Serial No. 12888 Circle:-:Mushahari (Town) Book No. :- 1 Deed No. 12611

भारतीय गैर न्यायिक

पचास रुपये रु.50

भारत

FIFTY RUPEES Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

बिहार BIHAR
Serial No. 12888

Deed No. 12611

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

This document was presented for registration on **12/07/2019** by **Bipin Kumar**
A Stamp Duty of Rs. **767450**/- and other Fees of Rs. **21000**/- 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. **12611** in Book No. **1**, Volume No. **185** on pages from **286** to **316** and has been preserved in total **31** pages in C.D. No. **29** / Year **2019**

Signature with Date
(**Sanjay Kumar Gwalia**)
Registering Officer, **Muzaffarpur**

Date: 12/07/2019 Token No: 13150 /2019

Asha Realty Developers Pvt. Ltd.
Director

DEVELOPMENT AGREEMENT

This Development Agreement is made and entered into at Muzaffarpur on this the 12th day of July 2019

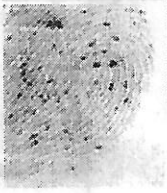
Between

(1) Sri Bipin Kumar , aged about 62 years and (2) Sri Vijay Kumar aged about 61 years, both sons of late Rameshwar

Bipin Kumar 12/7/19
Vijay Kumar 12/7/19

District Registry Office,Muzaffarpur

Token Number 13150 Reg. Year 2019 Serial Number 12888 Deed Number 12611

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Asha Realty Developers Pvt. Ltd.	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Claimant	Ashwini Kumar Gupta (Director)						
Sig.	12/07/19						
Presented By	Bipin Kumar						
Sig.	Bipin Kumar 12/07/19						
Executant	Bipin Kumar	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Executant	Vijay Kumar						
Sig.	Vijay Kumar. 12/07/19						
Identified By	Munna Kumar						
Sig.	Munna Kumar S/O Ganesh Ji 12/7/19						

Bipin Kumar

12/7/19

Prasad Singh both an Indian National, resident of Mohalla – Damuchak, Rasulpur zilani, Majhaulia Road PS.- Kazi Mohammadpur, District- Muzaffarpur in the state of Bihar, Pin-842001 (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 OWNERS'** which term and expression shall unless excluded by or repugnant to the context thereof or meaning thereof, shall be deemed to include their legal heirs, legal representatives, executors, administrators, assigns and successors, of the **First Part**.

PAN- ABEPK5684K (Bipin Kumar)
Aadhar No- 8065 8558 5592 (Bipin Kumar)
Mobile No.- 9470023633 (Bipin Kumar)

PAN- AEXPK6034K (Vijay Kumar) (AEXPK6034K)
Aadhar No- 4045 4306 5256 (Vijay Kumar)
Mobile No.- 8825130144 (Vijay Kumar)

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 house 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

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Director 12/7/19

Bipin Kumar 12/7/19
Vijay Kumar 12/7/19

office and representatives, of the **Second Part** and shall be represented through its duly authorized Director, Sri Ashwini Kumar Gupta aged about 61 years S/o Late Shivnath Prasad, an Indian National, resident of Mohalla-Rajju Sah Lane, PO. Ramna, PS. Mithanpura, Town & District Muzaffarpur, Pin – 842002 in the state of Bihar (India).

Pan verified

PAN- AAJCA0485F
Aadhar No- 9109 0148 4536
Mobile No.- 9835235322

WHEREAS , the party hereof the First part the '**LAND OWNERS**' aforesaid is seized and possessed or otherwise sufficiently entitled to the property in the shape of plot of land measuring about 0.1830 Hector with a very old house there on which will be demolished later on, bearing khata No.293, Khesra no.339 Ka, Kha, Ga, Gha and 340, Present Municipal Holding no.238/273,239/274 Thana No. 348, Anchal Mushahri, ward no.27 situated, lying and being at Mohalla- Damuchak, Rasulpur Zilani, Majhaulia Road, PS- Kazi Mohammadpur in the District and Town-Muzaffarpur within Jurisdiction of Muzaffarpur Municipal Corporation, by way of inheritance from their mother and got their name mutated in the Anchal office Mushahri and are paying rent to Government of Bihar and receiving rent receipt regularly. Hereinafter referred to as the said landed property (more fully described in Schedule A)

AND WHEREAS the party of the First part i.e. the LAND OWNERS declares as under:-

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बिहार सरकार

E-CHALLAN

Government of Bihar

BTC-4

Valid Upto	:	25/07/2019	Date	:	10/07/2019 11:45:13 AM
GRN	:	BHR201907134833M			
Department	:	Registration, Excise & Prohibition Department	From	:	
Office Name	:	Muzaffarpur Sadar	To	:	
Financial Year	:	2018-2019			
Treasury	:	Muzaffarpur			

ACCOUNT HEAD DETAILS	PAY AMOUNT
R0030021030001-75-49-STAMP DUTY ON IMPRESSING OF DOCUMENTS	755700.00
R0030031040001-75-49-FEES FOR REGISTERING DOCUMENTS	20000.00
R0029008000006-00-01-LANDLORD REVENUE AND PROCESSING FEES	0.00
Total Amount : Rupees Seven Lac Seventy Five Thousand Seven Hundred Only	775700.00

PAYER DETAILS		
Tax ID (if any)	:	
Unique Id	:	
Name	:	ASHA REALTY DEVELOPERS PVT. LTD.
Address	:	AT- MUZAFFARPUR

PAYMENT DETAIL			FOR USE IN RECEIVING BANK			
BANK Name	:	SBI	CIN	null	REF No	CPT3041395
Branch	:		Date & Time :	10/07/2019 11:45:13 AM		
			Scroll No & Date :			

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पक्षकार प्रतिं

मुजफ्फरपुर स्कोर, मुजफ्फरपुर

दस्तावेज के निबंधन के लिए जमा किए जाने वाले सर्विस चार्ज के भुगतान के लिए बैंक चालान

एस्क्रो लेखा सं०–00000010875807729 बैंक स्क्रौल सं०–.....

पक्षकार का नाम /पता (जिसकी ओर से जमा किया जा रहा है।)– **ASHA REALTY DEVELOPERS PVT. LTD.**

पता– **MUZAFFARPUR.**

बैंक का नाम एवं शाखा– रेड क्रॉस शाखा, मुजफ्फरपुर निबंधन कार्यालय– जिला निबंधन कार्यालय मुजफ्फरपुर

राशि– ₹ 1000.00 **Rupees One Thousand Only**

> चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

> चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात् ही मान्य होगी।

जमाकर्त्ता का नाम
एवं हस्ताक्षर
मो० नं० 7260008951

1.That the area of the said Landed property is 0.1830 hector or 45.22 decimal.(46 decimal as per Malguzari Receipt) .

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 OWNERS alone have in themselves 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.

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 OWNERS 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 Landowners are not benamidar or Trustee of any one in respect of the said property or any part thereof.

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Vijay Kumar
12/7/19

7. That the LAND OWNERS have 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 have 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 OWNERS are interested in getting a multi-storeyed residential complex developed and constructed on the said land through some reputed developer who can develop and construct a residential building complex at its own cost and to receive & acquire a pre-determined built up area in the said building complex in the shape of flats, 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 OWNERS 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 OWNERS to develop the said property and to construct a residential 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 landowners to the developer and the Landowners to receive & acquire a pre-determined built up area in the said building complex in the shape of flats, car parking spaces, common area & facilities etc. to which the party hereof of the first part i.e. the LAND OWNERS consented.

AND WHEREAS after due negotiations between the aforesaid parties i.e. the Landowners of the first part and

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the Developer of the second part and on the representation and declarations made by the LAND OWNERS & Developer it has been decided that a multi-storey residential apartment named as '**R.R.ENCLAVE**' will be erected and will be built up by the party of the second part i.e. Developer with plan approved by Muzaffarpur Municipal Corporation in accordance with Bihar Municipal Act 2007 at Muzaffarpur, 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 bye-laws made therein and the 'LAND OWNERS' agreed to receive & acquire 43% (Forty Three Percent) of the built-up area , car parking space & common area facilities etc. of the said building complex as consideration for the value of 57% (Fifty Seven Percent) of the landed property to be conveyed by the LAND OWNERS 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 will appoint an architect and the said architect will prepare the plans, drawing, maps and elevations of the said multi-storeyed residential building complex and the specifications of the work to be done and the materials as per building bye- laws of The Bihar Municipal Act, 2007 and The Bihar Apartment Ownership Act, 2006 with its rules and regulations made therein and will apply jointly to take approval and sanction by the competent authority of

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Muzaffarpur Municipal Corporation in accordance with the building bye-laws 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 multi-storeyed residential apartment 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 multi-storeyed residential building complex will be borne exclusively and only by the party of the second part i.e. Developer.

(iii) That the party of second part i.e. developer hereby undertake to commence the construction within one month from the date of handing over the land by the Landowners and will complete the said construction on or before the expiry of three years from the date of registration in RERA BIHAR with Six Months as the period of grace.

(iv) That the party of the first part i.e.'LAND OWNERS' have agreed to accept and the party of the second part i.e. the DEVELOPER has agreed to give 43% of the built-up area, and common areas & facilities and parking space in consideration of 57% of the landed property of the land owners herein after known as OWNER'S PORTION and that the remaining 57% of built up

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Director 12/7/19

area and 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 proportion of the said property of the LAND OWNERS.

(v) That both the party of the first part i.e. landowners 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 OWNERS, 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 (iv) 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 OWNERS and the party of the second part i.e. Developer have been fully described mentioning the Flat nos., which forms the part of this development agreement In **Annexure I** the land owners have also divided their respective shares separately in two parts mentioning their name before their share of flats, which will be their absolute property.

(vi) That the party of the second part i.e. the Developer will bear the amount spent on preparation of the map, plans, sanction of plan from Muzaffarpur Municipal Corporation and

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revenue and registration fee for the registration of this development agreement etc. and all other expenditure incurred in erecting the apartment will also be borne exclusively by the party of the second part i.e. the 'Developer'.

(vii) That both the parties have agreed that except force-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 OWNERS at the calculation of Rs. 10000/- (Ten Thousand Only) per month on one-time payment for first six months and then for subsequent months @ Rs.20000/-(Twenty Thousand Only) 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 OWNERS 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 OWNERS on any reason will not be counted as delay for the purpose of liquidated damage from the party of the second part.

(viii) That the party of the first part i.e. the LAND OWNERS shall allow free ingress to and egress from the premises to the party of the second

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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 construction works under the agreement.

(ix) That the party of the first part 'the LAND OWNERS' or their 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 OWNERS.

(x) 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 OWNERS 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.

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(xi) That the party of the second part i.e. The developer shall indemnify the party of the first part i.e. The LAND OWNERS 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 i.e. 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.

(xii) That the party of the first part i.e. The LAND OWNERS 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

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rules and regulations made therein in relation to construction of said apartment.

(xiii) That both the parties i.e the land owners & the developer shall jointly apply to the concerned authority for sanctioning of building plan & map in Muzaffarpur Municipal Corporation, whereas applications for obtaining electrical, water and other connections etc. shall be applied by the sole signature of the 2nd party developer after taking prior consent of land owners.

(xiv) 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 legal 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 Vakalatanama, claims, plaints 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.

(xv) 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

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Bipin Kumar 12/7/19

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measures to protect the title, interest and rights of the party of the first part i.e. the LAND OWNERS and reasonable advice of the party of the first part i.e. LAND OWNERS in this regards shall be obtained by the party of the second part i.e. The developer.

(xvi) 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 cannot assign this development work to any other developer.

(xvii) That during construction period both the parties of the first part i.e. LAND OWNERS and of the second part i.e. Developer will have independently and separately right to allot apartments/ flat/ 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 OWNERS & the Developer will also be entitled to take payments and to enter into/ execute Mahadanama i.e. Agreement to sale with their prospective 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/ car parking etc. in respect of their portion. After completion of the project both the parties will become absolute

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Director
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Vijay Kumar.
12/2/19

owner of their respective share and will sign deed of conveyance and get them duly registered to the extent of their respective share.

(xviii) 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 six 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 fixtures will be maintained for one year by the party of second part i.e. the Developer.

(xix) That the party of the first part i.e. the LAND OWNERS, hereby undertake not to sale, dispose of, 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.

(xx) That it is agreed that all costs, charges and legal expenses of and incidental to this development agreement including the stamp duty, court fee,

Shiv Realty Developers Pvt. Ltd.
Director
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Bipin Kumar
12/7/19

Vijay Kumar.
12/7/19

registration charges etc, shall be borne and paid by the party of second part i.e. the Developers.

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

(xxii) 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

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up to date of agreement. However if any tax like Service Tax, GST etc is imposed by the Government time to time on the Land owners, it would be paid by the party of the first part i.e. the Land Owners. Thereafter, (form 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.

(xxiii) That both the parties, the party of the first part i.e the land owners and the party of the second part i.e the developer agree that any betterment charges imposed by Muzaffarpur Municipal Corporation or any other public body or the Government, for the betterment of the area in which the said premises is located during the currency same shall be borne by the party of the first part and the party of the second part jointly in the proportion of the built up area in the newly constructed Multi-storeyed building complex. Any other rent, Municipal tax and levy imposed by the Government authority or the Municipal Corporation for the said property would be borne by the party of the second part i.e developer exclusively.

(xxiv) That it has been agreed that the party of the first part i.e. LAND OWNERS and/or their nominees/ allottees, successors, assigns, or transferees will

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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) of the building complex as the party of the second part i.e. Developer.

(xxv) That it has been agreed that the party of the first part i.e. the LAND OWNERS and/ or their nominees, successor, allottees, 'transferees' will also be entitled to equitable undivided proportionate share in the lands as the party of the second part i.e. the Developer and its nominees.

(xxvi) 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 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 i.e. the LAND OWNERS

(b)one arbitrator shall be appointed by the party of the second part i.e. 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.

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Director 12/2/19

Bipin Kumar 12/2/19

Vijay Kumar. 12/2/19

(xxvii) 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.

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Director 12/2/19

Bipin Kumar 12/2/19

Vijay Kumar 12/2/19

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 OWNERS.

Bipin Kumar

Vijay Kumar.

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

Asha Realty Developers Pvt. Ltd.

Director

Asha Realty Developers Pvt. Ltd.

Director 12/7/19

Bipin Kumar 12/7/19

Vijay Kumar. 12/7/19

WITNESS : 1. Munna Kumar
S/o Late Ganesh Jha
at Pankhatoli
Muzaffarpur

Deed Writer Lic. - 11/02

2. A Kishore

(ATUL KUMAR SINHA)
S/o Late Birendra Narayan Sinha
Address:- Manjhulia Road
Ratulpur Zilani,
Muzaffarpur - 842001

SCHEDULE - A

SCHEDULE OF PROPERTY

A piece of Land within the limits of Muzaffarpur Municipal Corporation situated and lying in Mohalla- Damuchak, Rasulpur Zilani, Majhaulia Road, PS- Kazi Mohammadpur, Revenue Thana No- 348 in the town and district of Muzaffarpur in ward no- 27, Jamabandi No-131 bearing following other descriptions:-

R.S. Khata	R.S. Plot	Area	Value
293 (Two Hundred Ninety Three)	339 Ka,Kha,Ga,Gha (Three Hundred Thirty Nine)	0.0910 Hector or22.48 Decimals (Twenty Two point Forty Eight)	Rs.16860000
	340 (Three Hundred Forty)	0.0920 Hector or 22.74 Decimals (Twenty Two point Seventy Four)	Rs.17055000

Total area of land- 45.22 decimals
(as per malgujari receipt 46 decimals)
(Forty Six decimals)

Boundary of R.S. Plot No-339

North - Late Rajeshwari Pd. Singh

South - R.S. Plot No-340

East - Drain

West - Majhaulia Road

Asha Realty Developers Pvt. Ltd.
Director 12/12/19

Bijpinn Kumar 12/12/19

Vijay Kumar. 12/12/19

Boundary of R.S. Plot No-340

North - R.S Plot No-339

South - Drain

East - Drain

West - Majhaulia Road

Boundary of the combined land.

North - Late Rajeshwari Pd.Singh

South - Drain

East - Drain

West - Majhaulia Road

Type of Land is Main Road Residential

Total Value of the Land – Rs. 3,39,15,000/-

Value of building R.B.C – Rs. 38,70,000/-

(Area of building 5160 sq.ft)

Years of construction – 1956.

Reality Developers Pvt. Ltd.
Director
12/7/19

Bijpin Kumar
12/7/19

Vijay Kumar
12/7/19

Annexure – I

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

Owner's Portion :-

Name of Owner	Flat Number	Built up Area
Bipin Kumar	Flat No.101(Part)	460 Sq,ft
	Flat No.102	918 Sq.ft
	Flat No.104	1084 Sq.ft
	Flat No.105	879 Sq.ft
	Flat No.109	1193 Sq.ft
	Flat No.309	1193 Sq.ft
	Flat No.308	1047 Sq.ft
	Flat No.401	1408 Sq.ft
	Flat No.402	918 Sq.ft
	Flat No.505	879 Sq.ft
	Total	**9979 Sq.ft**
Vijay Kumar	Flat No.101(Part)	912 Sq.ft
	Flat No. 103	1018 Sq.ft
	Flat No.106	874 Sq.ft
	Flat No.107	902 Sq.ft
	Flat No.108	1047 Sq.ft

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Director
12/12/19

Bipin Kumar 12/12/19

Vijay Kumar 12/12/19

Flat No.307	902 Sq.ft
Flat No.403	1018 Sq.ft
Flat No.404	1084 Sq.ft
Flat No.508	1047 Sq.ft
Flat No.509	1175 Sq.ft
Total	**9979 Sq.ft**

Developers Pvt. Ltd.
Director 12/7/19

Developer's Portion :-

Flat Number	**Built up Area of**
Flat No.201	1372 Sq.ft
Flat No.202	918 Sq.ft
Flat No.203	1018 Sq.ft
Flat No.204	1084 Sq.ft
Flat No-205	879 Sq.ft
Flat No-206	874 Sq.ft
Flat No-207	902 Sq.ft
Flat No-208	1047 Sq.ft
Flat No-209	1277 Sq.ft
Flat No-301	1372 Sq.ft
Flat No-302	918 Sq.ft
Flat No-303	1018 Sq.ft

Bipin Kumar 12/7/19
Vijay Kumar 12/7/19

Flat No-304	1084 Sq.ft
Flat No-305	879 Sq.ft
Flat No-306	874 Sq.ft
Flat No-405	879 Sq.ft
Flat No-406	874 Sq.ft
Flat No-407	902 Sq.ft
Flat No-408	1047 Sq.ft
Flat No-409	1193 Sq.ft
Flat No-501	1372 Sq.ft
Flat No-502	918 Sq.ft
Flat No-503	1018 Sq.ft
Flat No-504	1084 Sq.ft
Flat No-506	874 Sq.ft
Flat No-507	902 Sq.ft
Total	**26579 Sq.ft**

Realia Realty Developers Pvt. Ltd.
Director 12/7/19

Bipin Kumar 12/7/19

Vijay Kumar 12/7/19

Annexure – II

SPECIFICATIONS

1) **Type of structure** - Earthquake resistanee RCC frame structure with 10" thiek brick wall (as per IS Code) Cement –ACC, Lafarge, Prism, Ultratech.
   Steel – SAIL, RINL TATA, JINDAL.
2) **Brick Work**- First class brickworks 5" thick partition wall in cement mortar as per details of construction requirements layout plan.
3) **Internal Wall** - All internal wall will be cemented & plaster of perish finish including toilet and balcony.
4) **External Wall Finish** – All external walls shall be cement plaster and painted with all-weather paint.
5) **Living/dining/lobby/master bed room/bedrooms** :
   Flooring – GVT 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 of payment and prior confirmation of extra charges for the same by the prospective occupant.
   Balconies and verandah – Non-skid tiles standard with matching skirting.
   Wall and Ceiling – Oil Bound Distemper appropriate pop in ceiling.
   Drawing/Dining/living and lobby- Plastic emulsion paint over pop punning and cornice.
   Staircase & common passage will be of granite flooring with granite skirting.

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Director
12/7/19

Bipin Kumar
12/7/19

Vijay Kumar.
12/7/19

Doors and Windows :

Internal Frame (Chaukhat) –Teak hardwood frame with lamination on chaukhat .

Door - Company laminated flush door of century or equivalent brand.

External Window – UPVC sliding window

Toilet-

Walls – Combination of glazed tiles up 7' height.

Floor – Antiskid tiles.

Fitting/Fixtures- White vitreous chinaware English WC with low level cistern; seat jet and flexi hand jet of water; Wash basin; all taps, shower fitting of standard brand like Kolhar or Jaguar for hot and cold water fitting.

Kitchen-

Wall- Ceramic tiles up to 3' from ground and above, oil bound distemper.

Floor – Antiskid tiles.

Working counter – Final polished granite.

Fitting/Fixtures – Stainless steel sink with drain board with cp brass fittings.

6) **Electrical** – All internal electrical work with multi standard copper wiring in concealed PVC conduits. Wiring will be concealed 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

Asha Realty Developers Pvt. Ltd.
Director 12/7/19

Bijay Kumar 12/7/19

Vijay Kumar 12/7/19

allottee's name and all meter will be separate in each flat with discussion and permission from Bihar State Electricity Board.

One Cable/Disk TV (without connection) and one Intercom point (without connection) will be provided in drawing/dining/living area for AC or cooler or heater.

15 Amp. Power point will be provided in all rooms and drawing/dining/living area for AC or cooler or heater.

And also provided in each toilet, kitchen.

Each room will have one fan point, one tube point and one 5amp plug point at common wall of bedrooms & two near bed side, with one foot lamp point in all rooms.

7) **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.

8) **Water Supply**- Two submersible pump operated on mints 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 trough overhead tank and provision of R.O water connection point in kitchen.

9) **Lifts** – Two six person automatic lift

Asha Realty Developers Pvt. Ltd.
Director
19/7/19

19/7/19

19/7/19

10)**Common area Lighting** – Adequate lighting for the whole building premise with generator backup.

11) **Community Hall** – A community Hall will be provided on terrace top with folding option. RCC Structure and roof will not be constructed.

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

13) **Generator** – Noise free generator up to One KW power back up in each flat.

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 owner. 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 site at the appropriate location.







INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR04214774553627R
Certificate Issued Date	:	11-Jul-2019 12:51 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ MUZAFFARPUR SRO/ BR-MUZ/ MUZ
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01047045667390 62R
Purchased by	:	ASHA REALTY DEVELOPERS PVT LTD MUZ
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	ASHA REALTY DEVELOPERS PVT LTD MUZ
Stamp Duty Paid By	:	ASHA REALTY DEVELOPERS PVT LTD MUZ
Stamp Duty Paid (Rs.)	:	11,700(Eleven Thousand Seven Hundred only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	11,700 (Eleven Thousand Seven Hundred only)

T-13150

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SHCIL MUZAFFARPUR

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2. The onus of checking the legitimacy is on the users of the certificate.
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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. 767450/-	Amt.Paid By N.J Stamp Paper	Rs. 50/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 788400/-

Registration Fee

FEE PAID

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

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

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

Registering Officer
Muzaffarpur

Date: 12/07/2019

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur on Friday, 12th July 2019 by Bipin Kumar Late Rameshwar Prasad Singh by profession Others. Status - Executant

Bipin Kumar

Signature/L.T.I. of Presentant **Date:12/07/2019**

Registering Officer
Muzaffarpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Munna Kumar' age '50' Sex 'M', 'Late Ganesh Jha', resident of 'Pankha Toli, Ps- Kazi Mohammadpur, Muz.'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Muzaffarpur

Date : 12/07/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur in Book 1 Volume No. 185 on pages on 286 -316, for the year 2019 and stored in CD volume No. CD-29 year 2019 .The document no. is printed on the Front Page of the document.

डीड ओपरेटर

Registering Officer
Muzaffarpur

Date : 12/07/2019

Token No. : 13150 Year : 2019 S.No. : 12888 SCORE Ver.4.1 Deed No . :d No . : 12611