Serial No. 1916 Circle:-:Patna Book No. :- 1 Deed No. 2244

Serial No. 1916 Deed No. 2244

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

This document was presented for registration on **11/02/2021** by **Lalit Kumar Sinha**
A stamp duty of Rs. **925200**/- and other fees of Rs. **26575**/- 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. **2244** in Book No. **1**, Volume No. **57** on pages from **476** to **503** and has been preserved in total **28** pages in C.D. No. **7** / Year **2021**

Signature with Date
(**Satya Narayan Chaudhry**)
Registering Officer, **Patna**

Date: 11/02/2021 Token No: 1935 /2021

SCANNED BY

दस्तावेज की जाँच किया एवं
दस्तावेज में अंकित वर्णित
विवरणी के अनुरूप सही पाया।
11/2/2021
जाँच लिपिक
(अरूण कुमार महाराज)

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna on this 11th day of February, 2021.

BETWEEN

1. **SRI LALIT KUMAR SINHA,** Aged 67 years, PAN **AIUPS6628J**, Aadhar No. **3187 1225 4760**, Mobile No.

District Registry Office,Patna

Token Number 1935 | Reg. Year 2021 | Serial Number 1916 | Deed Number 2244

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Executant	Amit Kumar						
Sig.	11/02/21						
Executant	Anil Kumar						
Sig.	11/2/21						
Executant	Dhiraj Kumar (Auth. Dir.)						
Sig.	11/02/2021						
Presented By	Lalit Kumar Sinha						
Sig.	11/02/21						
Executant	Lalit Kumar Sinha	N/A	N/A	N/A	N/A	N/A	N/A
Sig.	11/02/21						
Executant	Manoj Kumar						
Sig.	11/02/21						
Identified By	Vikash Kumar Choudhary						
Sig.	11/02/21						

आदेशानुसार प्रलयकेश/चितरंजन द्वारा दिखाये गये मुताबिक
मौजा/मुहल्ला दीघा थानान्तर्गत 1
उत्तरतः Green से दक्षिणतः [illegible] Ramesh Sahu
S/o Ramanand Singh पूरब Sapni Road पश्चिम Govt Plot से आवृत
स्थल जांच किया गया। जांचोपरान्त वर्णित चौहद्दी के अनुसार
उक्त भूखण्ड पर भूमि/संरचना (1700000)/- वर्गफीट
जो आवासीय/व्यावसायिक प्रयोजन/मुख्य/शाखा/सड़क पर
पाया गया है।

09334111622, Caste Kurmi, Occupation Business, Son of Late Brajnandan Prasad Sinha, resident of Braj Niwas, House No. T-567, Block - B, Housing Colony, P.S. Kankarbagh, Patna, 800020, Indian Citizen.

2. SRI MANOJ KUMAR, Aged 46 years, PAN **AHBPK7024N**, Aadhar No. **2031 4133 9770**, Mobile No. **09431036570**, Caste Kurmi, Occupation Business,Son of Late Brajnandan Prasad Sinha, resident of Braj Niwas, House No. T-567, Block - B, Housing Colony, P.S. Kankarbagh, Patna, 800020, Indian Citizen.

3. SRI ANIL KUMAR, Aged 48 years, PAN **AFVPK6713J**, Aadhar No. **6293 4492 6923**, Mobile No. **09031074543**, Caste Kurmi, Occupation Private Service,

4. SRI AMIT KUMAR, Aged 45 years, PAN **AMIPK8955G**, Aadhar No. **3173 4982 8276**, Mobile No. **09934528808**, Caste Kurmi, Occupation Government Service, Both sons of Sri Yadunandan Prasad Singh, residents of West of Sikshak Sangh Bhawan, Behind of Dr. Z. Ahmad, Ram Nagar Road, Chiraiyatand, P.S. Jakkanpur, District Patna, 800001, Indian Citizen,

All the above named persons hereinafter referred to as the **LAND OWNERS** (which terms and expression unless excluded by or repugnant to the context shall deemed to include their executors, administrator, legal representatives, assigns and successors) of the **FIRST PART**

AND

M/S SHRISTI HOMES PRIVATE LIMITED, a company incorporated under the applicable provisions of Indian Companies Act, 1956, bearing CIN NO. U45200BR2006PTC011887, having its registered office in the House of Sri Anand Mohan Prasad, House No. 30(First), Road No. 02, Patliputra Colony, P.S. Patliputra, Town & District Patna, 800013 bearing **PAN No. AALCS5142D**, through its authorized Director **Sri Dhiraj Kumar,** aged 50 years, son of Late Shyam Chand Prasad, resident of Kedar Enclave, Flat No.201, Road No.02, Nehru Nagar, P.S. Patliputra, Town and District Patna, 800013 bearing Aadhaar No. **3259 3110 4398,** Mob. **09835422640**, Caste Srivastava, Occupation Business, hereinafter referred to as the **DEVELOPER/ PROMOTOR** (which terms and expression unless excluded by or repugnant to the context shall deemed to include its executors, administrator, legal representatives, assigns and successors-in-office) of the **SECOND PART.**

SHRISTI HOMES PVT. LTD.
Dhiraj kumar
11/02/2021 DIRECTOR

Sangeeta Kumari
11/2/21

Amit Kumar
11/2/21

Anil Kumar
11/2/21

WHEREAS, the property to be developed, fully described in Schedule-I of this Development Agreement, measuring 55.62 (Fifty Five point Six Two) decimals equivalent to 17.80 Katha, or may say 24228.88 Sq.ft. of land, little more or less, pertaining to part of Cadastral Survey Plot No. 1149 & 1150 Khata No. 1663 & 1810, Tauji No. 5584, under Thana No. 01, Situated in Mauza- Digha, Saidpur Digha, Moh. Nirala nagar, Pargana and Survey Thana Phulwarisarif, present P.S. Digha, District Patna, within the limit of Patna Municipal Corporation. The details of aforesaid land is fully described in **Schedule-I (Lot - I to IV)** of this deed of Development Agreement.

WHEREAS, out of 55.62 decimals of land, 17.66 decimals of land presently belongs to Sri Lalit Kumar Sinha, who acquired the aforesaid property under a registered deed of absolute sale dated 28/03/2001, being **deed No. R-3/BBB1270,** registered at Registration office Bombay, now Mumbai, from Sri Rajeshwar Thakur, son of Late Gangu Thakur, Smt. Bechni Devi, wife of Late Gangu Thakur and Sri Dilip Thakur, son of Late Gangu Thakur. It is pertinent to mention here that Smt. Bechni Devi and Sri Dilip Thakur jointly executed a Power of Attorney in favour of Sri Rajeshwar Thakur and the said Sri Rajeshwar Thakur for self and on behalf of above named principles executed the aforesaid sale deed in favour of Sri Lalit Kumar Sinha.

WHEREAS, subsequently, as per the direction and order of the State of Bihar, the said Sri Lalit Kumar Sinha deposited the difference registration stamp duty with the District Registration office Patna, on 19/01/2010. Thereafter the said Sri Lalit Kumar Sinha filed a Mutation Case bearing No. 994/1 of 2009-2010 before the Circle officer Patna, to get his name mutated in Government records. After hearing, the learned Circle officer Patna allowed the prayer of the applicant by its order dated 22/02/2010 and accordingly a new Jamabandi has been created in the name of Sri Lalit Kumar Sinha vide Jamabandi No. 11380/1, part -142, page 6888 and since then the said Sri Lalit Kumar Sinha is paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in his name.

WHEREAS, out of the aforesaid total land, 1150 Sq.ft. of land presently belong to Sri Lalit Kumar Sinha, Sri Manoj Kumar, sons of Sri Brijnandan Prasad Sinha, Sri Anil Kumar and Sri Amit Kumar, sons of Sri Yadunandan Prasad Singh,

who jointly acquired the aforesaid 1150 Sq.ft of land under a registered deed of absolute sale dated 03/07/2001, being deed No. **R-3BBB/2702** registered at Registration office Bombay, now Mumbai, from Sri Ramjatan Singh, Son of Late Rajdeo Singh through his appointed attorney Sri Lalit Kumar Singh, son of Sri Ramjatan Singh for a valid consideration.

WHEREAS, subsequently, as per the direction and order of the State of Bihar, the said Sri Lalit Kumar Sinha, Sri Manoj Kumar, Sri Anil Kumar and Sri Amit Kumar, deposited the difference registration stamp duty with the District Registration office Patna, on 19/01/2010. Thereafter the aforesaid purchasers filed a Mutation Case bearing No. 992/1 of 2009-10 before the Circle officer Patna, to get their names mutated in Government records. After hearing, the learned Circle officer Patna allowed the prayer of the applicants by its order dated 22/10/2010 and accordingly a new Jamabandi has been created in the name of Sri Lalit Kumar Sinha, Sri Manoj Kumar, Sri Anil Kumar and Sri Amit Kumar, vide Jamabandi No. 11378/1 and since then the above named land ownerss are paying the ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in their joint names.

WHEREAS, out of the aforesaid total land, 17.66 decimals of land presently belongs to Sri Anil Kumar and Sri Amit Kumar, sons of Sri Yadunandan Prasad Singh, who acquired the aforesaid 17.66 decimals of land under a registered deed of absolute sale dated 28/03/2001, being deed No. **R-3BBB/1272** registered at Registration office Bombay, now Mumbai, from Sri Rajeshwar Thakur, son of Late Gangu Thakur, Smt. Bechni Devi, wife of Late Gangu Thakur and Sri Dilip Thakur, son of Late Gangu Thakur. It is pertinent to mention here that Smt. Bechni Devi and Sri Dilip Thakur jointly executed a Power of Attorney in favour of Sri Rajeshwar Thakur and the said Sri Rajeshwar Thakur for self and on behalf of above named principles executed the aforesaid sale deed in favour of Sri Anil Kumar & Sri Amit Kumar.

WHEREAS, subsequently, as per the direction and order of the State of Bihar, the said Sri Anil Kumar & Sri Amit Kumar deposited the difference registration stamp duty with the District Registration office Patna, on 19/01/2010. Thereafter the said Sri Anil Kumar & Sri Amit Kumar jointly

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Dhiraj Kumar
11/02/2021 DIRECTOR

filed a Mutation Case bearing No. 991/1 of 2009-2010 before the Circle officer Patna, to get their names mutated in Government records. After hearing, the learned Circle officer Patna allowed the prayer of the applicants by its order dated 22/02/2010 and accordingly a new Jamabandi has been created in the name of Sri Anil Kumar & Sri Amit Kumar vide Jamabandi No. 11377/1, part -142, page No. 6883 and since then the said Sri Anil Kumar & Sri Amit Kumar are paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in their joint names.

WHEREAS, out of the total land, the remaining 17.66 decimals of land presently belongs to Sri Manoj Kumar, son of Sri Brijnandan Prasad Sinha, who acquired the aforesaid 17.66 decimals of land under a registered deed of absolute sale dated 28/03/2001, being deed No. **R-3BBB/1271** registered at Registration office Bombay, now Mumbai, from Sri Rajeshwar Thakur, son of Late Gangu Thakur, Smt. Bechni Devi, wife of Late Gangu Thakur and Sri Dilip Thakur, son of Late Gangu Thakur. It is pertenant to mention here that Smt. Bechni Devi and Sri Dilip Thakur jointly executed a Power of Attorney in favour of Sri Rajeshwar Thakur and the said Sri Rajeshwar Thakur for self and on behalf of above named principles executed the aforesaid sale deed in favour of Sri Manoj Kumar.

WHEREAS, subsequently, as per the direction and order of the State of Bihar, the said Sri Manoj Kumar deposited the difference registration stamp duty with the District Registration office Patna, on 19/01/2010. Thereafter the said Sri Manoj Kumar filed a Mutation Case bearing No. 993/1 of 2009-2010 before the Circle officer Patna, to get his name mutated in Government records. After hearing, the learned Circle officer Patna allowed the prayer of the applicant by its order dated 22/02/2010 and accordingly a new Jamabandi has been created in the name of Sri Manoj Kumar vide Jamabandi No. 11379/1, part -142, page No. 6887 and since then the said Sri Manoj Kumar is paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in his name.

WHEREAS, the details of land owned by each landowners are as follows :-

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11/02/2021 DIRECTOR

11/02/21

11/02/21

11/02/21

11/2/21

Sl. No.	Name of the owner	Area (in Katha)	Area (in decimals)
1.	Lalit Kr. Sinha	5.862 Katha	18.32 dec
2.	Manoj Kumar	5.862 Katha	18.32 dec
3.	Anil Kumar	3.036 Katha	9.490 dec
4.	Amit Kumar	3.036 Katha	9.490 dec

WHEREAS, the above named landowners expressed their desire to develop and construct a residential multistoried building complex by amalgamating their respective land, fully mentioned in First Schedule of this development agreement.

WHEREAS, when the above named Second part came to know the desire of the landowners, they approached the landowners and showed their willingness to develop and construct a residential multistoried building complex over the Scheduled land by adhering to all the applicable law, Rules, bye-laws including the mandates of the Real Estate (Regulation and Development) Act, 2016. The landowners considered the request of the developer and agreed to develop the scheduled land through the above named developer. During negotiation, the landowners represented and declared that :-

(A)

(i) The Scheduled property is under their exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.

(ii) The landowners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) No notice or notification for acquisition/requisition under any of the statutes of the past or presently in force have been received, served or passed by the Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) There are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

SHRISTI HOMES PVT. LTD.
Dhiraj Kumar
11/02/2021 DIRECTOR

Sanjay Kumar
11/02/21

Lalit Kr. Sinha
11/2/21

Manoj Kumar
11/02/21

Anil Kumar
11/2/21

(v) The landowners have not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.

(B) And whereas, the landowners got interested to construct a residential multi-storied building complex on the said property and acquire built up area in the shape of Units, parking spaces, etc. as consideration for the value of the land.

(C) The aforesaid developer, offered to develop and construct at its own cost, a residential multi-storied building complex on the said property of the land (hereinafter referred to as the said building) and the landowners agreed to acquire Units and other built-up area of the said building as consideration for the part of the said property.

(D) As a result of the negotiations between the parties hereto and on the representation and declarations made by the landowners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

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

(1) The aforesaid landowners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to develop the Scheduled property, who hereby accepts from the Landowners the exclusive right, possession and license to develop the said property, fully described in the First Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land as given in First Schedule of this agreement shall be handed over to the developer by the landowners for construction of a residential multi-storied building complex after registration of the project under the provisions laid down in the Real Estate (Regulation and Development) Act, 2016 and the entire cost to be incurred for construction of the same shall be borne and paid by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the competent authority.

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Dhiraj Kumar
11/02/2021 DIRECTOR

(3) It is also agreed between the parties that within 03 (Three) month from the date of execution and registration of this Development Agreement, the Developer shall prepare a building plan or drawing through a registered architect and will submit the same with the competent authority for its approval in its own name and signature for the entire land but all the expenses to be incurred to get the building plan approved shall be borne and paid by the developer. The architect shall make plan, lay out plans of the multistoried building and all floors with specifications and as required under law. The developer shall provide a building plan to the landowners. The papers to be required for approval of the said building plan shall be provided by the landowners.

A. That it is agreed by the parties that the developer shall develop the project in accordance with the approved lay-out plans, floor plans and specification. The developer undertakes to strictly abide by such plans and the bye-laws of Patna Municipal Corporation building Rules and Regulation, FAR and density norms and shall not make any variation/ alteration, modification in plans otherwise in the manner prescribed under law.

(4) The Developer and the landowners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye–laws it shall be possible to construct total built-up area as approved by the competent authority on the said property, whose built–up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by and between the parties. The above built–up area does not include saleable parking space, if it is open, but the parking space will also be distributed on the same percentages i.e. landowners will have right of 50% parking space as the landowners' area.

(5) That after securing building plan from the competent Authority, the developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The land owners shall extend all co-operation to the developer by providing all papers, which are in its possession, required consent letter, Authority Letter etc.

(6) That the builder/developer will develop and construct the

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11/02/2021
DIRECTOR

Sanjay Kumar
11/02/21

Rahul Kumar
11/2/21

Anil Kumar
11/2/21

proposed building with all amenities therein or thereon and give peaceful vacant possession of the land owners' area/ share to the land owners within **42(Forty Two)** months from the date of registration of the project with the RERA. In case the builder fails to complete the construction work within the stipulated time as mentioned above, then the landowners will provide **06 (Six)** months more time to the developer as grace period.

(7) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. natural calamities like floods, earthquake, war, and pandemic in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the construction work, it would be seen and judged mutually by the land owners and the Developer.

(8) It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 06 of this development agreement. However, if the construction work remains stopped for three months in continuation (excluding force majeure recited in para No. 7, above), and on account of willful abandonment of work by the developer then in that event the landowners may opt to terminate the agreement and there after the provision of the Real Estate (Regulation and Development) Act, 2016 shall be applied for completion of project at the behest of the landowners.

(9) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before the court of law for the same. The Land owners will not be responsible for the same in any way.

(10) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, electrification with electric meter and intercom etc. till the final finishing and completion of the entire building to make them habitable for the Landowners and other inmates of the building.

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Dhiraj Kumar
11/02/2021
DIRECTOR

(11) That the landowners hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The land owners have not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(12) The name of the proposed multistoried building complex shall be **" Tirupati Enclave"** or any other name as the parties mutually agreed upon.

(13) That the developer agreed to hand over 50% (Fifty percent) of the total built up area along with 50% of the total car parking spaces to the land owners and the remaining 50% (Fifty percent)) of the total built-up area would be retained by the developer and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. It is agreed between the parties that the developer will first hand over the vacant possession of the land owners' share to the landowners with all amenities and then only they hand over possession to its purchasers but the developer may enter into an agreement for sale with its intending buyers soon after execution and registration of this development agreement and after registration of the project under the Real Estate (Regulation and Development) Act, 2016.

(14) That it is agreed between the parties that at the time of execution and registration of this development agreement, the developer will pay 50% of the total amount to each landowners against their respective land, and the balance amount will be paid at the time of 'Bhoomi Poojan'. It is also agreed between the parties that if due to the defect in title of the land owners, the developer could not complete the construction work then in that case, the land owners will refund the entire amount to the developer.

(16) That after execution and registration of this development agreement and sanction of the building plan, the landowners and the developer will take joint exercise to distribute and allocate their respective shares. The details of units to be allotted to the land owners in lieu of their 50% (Fifty percent) percent) shares will be clearly mentioned in the said distribution agreement. The share

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Shivraj Kumar
11/02/2021
DIRECTOR

/ portion of the landowners and the developer shall be mutually distributed and allocated on pro-rata basis as mutually agreed upon by the parties.

(16) That the landowners will retain 50% (Fifty percent) of the total built-up area in shape of complete Units with proportionate share in land attributed to each unit and car parking spaces in consideration of cost of land with an absolute, right, title and interest over the same and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

(17) That similarly, the developer will retain 50% (Fifty percent) of the total built-up area in shape of Units with proportionate share in land attributed to each unit and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

(18) That the parties concerned will sell, alienate or enter into an agreement for sale with respect to their respective allocated share only after execution of the proposed distribution agreement.

(19) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties. In case of any doubt, the architect will take exercise to measure the built-up area and common service area in presence of both the parties or their authorized representative.

(20) The Landowners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various primary development works as stipulated in this agreement. The land owners agree to hand over the scheduled land immediately after execution and registration of this development agreement after registration of the project under the Real Estate (Regulation and Development) Act, 2016.

(21) That the developer shall develop the said property themselves at its own costs and expenses and efforts and

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Dhiraj kumar
DIRECTOR
11/02/2021

11/02/21

11/02/21

11/02/21

11/2/21

will be responsible for the development of the said land, but the landowners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as per advice of Architects.

(22) That the Landowners are entitled to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land owners find that the materials to be used for construction is not up to the mark and not of good quality then the landowners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, the landowners will not force to stop the construction work, if the developer do the work as per agreement and by adhering all related law and using standard material and good workmanship.

(23) From the date of delivery of possession of the landowners' area to the landowners or their allottees and the Developer and /or its allottees landowners and for their allotted and the developer or their alloted shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by in this regard.

(24) The Landowners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Landowners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property save and except as provided in these present.

(25) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS out of and from the Developer's area in the said building and which does not form part of the landowners' area, whenever required by the Developer by adhering the provision laid down under the Real Estate (Regulation and Development) Act, 2016.

CHRISTI HOMES PVT. LTD.
Dhiraj Kumar
DIRECTOR

(26) Similarly the landowners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the landowners' area in the said building and which does not form part of the Developer's area.

(27) That the material to be used for construction of proposed multistoried building complex and its specifications are clearly mentioned in Schedule-II of this development agreement and it will be treated as part of the development agreement.

(28) After the Registration of this Development Agreement and after registration of the project under the Real Estate (Regulation and Development) Act, 2016, the landowners and the Developer shall be entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution by following provisions of RERA.

(29) That after the completion of the construction of the building project, the developer/promoter/landowners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Ownership Act, 2006 coupled with RERA.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the land owners' right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the land owners' area to the land owners.

(B) The Developer and/ or its allottees shall not mortgage the Landowners' share/ area with any Bank(s) or financial Institution(s). The Developer can obtain loan from any Bank or any financial Institution for the development of the project only but for that the developer alone shall be liable and responsible for the same. The landowners shall not be liable and responsible for such loans , mortgage obtained either by the developer or its allottees and the developer shall always keep and hereby keeps the landowners indemnified in this respect.

(C) To indemnify the landowners and always keep them indemnified and harmless in respect of all claims, damages,

compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person 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 and / or for contravention, breach of any law, Act, Statute, Rules and bye-laws.

(D) That it is also agreed between the parties that the parking space will not to be sold to any outsider or stranger other than the inmates of the building.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the landowners till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Landowners' area/ share to the Land owners.

(F) After the delivery the landowners' area/ share to the landowners all out going in respect of the said property and the said building thereon shall be borne and paid by the landowners and the Developer and their nominees separately and proportionately in proportion to their respective share in the total built-up area.

(G) The landowners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Competent Authority, the same may be constructed by developer at its own costs and expenses and the extra area/ construction will be distributed in the same ratio as mentioned above i.e. 50% to the landowners and 50% to the developer.

(H) The landowners will deliver to the developer and/or its duly authorized representative, photo copies of all original title deeds documents and papers relating to the said property for complete examination of the landowners' title thereto and the landowners agree to co-operate with the developer in such examination of the landowners' title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(I) The developer shall be entitled to retain only photocopies of the original documents pertaining to the said property

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Dhiraj Kumar
11/02/2021 DIRECTOR

including title deeds etc. however, the original documents will be produced by the landowners for inspection whenever required by the developer. However, after completion of the building/ project, finally all the original documents shall be handed over to the association or maintenance agency.

(J) The developer and / or the landowners may form as it deems proper, a Co-operative housing society /association of persons, and body corporate etc. for maintenance of the common service area of the building and all the unit holder including the landowners will be members of such housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owners' association of the apartment for the maintenance and management of the entire building complex, except the internal part of units. The component of land will be conveyed to such society, association at the time of registration of unit (s) of the multistoried building.

(K) The common area shall be jointly owned by the landowners and the developer of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No inmates of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.

(L) The Parties agree that in case any fine or penalty/fee is imposed on the said building for any breach of law and for any alleged deviation from the sanctioned plan and/or excess construction of the built-up area then the same shall be borne and paid by the developer alone. The landowners shall have no liability or responsibility for the same.

(M) That it is agreed that in all transfer/conveyance of land and/ or built-up area, the purchaser(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(N) That the landowners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer in the scheduled property or claiming his/her right, title or interest on and over the Schedule-I property, the

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Dhiraj Kumar
DIRECTOR
11/02/2021

ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter in between the landowners and such person(s) and in this respect the landowners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.

(O) That in case of any dispute or differences between the parties arising out or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator(s) appointed by both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time. Sitting place of arbitration will be at Patna.

(P) That the courts of Patna, Bihar, shall have the exclusive jurisdiction over all the matters or dispute arising in respect of and from this agreement.

SCHEDULE-1

LOT-I

Details of Property Owned by Land owner Lalit Kumar Sinha

All that piece and parcel of vacant land measuring an area of 17.66 decimals equivalent to 5.65 Katha, 7692.69 Sq.ft. little more or less, pertaining to part of Cadastral Survey Plot No. 1149, Khata No. 1810, Tauji No. 5584, under Thana No. 01, Situated in Mauza- Digha, Saidpur Digha, Moh. Nirala nagar, Pargana and Survey Thana Phulwarisarif, present P.S, Digha, Sub. and Sadar Registry office Patna, **Zamabandi No. 11380/1, Part 142, Page No. 6888,** within the limit of Patna Municipal Corporation, which is bounded and butted as follows :-

Govt. Value Rs. 1,41,32,000/-

BOUNDARY

North— Sri Ram Jatan Singh,

South— Sri Ramanand Singh at present Smt. Veena Singh,

East — Sri Ram Jatan Singh,

West — Part of the Same Plot, Vendor

LOT-II

Details of Property Owned by Land owners Lalit Kumar Sinha, Manoj Kumar, Anil Kumar & Amit Kumar.

All that piece and parcel of vacant land measuring an area of 2.64 decimals equivalent to 1150 Sq.ft. little more or less, pertaining to part of Cadastral Survey Plot No. 1150, Khata No. 1663, Tauji No. 5584, under Thana No. 01, Situated in

सभी प्रकार के रोक से मुक्त पाया

Mauza- Digha, Saidpur Digha, Moh. Nirala nagar, Pargana and Survey Thana Phulwarisarif, present P.S, Digha, Sub. and Sadar Registry office Patna, **Zamabandi No. 11378/1,** within the limit of Patna Municipal Corporation, which is bounded and butted as follows :-

Govt. Value Rs. 21,13,000/-

BOUNDARY

North— Plot No. 1150,,

South— Plot No. 1150,

East — Survey Branch Road,

West — Part of the Plot 1149 end of North East Siwana,

LOT-III

Details of Property Owned by Land owner Manoj Kumar

All that piece and parcel of vacant land measuring an area of 17.66 decimals equivalent to 5.65 Katha, 7692.69 Sq.ft. little more or less, pertaining to part of Cadastral Survey Plot No. 1149, Khata No. 1810, Tauji No. 5584, under Thana No. 01, Situated in Mauza- Digha, Saidpur Digha, Moh. Nirala nagar, Pargana and Survey Thana Phulwarisarif, present P.S, Digha, Sub. and Sadar Registry office Patna, **Zamabandi No. 11379/1, Part 142, Page No. 6887,** within the limit of Patna Municipal Corporation, which is bounded and butted as follows :-

Govt. Value Rs. 1,41,32,000/-

BOUNDARY

North— Sri Ram Jatan Singh,,

South— Sri Ramanand Singh at present Smt. Veena Singh,

East — Part of the Same Plot,

West — Part of the Same Plot,

LOT-IV

Details of Property Owned by Land owners Anil Kumar & Amit Kumar.

All that piece and parcel of vacant land measuring an area of 17.66 decimals equivalent to 5.65 Katha, 7692.69 Sq.ft. little more or less, pertaining to part of Cadastral Survey Plot No. 1149, Khata No. 1810, Tauji No. 5584, under Thana No. 01, Situated in Mauza- Digha, Saidpur Digha, Moh. Nirala nagar, Pargana and Survey Thana Phulwarisarif, present P.S, Digha, Sub. and Sadar Registry office Patna, **Zamabandi No. 11377/1, Part 142, Page No. 6883,** within the limit of Patna Municipal Corporation, which is bounded and butted as follows :-

Govt. Value Rs. 1,41,32,000/-

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Dhiraj Kumar
11/02/2024
DIRECTOR

11/02/24

11/02/24

11/02/24

BOUNDARY

North— Sri Ram Jatan Singh,,

South— Sri Ramanand Singh at present Smt. Veena Singh,

East — Part of the Same Plot,

West — Heirs of Late Sahbir gope,

Revenue Details of Land

1.	Name of District	Patna
2.	Name of Revenue Anchal	Patna Sadar
3.	Name of Revenue Halka	Patliputra
4.	Name of Revenue Village	Digha
5.	Name of Revenue Thana	01

VALUATION OF PROPERTY/LAND

1.	Total Area of Land 55.62 decimals equivalent to 17.80 Katha, 24228.88 Sq.ft, under Thana Code No. 10, Zone - III		
2.	Govt. Value of the Land @ Rs. 8,00,000/- per dec.	Rs.	4,45,09,000/-
3.	Boundry Wall	Rs.	17,00,000/-
		Total Rs.	**4,62,09,000/-**

ANNEXURE-I

Features and General Specification of flats

BUILDING — Earth Quake resistance FOUNDATION

STRUCTURE — Structure will consist of group pile foundation. The design will depend on load and will be done according to the structure design. All the structure including piling, column casting and roof slab casting will be done in grade M20 & M15 according to the requirement of the design.

BRICK WORK — First class brick or First quality locally available will be used. All the walls of 5 inches thickness.

PASTER WORK — The plaster work will also be done using J.P./ Birla Gold/ Prism/ Ultratech/ Lafarz Cement of M43 Grade.

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BALCONIES	May have safely walls up to 3'-6" height with brick + steel grill work.
INTERNAL WALL	All internal walls shall be finished with good quality over proper base preparation of J.K./ Birla wall putty.
EXTERNAL WALLS	All external walls shall be covered with putty and 02 coats of branded all weather coat paint.
BORE HOLES	Boring and Tube well of adequate capacity CROMPTON / KBS or equivalent make submersible pump connected to adequate capacity underground / overhead storage tank for uninterrupted water supply to all flats.
STAIRS	The flooring of the stairs will be done in Marble and 5.5 feet height steel railing will be provided.
LIFT	Provision of one Lift for each block with the capacity of 06 persons, of a standard company (JOHNSON) of 04 passengers' capacity will be installed.
FLOORING :	Marble flooring in all the area of the flats.
WINDOWS	Aluminum sliding fittings with black glass.
CHOWKHATS	Door frame of sal wood.
MAIN DOOR	Flash Door 30 mm with brass fittings, Locks, Latches of reputed mark.
OTHER DOORS	30 mm thick ISI mark fabricated water proof ply board of factory made, Sal wood chowkhat of Malesia.
KITCHEN	a) Flooring vitrified tiles. b) Working platform-green marble (16 mm). c) Dado-2" high ceramic tiles.

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d) Sink : stainless steel sink with suitable hot and cold water tap fittings.

e) Aqua Guard point provision.

f) Provision for exhaust fan/ fresh air fan point to be 5A Socket.

DINNING SPACE Provision of one wash basin in related space.

BATHROOM/ TOILET a) Flooring- ceramic tiles mat finish.

b) Walls- Ceramic tiles up to 07 feet height.

c) Sanitary white glazed vitreous sanitary ware of ISI mark (Hindware/Parryware or equivalent).

d) Fittings –fittings of ESSCO MARC or equivalent.

e) Cistern –PVC cistern in white colour.

f) Washing Machine point provisions.

g) Geezer point provision with suitable electrical connection for each flat (Only for Master Bedroom)..

h) Fresh air fan point provisions in each bathrooms.

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

b) All electrical modular switches and accessories of General ANCHOR/ make or equivalent.

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

T.V./Telephone One T.V. point and one telephone plug pin provided in the Drawing hall and one bed room.

CABLE Cable point to be provided in the Drawing hall & master bed room.

PLUMBERING All internal area shall be concealed with PVC pipe and Babcock, Angle

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Dhiraj Kumar
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	cook, pillar cook with jackware/ Hindware/ Parco brand and wash basin, Indian pain and commode Pairbear/ Hindustan/ Hindware brand/ ESSCO MARC or equivalent.
PARKING	Clazy flooring/ equivalent tiles with adequate lighting.
GENERATOR	Good quality branded silent Generator (Mahindra/ Kirloskar/ Swaraj/ Escort/ Lilan or equivalent) with adequate capacity for stand by Power supply together with canopy 300 watt Power Back-up to each flats from Generator.
TRANSFORMER	If required and permitted from PESU will be installed.
INTERCOM	Intercom facility provided in each flats with reception counter at Security Guard station.

NOTE :—

(1) The specification are tentative and subject to minor modification.

(2) In case of any changes desired by the buyer with any changing to above mentioned items such as Electrical, Flooring, tiles etc. of their choice, the difference amount will be paid to the Developers.

IN WITNESS WHEREOF, all the parties of this development agreement put their respective signatures on the day month and year first above mentioned in presence of under signed witnesses.

WITNESSES :-

1. Vikash kumar
S/o Vinod Chaudhary
R/o Gharwara,
P.S. Suppi
Distt - Sitamarhi

Signature of the
Land Owner No. 01

2. उमेश कुमार प्रभाकर
पि० : स्व० सत्यनारायण सिंह
स्था० :- रामजानीचक, पटेल गली
थाना :- दीघा
जि० :- पटना 800018



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Dhiraj kumar
DIRECTOR



11/02/21

Signature of the
Land Owner No. 02



11/2/21

Signature of the
Land Owner No. 03

11/02/21

Signature of the
Land Owner No. 04

CHRISTI HOMES PVT. LYD.

Dhiraj kumar

11/02/2021 DIRECTOR

Signature of the
Developer

11/2/21



Typed By

Arvind Rathor.

Trupati Stationary
Patna Collectorate, Patna

Drafted By

Ajay Kumar Singh
Advocate,
Civil Court, 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.	925200/-	Amt.Paid By N.J Stamp Paper	Rs.	0/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	951775/-

Registration Fee

FEE PAID

A1	5025	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-		25025

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26575

LLR + Proc Fee		Service Charge
LLR	550	1000
Proc.Fee	0	
Total	550	

Date: 11/02/2021

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 11th February 2021 by Lalit Kumar Sinha S/O-Late Brajnandan Prasad Sinha by profession Business. Status - Executant

Signature/L.T.I. of Presentant

Date:11/02/2021

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Vikash Kumar Choudhary' age '26' Sex 'M', 'S/O-Vinod Choudhary', resident of 'At-Ward No.-1, Gharwara, Distt.-Sitamarhi (Bihar)-843315'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 11/02/2021

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 57 on pages on 476 -503, for the year 2021 and stored in CD volume No. CD-7 year 2021 .The document no. is printed on the Front Page of the document.

Date : 11/02/2021

Registering Officer
Patna

Token No. : 1935 **Year :** 2021 **S.No. :** 1916 **SCORE Ver.4.1** **Deed No . :d No . :** 2244

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR17229145331583T
Certificate Issued Date	:	10-Feb-2021 04:25 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01217776487361 75T
Purchased by	:	MS SHRISTI HOMES PVT LTD
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	MS SHRISTI HOMES PVT LTD
Stamp Duty Paid By	:	MS SHRISTI HOMES PVT LTD
Stamp Duty Paid (Rs.)	:	34,000(Thirty Four Thousand only)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	35,000 (Thirty Five Thousand only)

Stock Holding Corporation of India Ltd. PATNA

1935/21

Amit Kumar 11/2/21

Abhijeet Kumar 11/02/21

SHRISTI HOMES PVT. LTD. Abhijeet Kumar 11/02/2021 DIRECTOR

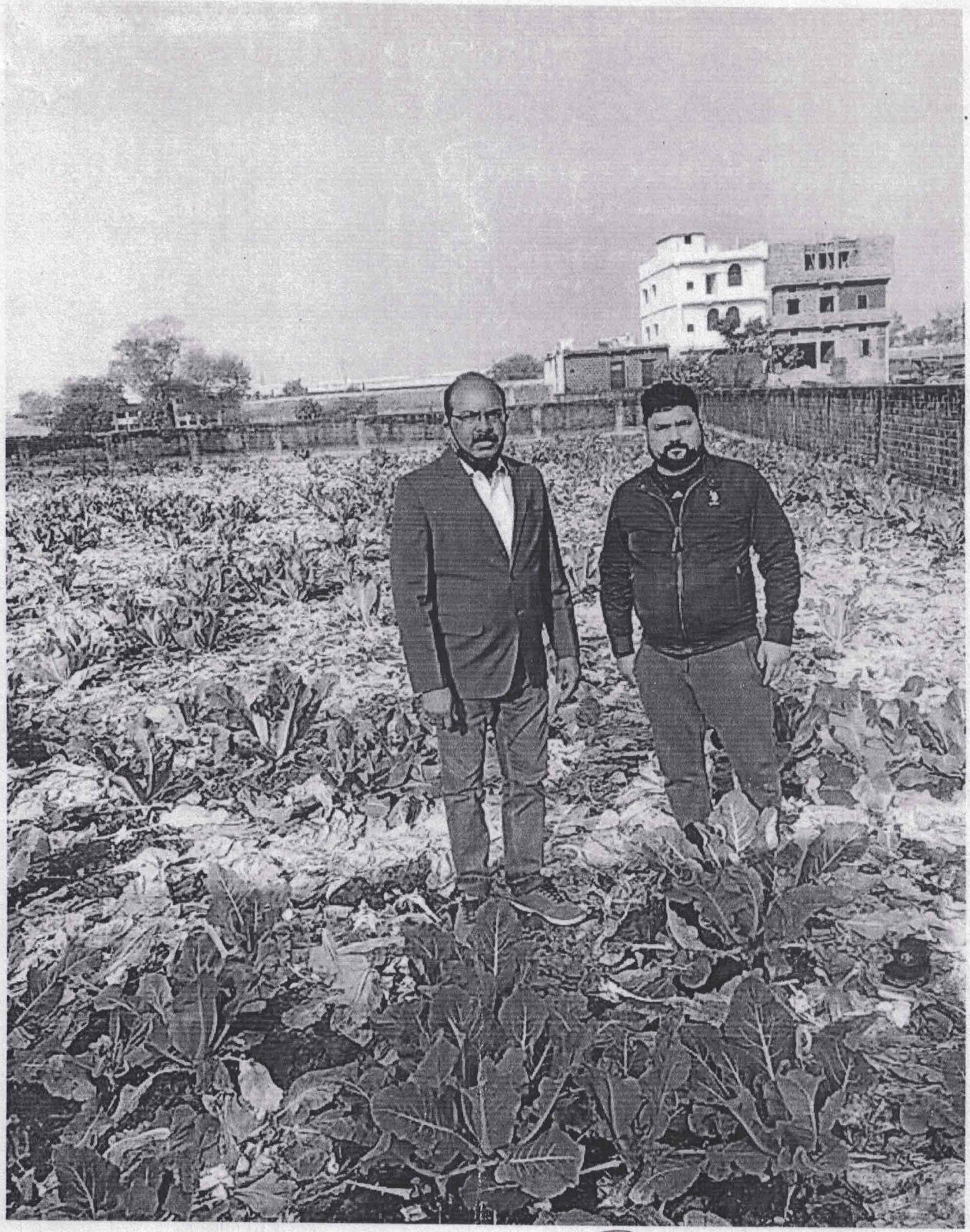
Amit Kumar 11/02/21

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LB 0008046887

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



11/2/2024

View GRN Details Live

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GRN	: BHR202102311768M VIEW
DSRO CODE	**2800**
Party Name	**SHRISTI HOMES PVT LTD**
Stamp Duty- (R0030021030001)	**441000**
Registration & Other Fees- (R0030031040001)	**25025**
LLR & Proc Fee- (R0029008000006)	**550**
Challan Total Amount	**466575**
Status	**Success**
Payment Date	2021-02-09 13:47:50.0
CIN	00001532021020915806

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GRN	: BHR202102311615M VIEW
DSRO CODE	**2800**
Party Name	**SHRISTI HOMES PVT LTD**
Stamp Duty- (R0030021030001)	**450000**
Registration & Other Fees- (R0030031040001)	**0**
LLR & Proc Fee- (R0029008000006)	**0**
Challan Total Amount	**450000**
Status	**Success**
Payment Date	2021-02-09 14:12:12.0
CIN	00001532021020915285

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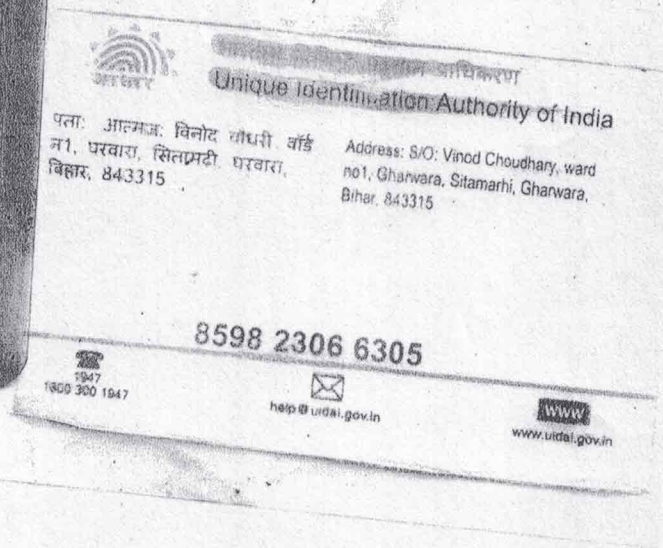
GRN	BHR202102390589E VIEW
DSRO CODE	**2800**
Party Name	**MS SHRISTI HOMES PVT LTD**
Stamp Duty- (R0030021030001)	**200**
Registration & Other Fees- (R0030031040001)	**0**
LLR & Proc Fee- (R0029008000006)	**0**
Challan Total Amount	**200**
Status	**Success**
Payment Date	2021-02-11 12:21:36.0
CIN	00001532021021182333

1935/87

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45417

Vikash Kumar



Dhiraj kumar
11/02/2021

Serial No. 9192 Circle:-:Patna Book No. :- 1 Deed No. 8869

Serial No. 9192 Deed No. 8869

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

This document was presented for registration on **22/07/2021** by **Lalit Kumar Alias Lalit Kumar Singh**
A stamp duty of Rs. **71000**/- and other fees of Rs. **21000**/- 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. **8869** in Book No. **1**, Volume No. **222** on pages from **226** to **251** and has been preserved in total **26** pages in C.D. No. **32** / Year **2021**.

22/7/2021

Signature with Date
(**Dhananjay Kumar Rao**)
Registering Officer, **Patna**

Date: 22/07/2021 Token No: 9453 /2021

9458/21

SCANNED BY

22/07/2021

SHRISTI HOMES PVT. LTD.
DIRECTOR

दस्तावेज की जाँच किया एवं
दस्तावेज में अंकित वर्णित
विवरणी के अनुरूप सही पाया।
जाँच लिपिक
(अरुण कुमार महाराज)

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna on this 22nd day of July, 2021.

BETWEEN

SRI LALIT KUMAR @ LALIT KUMAR SINGH, aged about 38 years, Son of Sri Ramjatan Singh, resident of Ramjee chak, Digha, P.S. Digha, District Patna, 800018 having PAN : ASAPK9936B, Aadhaar

खेसरा पंजी में दर्ज नहीं है।

22/7/21

District Registry Office,Patna

Token Number 9453 | Reg. Year 2021 | Serial Number 9192 | Deed Number 8869

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Dhiraj Kumar (Auth. Dir.)						
Sig.	Dhiraj Kumar 22/07/2021						
Presented By	Lalit Kumar Alias Lalit Kumar Singh						
Sig.	22/07/21						
Executant	Lalit Kumar Alias Lalit Kumar Singh	N/A	N/A	N/A	N/A	N/A	N/A
Sig.	22/07/21						
Identified By	Ranjit Kumar Singh						
Sig.	22/07/2021						

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No. 9353 3710 9163, Mob No. 9891281303, by profession Service, by Cast Kurmi, Indian Citizen, hereinafter referred to as the **LAND OWNER** (which terms and expression unless excluded by or repugnant to the context shall deemed to include his executors, administrator, legal representatives, assigns and successors) of the **FIRST PART**

AND

M/S SHRISTI HOMES PRIVATE LIMITED, a company incorporated under the applicable provisions of Indian Companies Act, 1956, bearing **CIN NO. U45200BR2006PTC011887**, having its registered office in the House of Sri Anand Mohan Prasad, House No. 30 (First), Road No. 02,Patliputra Colony, P.S. Patliputra, Town & District Patna 800013 bearing **PAN No. AALCS5142D**, through its authorized Director **Sri Dhiraj Kumar, Aged about 50 Years ,** Son of Late Shyam Chand Prasad, resident of Kedar Enclave, Flat No.201, Road No.02, Nehru Nagar, P.S. Patliputra, Town and District Patna 800013, by Cast Kayastha, Profession bearing **Aadhaar No. 3259 3110 4398**, hereinafter referred to as the **DEVELOPER/ PROMOTOR** (which terms and expression unless excluded by or repugnant to the context shall deemed to include its executors, administrator, legal representatives, assigns and successors-in-office) of the **SECOND PART.**

WHEREAS, the property to be developed, fully described in Schedule-I of this Development Agreement, measuring 01 katha equivalent to 1361 Sq.ft. or may say 3.125 decimals, little more or less, pertaining to part of Cadastral Survey Plot No. 1150, Khata No. 1663, Tauji No. 5584, under Thana No. 01, Situated in Mauza- Digha, Saidkpur Digha @ Ramjichak Digha, Pargana and Survey Thana Phulwarisarif, present P.S. Digha, District Patna, within the limit of Patna Municipal Corporation. The details of aforesaid land is fully described in **Schedule-I** of this deed of Development Agreement.

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DIRECTOR

WHEREAS, Sri Lalit Kumar @ Lalit Kumar Singh acquired the Scheduled property by virtue of family partition. The aforesaid property originally belonged to Murlidhar Mahto, son of Late Triloki Mahto, who acquired the aforesaid property by virtue of a deed of exchange dated 02/04/1935 from Jagdeo Narain Singh and Chandeshwar Narain Singh, both sons of Sri Shiv Prasad Singh. After execution of the aforesaid deed of exchange, Sri Murlidhar Mahto became the absolute owner of the aforesaid property. Subsequently, Murlidhar Mahto died laving behind his only son Sri Rajdeo Singh. Later on Rajdeo Singh also died leaving behind his only son Sri Ramjatan Singh.

WHEREAS, It is pertinent to mention here that the said Rajdeo Singh, prior to his death with the consent of his son Ramjatan Singh amicably created a family partition verbally and as per the said family partition, plot No. 1148 allotted to his first grandson Sri Ranjit Kumar Singh and Plot No. 1150 allotted to his second grandson Sri Lalit Kumar @ Lalit kumar Singh. On the basis of the aforesaid family partition Sri Lalit Kumar @ Lalit kumar Singh become the absolute owner of the Scheduled property.

WHEREAS, the above named landowner expressed his desire to develop and construct a residential multistoried building complex over the Schedule land.

WHEREAS, when the above named Second part came to know the desire of the landowner, they approached the landowner and showed their willingness to develop and construct a residential multistoried building complex over the Scheduled land by adhering to all the applicable law, Rules, bye-laws including the mandates of the Real Estate (Regulation and Development) Act, 2016. The landowner considered the request of the developer and agreed to develop the scheduled land through the above

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DIRECTOR

named developer. During negotiation, the landowner represented and declared that :-

(A)

(i) The Scheduled property is under his exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.

(ii) The landowner has not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) No notice or notification for acquisition/requisition under any of the statutes of the past or presently in force have been received, served or passed by the Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) There are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) The landowner has not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.

(B) And whereas, the landowner got interested to construct a residential multi-storied building complex on the said property and acquire built up area in the shape of Units, parking spaces, etc. as consideration for the value of the land.

(C) The aforesaid developer, offered to develop and construct at its own cost, a residential multi-storied building complex on the said

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property of the land (hereinafter referred to as the said building) and the landowner agreed to acquire Units and other built-up area of the said building as consideration for the part of the said property.

(D) As a result of the negotiations between the parties hereto and on the representation and declarations made by the landowner as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon the terms and conditions hereinafter appearing.

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

(1) The aforesaid landowner do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to develop the Scheduled property, who hereby accepts from the Landowner the exclusive right, possession and license to develop the said property, fully described in the First Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land as given in First Schedule of this agreement shall be handed over to the developer by the landowner for construction of a residential multi-storied building complex after registration of the project under the provisions laid down in the Real Estate (Regulation and Development) Act, 2016 and the entire cost to be incurred for construction of the same shall be borne and paid by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the competent authority.

(3) It is pertinent to mention here that Sri Lalit Kumar Sinha, son of Late Brajnandan Prasad Sinha, Sri Manoj Kumar, Sri Anil Kumar and Sri Amit Kumar are the absolute owner of 55.62 decimals of land, who got interested to construct and develop their land through the above named builder and for that

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they jointly executed a development agreement in favour of the above named developer and got the same registered on 11/02/2021 being deed No.2244. The first part well known to this fact.

(4) That after execution and registration of this deed of development agreement, the developer amalgamated both the land and shall prepare a common building plan or drawing through a registered architect and will submit the same with the competent authority for its approval in its own name and signature for the entire land but all the expenses to be incurred to get the building plan approved shall be borne and paid by the developer. The architect shall make plan, lay out plans of the multistoried building and all floors with specifications and as required under law. The developer shall provide a building plan to the landowner. The papers to be required for approval of the said building plan shall be provided by the landowners.

A. That it is agreed by the parties that the developer shall develop the project in accordance with the approved lay-out plans, floor plans and specification. The developer undertakes to strictly abide by such plans and the bye-laws of Patna Municipal Corporation building Rules and Regulation, FAR and density norms and shall not make any variation/ alteration, modification in plans otherwise in the manner prescribed under law.

(5) The Developer and the landowner has jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye–laws it shall be possible to construct total built-up area as approved by the competent authority on the said property, whose built–up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by and between the parties. The above built–up area does not include saleable parking space, if it is open, but the parking space will also be distributed on the same percentages i.e. landowner will have right of 50% parking space as the landowner' area.

(6) That after securing building plan from the competent Authority, the developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The land owners shall extend all co-operation to the developer by providing all papers,

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22/02/2021

22/02/2021

which are in its possession, required consent letter, Authority Letter etc.

(7) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the land owner's area/ share to the land owner within **42** (Forty Two) months from the date of sanctioned of the building plan or from the date of handing over the vacant possession of the Scheduled land, whichever is later. In case the builder fails to complete the construction work within the stipulated time as mentioned above, then the landowner will provide **06 (Six)** months more time to the developer as grace period.

(8) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. natural calamities like floods, earthquake, war, and pandemic in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the construction work, it would be seen and judged mutually by the land owners and the Developer.

(9). It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 07 of this development agreement. However, if the construction work remains stopped for three months in continuation (excluding force majeure recited in para No.8, above), and on account of willful abandonment of work by the developer then in that event the landowner may opt to terminate the agreement and there after the provision of the Real Estate (Regulation and Development) Act, 2016 shall be applied for completion of project at the behest of the landowner.

(10) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before the court of law for the same. The Land owner will not be responsible for the same in any way.

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(11) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, electrification with electric meter and intercom etc. till the final finishing and completion of the entire building to make them habitable for the Landowner and other inmates of the building.

(12) That the landowner hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The land owner has not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(13) The name of the proposed multistoried building complex shall be **" TIRUPATI ENCLAVE"** or any other name as the parties mutually agreed upon.

(14) That the developer agreed to hand over 50% (Fifty percent) of the total built up area along with 50% of the total car parking spaces to the land owner and the remaining 50% (Fifty percent)) of the total built-up area would be retained by the developer and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. It is agreed between the parties that the developer will first hand over the vacant possession of the land owner's share to the landowner with all amenities and then only they hand over possession to its purchasers but the developer may enter into an agreement for sale with its intending buyers soon after execution and registration of this development agreement and after registration

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Dhiraj Kumar 22/07/2021

22/07/21

of the project under the Real Estate (Regulation and Development) Act, 2016.

(15) That besides the aforesaid 50% built-up area to be given by the developer to the land owner, the developer is also paying a sum of **Rs. 10,00,000/-** (Rupees Ten lacs) only vide RTGS No. **SBINRJ22021071733322000** dated 17/07/2021 through SBI Donar Branch Darbhanga to the landowner as non-refundable amount.

(16) That it is agreed between the parties that if due to the defect in title of the land owner, the developer could not complete the construction work then in that case, the land owner will refund the entire non refundable amount to the developer.

(17) That after execution and registration of this development agreement and sanction of the building plan, the landowner and the developer will take joint exercise to distribute and allocate their respective shares. The details of units to be allotted to the land owners in lieu of their 50% (Fifty percent) shares will be clearly mentioned in the said distribution agreement. The share / portion of the landowner and the developer shall be mutually distributed and allocated on pro-rata basis as mutually agreed upon by the parties.

(18) That the landowner will retain 50% (Fifty percent) of the total built-up area in shape of complete Units with proportionate share in land attributed to each unit and car parking spaces in consideration of cost of land with an absolute, right, title and interest over the same and may transfer, convey, sell, grant lease of otherwise alienate his interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

(19) That similarly, the developer will retain 50% (Fifty percent) of the total built-up area in shape of Units with proportionate share in land attributed to each unit and car parking spaces in

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DIRECTOR

22/07/2021

consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

(20) That the parties concerned will sell, alienate or enter into an agreement for sale with respect to their respective allocated share only after execution of the proposed distribution agreement.

(21) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties. In case of any doubt, the architect will take exercise to measure the built-up area and common service area in presence of both the parties or their authorized representative.

(22) The Landowner shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various primary development works as stipulated in this agreement. The land owner agrees to hand over the scheduled land immediately after execution and registration of this development agreement.

(23) That the developer shall develop the said property themselves at its own costs and expenses and efforts and will be responsible for the development of the said land, but the landowner will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as per advice of Architects.

(24) That the Landowner is entitled to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land owner find that the materials to be used for construction is not up to the mark and not of good quality then

the landowner should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, the landowner will not force to stop the construction work, if the developer do the work as per agreement and by adhering all related law and using standard material and good workmanship.

(25) From the date of delivery of possession of the landowner's area to the landowner or his allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by in this regard.

(26) The Landowner hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Landowner shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property save and except as provided in these present.

(27) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS out of and from the Developer's area in the said building and which does not form part of the landowner's area, whenever required by the Developer by adhering the provision laid down under the Real Estate (Regulation and Development) Act, 2016.

(28) Similarly the landowner shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the landowner's area in the said building and which does not form part of the Developer's area.

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DIRECTOR

(29) That the material to be used for construction of proposed multistoried building complex and its specifications are clearly mentioned in Schedule-II of this development agreement and it will be treated as part of the development agreement.

(30) After the Registration of this Development Agreement and after registration of the project under the Real Estate (Regulation and Development) Act, 2016, the landowner and the Developer shall be entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution by following provisions of RERA.

(31) That after the completion of the construction of the building project, the developer/promoter/landowner shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Ownership Act, 2006 coupled with RERA.

32) That as stated above, Sri Lalit Kumar Sinha, son of Late Brajnandan Prasad Sinha, Sri Manoj Kumar, Sri Anil Kumar and Sri Amit Kumar are the absolute owner of 55.62 decimals of land, who acquired the same under 04 separate registered deeds of absolute sale. In the said sale deeds, it is clearly mentioned that in the Northern side of the said purchased land, the purchasers would left 10 feet wide land running from East to West for the proposed road. Similarly, the seller may also leave 10 feet wide land in the Southern side running from East to West for the proposed road. Mining thereby a 20 feet wide road would be carved out. Subsequently, both the parties agreed and decided that none of the parties will have to leave any land or area for the proposed road and they may use the said land as they deem fit and proper.

33) That it is also pertinent to mention here that the above named land owners prior to the aforesaid negotiation and

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22/04/2021

22/04/2021

understanding think proper to construct a multistoried building complex over the aforesaid 55.62 decimals of land and for that they executed an agreement for development in favour above named developer and got the same registered on 11/02/2021 being deed No.2244. At the time of execution of the aforesaid development agreement, the landowners namely, Sri Lalit Kumar Sinha, Sri Manoj Kumar, Sri Anil Kumar and Sri Amit Kumar Sinha asked the developer to leave 10 feet wide road in the Northern side of the said land running from East to West.

34) That after aforesaid negotiation and understanding, Sri Lalit Kumar Sinha, Sri Manoj Kumar, Sri Anil Kumar and Sri Amit Kumar Sinha informed the developer that now there is no need to leave 10 feet wide road in the Northern portion of the said land and the construction would be made over the entire land 55.62 decimals of land.

35). In addition to Para No. 14 of this Development agreement, the developer Second part has agreed to hand over additional built up area in shape of dwelling Units not less than 2300 Sq.ft. along with equal number of car parking space to Sri Lalit Kumar @ Lalit Kumar Singh, the First part, in the proposed multistoried building to be constructed over the property as mentioned in Schedule-I of this Development agreement.

36. That the First Part & the Second part further states that all references of built up area in the context of this document agreement would be defined as per the guidelines of PMC (Patna Municipal Corporation) Real Estate (Regulation and Developments)Act, 2016 under Jurisdiction.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the land owner's right, title and interest over the said property may in

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any manner be adversely affected until the developer has given delivery of possession of the land owner's area to the land owner.

(B) The Developer and/ or its allottees shall not mortgage the Landowner's share/ area with any Bank(s) or financial Institution(s). The Developer can obtain loan from any Bank or any financial Institution for the development of the project only but for that the developer alone shall be liable and responsible for the same. The landowner shall not be liable and responsible for such loans , mortgage obtained either by the developer or its allottees and the developer shall always keep and hereby keeps the landowner indemnified in this respect.

(C) To indemnify the landowner and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person 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 and / or for contravention, breach of any law, Act, Statute, Rules and bye-laws.

(D) That it is also agreed between the parties that the parking space will not to be sold to any outsider or stranger other than the inmates of the building.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the landowner till the date of handing over the vacant possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Landowner's area/ share to the Land owner.

(F) After the delivery the landowner's area/ share to the landowner all out going in respect of the said property and the said building thereon shall be borne and paid by the landowner and the Developer and their nominees separately and proportionately in proportion to their respective share in the total built-up area.

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Dhiraj Kumar 27/07/2021

27/07/2021

(G) The landowner and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Competent Authority, the same may be constructed by developer at its own costs and expenses and the extra area/ construction will be distributed in the same ratio as mentioned above i.e. 50% to the landowner and 50% to the developer.

(H) The landowner will deliver to the developer and/or its duly authorized representative, photo copies of all original title deeds documents and papers relating to the said property for complete examination of the landowner's title thereto and the landowner agree to co-operate with the developer in such examination of the landowner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(I) The developer shall be entitled to retain only photocopies of the original documents pertaining to the said property including title deeds etc. however, the original documents/Certified Copy will be produced by the landowner for inspection whenever required by the developer. However, after completion of the building/ project, finally all the original documents/certified copies shall be handed over to the association or maintenance agency.

(J) The developer and / or the landowner may form as it deems proper, a Co-operative housing society /association of persons, and body corporate etc. for maintenance of the common service area of the building and all the unit holder including the landowner will be members of such housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owners, association of the apartment for the maintenance and management of the entire building complex, except the internal part of units. The component

of land will be conveyed to such society, association at the time of registration of unit (s) of the multistoried building.

(K) The common area shall be jointly owned by the landowner and the developer of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No inmates of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.

(L) The Parties agree that in case any fine or penalty/fee is imposed on the said building for any breach of law and for any alleged deviation from the sanctioned plan and/or excess construction of the built-up area then the same shall be borne and paid by the developer alone. The landowner shall have no liability or responsibility for the same.

(M) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchaser(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(N) That the landowner agrees and undertakes that in case of any dispute or litigation by person(s) claiming to be the co-sharer in the scheduled property or claiming his/her right, title or interest on and over the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter in between the landowner and such person(s) and in this respect the landowner shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.

(O) That in case of any dispute or differences between the parties arising out or relating to this development agreement, the same shall be settled by reference of the dispute or differences to the

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Dhiraj Kumar Gupta 22/07/2021

22/07/2021

arbitrator(s) appointed by both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time. Sitting place of arbitration will be at Patna.

(P) That the courts of Patna, Bihar, shall have the exclusive jurisdiction over all the matters or dispute arising in respect of and from this agreement.

IN WITNESS WHEREOF, all the parties of this development agreement put their respective signatures on the day month and year first above mentioned in presence of under signed witnesses.

WITNESSES :—

Ranjit Kr. Sinha
RANJIT KUMAR SINHA
Ranjichak, Digha,
1. Bata Gali, Patna:-800018

Signature of the First part

22/07/2021

2. Nilay Ranjan
S/o Sri B.N.P. Singh
3. R/o P.S.T. Colony
Vaishnavpuri, Patna



Signature of the Developer

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Dhiraj kumar 22/07/2021
DIRECTOR

SCHEDULE-1

Details of Property Owned by Land owner Sri Lalit Kumar @ Lalit Kumar Singh.

All that piece and parcel of vacant land measuring 01 katha equivalent to 1361 Sq.ft. or may say 3.125 decimals, little more or less, pertaining to part of Cadastral Survey Plot No. 1150, Khata No. 1663, Tauji No. 5584, under Thana No. 01, Situated in Mauza- Digha, Saidkpur Digha @ Ramjichak Digha, Pargana and Survey Thana Phulwarisarif, present P.S. Digha, District Patna, within the limit of Patna Municipal Corporation. Sub. and Sadar Registry office Patna, which is bounded and butted as follows :-

BOUNDARY

North — Part of Plot No. 1150 of Sri Lalit Kumar Sinha, Sri Manoj Kumar Sinha, Sri Anil Kumar Sinha & Amit Kumar Sinha,
South — Part of Plot No. 1150,
East — Branch Road,
West — Part of Plot No. 1149.

VALUATION OF PROPERTY/LAND

1. Total Area of Land 3.125 decimals equivalent to 01 Katha, under Thana Code No. 01 Zone-III,
2. Govt. Value of the Land

@ Rs. 8,00,000/- per dec. Rs. 25,00,000/-

Total **Rs.** 25,00,000/-

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DIRECTOR
22/07/2021

22/07/2021

सभी प्रकार के रोक से मुक्त पाया
जाँच लिपिक
22/7/2021

ANNEXURE-I

Features and General Specification of flats.

BUILDING	Earth Quake resistance.
FOUNDATION	
STRUCTURE	Structure will consist of group pile foundation. The design will depend on load and will be done according to the structure design. All the structure including piling, column casting and roof slab casting will be done in grade M20 & M15 according to the requirement of the design.
BRICK WORK	First class brick or First quality locally available will be used. All the walls of 5 inches thickness.
PASTER WORK	The plaster work will also be done using J.P./ Birla Gold/ Prism/ Ultratech/ Lafarz Cement of M43 Grade.
BALCONIES	May have safely walls up to 3'-6" height with brick + steel grill work.
INTERNAL WALL	All internal walls shall be finished with good quality over proper base preparation of J.K./ Birla wall putty.
EXTERNAL WALLS	All external walls shall be covered with putty and 02 coats of branded all weather coat paint.
BORE HOLES	Boring and Tube well of adequate capacity CROMPTON / KBS or equivalent make submersible pump connected to adequate capacity underground / overhead storage tank for uninterrupted water supply to all flats.
STAIRS	The flooring of the stairs will be done in Marble and 5.5 feet height steel railing will be provided.
LIFT	Provision of one Lift for each block with the capacity of 04 persons, of a standard company (JOHNSON or equivalent) .

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22/07/21

FLOORING :	Marble flooring in all the area of the flats.
WINDOWS	Aluminum sliding fittings with black glass.
CHOWKHATS	Door frame of sal wood.
MAIN DOOR	Flash Door 30 mm with brass fittings, Locks, Latches of reputed mark.
OTHER DOORS	30 mm thick ISI mark fabricated water proof ply board of factory made, Sal wood chowkhat of Malesia.
KITCHEN	a) Flooring vitrified tiles. b) Working platform-green marble (16 mm). c) Dado-2" high ceramic tiles. d) Sink : stainless steel sink with suitable hot and cold water tap fittings. e) Aqua Guard point provision. f) Provision for exhaust fan/ fresh air fan point to be 5A Socket.
DINNING SPACE	Provision of one wash basin in related space.
BATHROOM/ TOILET :	a) Flooring- ceramic tiles mat finish. b) Walls- Ceramic tiles up to 07 feet height. c) Sanitary white glazed vitreous sanitary ware of ISI mark (Hindware / Parryware or equivalent). d) Fittings –fittings of ESSCO MARC or equivalent. e) Cistern –PVC cistern in white colour. f) Washing Machine point provisions. g) Geezer point provision with suitable electrical connection for each flat (Only for Master Bedroom). h) Fresh air fan point provisions in each bathrooms.
ELECTRICAL WORK :	a) All internal wiring in concealed conduits with copper wires of ISI Marks.

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22/07/2021

b) All electrical modular switches and accessories of General ANCHOR/ make or equivalent.

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

T.V./Telephone One T.V. point and one telephone plug pin provided in the Drawing hall and one bed room.

CABLE Cable point to be provided in the Drawing hall & master bed room.

PLUMBERING All internal area shall be concealed with PVC pipe and Babcock, Angle cook, pillar cook with jackware/ Hindware/ Parco brand and wash basin, Indian pain and commode Pairbear/ Hindustan/ Hindware brand/ ESSCO MARC or equivalent.

PARKING Clazy flooring/ equivalent tiles with adequate lighting.

GENERATOR Good quality branded silent Generator (Mahindra/ Kirloskar/ Swaraj/ Escort/ Lilan or equivalent) with adequate capacity for stand by Power supply together with canopy 300 watt Power Back-up to each flats from Generator.

TRANSFORMER If required and permitted from PESU will be installed.

INTERCOM Intercom facility provided in each flats with reception counter at Security Guard station.

NOTE : (1) The specification are tentative and subject to minor modification.

(2) In case of any changes desired by the buyer with any changing to above mentioned items such as Electrical, Flooring, tiles etc. of their choice, the difference amount will be paid to the Developers. .

Drafted By

(AJAY KUMAR SINGH)
Advocate,

SHRISTI HOMES PVT. LTD.
Dhiraj Kumar
22/07/2021

22/07/2021

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. 71000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 92000/-

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

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

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

Registering Officer
Patna

Date: 22/07/2021

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 22nd July 2021 by Lalit Kumar Alias Lalit Kumar Singh S/O-Ramjatan Singh by profession Service. Status - Executant

22/07/21

Signature/L.T.I. of Presentant **Date:22/07/2021**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ranjit Kumar Singh' age '44' Sex 'M', 'S/O-Ramjatan Singh', resident of 'R/O-Flat No.-701 O-Wing Haware Glory, Plot No.-56, Sector-20, Near Shilp Chowk, Kharghar Navi Mumbai, Khaghar, Raigarh (Mh), Panvel-410210'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 22/07/2021

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 222 on pages on 226 -251, for the year 2021 and stored in CD volume No. CD-32 year 2021 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 22/07/2021

Token No. : 9453 Year : 2021 S.No. : 9192 SCORE Ver.4.1 Deed No . :d No . : 8869

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR21860320414113T
Certificate Issued Date	:	19-Jul-2021 02:01 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL0128856058027769T
Purchased by	:	SHRISTI HOMES PVT LTD
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	SHRISTI HOMES PVT LTD
Stamp Duty Paid By	:	SHRISTI HOMES PVT LTD
Stamp Duty Paid (Rs.)	:	71,000(Seventy One Thousand only)
Reg. fee (Rs.)	:	20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	92,000 (Ninety Two Thousand only)

Stock Holding Corporation of India Ltd. PATNA

SHRISTI HOMES PVT. LTD.
DIRECTOR

D. Agreement
P-sadar
Land.
20.07.21.

Do not write or type below this line

KC 0003333048

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.


अभिषेक कुमार सिन्हा
नि० व० लि

भारत सरकार

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No. : 1028/43006/00396

To
Dhiraj Kumar
धीरज कुमार
S/O: Shyam Chandra Prasad
Flat No. - 4B, Shyam Residency
Road No. - 3A, Mahesh Nagar
Phulwari
Keshari Nagar,Patna
Bihar - 800024
9835422640

02/11/2013

KL524983566FT

52498356

आपका आधार क्रमांक / Your Aadhaar No. :

3259 3010 4398

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India



धीरज कुमार
Dhiraj Kumar

जन्म तिथि/DOB: 02/07/1971
पुरुष / Male

3259 3010 4398

आधार - आम आदमी का अधिकार

Dhiraj Kumar