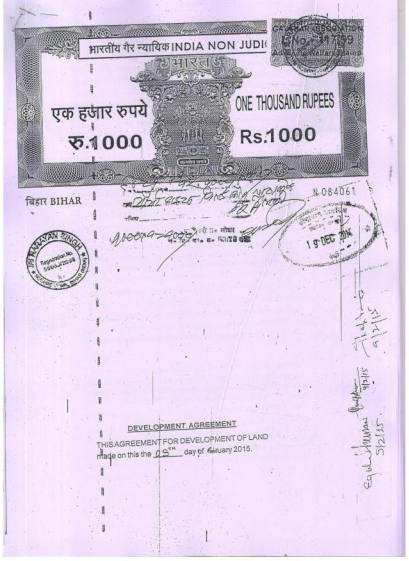

भारतीय गैर न्यायिक INDIA NON JUDI

एक हजार रुपये

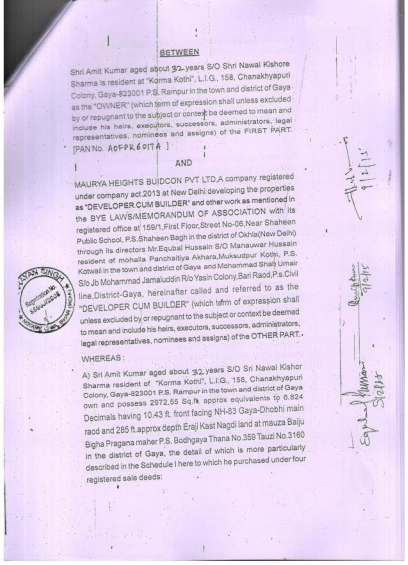
ONE THOUSAND RUPEES

Rs.1000

बिहार BIHAR

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT OF LAND made on this the 09th day of January 2015.


BETWEEN

Shri Amit Kumar aged about 32 years S/O Shri Nawal Kishore Sharma is resident at "Karma Kothi", L.I.G., 158, Chanakhyapuri Colony, Gaya-823001 P.S. Rampur in the town and district of Gaya as the "OWNER" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the FIRST PART.

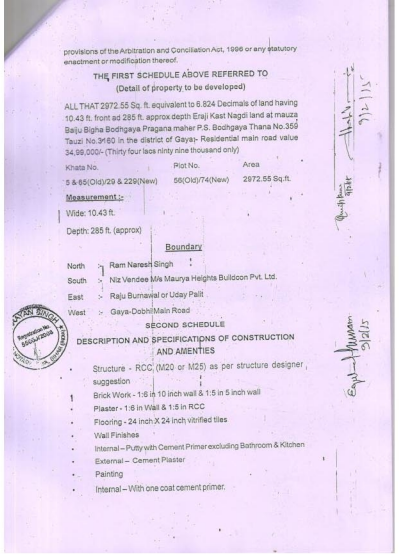
[PAN No. AOFPK6917A]

AND

MAURYA HEIGHTS BUIDCON PVT LTD,A company registered under company act 2013 at New Delhi developing the properties as "DEVELOPER CUM BUILDER" and other work as mentioned in the BYE LAWS/MEMORANDUM OF ASSOCIATION with its registered office at 159/1,First Floor,Street No-06,Near Shaheen Public School, P.S.Shaheen Bagh in the district of Okhla(New Delhi) through its directors Mr.Ejubal Hussain S/O Manauwar Hussain resident of mohalla Panchatiya Akhara,Mukaudpur Kothi, P.S. Kotwali in the town and district of Gaya and Mohammad Shah Umair S/o Jb Mohammad Jamaluddin R/o Yasin Colony,Bari Raod,P.s.Civil line,District-Gaya, hereinafter called and referred to as the "DEVELOPER CUM BUILDER" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the OTHER PART.

WHEREAS :

A) Sri Amit Kumar aged about 32 years S/O Sri Nawal Kishor Sharma resident of "Korma Kothi", L.I.G., 158, Chanakhyapuri Colony, Gaya-823001 P.S. Rampur in the town and district of Gaya own and possess 2972.55 Sq.ft approx equivalents to 6.824 Decimals having 10.43 ft. front facing NH-83 Gaya-Dhobhi main raod and 285 ft.approx depth Eraji Kast Nagdi land at mauza Baiju Bigha Pragana maher P.S. Bodhgaya Thana No.359 Tauzi No.3160 in the district of Gaya, the detail of which is more particularly described in the Schedule I here to which he purchased under four registered sale deeds:


provisions of the Arbitration and Conciliation Act, 1996 or any statutory enactment or modification thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Detail of property to be developed)

ALL THAT 2972.55 Sq. ft. equivalent to 6.824 Decimals of land having 10.43 ft. front ad 285 ft. approx depth Eraji Kast Nagdi land at mauza Baiju Bigha Bodhgaya Pragana maher P.S. Bodhgaya Thana No.359 Tauzi No.3160 in the district of Gaya:- Residential main road value 34,98,000/- (Thirty four lacs ninty nine thousand only)

Khata No.	Plot No.	Area
5 & 65(Old)/29 & 229(New)	56(Old)/74(New)	2972.55 Sq.ft.

Measurement :-

Wide: 10.43 ft.

Depth: 285 ft. (approx)

Boundary

North :- Ram Naresh Singh

South :- Niz Vendee M/s Maurya Heighs Buildcon Pvt. Ltd.

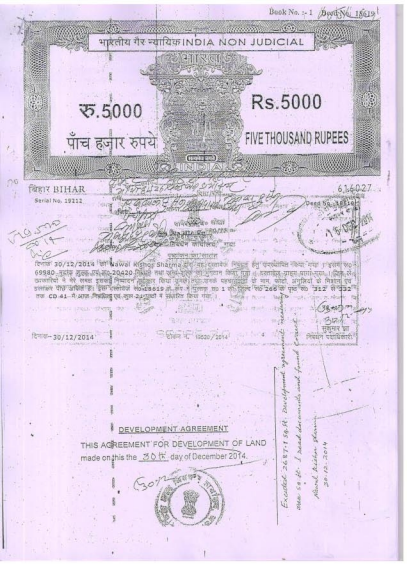
East :- Raju Burnawal or Uday Palit

West :- Gaya-Dobhi Main Road

SECOND SCHEDULE

DESCRIPTION AND SPECIFICATIONS OF CONSTRUCTION AND AMENITIES

- Structure - RCC (M20 or M25) as per structure designer suggestion
- Brick Work - 1:6 in 10 inch wall & 1:5 in 5 inch wall
- Plaster - 1:6 in Wall & 1:5 in RCC
- Flooring - 24 inch X 24 inch vitrified tiles
- Wall Finishes
- Internal – Putty with Cement Primer excluding Bathroom & Kitchen
- External – Cement Plaster
- Painting
- Internal – With one coat cement primer.


भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

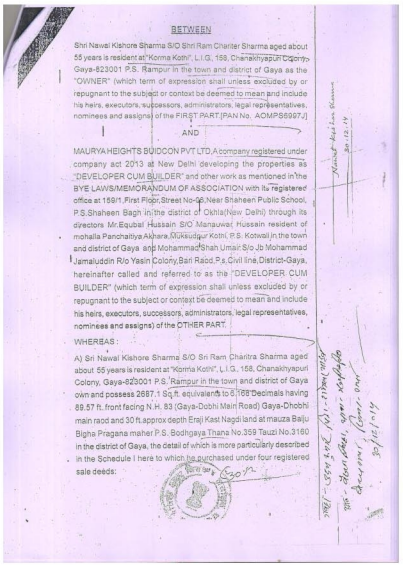
पाँच हजार रुपये

FIVE THOUSAND RUPEES

बिहार BIHAR

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT OF LAND made on this the 30th day of December 2014.


BETWEEN

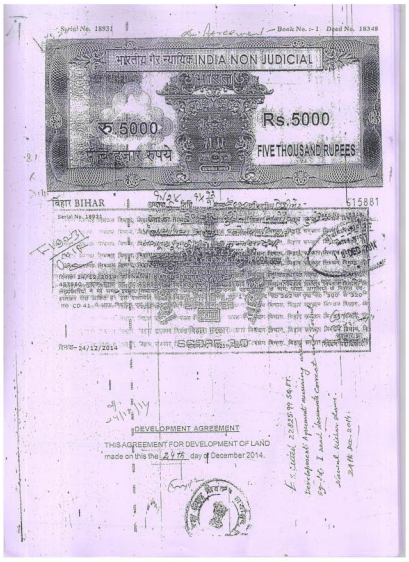
Shri Nawal Kishore Sharma S/O Shri Ram Charitar Sharma aged about 55 years is resident at "Korma Kothi", L.I.G., 158, Chanakhyapuri Colony, Gaya-823001 P.S. Rampur in the town and district of Gaya as the "OWNER" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the FIRST PART.[PAN No. AOMPS6997J]

AND

MAURYA HEIGHTS BUIDCON PVT LTD,A company registered under company act 2013 at New Delhi developing the properties as "DEVELOPER CUM BUILDER" and other work as mentioned in the BYE LAWS/MEMORANDUM OF ASSOCIATION with its registered office at 159/1,First Floor,Street No-06,Near Shaheen Public School, P.S.Shaheen Bagh in the district of Okhla(New Delhi) through its directors Mr.Ejubal Hussain S/O Manauwar Hussain resident of mohalla Panchatiya Akhara,Mukaudpur Kothi, P.S. Kotwali in the town and district of Gaya and Mohammad Shah Umair S/o Jb Mohammad Jamaluddin R/o Yasin Colony,Bari Raod,P.s.Civil line,District-Gaya, hereinafter called and referred to as the "DEVELOPER CUM BUILDER" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the OTHER PART.

WHEREAS :

A) Sri Nawal Kishore Sharma S/O Sri Ram Charitra Sharma aged about 55 years is resident at "Korma Kothi", L.I.G., 158, Chanakhyapuri Colony, Gaya-823001 P.S. Rampur in the town and district of Gaya own and possess 2667.1 Sq.ft. equivalent to 6.168 Decimals having 89.57 ft. front facing N.H. 83 (Gaya-Dobhi Main Road) Gaya-Dhobhi main raod and 301ft.approx depth Eraji Kast Nagdi land at mauza Baiju Bigha Pragana maher P.S. Bodhgaya Thana No.359 Tauzi No.3160 in the district of Gaya, the detail of which is more particularly described in the Schedule I here to which he purchased under four registered sale deeds:


भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

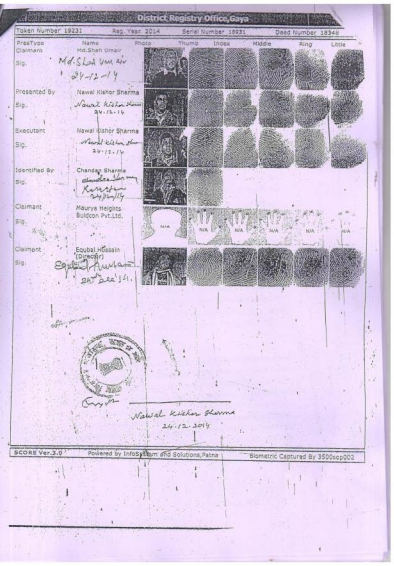
पाँच हजार रुपये

FIVE THOUSAND RUPEES

बिहार BIHAR

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT OF LAND made on this the 24th day of December 2014.


District Registry Office,Gaya

Token Number 19231 Reg. Year 2014 Serial Number 18931 Deed Number 18349

Presented By

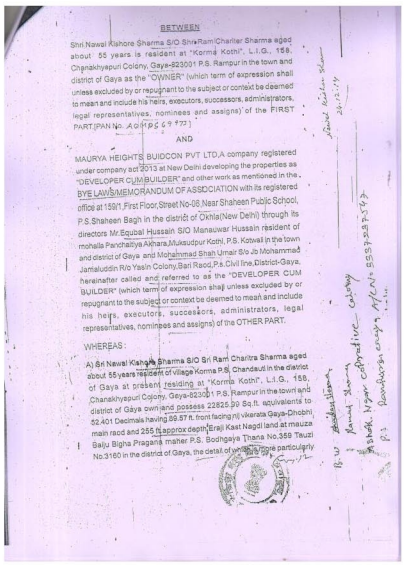
Executant

Identified By

Claimant

Claiment

SCORE Ver.3.0 Powered by InfoSystem and Solutions,Patna Biometric Captured By 3500sep2003


BETWEEN

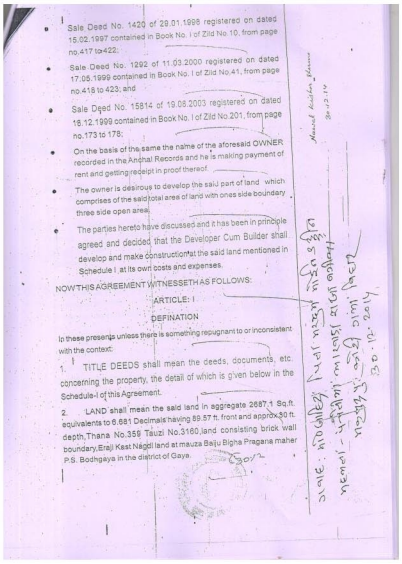
Shri Nawal Kishore Sharma S/O Shri Ram Charitar Sharma aged about 55 years is resident at "Korma Kothi", L.I.G., 158, Chanakhyapuri Colony, Gaya-823001 P.S. Rampur in the town and district of Gaya as the "OWNER" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the FIRST PART.[PAN No. AOMPS6997J]

AND

MAURYA HEIGHTS BUIDCON PVT LTD,A company registered under company act 2013 at New Delhi developing the properties as "DEVELOPER CUM BUILDER" and other work as mentioned in the BYE LAWS/MEMORANDUM OF ASSOCIATION with its registered office at 159/1,First Floor,Street No-06,Near Shaheen Public School, P.S.Shaheen Bagh in the district of Okhla(New Delhi) through its directors Mr.Ejubal Hussain S/O Manauwar Hussain resident of mohalla Panchatiya Akhara,Mukaudpur Kothi, P.S. Kotwali in the town and district of Gaya and Mohammad Shah Umair S/o Jb Mohammad Jamaluddin R/o Yasin Colony,Bari Raod,P.s.Civil line,District-Gaya, hereinafter called and referred to as the "DEVELOPER CUM BUILDER" (which term of expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives, nominees and assigns) of the OTHER PART.

WHEREAS :

A) Sri Nawal Kishore Sharma S/O Sri Ram Charitra Sharma aged about 55 years resident of village Korma P.S. Chandauti in the district of Gaya at present residing at "Korma Kothi", L.I.G., 158, Chanakhyapuri Colony, Gaya-823001 P.S. Rampur in the town and district of Gaya own and possess 22825.00 Sq.ft. equivalents to 52.401 Decimals having 89.57 ft. front facing N.H. 83 (Gaya-Dobhi) main raod and 255 ft.approx depth Eraji Kast Nagdi land at mauza Baiju Bigha Pragana maher P.S. Bodhgaya Thana No.359 Tauzi No.3160 in the district of Gaya, the detail of which is more particularly


- Sale Deed No. 1420 of 29.01.1998 registered on dated 15.02.1997 contained in Book No. I of Zild No.10, from page no.417 to422;
- Sale Deed No. 1292 of 11.03.2000 registered on dated 17.05.1999 contained in Book No. I of Zild No.41, from page no.418 to 423; and
- Sale Deed No. 15814 of 19.05.2003 registered on dated 18.12.1999 contained in Book No. I of Zild No.201, from page no.173 to 178;
- On the basis of the same the name of the aforesaid OWNER recorded in the Anchal Records and he is making payment of rent and getting receipt in proof thereof.
- The owner is desirous to develop the said part of land which comprises of the said total area of land with ones side boundary three side open area.
- The parties hereto have discussed and it has been in principle agreed and decided that the Developer Cum Builder shall develop and make construction at the said land mentioned in Schedule I at its own costs and expenses.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

ARTICLE: I

DEFINATION

In these presents unless there is something repugnant to or inconsistent with the context:

1. TITLE DEEDS shall mean the deeds, documents, etc. concerning the property, the detail of which is given below in the Schedule-I of this Agreement.
2. LAND shall mean the said land in aggregate 2667.1 Sq.ft. equivalents to 6.681 Decimals having 89.57 ft. front and approx 301 ft. depth, Thana No.359 Tauzi No.3160,land consisting brick wall boundary,Eraji Kast Nagdi land at mauza Baiju Bigha Pragana maher P.S. Bodhgaya in the district of Gaya.