Serial No.- 4870 Deed No.- 4093

बिहार सरकार

अवर निबंधन कार्यालय, दानापुर

दिनांक 31/03/2012 को Satish Kumar द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रु० 119100/- मुद्रांक शुल्क एवं रु० 795/- निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज ग्राह्य पाया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित है । इसे दस्तावेज सं0 4093 के रूप में पुस्तक सं0 1 की जिल्द सं0 70 के पृष्ठ सं0 325 से 341 तक CD 11 में आज निबंधित एवं कुल 17 पृष्ठों में संधारित किया गया ।

ह०

(Dhananjay Kumar Rao)

निबंधन पदाधिकारी

Date : 31/03/2012 Token No.- 4950 / Year 2012

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made and entered into at Danapur this 30 day of March 2012 (Two thousand Twelve).

बैंक Scroll एवं चलान को बैंक प्रति से जाँचा

हस्ताक्षर.....

30.3.12

M/s Rahul ... Pvt. Ltd.

Director

30.3.12

59,50,000=00

अंदर मो0---------- शब्दों में (रू0----------) मात्र

चतुर्थ प्रति
(जमाकर्त्ता हेतु)

(4)

बिहार सरकार
निबंधन विभाग गैर मानक

दस्तावेजों के निबंधन के लिए जमा किये जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंध शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम /पता- श्री राहुल राय डेवलपर्स प्रा० लि० द्वारा अधिकृत श्री अशोक कुमार सिन्हा पिता स्व० आर० एन० सहाय 131/1 आनन्दपुरी बोरिंग रोड पटना।
(जिसकी ओर से जमा किया जा रहा है)

2. दस्तावेज का प्रकार---------डेवलपमेंट एग्रीमेन्ट

3. निबंधन कार्यालय---------दानापुर

4. बैंक का नाम एवं शाखा------SBI Danapur

5. भुगतान की जानेवाली राशी का विवरण :

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष -103- दस्तावेजों पर स्टाम्प शुल्क लगाना उप शीर्ष 0001 सकल प्राप्तियाँ प्राथमिक इकाई -75 49 सकल प्राप्तियाँ विपत्र कोड -R0030021030001, A/c No.-10963226587	119100	119100=00
निबंधन शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष -03 पंजीकरण शुल्क, लघु शीर्ष -104- दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष -0001, प्राथमिक इकाई 75 49 सकल प्राप्तियाँ विपत्र कोड - R0030031040001, A/c No.-10963226576	250 45 295	295
भूस्वामी शुल्क-मुख्य शीर्ष -0029- भू राजस्व लघु शीर्ष -800- अन्य प्राप्तियाँ-उप शीर्ष -0006- अन्य मदें - प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड- R0029008000006, A/c No.-10963226598	/	/

भुगतान का माध्यम : नगद/ चेक/ ड्राफ्ट कुल योग 1,19,395=00

कुल राशि शब्दों में एक लाख उन्नीस हजार तीन सौ पंचानवे रूपया मात्र /

स्थान---दानापुर
तारीख-29/3/12

निबंधन हेतु जमाकर्त्ता का नाम एवं हस्ताक्षर

* चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।
* चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी

FOR USE OF THE BANK

स्क्रॉल नं0 ----------तारीख ----------उपर्युक्त कालम 1198/-

संख्या 05 में दिये गए विवरण के अनुसार रू0 ----------/ शब्दों में----------

रूपये प्राप्त किया

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

29/3/12

निबंधन हेतु सर्विस चार्ज * जमा करने का विवरण

1,19,395
500
1,19,895=00

प्रस्को लेखा सं0 : A/c No. 30978446198
जमा करने की तिथि :
बैंक स्क्रॉल सं0: ----------
* (दस्तावेज के पृष्ठ की संख्या +2)X रू0 25/-

बैंक की प्राप्ति एवं मुहर

BETWEEN

Sri Satish Kumar S/o Late Panchhi Lal Rai , resident at Naya Tola, Saguna, Danapur, District – Patna, Indian citizen, hereinafter referred to as 'Owners' which term of expression shall unless it be repugnant to the context or meaning thereof, mean and include their successors and assigns of the one part.

AND

M/s Rahul Roy Developers Private Limited., having its registered office at Shakuntala Bhawan, Sipahi Bhagat Place, Marshal Bazar Road, Danapur, Patna- 801503 Through its Directors ***Mr. Ashok Kumar Sinha*** Son of Late R. S. Sahay resident of 13/1, Anandpuri Boring Road, Patna-, and ***Mr. Rakesh Kumar*** S/o Sri Satish Kumar resident of Shakuntala Bhawan, Sipahi Bhagat Place, Marshal Bazar Road, Danapur, Patna- 801503, hereinafter referred to as 'Developer' which terms of expression shall unless it be repugnant to the context or meaning thereof, mean and include their successors and assigns of the other part.

(A) Whereas the owner got this property from his mother Smt. Dev Rani Devi W/o Late Panchhi Lal Rai at Naya Tola, Saguna, Danapur, Patna, measuring about 7 katha more or less fully described in the Schedule-1 at the foot of this agreement

Whereas as the property of Schedule No.1 fully described at the foot of this deed is the ancestral property inherited by the mother of Landowner from her father Late Sipahi Bhagat through a registered WILL which was probated later on and she (mother of land owner) distributed all properties among her three sons namely Sri Udai Shankar, Sri Satish Kumar and Sri Arjun Kumar Sinha through a family partition deed dated 17.06.97 after this partition the landowner mutated his name in the record of Govt of Bihar through circle officer Danapur. The total area of land is 7 katha bearing Tauzi No.- 5780 and 5811, Khata No.- 99,104

M/s Rahul Roy Developers (P) Ltd. Director 30/3/12

M/s Rahul Roy Developers (P) Ltd. Director 30/3/12

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105 and 107, Plot No.-78, 80 and 81, Thana No. 22, Mauza – Jalalpur, Distt. Patna. Whose Govt. Value is Rs. 59,50,000/- (Rupees Fifty Nine Lacs Fifty Thousand) only .

(B) And whereas the owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, liens, charges and attachments, and is in marketable condition and has in them self good right, full power and absolute authority and title to transfer the whole or part of the said schedule property.

(C) And whereas the owners are interested in getting a residential complex (multi-storied Building) and acquire residential built-up area in the same and share the same and the land with the developer in equal proportion.

(D) Whereas the ***M/s Rahul Roy Developers Private Limited,*** in their own capacity decided to arrange funds from its customers and construct and develop the land offered by the owners on the terms and conditions mentioned herein and authorises its Directors ***Mr. Ashok Kumar Sinha*** Son of Late R. S. Sahay resident of 13/1,Anandpuri Boring Road, Patna-1 and ***Mr. Rakesh Kumar*** S/o Sri Satish Kumar resident of Shakuntala Bhawan, Sipahi Bhagat Place, Marshal Bazar Road, Danapur, Patna- 801503, to enter into this agreement /contract.

(E) That the aforesaid company (Developer) offered to construct, at their own cost and out of the funds to be arranged from its members / customers, a residential building on the said premises (land, building) of the owner hereinafter referred to as the building and give 50 % of the total super built-up area of the building to the owners in construction for the value of the said premises and to allot / sell the remaining built-up area of the building to the members / customers on such terms as to be finalized .

(F) Certain terms and conditions have been agreed to by and between the owners and the Developer with regard to handover of the said premises (land with building) by the owners to the developer and the construction of the said building by the developer and disposal of the flats and parking spaces by the owners and developers. The parties hereto are desirous of recording into writing the terms of such agreement as hereunder.

M/s Rahul Roy Developers (P) Ltd.
Director
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M/s Rahul Roy Developers (P) Ltd.
Director
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Now this deed witnesses and is hereby irrevocably agreed and declared by and between the parties hereto as follows:

1. The owners above named hereby engage ***M/s Rahul Roy Developers Private Limited***, as the Developer of the said premises (land with building) and entrust the rights to develop and make construction and to allot, sell, transfer and convey 50% of super built up area the said premises (land with buildings) to the members / customers / non-members of the company (hereinafter referred as developer) and or their nominees and the developer has agreed to undertake the Development of the said premises and to develop, plan, construct the said premises out of the funds arranged by them from its members/purchasers and to allot / sell the flats and parking spaces of their share, in the multi storied building constructed on the said premises.

2. As consideration for the value of the said premises to be handed over to the developer who agrees to construct, complete and deliver to the owners 50% of the total new construction of the said premises in the shape of super built-up area.

3. Whenever required by the Developer, the owners will join as under and/or the confirming party in any agreement that the developers may enter into with any person or persons who desire to acquire a portion of land being transferred by the Developers along with flats on ownership basis. All amounts receivable against developer's share of built up area under such agreement for flats will be received by the developer as their own money for their own use.

4. That the Land Owners hereby grant to the said Developer / Builder the said property mentioned in the above paras and more fully described in Schedule-I at the foot of this Agreement in the manner hereinafter appearing on the terms, conditions and stipulations hereinafter mentioned.

5. That owners hereby, give possession of the said premises and make entire land available to the Developer which is more fully and clearly described above and in the Schedule below on the date of signing of this Agreement to develop plan and construct, allot, sell and transfer the proposed building.

6. That the land owners has assured that the entire land is

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free from all encumbrances, charges, and there has not been any notifications, for its acquisition either from Govt. or P. M. C. nor there is any prohibitory order or restriction in construction of Multi storied building on the said land and on the assurance being given by the land owners that there will be no obstacle in getting the Map and Plan sanctioned for Construction of Multi Storied building (Residential) in the name of the Land Owners. The owners to provide photo copies of all the relevant / required portion of original documents to prove their title on the premises to the satisfaction of local development authorities and financial bodies. Original copies may be shown for any verification, if required.

7. The Developer too has agreed to develop the said property described in its schedule by constructing thereon one or more building consisting of Blocks - flats spaces, dwelling units, garages and other tenements in accordance with the building plans duly approved by the NAGAR PARISAD DANAPUR NIZAMAT in the name of the land owners. The building will be constructed by the Developer in the name and style of "***SIPAHI BHAGAT GALAXY***".

8. That the entire multi storied complex shall be constructed as per the planning or design allows and duly sanctioned by the NAGAR PARISAD DANAPUR NIZAMAT After the construction of the said complex at the cost or out of the finance arranged by the developer who will hold 50 (Fifty) percent of the constructed habitable area of the land with building, the developer shall give 50(Fifty) percent of the constructed habitable area to the land owners. All the remaining constructed or un constructed portion e.g. Road, Sahan, passages, Stair case and the lift together with all such constructions for common use and for facilities of supplying water, electricity or generator room and even common hall or after such construction for common use by the owners, their heirs, allot tees, transferees and assigns and by the Developer and their heirs, nominees, allot tees, transferees and assignees as well who all shall have the right to use such common premises or space as per convenience and rules if any ever framed by the occupants of the entire premises or the owners and the developer.

9. That the land owners shall have the right to deal with, allot,

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enter into agreement transfer, by way of sale, gifts, lease etc the aforesaid 50(Fifty) percent of the constructed area i.e. owner's share in the way they like and similarly the developer/builder shall have the right to deal with, allot, enter into agreement or transfer by way of sale, gift, lease etc the aforesaid 50(Fifty) percent of the constructed area i.e. developer's share with the facilities given under this agreement as per provisions of Bihar Apartment ownership Act 2006.

10. The owners jointly hereby authorize the Developer to do if required all acts, deeds, matters, things and particulars for the furtherance and execution of the Scheme as per sanctioned plan:-

(a) To have the plans of the proposed building or buildings to be constructed on the said property as per approved plan or amended in accordance with rules and regulations of the concerned authorities and in the name of the owners with their consent and to do and sign, all writings and undertakings as may be necessary in connection with the approval and sanction of such plan.

(b) To engage Architects, Surveyors, Engineers and Contractors or petty contractors or other persons relating, to development over the premise in question.

(c) To make applications to the concerned Authorities for obtaining permits after applying for quotas of cement, steel and other controlled building materials and for obtaining electrical connection or water connection or sewerage and drainage connection etc.

(d) To accept service of any writ, summons or other legal notices and to appear and represent the owners in any court Judicial Tribunals and other Statutory authorities or Board in connection with the said development work and to commence or file suits, action / actions, or other proceedings in any court or before Public Officer or tribunal relating to the said work of development over the said property and for any of the purposes aforesaid, to sign, execute and deliver or file all necessary Vakalatnamas Affidavits, Plaints, orders application and other documents, papers and writings etc. subject to the terms of this agreement.

(e) To give and grant on ownership basis or other basis the said

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flats / tenements etc. in the building constructed on the said land and to receive and appropriate to their own account the sale price in respect of their share of the constructed area and like wise the owners will do the same in respect of their shares as per the agreed terms and stipulations stated above.

(f) To mortgage out of the constructed portion to the limit of 50(Fifty) percent of the saleable area i.e. developer's share with financing institutions, or bank for enabling the purchasers of flats / tenements etc. to obtain loans against their flats etc.

(g) To display by the Developer his Sign Board at the site and to give it under advertisement in local papers and daily News Papers.

(h) To sign and execute and to deliver any conveyance or conveyances for the proposed flat and parking spaces of developers share and all other deeds instruments and assurances which they shall consider necessary and to join as confirming party in the conveyance of the proposed sale and to present any such conveyance or conveyances for registration to admit execution and receipt of consideration before the Sub Registrar having authority, for and to have the said conveyance registered.

(i) To transfer their share of the said property or part or parts thereof from time to time to its members or purchaser of the flats.

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

(k) That after the completion of the construction of the building project developer and owner of land shall be absolute owner of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Owner-ship Act, 2006 *u/s* 5 (1) & 5 (2) and others.

(l) That the final/deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer/promoter or the land owners, as

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the case may be, as per sub-section (k) in favour of the prospective flat purchasers.

11. The Development of the said property shall be by and on account of the Developer and neither the Owners them self nor any other persons claiming through the owners shall have any right in the Development of the said property as per agreed and approved plan and specification by the NAGAR PARISAD DANAPUR NIZAMAT The Developer shall alone be responsible and liable to the Govt./ NAGAR PARISAD DANAPUR NIZAMAT and such other concerned authorities for the discharge of the said work and shall alone be like wise liable for the loss if any or for any claim arising from the Development work and shall keep the owners well indemnified in respect of all his actions, proceedings, demands, claims, costs, charge, expenses, losses, damages, compensations or penalties of any sort or nature whatsoever the owners may be put to sustain or in connection with the said work or for the default, failure or breach of contract by the Developer till the period of completion of the constructions. The owner will have the right to point out any deficit in quality of material and construction and the developer will be required to rectify the same as per agreed specifications.

12. All the outgoings in respect of the said property from the date of possession to be given to the Developer hereunder shall be borne and paid by the Developer but prior to the period relating to such possession shall be the liability of the owner alone.

13. All out of pocket costs, charges and expenses of incidental charges including the stamp duty and Registry fees on conveyances or conveyances be borne and paid by the allottees / or the transferees in respect of their allotted flats, tenements fallen under the share of each parties.

14. The developer alone shall be entitled to recover or accept refund of any deposit made after this Agreement with any concerned authorities e.g. NAGAR PARISAD DANAPUR NIZAMAT, Collector, or Town planning authorities or. With any Govt. or Semi Govt. Bodies, courts.

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Director
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15. That the project will be completed within Twenty four Months from the date of sanction of plans from NAGAR PARISAD DANAPUR NIZAMAT or the date of handing over the said premises to the developers, whichever is earlier. The owners agrees to allow a grace period of six months over the aforesaid period. If the building is not completed within the above period then the owners will grant a further period of six months or any other mutually agreed period for completion on payment of rent of Rs. 30,000/- (Rupees Thirty thousand) per month. The period of completion will be extended if under force maijure, fire, tempest, neighbor problem, over which the developer has no control.

16. That development of the said property shall be by and on account of the developer and neither the owners nor any other person or persons claiming through the owners shall have any right in the development of the said property as per agreed plan and specification and as approved by NAGAR PARISAD DANAPUR NIZAMAT The developers shall develop the said property at its own cost for development of the said property and shall alone be liable for the loss, if any or for any claim arising from the development of the said property and shall indemnify and keep indemnified the owners and their estate against and in respect of all actions, proceedings, demands, claims, costs, charges, expenses, losses, damages, compensation and / or penalties of all sort or nature what-so-ever the owners may be put to, sustain or incur due to and / or arising out of or in connection with the development of the said property.

17. That on completion of the construction of buildings in terms of this Agreement and handing over of owner's share of the built-up area thereof to the land owners, the land owners shall execute and register all deeds and documents and do all things as may he necessary for finally perfecting the right title and possession of the developer in respect of their allottees or in favour of its nominees and assignees individually or collectively in case it is allotted or assigned to any co-operative society as and when so required by the developer and similarly the developer shall also execute and register all deeds and documents that may be necessary for perfecting the rights, title – and possession of the land owners over the owner's share of the built-up area allotted to

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them in their favour as and when so required by the land owners.

18. The Owners will have no right to interfere or to put any obstruction in construction, if being executed as per the map approved by the NAGAR PARISAD DANAPUR NIZAMAT However they will have the right to point out deficiency in quality of material and quality of construction not as per the specifications agreed upon and the developer will be bound to rectify the same.

19. The Land Owners shall execute an irrevocable power of Attorney and Register the same in the Registry Office as the developer desire, to get the work successfully and smoothly done as lawful Attorney for and on behalf of the land owners to do any act, things, deeds for the interest of the project, and to carry on the Development work legally without let or hindrance from any person through or under land owners.

20. For the purpose of verifying the correctness of the declaration made above regarding the absolute ownership of the said property and their being marketable free from all encumbrances, and also their undertaking not to encumber the said property or otherwise alienate or dispose or deal with the same or any part thereof save and except as herein above provided. The developer will be entitled to access all necessary original documents including title relating to the property for the purpose of verification as aforesaid including investigation of the owners title to the property. The owners undertakes to hand over copies of all such relevant papers for its use at the time of execution of this development agreement.

21. The Land Owners hereby undertake not to sell, dispose, alienate the said property or any part thereof and except putting the Developer in possession thereof for the purpose of Developments in pursuant to this Agreement to get it developed by the developer and shall do nothing in contravention of the Agreement and as otherwise agreed upon by the owners and Developer in writing.

22. That in case of any difference and dispute arising out or so called to arise relating to the land and construction thereon out of this Agreement, will be settled by reference to the Arbitrators one each to be nominated by the parties and the two together will mutually select and umpire and their decision, findings and

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verdicts so given, shall be binding, and conclusive under the provision of the Arbitration Act with the jurisdiction of the court at Patna.

23. That even in case of any difference or dispute the construction once started can not be stopped as per the sanctioned plan by any of the parties, but the Arbitrators or the court as the case may be can only get the site, and construction inspected by any expert and call for a report.

24. The owner agrees that if any levy is imposed by the NAGAR PARISAD DANAPUR NIZAMAT or any other public body (ies) or the Govt. for the development/ betterment of the area in which the said premises is located then the same shall be borne and paid by the owners and the developer jointly in the same proportion as their respective shares of land and built up area in the building.

25. In case, at any time in future additional built-up area above proposed square feet on the said premises is permitted or sanctioned or constructed by the developer, this will be shared mutually with the same terms as contained in this agreement with the consent of the owners.

26. That the land owner and builder will register the sale deed in favour of purchaser with terms and conditions stipulated in the declaration approved by the NAGAR PARISAD DANAPUR NIZAMAT or Competent authority.

27. This agreement has two Schedules i.e. Schedule No- I of total land of this agreement and Schedule No-II Salient features of flats/shop/office.

28. All legal and lawful procedures and action are subject to Danapur Civil/High Court Jurisdiction.

29. The developer has to give proportionate progress of report construction of the residential complex to the land owner so as complete it in time.

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Director
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SCHEDULE-I

Description of the land/property under this development agreement. All that part and parcel situated at Mohalla- Near Ranjan Path, P.S.:- Danapur, Dstt:- Patna, Survey Plot No.- 78,80 & 81, Khata No 99,104, 105 and 107, Touzi No. 5780 & 5811, Thana No. 22, Mouza- Jalalpur, Dist.- Patna, Thana Code:- ....., measuring about 7 katha (Seven Katha.) more or less, within the limits of Nagar Parisad Danapur Nizamat and the same is bounded as follow :-

North :- Part Plot No 78

South :-Road & Part plot No. 82

East :-Part Plot No. 78, 80

West :- Part Plot No. 77

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALL TILING:

1. The flooring in the living room, bedroom, dining area, kitchen and balcony will be of Marble or Vitrified tiles.
2. The flooring in bath rooms, toilets will be of ceramic tiles flooring.
3. Ceramic/glazed tiles will be provided in toilets up to 6' ht.(door height) from finished floor level and in kitchen it will be up to ht. 2'-0'' from kitchen platform.

B) SANITARY WARE & FITTINGS:-

1. All water closet and wash basins will be in fancy white ceramic, with low level white ceramic cisterns.

30/3/12

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Director
30/3/12

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Director
30/3/12

अवर निबंधन कार्यालय
दानापुर (पटना)

2. All tap fittings will be of chromium plated brass of Jaquar make. In case of non-availability in bulk, these will be substituted by some other suitable materials in consultation with owner of land.

C) KITCHEN PLATFORM & SINK:-

Top of kitchen platform will be of granite with Stainless steel (Double) sink.

D) DOORS & WINDOWS:

1. Door frames in toilet, kitchen and other door frames will be made of locally available sal wood and door shutters will be of factory made 30 mm thick hard core flush shutters painted with two coats of synthetic enamel over a coat of primer.
2. Window frame will be made of locally available hard wood and shutters will be paneled of teak wood and with MS frame and grills will be finished with two coats enamel paint over primer.
3. Front doors will be provided with a night latch, magic eye and a aldrop. All other door fittings will be of anodized aluminum.

WALLS:

1 Interior walls will be decorated by plaster of Paris with one coat of cement primer.

2 Exterior wall will be finished with cement based snowcem permanent finish depending upon bulk availability.

PLUMBING AND WASTEWATER LINES:

All concealed plumbing for supply water will of P.P.R. PVC pipes and external soil of waste water lines will be PVC pipe in a two stack system with geyser line connection in bath room and Kitchen.

ELECTRICITY SUPPLY AND WIRING:

1. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter(s) for common services will be provided on main electrical board.

2. All bed rooms, living and dining areas shall have 1 plug point, 2 light points, 1 fan point, 1-5 A plug point. In addition the master bed room, living and dining area shall have a 15 A plug point.

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Two 15 A plug point will also be provided in kitchen and all toilets.

TELEPHONE AND TV CABLES:

1. Telephone cable will be provided for each flat upto common junction point (tag-block) at the gate or other suitable location, and then to living room and master bed room. No wires will be drawn beyond this stretch.

2. Individual television cables will be provided through concealed conduits for television connection from the terrace to each flats. and then to living room and master bed room.

3. Intercom facility shall be provided to the flats.

4. Lift will be provided for capacity of 6 persons i.e. 480 kg weight.

EXHAUST FAN OPENING:

Provision of a suitable opening for an exhaust fan shall be provided in kitchen and all toilets.

Notes:- All specification, sizes and layout etc. are subject to minor variations additions alteration by the company upon suggestion of its consultants. Any features not included in this list but desired by a flat owner may be provided at company's discretion at additional cost.

AMENITIES:

WATER:

A 24hrs. water supply will be provided to all the flats and common areas from own central boring systems as per the design of P.H.E.D. consultants.

SEWERAGE:

Suitable arrangement for rain water harvesting storm and soil water disposal shall be provided as per the design of P.H.E.D consultants.

SERVANT ROOM/PARKING:

There is a provision of reserve parking space as per requirements of Patna Regional Development Authority. Some of them may be open and some covered depending upon the availability of space.

OTHER CHARGES AND DEPOSITS FOR FLATS

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1. Electric connection:- Single phase connection shall be provided in each flat, but cost for owners share shall be borne by Developer.

2. Generater : Generator shall be provided for supplying 300 Watts emergency power supply to each flat. Generator shall be as per current norms of Pollution Control Board of State and shall be capable to take the load of common facilities, such as lifting water through motor & pmp, lift and common areas lighting, but cost for owners share shall be borne by Developer.

3. Intercom facility shall be provided in each flat, but cost of owners share shall be borne by Developer.

In witness whereof the parties hereto have set their respective hands to this agreement made in duplicate which is the true and exact copy of each other on the day month and year as first written above in presence of the attesting witnesses after having been read over and explained its contents and being understood by both the parties thereto.

Witness:-

1. 30/3/12

Anjani Kumar Srivastava
S/o. Sri Surendra Prasad.
Ranjan Path, Danapur
Patna 30/3/12

Signature of the Landowners

2. Niranjan Kumar
S/o Sri Shyamji Singh
G.S.L. Nagar
P.O. Ashiyana Nagar
P.S. Rajeev Nagar
Patna - 25
30/3/12

Signature of the Developer

M/s Rahul Roy Developers (P) Ltd.

30/3/12 Director

Drafted by

Babu Lal Ch. No. 61/02

M/s Rahul Roy Developers (P) Ltd.

Director

30/3/12

Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : 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. 119100**
Addl. Stamp duty paid under RDA/Municipal Act **Rs.**
(Paid **Rs. 0/-** *by N.J. Stamp Paper and* **Rs. 119895/-** *through Bank Challan.)*

FEE PAID								
A1	0 C	0 H1b	0 Ka1	0 Lii	0 LLR	0	Total Fee
A8	0 D	0 H2	0 K1b	0 Liii	0 Proc. Fee	0	795
A9	0 DD	0 I	0 K1c	0 Mb	0		
A10	0 E	250 J1	0 K2	0 Na	45		
B	0 H1a	0 J2	0 Li	0 Scan	500		

Date : ***31/03/2012***

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at ***Registry Office, Danapur*** *on* ***Saturday, 31st March 2012*** *at the* ***Sub*** *by* ***Satish Kumar*** ***(Executant)*** ***Late Panchhi Lal Rai***

by profession ***Others.***

31.3.12
Signature of Presentant

Date : 31/03/2012

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Anjani Kumar Srivastava age .... Sex M son/daughter of Surendra Prasad resident of Ranjan Path,Danapur,Patna.

Date : 31/03/2012

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Danapur having 17 pages, in the volume CD-11 and document no. of which is printed on the First Page of the document.

Date : ***31/03/2012***

Registering Officer
Danapur.

Token No.4950 **Year - 2012** **Sl.No. . 4870** **SCORE Ver. 2.0** **Deed No. 4093** NIC-Bihar