Serial No. - 11427 Book No.- 1 / Deed No. - 9743

Summary of Endorsement

This document was presented for registration on this Sunday, the 27th of March 2011 by Abhimanyu Singh.

A stamp duty of Rs. 52400/- and other fees of Rs. 804/- has been paid in it.

The document was found admissible. The names,photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 9743 in Book No. 1 , Volume No. 169 on pages from 344 to 361 and has been preserved in total 18 pages in C.D. No. 27 / Year 2011 .

SCANNED

Signature with date
(Ajay Krishna Mishra)
Registering Officer , Patna

Date :27/03/2011 Token No. : 11620 / 2011

DEVELOPMENT AGREEMENT

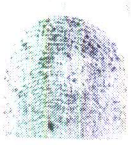
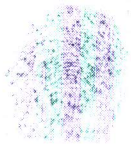
This Development Agreement made and entered into at Patna this 26.th. day of March, 2011 (Two thousand Eleven) AD.

BETWEEN

Sri Abhimanyu Singh (I.A.S. Retd.) son of Late Hari Nandan Singh, resident of Mohalla- Kadamkuan, P.S.- Kadamkuan, Distt.- Patna, hereinafter referred to as 'Land Owner', which term or expression shall unless excluded by or repugnant to the subject or context, be deemed to include his heirs, executors, administrators, representatives and assigns of the **First Part**.

Serial No : 11427
Token No : 11620

Deed No : 9743
of 2011

Type & Status of Party	Name of Party	Photo	Thumb	Index	Middle	Ring	Little
In Favour of	*Amrendra Dayal Singh(Dir)*						
	Signature of Party						
Presented by Self	*Abhimanyu Singh*						
	Signature of Party						
Executed by	*Abhimanyu Singh*						
	Signature of Party						
Identifier	*Sujay Ram*						
	Signature of Party						

AND

Artech Construction Engineers Pvt. Ltd., a Company incorporated under the Companies Act., 1956, having its registered office at G-01, Friends Vatika Apartment, Harishanker Verma Lane, Boring Patliputra Road, Patna-13, in the Town and District of Patna, acting through its Managing Director ***Shri Amrendra Dayal Singh,*** Son of Dr. Din Dayal Singh, resident of 401, Friends Mahima Apartment, Jagdamba Path, North Sri Krishnapuri, Patna, hereinafter referred to as "The Builders/Developers", which expressions shall unless repugnant to the context shall mean their promoters, successors in office, administrators, executors, successors in interest, assigns, representatives and nominees of the Second Part.

AND Whereas the Owner is seized and possessed of or otherwise have sufficiently entitled to the piece of land measuring 13 decimals more or less, Situated in Mauza- Shekhpura, Survey Thana- Phulwari, at present Police Station- Shastri Nagar, Town and District- Patna, bearing Survey Plot no. 1434, Khata no. 51, Tauzi no. 5609, Thana No. 9 of Patna Municipal Corporation, within the limits of P.M.C. and under the Jurisdiction of District/Sub Registrar, Sadar Registry Office, Patna, more fully described in the Schedule appearing at the foot of this indenture and hereafter referred to as **"the Land".** The ground rent payable to Circle Office, Sadar Anchal, Patna is Rs. 1.40 paisa only annually vide Zamabandi no. 612.

HISTORY OF LAND

AND Whereas the father of Owner, Sri **Hari Nandan** Singh had purchased 26 decimals of land from Sri Chathu Bhagat & Sri Sukhu Bhagat sons of Akal Bhagat, Sri Dhanu Bhagat minor son of Chatu Bhagat, Sudarshan Bhagat minor son of Sukhu Bhagat, Sharwan Bhagat, Bipat Bhagat, Bishambhar Bhagat, all sons of Late Akwam Garari, resident of Village- Shekhpura, P.O.- B.V.Collage, P.S.- Kotwali, Distt.- Patna through a Registered deed of Absolute sale bearing no. 4462/1948 on 01.06.1948, which is Registered in the Office of the District Registrar Patna in Book no. 1, Volume no. 62, pages 382 to 389. Since then he came in actual physical possession over the land. Thereafter Sri **Hari Nandan** Singh died leaving behind four sons. Sri Abhimanyu Singh and Sri

Vijay Kumar Singh 3rd and 4th sons of Sri Hari Nandan Singh were given half and half or equalnshare 13D each, in the above mentioned plot. The other two sons got their share in the land close to Boring road, Patna . Accordingly Sri Abhimanyu Singh and Sri Vijay Kumar Singh mutated their names in the state serista vide mutation case no. 1701/1972-73 and paying rent to the state of Bihar as absolute owner more fully described in Schedule appearing at the foot of this indenture and hereafter referred to as **"the Land"**. The ground rent payable to Circle Office, Sadar Anchal, Patna.

That the land owner has assured that apart from the Land Owner himself none else is entitled to or has any share, right, title or interest in the said land or any part thereof either as partner or co-sharer in joint family and the land owner is not Benamidars or trustees for any one in respect of the said land, the maintenance and upkeep therefore is not connected to anybody or the joint family or any nucleus thereof. The builders shall not be liable for any of the outgoing or outstanding dues over the said land relating to the period prior to the execution of this document and the same shall be the sole liability of the land owner only.

And whereas the Owner is interested in getting a multistoried residential complex developed and construction made on the Scheduled land and acquire proportionate to area of residential built up area in the same as consideration in exchange for the full and final value of the land to be transferred to the Builders/ Developers or their nominees.

AND WHEREAS aforesaid developer offered to construct at its own cost, a Residential Building Complex on the Scheduled land of the owner hereinafter referred to as "the building" and to give **50%** of the total built-up area to be constructed on the scheduled land as per the specifications detailed in Annexure I to the owner hereinafter referred to as "the owner's area" in full, final and adequate consideration for the value of **50%** of the Scheduled land which shall be conveyed by the owner in favour of the Developer and/or its nominee or nominees including a cooperative society after completing the building and handing over of the owner's area by the developer to the owner and to retain the remaining **50%** built-up area of the building hereinafter referred to as the "Developer's area" for its prospective buyers.

Certain terms and conditions were agreed to by and between the owner and the developer with regard to the transfer of the said land by the owner to the developer and the construction of the said building complex by the developer and disposal of Flats, Parking spaces & other utility spaces there in the developer's area. The Parties hereto are desirous of recording into writing the terms of such agreement as hereunder:-

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:-

1. The owner above named hereby agrees to appoint the aforesaid developer as the developer of the aforesaid land and grant to the developer, who hereby accepts from the owner the right to develop the aforesaid land more fully detailed in the Schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter appearing.
2. It has been further agreed by both the parties that over and above the percentage share in the building the landowner will receive a sum of Rs. 20,000/- (Rupees Twenty Thousand) only from the developer as compensation for rent loss from the date it took actual vacant possession of the land from the landowner for construction till the developer handover the project.
3. The owner simultaneously with the execution of the indenture hereby agreed to entrust the right to take up preliminary works for development and construction of building/s comprising Flats, Parking spaces and other utility spaces, to allot, enter into agreement for sale developer's area of the same to its prospective buyers to the exclusion of the owner area.
4. The Owner will convey, transfer and/or assign to the developer and/or its nominee/nominees as the developer may desire free from all encumbrance **50%** of the total land at/or for consideration simultaneously with completion and handing over of physical possession of the owner's area to the owner on the terms and conditions mentioned herein.
5. The developer, after execution of this development agreement shall proceed expeditiously with site development and preparation of building plans as agreed by the owner and after getting the same signed by the owner with other

Jitendra Singh 26/3/11

Amrendra Dayal 26/3/11

necessary papers, declaration, affidavits etc. submit the same to the Patna Municipal Corporation or to the competent authority for sanction. After sanction of the plan by the competent authority the developer shall start construction and on completion of the entire construction and if required after obtaining clearances from Competent Authority the developer shall hand over the owner's area to the owner as consideration for the value of the **50%** of the aforesaid land to be transferred by the owner to the developer or its nominee/nominees including a cooperative society.

6. The owner will be entitled to get **50 %** of the total constructed built-up area covering the Flats, Parking spaces and Other utility spaces proposed or in all future addition or any other usable area as per the specifications detailed in Annexure I of this agreement, whose allocation shall be made in agreed proportion immediately after preparation of and finalization of building plans.

7. The owner hereby agree to transfer and convey **50%** undivided share (6.5 decimals)of the scheduled land to the developer or its nominee/nominees including a cooperative society simultaneously with taking over of the owner's area from the developer which shall deemed to be consideration as full, final and adequate consideration of the land as aforesaid. The owner, thereafter, shall have no right, title or interest over the land conveyed as aforesaid.

8. It is further agreed and undertaken by the developer that the owner shall have full right, title, ownership interest over the owner's area referred to above allotted to the owner as his share out of the total built-up area and the owner shall be fully entitled to enjoy the above built-up area either individually or collectively or shall be fully entitled to transfer, convey, grant otherwise alienate or transfer/sell his interest in any manner deemed fit by the owner to any person, association of persons, firms, companies, body corporate, co-operative societies, government agencies etc. on such terms and condition as may be decided by the owner individually or collectively. All cost of construction of the aforesaid owner area and incidental thereto shall be born and paid by the developer.

9. That it shall take about **2 years 6 months** (Two years six months) from the date of sanction of the plan from the

Competent Authority or handing over of peaceful vacant possession of the schedule land whichever is later subject to a further grace period of 6 (six) months to complete the construction of the building. In case the developer fails to complete the building within the stipulated time as aforesaid, the owner shall be entitled for additional compensation @ Rs.30,000/- (Rupees Thirty Thousand) only per month till 6 (six) month. If the developer fails to complete and hand over the owner area even after one year in that event the owner shall be entitled for revised compensation @ Rs. 40,000/- (Rupees Forty Thousand) only per month. This compensation will be over and above of the amount given to land owner as promised in clause No. 2 Page no. 4. Provided that if any time is lost to the developer by any such happening as is beyond the control of the developer including force majeure, fire, tempest or other inevitable causes, accidents etc. the stipulated time of 2 years 6 months and grace period of 6 months shall stand extended accordingly.

10. The developer shall be entitled to develop the aforesaid land by constructing thereon one or more building/s comprising Flats, Parking spaces & Other utility spaces in accordance with the sanctioned building plans and to allot the developer's area in the building/s to be constructed on the said land to such person or persons as the developer in its discretion think fit and to receive and realize the prices in respect of the allotment and agreement for sale of such Flats, Parking spaces & Other utility spaces and to appropriate the same.

11. That the Developer shall act as an independent developer in constructing the said building/s over the scheduled land and shall keep the owner indemnified from and against all third parties claims as well as against all action taken by competent authorities including PMC arising out of any act or omissions against the development in or relating to design or construction of the said building.

12. That this Development Agreement is being registered and will be guided by the different provisions of the BIHAR APARTMENT OWNERHIP ACT 2006.

13. THE OWNER HEREBY AUTHORIZE THE DEVELOPER TO DO IN ACCORDANCE WITH LAW IF

Abhimanyu Singh 26/3/11

Amrendra Dayal 26/3/11

REQUIRED, ALL ACTS, AND DEEDS, AND IN PARTICULAR SUBJECT TO OTHER PROVISIONS OF THIS AGREEMENT:

(i) To have plans of the proposed building/buildings to be constructed on the aforesaid land prepared/ amended in accordance with rules and regulations of the concerned authorities and other statutory provisions and to submit the said plans to the Patna Municipal Corporation and/or other competent authorities with the application for approval and sanction and to do and sign all writings and undertakings as may be necessary in connection with the approval and sanction of such plans. However; the owner will also sign all the necessary plans, specifications, declarations, affidavits and other legal and statutory papers for getting the plan of the building/s sanctioned by the Patna Municipal Corporation or amendments therein subject to their satisfaction.

(ii) Notwithstanding anything contained in this agreement, the owner or his authorized representative (s) hereby reserve ***their*** right to be consulted, supervise and have their say in the entire process of planning and construction with a view to maintaining its quality of construction. However the owner or his representative shall not hold any office for that purpose on the owner area during the period of construction.

(iii) To appoint architects, surveyors, engineers and contractors and other person or persons.

(iv) To make applications to the concerned authorities for obtaining electrical connections and permits or quota for cement, steel and other, controlled building materials.

(v) AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sale or enter into agreement for ***sale*** or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions. That after the completion of the construction of the building/ project, the land owner and Developers/ Promoters shall be absolute owner of their respective shares and they will be entitled to sell/transfer as per provisions of Bihar Apartment Ownership Act, 2006 u/s 5(1) & 5(2) and others.

(vi) To accept service of any writ, summons or other legal process or notice and to appear and represent the owner in

any court or before any magistrate, judicial tribunal and other tribunals or Income Tax or other authorities in connections with the development of the said property and to commence or file suits, actions or other proceedings in any court or before any public officer or tribunal relating to the development of the said land or part or parts thereof and for any of the purposes aforesaid to sign, execute and deliver or file necessary vakalatnama, claims, plaints, orders, applications, affidavits, petitions-and other documents, papers and writings.

(a) To enter into agreements for sale of or otherwise allot flats in the aforesaid building/buildings to the purchasers in respect of the developer's area.

(b) To mortgage the developer's portion of the aforesaid land with Bank and/or financial institution for obtaining loan/ working capital/short term loan/ finance in respect of the developer's area for their aforesaid building/s and also to obtain loan for purchasers of flats etc. as the said developer will decide at its sole discretion. The developer further affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the aforesaid land or creating charge on the aforesaid land shall be exclusively invested for the development of the said land only and such moneys shall not be diverted to/ invested in any other project, work or purpose of the developer and shall be the sole liability of the developer.

(c) To transfer the developer's area or part or parts thereof from time to time to one or more proposed co-operative societies or bodies corporate or association of persons to be formed of the purchasers of Flats, Parking spaces & Other utility spaces in the aforesaid building subject to the condition that the delivery of possession of the owner's area will be made to the owner only.

(d) To give on ownership basis or other basis the said developer's area in the property and the Flats, Parking spaces & Other Utility spaces in the building/ s to be constructed on the aforesaid land and to receive and appropriate to their own account the sale price in respect thereof.

(e) And generally to do all acts deeds and things for developing the said property.

14. Upon completion of the development work and delivery

of the owner's share and subject to such terms and conditions contained herein as may be desired by the developer, the owner shall make and execute in favour of the developers or his nominee(s) including cooperative housing society or association or person or a body corporate, a proper conveyance or such other deeds in writing as the developer may deem necessary for assuring or perfecting the title of the developer and/or their nominees to the aforesaid land.

15. Simultaneously on the completion of the building and handing over of the owner area to the owner the owner shall execute or join in the execution of all documents necessary for giving the flats buyers in respect of legal title to his respective flats.

(1) The owner agrees and undertakes that simultaneously with execution of this indenture they will execute and give a power of attorney in favour of the developer in respect of his share and or its nominee/s which shall be registered so that no hindrance or obstruction be caused to the developer and thereby giving the developer authority to have and enjoy peaceful possession of the said land in doing all such lawful acts, and/or things that may be necessary for the development, planning, construction and agreement for sale of the said developer's area in building or flats on the said land including getting/ obtaining of project finance/loan from the SBI Home Finance and/or other financial institutions. Mean while, the owner hereby agrees to extend co-operation in development of the land. However, it is covenant between the parties that the aforesaid power of attorney shall be subject to and governed by the provisions of this development agreement and in case of any conflict between the provisions of the aforesaid power of attorney and the development agreement, the provisions of the latter shall prevail.

16. That the owner hereby declares:

(a) That the area of the aforesaid land is as per deed approx 13 Decimals.

(b) That the property is a free-hold and the owner has title to the same free from all encumbrances.

(c) That the said land is in their exclusive possession with absolute rights, title and interest and the same is free from any encumbrances, debts, liens, charges and attachments and

Abhimanyu Singh 24/3/11

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in marketable condition and the owner, has not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease trust, assessment, gift, right, lien leave license, permission, rent, possession, charge, inheritance or any other encumbrances whatsoever.

(d) That no notice or notification for acquisition or acquisitions under the statutes for the time being in force has been received, served or issued affecting the said land or any part thereof and the owner is entitled to developing and/or causing to be developed the said entire land.

(e) That there is no notice or order passed by the Patna Municipal Corporation, The Patna Municipal Corporation or any other body or authority for acquisition of the said property or any part thereof and there is no requisition of whatsoever nature by the municipality or other body or authority concerning or affecting ,the said property or any part thereof.

(f) That there are no statutory claims, demands, attachments or prohibitory order made or issued by the taxation authorities, revenue authorities, Municipal authorities or any government or other local bodies or authorities concerning or affecting the said property or any part thereof.

(g) That there are no attachments either before or after judgment and there are no claims, demands, suits, decrees, injunctions orders impendence, notices, insolvency notice, petitions or adjudication orders made or issued by or at the instance of any part thereof, That apart from the owner none else is entitled to or has any share, right, title or interest in the said property or any part thereof either as a partner in any partnership or coparcener in any joint family or otherwise, and that the owner are not binomials or trustees for anyone in respect of the aforesaid land the maintenance and upkeep thereof any funds of the joint family or any nucleus thereof.

17. The owner hereby irrevocably undertakes not to sale, dispose of alienate the said property or any part thereof save and except putting the developer in possession thereof the purpose of development pursuant to this agreement with the ultimate object of granting, conveying and transferring the property as developed as aforesaid to the developer or person or persons nominated by the developer including a society or societies or an incorporated body or limited company as

Amrendra Dayal Singh 26/3/11

Ajay Kumar Singh 26/3/11

hereinabove stated and further irrevocably undertake not to do any act, deed, matter or thing as shall be in contravention of the declarations made by him in the present clauses.

18. For the purpose of verifying the correctness of the declaration here in above made by the owner and in particular the declarations made above regarding the absolute ownership of the said land and their title hereto being marketable, free from all encumbrances and also their undertaking not to encumber the said property or otherwise alienate or dispose of or deals with the same or any part thereof save and except as hereinabove provided, the developer shall be entitled to obtain copies of all documents including there of title relating to the and for the purpose of the verification as aforesaid including investigation of the owner's title to the property. The owner undertakes to show all such relevant papers in original as and when required by the developer or its representative including financial institution.

19. The development of the said land shall be for and on account of the developer. The developer shall develop the said land including the owners share in its own name and at their own cost and shall alone be responsible for the development of the said land. However the building/complex will be named as **"FRIENDS HARI NIWAS"**

20. All the outgoings in respect of the aforesaid land from the date of signing of this agreement shall be borne and paid by the developer who, however, shall not be liable for any of the outgoings of the aforesaid land relating to the period prior to such possession, which shall be the liability of the owner alone.

21. That the owner shall have no objection if the developer submit the building plans in the name of the owner to the Patna Municipal Corporation/local authorities or apply to any other authorities for sanctions, permissions or approvals and have agreed to sign all the necessary papers, affidavits, documents etc. for the purpose subject to their satisfaction. It is clearly understood that all fees and costs relating to approvals, permissions clearances and sanctions right from the preparatory stage till final hand over of Owner's portion including titles etc. shall be totally borne by the developer.

22. That as the owner will receive the consideration for the scheduled land in the shape of built up area agreed as

aforesaid, the owner shall at no time demand any further premium or have any interest in future dealings regarding the sale of developer's share of built-up area.

23. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

24. The owner shall hold the owner's built up area on the same terms and conditions as the buyers of the other portions of the building according to the standard agreement of the owner association of ***"FRIENDS HARI NIWAS"***. which may be mutually formed by the owner as well as the purchasers of the developers area and purchasers if any of Owner's area due consent and approval of the developer. The owner and the purchasers of the developer's area and their nominees, respective agents, servants, licenses shall abide by the rules and regulations of the terms of agreement/bye laws of the said owner association and the Owner's and/or their authorized representatives and purchasers of the developer's area and Owner's area shall pay common utilities maintenance charges to the association on no loss no profit basis as per prevailing norm and be entitled to use all common facilities in the building complex intended for their utilization.

25. The developer shall ensure that the entire design and construction of the building are inconformity with sound structural engineering and services and relevant Indian standards and specifications and shall be as per sanctioned plan and prevailing rules and regulations and bye Laws of competent Authorities including Patna Municipal Corporation.

26. The owner agrees that if any levy is imposed by the Patna Municipal Corporation or any other public body (ies) or the government for the development/ betterment of the area in which the said land is located or any other levy becomes applicable on the said land, the owner and the nominees of the developer or the developer jointly shall pay it in the same proportion as their respective shares of built-up area in the building.

27. It is agreed that after the execution of the deed, the developer or their nominee/s including a cooperative society shall be entitled to construct godowns and put up signboards and hoardings on the said land and, if desired, fence the entire

premises according to their requirements for the purpose of construction.

28. It is agreed that in all transfer/conveyance of land and/ or built up area, the purchasers/transferees shall bear the cost of stamp duty, court fees and other registration charges.

29. That in case of dispute and differences arising out of or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrators appointed by both the parties under the provisions of the Indian Arbitration Act' 1996 as amended from time to time.

30. That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owner in writing. In case the entire building is required to be demolished or is razed as a result of natural calamity and the building becomes inhabitable, all Owner, Developers and Purchasers, title holders to the building will have proportionate share of land as per deed. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

31. Courts of Patna shall have jurisdiction over all matters of disputes including the arbitration matter.

SCHEDULE

All that piece and parcel of land measuring 13 Decimals more or less, situated at Mauza- Shekhpura, Mohalla- Nandgaon (Admigaon), Survey Thana- Phulwari, at present Police Station- Shastri Nagar, Town and District- Patna, bearing Survey Plot no. 1434, Khata no. 51, Tauzi no. 5609, Thana No. 9.

BOUNDARY

The boundaries of the area being as follows:

North: - Keshri Bhawan.
South:- House of Dr. Jagnath Mishra.
East:- 20' wide Branch Road.
West:- Sri Vijay Kumar Singh.

Which Market Value of Rs. **25,88,000/- (Rupees** Twenty Five lac Eighty Eight thousand) only.

Note: - Govt. value is mentioned at Code No. **065** & Zone - **2** of M.V.R. 2010-11.

TOTAL CONSIDERATION FOR FINAL TRANSFER OF LAND BY THE LAND OWNER/S IN FAVOUR OF THE DEVELOPER

The total (full and final) consideration for the said piece of land to the Land Owner/s by the Developer shall be **50%** (Fifty percent) of the total Super Built Up Area comprising along with proportionate car parking area as per plan sanctioned by P.R.D. A/ PMC Land Owner shall select half his 'share of flats as first choice and the rest shall be allotted by the Developer.

ANNEXURE I

Brief Architectural and Structural Specifications as of the Owner area:

Foundation: Providing RCC foundation of suitable type from any of this viz-short board undreamed group piles provided as per the design suggested by the structural consultants.

Super Structure: Providing RCC framed structure with partition walls of Brickwork in cement mortar as per working drawings.

Electrical Work: Providing concealed PVC conduit. Electrical wiring using copper conductors with good quality electrical accessories as per drawing specifications of electrical consultants excluding fans, bulbs, tubes & other electrical fittings/appliances.

Floor & Finish:

1. The flooring in the living room, bedroom, dining area, and balcony will be Vitrified floor tiles of standard company.
2. The flooring in bathrooms, toilets and kitchen will be of marble flooring/ antic skid ceramics tiles.
3. Ceramic /glazed tiles will be provided in toilets up to 7 feet height from finished floor level and in kitchen it will be up to ht. 24" from kitchen plat form.

Sanitary ware & Fittings: Providing white glazed vitreous sanitary ware Indian Type Pan in one toilet and European Type W/c with flushing system in the second toilet.

Kitchen Platform & Sink: Providing Granite-working top on cooking Platform and steel sink along with glazed ceramic tiles above working top.

Doors & Windows:

1. All door frames will be made of locally available Sal wood, door shutters, will be of factory made 32-mm thick

hard core water proof I.S.I, mark flush shutters painted with two coats of synthetic enamel paint over a coat of primer with locking arrangement.

2. Window frame sal and shutters Gambhar will be of wood with 4mm glass, frame and grills will be finished with enamel paint over primer with locking arrangement. **Walls and Other Civil Works:**

1. Interior walls will be decorated by plaster of Paris and painted by acrylic/oil bound distemper.

2. Exterior wall will be finished with two coats of weather proof exterior emulsion paint over a coat of primer.

3. Brickwork, R.C.C., Outer & inner plaster as per P.W.D. specification and materials should be obtained from approved P.W.D. quarry.

Electricity: Electricity supply to be taken from BSEB and all flats will have separate individual meter connection. However the cost of the meter and installation charge will be borne by the purchasers as well as landowner for their respective share of flats.

AMENITIES

Water Supply: Providing a deep tube well boring with motor and pump as per the suggestion of the consultant. OIH tank of designed make to be provide at the top of mumpty room. Concealed water supply arrangements with C.P. fittings to be provide in each flat as per drawings and specifications of the consultants.

Lift: OTIS/KONE Six passenger lift will be provided.

Sewerage: Suitable arrangement for rainstorm and soil water disposal shall be provided as per the design of P.H. Consultants.

Drive Way: A paved drive way finished with chequred tiles or Grey cement based mosaic tiles or simple Grey based mosaic work will be provided and the campus will have its own compound wall with M.S. gate and security check post. If the existing wall are in good condition company reserve rights to retain /rectify/ modify them.

NOTE: The specifications contained herein are subject to change depending upon the availability of building materials, changes in specifications due to latest design developments and in case of prices of particular material fluctuating arbitrarily. And whereas the first party examined this

development agreement in respect of the aforesaid land and hands it over to the second party after fully understanding the implications of it and in full sense and out of his free will and consent and without any coercion, threat and pressure from any body and the second party also bind themselves to the terms and conditions laid down above and this document may be used whenever and wherever so required.

In witness whereof the parties hereto have set their respective hands to this Agreement made on the day month and year as 1st. written above in presence of the attesting witnesses after having been read over and explained its contents and being understood by both the parties thereto.

Attesting witnesses with Address:

1. Sukey
Sujay Roy
3C Nalini Apl
Rajendra path
Patna 1

2.

DR SHAMBHU NATH SINGH
201, Friends Siddha Apartment
H.S. Verma Lane
Boaring Road Patna.

Abhimanyu Singh
Signature of Land owner.

26/3/2011
Amrendra Dayal Singh
26/3/11
Signature of Developers.

Drafted,
Jay Anand
chamber of 26/3/11 ADVOCATE
(ANIL KUMAR SINHA "UDDYOGI")
Advocate,
B.A. (Hons.), M.A., LL.B.,
'Chamber', Collectorate Bar Association,
Patna

Printed By:-
(Sanjeev Kumar)
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

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.	52400			Amt. paid by N.J. Stamp Paper -				Rs. 0	
Addl. Stamp duty paid under Municipal Act		Rs.				Amt. paid through Bank Challan -				Rs. 53204	
		Registration Fee						LLR + Process Fee		Service Charge	
FEE PAID	A1	0	C	0	H1b	0	Ka1	0	Lii	0	LLR	0	
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc. Fee	0	500
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total-	0	
	A10	0	E	250	J1	0	K2	0	Na	54			
	B	0	H1a	0	J2	0	Li	0					
									TOTAL-	304			

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. 804

Registering Officer
Patna

Date : 27/03/2011

Endorsement under section 52

Presented for registration at Registration Office, Patna on Sunday, 27th March 2011 by Abhimanyu Singh S/O Late Hari Nandan Singh by profession Others. Status - Executant

Abhimanyu Singh
27/3/2011

Signature / L.T.I. of Presentant Date : 27/03/2011

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Sujay Ram age .... Sex M son/daughter of Arun Kumar Rai resident of Salimpur Ahra,Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Date : 27/03/2011

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 169 on page no. 344 - 361 for the year 2011 and stored in CD Volume No.CD-27 year 2011. The document no. is printed on the front Page of the document.

Registering Officer
Patna

Date : 27/03/2011