Serial No. 675 Development Agreement

Book No. :- 1 Deed No. 662

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR 882062

Serial No. 675 Deed No. 662

Govt. of Bihar
Sub Registry Office, Phulwari Sharif
Summary of Endorsement

This document was presented for registration on 30/01/2015 by Shamima Khatoon
A Stamp Duty of Rs. 511700/- and other Fees of Rs. 21575/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. 662 in Book No. 1, Volume No. 13 on pages from 461 to 483 and has been preserved in total 23 pages in C.D. No. 2 / Year 2015

Date: 30/01/2015 Token No: 665 /2015

Signature wi
(Rishi Kuma
Registering Officer, Phulwar

Challan No 19116 dated 29-01-2015

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS MADE THIS THE 29th DAY OF JANUARY 2015 AT PATNA.

1. Executed Deed of Agre

Shamima Khatoon 29.01.15

For NEWTECH INFRAVENTURES PVT. LTD.

DIRECTOR / MANAGING

SCANNED

BETWEEN

1. Mrs. Shamima Khatoon wife of Mohammad Mohtada, resident of Jalley P.S Jalley District Darbhanga, thereafter Flat No. 18/400, Rajbanshi Nagar, Patna-800023, P.S. Shastri Nagar, District Patna, presently residing at B/32, Road No. 7, Sector-III, Haroon Nagar, P.S Phulwari Sharif, District Patna, by Nationality-Indian,

2. Mohammad Mohtada son of Late Syed Md. Hassan, resident of Jalley P.S Jalley District Darbhanga, presently residing at B/32, Road 7 Sector-III Haroon Nagar P.S Phulwari Sharif District Patna by Nationality-Indian,

3. **Mrs. Shahin Talat wife of Md. Khurshid Akhtar,** resident of Haroon Nagar, Sector–III, P.S. Phulwari Sharif, District Patna, by Nationality–Indian, hereinafter referred to "LAND OWNERS" (which term unless excluded by or repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives, successors and assigns) of the One part.

AND

M/S NEWTECH INFRAVENTURES PVT. LTD. having Corporate Identity No. U45200BR2014PTC022397 dated 06-06-2014 and having its Registered Office at Nisar Market NH-31 By-Pass Road, New Ansar Nagar Nawada through its Managing Director **S.M. Farzan Ahmad son of Syed Mohammad Inam Ahmad,** resident of "Nisar Market" NH-31, By-Pass Road, New Ansar Nagar, Nawada-805110, by Nationality-Indian, hereinafter referred to "DEVELOPER" (which term unless excluded by or repugnant to the context shall mean and include its/his heirs, executors, administrators, legal representatives, successors and assigns) of the OTHER PART.

WHEREAS, the property more fully described in schedule–A of this deed is the purchased property of the land owner No.1 (Shamima Khatoon) by virtue of

Executed Deed of Development Agreement -

29/01/2015

29/01/15

29-01-15

MANAGING DIRECTOR
NEWTECH INFRAVENTURES PVT. LTD.

29/01/15

Registered Sale deed bearing Deed No. 5362 in Book No. 1, Serial 5306 Volume No. 24 Pages 509 To 516, dated, 13-02-1992 which was registered at Patna Registry office, measuring an area of 24.25 Decimals landed property under Revenue Thana No. 35 , Tauzi No. 5169, Khata No. 996 Survey Plot No. 2733, situated Mauza Isopur, P.S. Phulwari Sharif, District Patna, purchased from Shri Sukhari Rai son of Late Nanhak Rai and Shri Sheo Nandan Prasad son of Shri Sukhari Rai both residents of Village Isopur P.O. & P.S Phulwari Sharif District Patna and the date of purchase the said land owner owned and possessed the same and she came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS the property more fully described in schedule–A-1 of this deed is the Gifted property of the land owner No. 2, measuring an area of 24.25 Decimals landed property under Revenue Thana No. 35, Tauzi No. 5372, Khata No. 996, Part of Survey Plot No. 2733 and Khata No. 997, Part of Survey Plot No. 2734, situated Mauza Isopur, P.S. Phulwari Sharif, District Patna from Bibi Umatoon Nisa wife of Late Md. Ashfaque Hussain resident of Jalley P.S Jalley District Darbhanga presently residing at B/32 Road No. 7, Sector-III, Haroon Nagar P.S. Phulwari Sharif District Patna and the said land owner owned and possessed the same and he came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS, the said land owner No. 1(Shamima Khatoon) got her name mutated in circle Office Phulwari Sharif Patna vide its Jamabandi No WP/ 6194

AND WHEREAS, the said land owner No.2 (Mohammad Mohtada) got his name mutated in circle office Phulwari Sharif, Patna vide its Jamabandi No WP/17694 and Mutation Case No. 2637/4 in the Year 2012-13.

WHEREAS, the property more fully described in schedule–A-II of this deed is the purchased property of the land owner No.3 Shaheen Talat by virtue of Registered Sale deed bearing Deed No. 13764 in Book No. 1, Serial 15980 Volume No. 222 Pages 205 To 212 C.D No. 35, Token No. 16229/2009 dated, 20-07-2009 which was registered at Patna Registry office, measuring an area of 4.686 Decimals landed property under Bearing Tauzi No. 5892, Thana No. 35, Khata No. 1162 (One Thousand One Hundred Sixty Two), Part of Cadestral Survey Plot No. 2732 (Two Thousand Seven Hundred Thirty Two),, situated at Mauza Isopur (South Part), P.S. Phulwari Sharif, District Patna,, purchased from **Mr. Shahbaz Mohammad son of Mohammad Mohtada, resident of Haroon Nagar, Sector–III, P.S. Phulwari Sharif, District Patna, by Nationality–Indian.**CONSTITUTED ATTORNEY OF1. Most. Shanti Devi wife of Late Basant Singh,2. Mrs. Poonam Devi wife of Mr. Rakesh Singh,3. Mr. Sanjeev Kumar son of Late Basant Singh,all residents of village Hanumanchak Simra, P.S. Phulwari Sharif, District Patna, by Nationality–Indian, vide Power No. 333, Volume No. 5, CD-1, in Book No. IV, Pages 308 to 314, dated 25-02-2009, Serial No. 2720, Token No. 2825, Registered at Patna Registry Office Patna and the date of purchase the said land owner owned and possessed the same and she came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS, the said land owner No. 1,2& 3 hereby declared that one Mosque will be constructed on Plot No. 2732 Khata No. 1162, Thana No. 35, an area of 1 Katha Ten Dhurs at Mauza Isopur South West and as such the developer hereby entitled to use the passage of ground floor for the use of all purchaser of the apartment including land owners named as MOHAMMAD MOHTADA ENCLAVE.

सही अगीया खातून
पो. इस्लामपुर कलां
29/01/15

29/01/2015

Shaheen Talat
29/01/15

29-01-15
MANAGING DIRECTOR
NEW TECH INFRASTRUCTURES PVT. LTD.

AND WHEREAS, the said land owner No.3 (shaheen Talat) got her name mutated in circle office Phulwari Sharif, Patna vide its Jamabandi No-13929 .

AND WHEREAS, the Land Owners covenant that the aforesaid landed property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in themselves good right, full power and absolute authority and title to transfer in the whole or part of the said property owned and possessed by them and they came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS the Land OWNER i.e. one part is thus absolute OWNER of the land referred above and now it has been agreed between the parties that the other party the DEVELOPER undertakes to make construction of multi storied building named as **MOHAMMAD MOHTADA ENCLAVE** over the land fully described in Schedule-A , A-1 & **A-II** of this deed after approval of the map by the competent authority over the proposed area and the share will be divided between the OWNER and the DEVELOPER as 50% and 50% share respectively in the built-up area and parking space etc. and now land OWNER is entitled and competent to execute the present Deed Of Development Agreement.

NOW THESES PRESENCE WITNESSETH AS FOLLOW:-

1. That the DEVELOPER Other party has agreed to develop and construct at its own account multistoried residential building on the said property fully described in schedule-A below at his own account and expenses and with his own resources after obtaining all the requisites clearance, permission, sanction and approvals.

सही हस्ताक्षर
वो. शबीना तलत
29/01/15

29/01/2015

Shabina Talat
29/01/15

For MOHTADA HOMES PVT. LTD
DIRECTOR
29-01-15

2. That immediately after the execution of this development agreement, the DEVELOPER shall expeditiously get a plan prepared in order to obtain maximum benefit for both the OWNER and the DEVELOPER.

3. That the OWNERS shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the OWNERS or any other permissions, approvals are obtained in her name and agreed to sign all such papers that may be deemed necessary by the OWNERS and DEVELOPER for the same. However all fees, cost, charges and expenses relating to such approvals / sanctions shall be borne by the DEVELOPER of its/his account.

4. That it is further agreed any alteration or revision of the aforesaid plans within the parameters of Dissolved Patna Municipal Corporation Patna / Nagar Parishad / Competent Authority and if there is an increase in F.A.R., during the period of the construction or before, the share of the constructed area of the OWNERS shall be proportionately increased.

5. That the OWNERS within 30 days of the date of execution of this agreement shall put the DEVELOPER in actual peaceful possession of the said property described in Schedule-A herein to enable the DEVELOPER to take up and proceed with the development, planning, and construction of the said building in terms of this agreement and the sanctioned plan and any other terms agreed upon.

6. That it has been agreed between the parties that the Other party DEVELOPER shall complete the construction work within a period of **Three Years Six Months** plus Six months grace from the date of sanction of plan/Registered Development Agreement from the competent authority.

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7. That the proportionate share of the land OWNERS and DEVELOPER in the built up area of the Project shall be in the ratio of 50% and to 50%, that is to say the share of the land OWNERS shall be 50% of the built-up area distributed in several floor of multi-storied building and the rest 50% area shall be of Developer's share.

8. That the DEVELOPER agrees to deliver and give possession to the OWNERS 50% of the total built-up area of the said building to be constructed by the DEVELOPER at its own account on the said property hereinafter called the OWNERS Area. The balance of 50% of the total built-up area shall belong to the DEVELOPER and shall hereafter be called the Developer's area to which it alone shall be entitled to, for having constructed the entire building at its own cost and expenses. The DEVELOPER shall not to get any amount or expenses incurred by it on any account or in the construction of the aforesaid from the OWNERS in lieu of the aforesaid Owner's area.

9. That the OWNERS and their nominees shall solely and exclusively be entitled to the Owner's area and he shall have absolute right, title and interest over the Owner's area and shall be fully entitled to USE AND ENJOY the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise, alienate its/his interest, in any manner as deemed fit by them to any person. Associations of persons, firms, Body corporate, Co-operative society, Government agencies etc. on such terms and conditions as may be decided by the OWNERS individually or collectively.

10. That the OWNERS will always keep the DEVELOPER indemnified against all claims arising out of all its/their actions committed in the past, present or future with regards to the said property over which the said Multi storied building complex proposed thereon.

29/01/15

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MANAGING DIRECTOR
NEWTECH INFRA VENTURES PVT. LTD

11. That the DEVELOPER and/or nominee shall solely and exclusively be entitled to the Developer's area, and shall have absolute right, title and interest over the developed area to the extent of its share and they shall be fully entitled to transfer, convey, grant, otherwise alienate there interest, in any manner as deem fit by them to any person, Association of societies, Government Agencies, etc. on such terms and conditions as may be decided by the DEVELOPER or its nominees individually or collectively.

12. That the DEVELOPER agrees to construct, and give possession of the Owner's area to the OWNERS after completing a period of **Three years Six months** from the date of sanction of the plan of the building by the competent authority and the other local authorities with grace period of 6 months i.e., the total period of the construction shall be **Four Year**. It is reasonably expected that the DEVELOPER will be able to complete the entire construction of the aforesaid building within the stipulated period.

13. That the aforesaid Project schedule is subject to force major clause i.e. fire, tempest, floods, inclement or any other acts of God.

14. That it is hereby expressly, irrevocably and irretrievably agreed and declared by the OWNERS that delivery of possession of 50% of the total built-up area of the aforesaid building in manner provided herein shall from and always be deemed to form fair, reasonable, and adequate consideration for 50% or the undivided share in the aforesaid property agreed to be conveyed as herein above by the OWNERS to the DEVELOPER and or its nominee.

15. That the OWNERS shall at no time demand any sum or premium or any interest in any dealing regarding sale of Developer's area and the OWNERS shall execute all such deeds and documents as may be required by the developer's in this regard.

सही शमीम खान
का. सब रजिस्ट्रार
29/01/15

29/01/2015
Shamim Salad
29/01/15

29-01-15
MANAGING DIRECTOR
NEWTECH INFRAVENTURES PVT LTD.

उप निबंधन कार्यालय

16. That the OWNERS or her nominees will not interfere in the execution of the work nor put any hindrance in any of the activities of the DEVELOPER in development, construction and sale of the aforesaid project. The OWNERS and their nominees shall jointly have undivided right, title and interest over the total land of the said property in their respective shares of 50% of the OWNERS and 50% of the DEVELOPER after being conveyed as aforesaid subject to the provisions of the clause of the agreement.

17. That the OWNERS hereby irrevocably undertake not to sell, dispose off alienate, encumbrance, lease or otherwise, transfer the said property or any part thereof during the continuation of this agreement and undertake not to do any act, deed matter, or things as shall be in breach of the terms of this agreement. The OWNERS shall at no point of time during the continuation of this agreement dispossess the DEVELOPER from the said property.

18. That the DEVELOPER shall develop the said property at its own account and name and shall alone be responsible for the development of the said property and neither the OWNERS nor any other persons claiming through the OWNERS shall have any liability in the development of the said property and the DEVELOPER shall not deviate from the approved plan of Dissolved Patna Municipal Corporation Patna/Competent Authority.

19. That after taking possession of the said property the DEVELOPER shall be free to do all acts, deeds and things required for development and construction of the said building at the Developer's own account and expenses, as per sanctioned plan of the Dissolved Patna Municipal Corporation Patna / Nagar Parishad / Competent Authority. Any deviation from the approved plan if made by the DEVELOPER, the DEVELOPER shall be solely responsible for the same.

29/01/15
Shahin Galat
29/01/15

Ahmad
29-01-15
MANAGING DIRECTOR
NEWTECH INFRAVENTURES PVT LTD.

20. That the DEVELOPER shall be entitled to develop the said property by construction thereon or more building consisting of dwelling units, flats, parking spaces and other structures in accordance with building plans approved in the name of OWNERS and sanctioned by the Dissolved Patna Municipal Corporation Patna / Nagar Parishad / Competent Authority/Local authorities as stated herein above.

21. That the DEVELOPER shall be entitled to enter into agreements for sale, or otherwise allot flats, parking spaces comprised in the Developer's area in the said building which is 50% of the total super built-up area which does not form part of the Owner's area. Whenever required by the DEVELOPER the OWNERS will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The DEVELOPER may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for development and construction of the said building and for its all use.

22. That similarly the OWNERS shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces comprised of the Owner's area in the said building which is 50% of the total built-up area and which does not form part of the Developer's area. Whenever required by the Owner's the DEVELOPER will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The OWNERS may enter into and the OWNERS shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for its/his all use.

23. The land OWNERS agree and undertake that he shall execute Registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership Apartment Rules 2006, and in this Act there is further no

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need of Power of Attorney in favour of DEVELOPER and/or its nominee or nominees so that no hindrance or obstruction is caused to the DEVELOPER in carrying out and discharge its obligation under these present and thereby giving the DEVELOPER right and authority to have any enjoy peaceful possession of the said property for the purpose and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building and sale of the developer's area.

23 (a). That, if the developer fails in completing the construction and handing over the possession of owner's share to the land Owners within the aforesaid **Three Years Six Months and half years** including grace period then the developer shall pay Rs. 10,000/- (Rupees Ten Thousand) only per month as Penalty/ damages to the Owners.

24. That the land OWNERS and developer also mutually decided to divide their shares which details are hereunder:-

Land OWNER's share (Flat)

50% share of the land Owners in the building including car parking, roof/terrace and proportionate share of land under the campus of the building known as MOHAMMAD MOHTADA ENCLAVE in lieu of land

i) Entire flat of the first floor says entire first floor of the building in Block -A

ii) Entire flat of the Second floor says entire Second floor of the building in Block –B

iii) Rest 50% share in rest Floor of the building in Block – A & B

Developer's share (Flat)

50% share of the Developer in the building including car parking, roof/terrace and proportionate share of land under the campus of the building known as MOHAMMAD MOHTADA ENCLAVE in lieu of Development cost.

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i) Entire flat of the Second floor says entire Second floor of the building in Block -A

ii) Entire flat of the First floor says entire First floor of the building in Block –B

iii) Rest 50% share in rest Floor of the building in Block – A & B

The Developer hereby also empowered to construct multi storied building in several Blocks as per convenient and the share of the land owners will distributed on the aforesaid ratio and floor as mentioned in paragraph-24 on this Development Agreement.

THAT THE DEVELOPER FURTHER UNDERTAKES:-

I. That it will not do any act of commission, omission, expressly or impliedly or directly or indirectly by which the 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 Owner's area to the OWNERS.

II. To indemnify the OWNERS and always keep them indemnified and harmless in respect to all claims, damages, compensations or expenses payable in consequence of any injury or accident sustained by any workmen, artisan or other persons in the property whether in the employment of the DEVELOPER or not while in or upon the said property and during the period of construction of the said building thereon.

III. During the construction of the said building the DEVELOPER may be required to create equitable or any legal mortgage of the construction thereon in part (only Developer's Area) for obtaining loan either for itself for expediting construction or for the individual purchaser of flats etc. and as such money shall not be diverted to/ invested in any other project work or purpose of the DEVELOPER and all liabilities goes upon the developer only and the land owner have no concern regarding housing fiancé loan if any the claim stands null-void.

26. That in case there be any defect in the lease hold right of the OWNERS or thereby any liability or any encumbrances, then in such event, the DEVELOPER shall be entitled to have such defects cured and/or liability cleared for and on behalf of the OWNERS and at the Owner's cost and expenses, after intimating the OWNERS in writing.

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27. That all-out going viz., rates, rents, taxes, duties etc. on respect of said property and any existing buildings thereon, till the date of this agreement shall be borne and paid by the OWNERS and the outgoing after the date of this agreement till the delivery of possession of the Owner's area shall be borne and paid by the DEVELOPER.

28. That in any event the OWNERS without prejudice to foregoing declarations agree and undertake to remove all the doubts and defects in lease hold right if any and clear all outstanding save or otherwise provided above at their own cost so that ultimately the said property is delivered to DEVELOPER to its/his nominees free from all encumbrances and defects.

29. That after delivery of the Owner's area to the OWNERS all out goings in respect of said property and the said building thereon shall be born and paid by the OWNERS and the DEVELOPER and its/his nominees proportionately in the proportion of its/his respective shares in the total built-up. The word proportionately with all its cognate variation whenever used in the presents shall mean the proportion in which the parties hereto or its/his nominees acquiring portions of the building are entitled to the covered area in building/buildings.

30. That when delivery of possession of the Owner's area to the OWNERS by the DEVELOPER and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon, the OWNERS may execute and register conveyance of 50% undivided share in the said property either in favour of the DEVELOPER to its nominees/assignees including a co-operative Housing Society or association of person or Body corporate etc. In default of the OWNERS executing such transfer/ Convenience or such other deeds as may be deemed necessary by the DEVELOPER in spite of service notice in writing 15 days, the DEVELOPER shall be entitled to take all steps as may be necessary/ conveyance.

29/01/15

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31. That after the construction and completion of the project the respective share OWNERS i.e. DEVELOPER/promoter and the land OWNERS, shall be the absolute OWNERS of his share and he will be entitled to sell/Transfer his share and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared his shares as absolute OWNERS and in the light of Bihar Apartment Ownership Act. 2006.

SCHEDULE-A BELONGS TO SHAMIMA KHATOON

ALL THAT, piece and parcel of landed property (Vacant Land) measuring an area of 24.25 Decimals situated at Survey Mauza Isopur South, P.S. Phulwari Sharif, District Patna, bearing Thana No. 35, Tauzi No. 5169, Khata No. 996, Part of Cadestral Survey Plot No. 2733, **Zone-3, Government land valuation List Serial No.079,** within the jurisdiction of Sub Registry Office Phulwari Sharif and Sadar Registry Office Patna Annual Rent Rs. 2/- only payable to the state Government of Bihar through Circle Officer Phulwari Sharif, Patna Which is under Nagar Parishad Phulwari Sharif, Patna, which is bounded as follows :-

Khata No.	Plot No	Area
996	2733 (P)	24.25 Decimals

BOUNDARY

NORTH : Narayan Rai & others
SOUTH : Somar Rai
EAST : Kamta Singh
WEST : Part Plot No. 2733 purchase Bibi Umatun Nisa

SCHEDULE-A-1 BELONGS TO MOHAMMAD MOHTADA

ALL THAT, piece and parcel of landed property (Vacant Land) measuring an area of 24.25 Decimals situated at Survey Mauza Isopur South, P.S. Phulwari Sharif, District

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Patna, bearing Thana No. 35, Tauzi No. 5169, Khata No. 996, Part of Cadestral Survey Plot No. 2733, and Khata No. 997, Part of Cadestral Survey Plot No. 2734, **Zone-3, Government land valuation List Serial No.079,** within the jurisdiction of Sub Registry Office Phulwari Sharif and Sadar Registry Office Patna Annual Rent Rs. 2/- only payable to the state Government of Bihar through Circle Officer Phulwari Sharif, Patna Which is under Nagar Parishad Phulwari Sharif, Patna, which is bounded as follows :-

Khata No.	Plot No	Area
996	2733 (P)	8.75 Decimals

BOUNDARY

NORTH : Narayan Rai & others
SOUTH : Somar Rai
EAST : Part of Plot No. 2733
WEST : Plot No. 2734

Khata No.	Plot No	Area
997	2734(P)	15.50Decimals

BOUNDARY

NORTH : Saud Alam & others
SOUTH : Somar Rai & others
EAST : Part of Plot No. 2733
WEST : Ram Lagan Rai

SCHEDULE-A-II BELONGS TO SHAHIN TALAT

ALL THAT, piece and parcel of landed property measuring an area of One Katha Ten Dhoors equivalent to 2041 Square Feet = 4.686 Decimals more or less, situated at Mauza Isopur (South Part), P.S. Phulwari Sharif, District Patna, Bearing Tauzi No. 5892, Thana No. 35, Khata No. 1162 (One Thousand One Hundred Sixty Two), Part of Cadestral Survey Plot No. 2732 (Two Thousand Seven Hundred Thirty Two), **Zone–3, Government Valuation Serial List 79**, within the jurisdiction of Sub Registry Office Phulwari Sharif and Sadar Registry Office Patna Annual

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Rent Rs. 0.25 Paise only payable to the state Government of Bihar through Circle Officer Phulwari Sharif, Patna Which is under Nagar Parishad Phulwari Sharif, Patna, which is bounded as follows :-

BOUNDARY

NORTH	:	Survey Plot No. 2730
SOUTH	:	Survey Plot No. 2732 (P)
EAST	:	Ahar now Branch Road
WEST	:	Land of Masjid-E-Mohtada

SCHEDULE - II

SPECIFICATION:-

1.	FOUNDATION	:	R.C.C. Pile Foundation. As per the structure design.
2.	STRUCTURAL	:	R.C.C. Framed Structure, Earthquake Resistant
3.	CIVIL WORK	:	No. 1 Brick work in CM 1:6
4.	FLOORING	:	Vitrified Tiles / Marble flooring.
5.	PLASTER	:	½" plaster in CM 1:6 on RCC surface.
6.	DOORS	:	32 M M waterproof flush Door and wood chaukhat.
7.	WINDOW	:	Wooden Window
8.	TOILET	:	White glazed tiles upto 7 ft. height with wash basin, shower, W.C. (I.W.C.) in common toilets and white E.W.C. in master Bedroom, concealed G. I. Pipe with hot and cold water arrangements in shower.

MANAGING DIRECTOR
NEWTECH INFRAVEN[illegible]RES PVT. LTD.

9.	KITCHEN	:	Working Platform of granite top with stainless steel sink Glazed tiles dado up to 2 ft. Height above working top.
10.	ELECTRICAL	:	Concealed P.V.C. conduit with copper wiring and standard Electric assessor's adequate light, pore points, (without fan, tube & bulb.)
11.	PLUMBING	:	All internal G.I. Pipes shall be concealed.
12.	FINISH	:	All internal walls and ceiling in plaster and P.O.P. with distemper and front External surfaces by Sandtex matt / super snowcem.
13.	WASH BASIN	:	Wash basin with plumbing connection to be provided in the Dining spaces as well as in the toilets.
14.	CEMENT	:	Any branded recognize cement
15.	NOTE	:	The above specification are subject to minor may the promoters/ Architects and Builder in the over interest of the project.

29-01-15
MANAGING DIRECTOR
NEWTECH INFRAVENTURES PVT. LTD

16. <u>OTHER FEATURES:</u>

(a) 24 hrs. Water supply from own tube well

(b) Generator facilities on extra charges.

(c) Telephone pt. Not connection at two points.

(d) Intercom facility from reception to every flat on extra charges.

(e) Concealed electrification with copper wiring.

(f) Single phase electric connection on extra charge.

(g) T.V. cable point in drawing room & master bed-room.

(h) Lift; suitable lift as per requirement will be provided in the building.

(i) If any extra facilities provided in the building will be on extra cost.

FULL DETAILS OF VALUATION

1. Total Area of vacant land 53.186 Decimals
2. Total cost of Land value comes to Rs. 2,55,35,000/- Only @ 4,80,000/-per Decimals
3. Stamp Duty is according paid a sum of Rs. 5,10,700/- only @ 2% of the Total land valuation amount + Rs. 1000/- Only.
4. Registration Fee Rs. 21,000 /-Only plus Scanning Fees also paid through bank Challan deposited in State Bank of India Main Branch South Gandhi Maidan Patna.

IN WITNESSES WHEREOF the Parties, have put their signature in presence of the witnesses on this day month and year mentioned above.

सही श्रीमती शमीमा खातून
पो० खुर्शीद अख्तर
29/01/15

(Shamima Khatoon)

29/01/2015

(Mohammad Mohtada)

29/01/2015

29/01/15

29-01-15

MANAGING DIRECTOR
NEWTECH INFRAVENTURES PVT LTD



Shahin Talat
29/01/15
(Shahin Talat)

SIGNATURE OF THE LAND OWNERS

Ahmad 29-01-15
-MANAGING DIRECTOR
NEWTECH INFRAVENTURES PVT. LTD



(S.M. Farzan Ahmad)
Managing Director AAECN 6731G.
M/s NEWTECH INFRAVENTURES PVT. LTD
INCOME TAX PAN :
SIGNATURE OF THE DEVELOPER
WITNESSES:

As per statement of the land owners and developer I have drafted the Deed of Development Agreement document in 19 pages.

Anwar Alam
Advocate
29/1/15

(ANWAR ALAM)
Advocate,
D.B.A, Patna

सही नमूना रजिस्ट्री
बा. खुर्शीद अख्तर
29/01/15

खुर्शीद अख्तर
29/01/15
वल्द - स्वर्गीय मो० सईद अख्तर
शास्त्री नगर सेक्टर-3
फुलवारी शरीफ
पटना.

(2) Md Tanwir Alam
S/o Md MOQIM AHMAD KHAN
Vill- LOHANIPUR PO- MAKHAR
PS- AKBARPUR DIST - NAWADA
(BIHAR)
29.1.15

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. 510700/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 528275/-

Registration Fee

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

LLR + Proc Fee		Service Charge
LLR	0	575
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20575

Registering Officer
Phulwari
Sharif

Date: 30/01/2015

Endorsement under section 52

Presented for registration at Registration Office, Phulwari Sarif on Friday, 30th January 2015 by Shamima Khatoon W/O-Md. Mohtaba by profession Others. Status - Executant

सही शमीमा खातून
ना॰ सुहीद अख्तर
30/01/15

Signature/L.T.I. of Presentant **Date:30/01/2015**

Registering Officer
Phulwari Sarif

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Khurshid Akhtar' age '50' Sex 'M', 'S/O-Md. Syed Akhtar', resident of 'Haroon Nagar, Phulwari Sharif, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 30/01/2015

Registering Officer
Phulwari Sharif

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Phulwari Sarif in Book 1 Volume No. 13 on pages on 461 -483 , for the year 2015 and stored in CD volume No. CD-2 year 2015 .The [illegible]t no. is printed on the Front Page of the document.

Date : 30/01/2015

Registering Officer
Phulwari Sharif

Token No. : 665 **Year : 2015** **S.No. : 675** **SCORE Ver.3.0** **Deed No . : 662**