirmation of extra charges for the same by the prospective occupant.

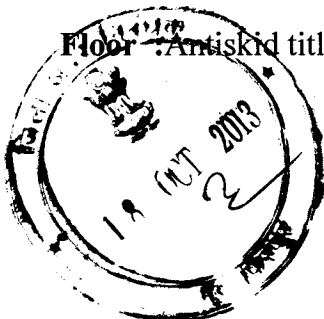
Drawing/Dining/living/ and lobby- plastic emulsion paint over putty punning.

Doors and windows : Internal Frame (Chaukhat) in teak hardwood frame and ISI marka flush door with mica top from one side. External window shutter frame of powder coated glazed aluminium with glass shutter.

Toilets :

Walls : combination of glazed tiles up 7' height.

Floor : Antiskid titles.



Asha Realty Developers Pvt Ltd

Bikari Lal Singhania
18/10/13

Manojni Gupta
Managing Director
18/10/13

Fittings/ fixtures: white vitreous chinaware English WC with low level cistern; Flexi hand jet of water, wash basin , all taps, shower fitting of standard brand like jaguar etc. for hot and cold water, only in bath system. Hot and cold water fitting may be provided on extra payment in basin, kitchen etc.

Kitchen :

Wall :ceramic tiles up to 3' from slab and above tiles, oil bound distemper.

Floor :Antiskid tiles

Working counter :Final polished granite

Fittings/fixtures :Stainless steel sink with drain board with CP fittings.

Modular kitchen : fittings with electric chimney and exhaust fan. On demand extra cost and extra price payment by the prospective occupants.

Electrical : All internal Electrical with multi strand copper wiring in concealed PVC conduits. Wiring will be concealed and suitable for 3 phase supply in accordance with rules and regulation of Bihar State Electricity Board in force at that time. If Bihar Electricity Board need to erect transformer the same may be applied for with decision from Bihar state Electricity Board.

Electric Connection/ Meter : Extra cost as per requirement at the time of possession in individual allottee's name and all meter will be separate in each flat with discussion and permission form Bihar State Electricity Board.

Asha Realty Developers Pvt Ltd

Madhuni Gupta
Managing Director
Biharilal singania
18/10/13



One cable/Disk TV (without connection)and one Telephone point (without connection) will be provided in drawing/dining/living area in each flat.

*15 amp power point will be provided in all rooms and drawing/dining/living/ area for A.C or cooler or heater.

And in each toilet, kitchen, each room will have one fan point, one tube point, one light point and one 5 amp plug point at common wall of bedrooms & two near bedside, with one foot lamp point in all rooms.

Power Back up : 100% electric power back up for common areas, i.e. lifts, street lights, parking area etc one Fan, one Light in each room and kitchen and one fridge, one KVA power backup in each apartment

Water Supply :Two submersible pump operated on mains and generators to run 24x7 hours water supply from tube well to overhead tank with auto 'ON & 'OFF' sensor running of water motor through pump to overhead tank. Hot and cold water supply GI/PPR fitting (without geyser) in toilet, kitchen.

Overhead tank and provision of R.O. water connection point in kitchen. Provision for solar system for the supply of Hot water to the flats on demand and extra cost and price payment.

Lifts :two six person lift.

Common area Lighting : Adequate lighting for the whole building premises with solar/generator backup.

Terrace :Waterproofed and heat proofed with provision of terrace garden and garden night lamp points

Intercom/CC CAMERA: EPABX point (one) will be in drawing/living room of each apartment. CC Camera will be installed for security purpose.

As per ready documents for L/O

Bikari Lal Singhania
18/10/13
Nandini Gupta
18/10/13

Generator: Noise free generator up to One KW power back up in each flat.

Cup Boards: Wood work with teak veneered/mica finish on extra payment.

Note: Above technical specification may change as per advice of architect or technical consultant and as per rule with due consultation with the First party owners. The promoters will have right to implement the changes if any, in the working drawing of the building. In case of the any change to be done at the request of the individual flat owner it will be done at extra cost. Drawing/ map will be displayed at the working sit at the appropriate location.

Bikaraj Lal Singhania
18/10/13

Managing Director
18/10/13

Asha Realty Developers Pvt Ltd

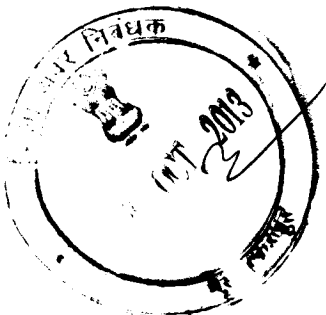
Machhi GPTA

Manager - Ashroli
18/10/2013
Muzaffarpur

Certified that this deed has been prepared under my guidance

Enrol. 718/80
18/10/13

Dated the 18th day of October 2013



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. 624000/-**
Addl. Stamp duty paid under Municipal Act **Rs. 0/-**

Amt. Paid By N.J Stamp Paper **Rs. 500/-**
Amt. paid through Bank Challan **Rs. 644250/-**

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	0	C	0	H1b	0	K1a	0	Lii	0	LLR	0	750
	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. -										20750			

Date: 18/10/2013

Registering Officer
Muzaffarpur

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Friday, 18th October 2013 by Bihari Lal Singhania Chhedi Lal Singhania by profession Agriculture. Status - Executant

Bihari Lal Singhania
Signature/L.T.I. of Presentant

Date: 18/10/2013

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 : 18/10/2013

Registering Officer
Muzaffarpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur Sadar in Book 1 Volume No. 393 on pages on 534 -563 , for the year 2013 and stored in CD volume No. CD-61 year 2013 .The document no. is printed on the Front Page of the document.

Date : 18/10/2013

Registering Officer
Muzaffarpur

Token No. : 30193

Year : 2013 S.No. : 28957

SCORE Ver.3.0

Deed No. : 28207