Serial No. 5735 Circle:-:Patna

Book No. :- 1 Deed No. 5460

Serial No. 5735

Deed No. 5460

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

This document was presented for registration on **08/04/2022** by **Raj Shekhar**
A stamp duty of Rs. **294000**/- and other fees of Rs. **22000**/- 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 pages.
The document has been registered as deed no. **5460** in Book No. **1**, Volume No. **126** on pages from **433** to **448** and has been preserved in total **16** pages in C.D. No. **19** / Year **2022**

8/4/2022

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

Date: 08/04/2022

Token No: 5895 /2022

Patliputra Engineers Pvt. Ltd.
Director

Patliputra Engineers Pvt. Ltd.
Director

दस्तावेज को जाँच किया एवं सूचनापत्र में अंकित वर्णित विवरणों का मिलान सही पाया।

8/4/22
(अरुण कुमार महाराज)

SCANNED BY

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna on this 07.. day of April, 2022 of the Christian Era.

District Registry Office,Patna

Token Number 5895 | Reg. Year 2022 | Serial Number 5735 | Deed Number 5460

PresType | Name | Photo | Thumb | Index | Middle | Ring | Little

Claimant — Rajeev Kumar Lakhaiyar (Director)

Sig. Rajeev Kumar Lakhaiyar 08/04/2022



Claimant — Sanjeev Kumar Lakhaiyar (Director)

Sig. Sanjeev K. Lakhaiyar 08.04.2022



Executant — Anil Kumar Sinha

Sig. Anil Kumar Sinha 8/4/2022



Executant — Raj Ritu

Sig. Raj Ritu 8/4/22



Presented By — Raj Shekhar

Sig. R.Shekhar 8/4/22



Executant — Raj Shekhar

Sig.

N/A | N/A | N/A | N/A | N/A | N/A

Executant — Sudhir Kumar Sinha

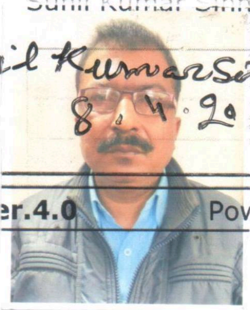
Sig. Sudhir Kumar Sinha 8/4/2022



Executant — Sunil Kumar Sinha

Sig. Sunil Kumar Sinha 8.4.2022





SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop133

Dharochak ... Bypass Road ... Raghav ... Bygoach ... C.S.Plot ... 1845 ... Enclave ... की जाँच किया गया। ... वर्णित चौहद्दी के अनुसार ... भूखण्ड पर भूमि/संरचना 4 कट्ठा (17.5') ... वर्गफीट ... आवासीय/व्यावसायिक प्रधान/मुख्य/शाखा/सड़क पर ... गया है। संरचना + G+1 पक्का पुराना मकान

भूतल - 1100 वर्गफीट

प्रथम - 900 " "

2000 वर्ग फीट

R.Shekhar 7/4/22

8/4/22

8/4/22

संतोष कुमार

लिपिक

BETWEEN

1. (a) **Sri Raj Shekhar,** Age about-.58 Years, Son of Late Surendra Prasad Ambastha, Cast- Kayastha, Occupation- Service

PAN- ANQPS0204P Mob.- 7070769191

(b) Sri Raj Ritu, Age about-.49 years, Son of Late Surendra Prasad Ambastha, Cast- Kayastha, Occupation- Service

PAN- AGKPR8166Q Mob.- 9576075161

(c) Sri Anil Kumar Sinha, Age about-.52 years, Son of Late Ambastha Bholendra Prasad Sinha, Cast- Kayastha, Occupation- Service

PAN- DJBPS4627E Mob.- 9015288411

(d) Sri Sunil Kumar Sinha, Age about-.60 years, Son of Late Ambastha Bholendra Prasad Sinha, Cast- Kayastha, Occupation- Service

PAN- AKHPS3037Q Mob.- 9835237894

(e) Sri Sudhir Kumar Sinha, Age about-.56 years, Son of Late Ambastha Bholendra Prasad Sinha, Cast- Kayastha, Occupation- Service

PAN- EYGPS4119L Mob.- 6207338301

All resident of West of Road No.- 39, Anisabad, P.S.- Gardanibagh, Town & District- Patna, in the State of Bihar, Pin Code-800002., Nationality Indian. hereinafter referred to as **"Land Owners"**, the Party of the **FIRST PART**, which expression, unless repugnant to the context or meaning thereof, shall mean and include their heirs, administrators, executors, legal representatives, successors-in-interest and/or nominee(s).

AND

M/S. PATLIPUTRA ENGINEERS PVT. LTD.

(CIN- U45200BR1998PTC008616), a company incorporated under the provisions of the Companies Act, 1956, bearing its Registration No. 03/08616, having its Registered Office at Lakhaiyar House, Kadamkuan, Town & District- Patna, Patna-800003, represented through its Directors Namely **SRI SANJEEV KUMAR LAKHAIYAR,** Aged about- 52 Years, (Adhar No. 2967 1532 9740) & **SRI RAJEEV KUMAR LAKHAIYAR,** Aged About 50 years, (Adhar No. 4583 8790 1946), both Sons of Late Bijoy Kumar Lakhaiyar, Caste- Kayasth, at Present Address- Lakhaiyar House, Near JahajiKothi, Rajendra Path, Mohalla- Kadamkuan, Town & District- Patna-800003, hereinafter referred to as "DEVELOPER" (which term expression shall unless be repugnant to the context of meaning thereof mean and include its successors and assigns) referred as **OTHER PART.**

Company PAN- AACCP0748F, Mobile No. 9431045811.

Patliputra Engineers Pvt. Ltd.

Director

AND WHEREAS the property hereby to be developed Situated at Mohalla- Raghunath Tola, Mauza- Dhirachak, P.S.- Gardanibagh, Sub & Sadar Registry Patna Sadar, District- Patna of this Development Agreement measuring in **Area- 4 Katha or (12.5 Decimal),** in which construction pucca RCC house measuring an constructed area in Ground Floor- **1100 Sq. Ft.** & First Floor **900 Sq. Ft.** bearing part and Parcel of Thana No.- 16, Tauzi No.- 5140, Khata No.- 71, Part of C.S. Plot No.- 1846, Circle No.- 265, Ward No.- 12, Holding No.- 455, PID No.- 2003385, Anchal- Patna Sadar, Vide Jamabandi/Bhag Present-10, Page No.-70 & Jamabandi/Bhag Present-10, Page No.-69. herein after called the said property.

Valuation Code-115, Zone-3

(i) District - Patna
(ii) Anchal - Patna Sadar
(iii) Halka - Nutan Rajdhani-2
(iv) Village - Dhirachak
(v) Thana No.- 16

BOUNDARY OF PLOT

North :- C.S. Plot No.- 1845.
South :- Radhika Enclave
East :- Branch Road
West :- C.S. Plot No.- 1844

Land Value Rs.	-	1,06,25,000/-
Value of Construction Rs.	-	20,00,000/-
Non Refundable Rs.	-	20,00,000/-
Total Value Rs.	-	**1,46,25,000/-**

RECITALS

AND WHEREAS the property hereby to be developed and fully described in Schedule-1 are originally purchased by Sri Rajendra Prasad, S/o. Late Munshi Firangi Lal, through registered Absolute Sale Deed vide Deed No.- 7854, Volume No.- 83, Page No.- 9 to 15, Dated 29.11.1951, which is registered at Registry Office-Patna Sadar from Sri Ram Narayan Sharma, Son of Late Pandit Ram Ratan Sharma and mutated his name in concern Circle Office- Patna Sadar vide Vide

सभी प्रकार के शुल्क से मुक्त पाया

Patliputra Engineers Pvt. Ltd.

Director

Jamabandi/Bhag Present-10, Page No.-70 & Jamabandi/Bhag Present-10, Page No.-69.

AND WHEREAS Sri Rajendra Prasad died leaving behind two sons namely Sri Surendra Prasad Ambhastha and Sri Ambastha Bholendra Prasad Sinha, Sri Surendra Prasad Ambastha died leaving behind his two sons namely Sri Raj Shekhar & Sri Raj Ritu and one daughter Rakhi Sinha, Sri Ambastha Bholendra Prasad Singh died leaving behind his three sons namely Sri Anil Kumar Sinha, Sri Sunil Kumar Sinha & Sri Sudhir Kumar Sinha and One daughter Lily Sinha. All the above legal heirs & successors of Sri Rajendra Prasad jointly possessed over the aforesaid land.

AND WHEREAS since the said Rakhi Sinha and Lily Sinha have already relinquished their share in favour of their respective brothers and as such aforesaid property was divided among Sri Raj Shekhar& Sri Raj Ritu both sons of Late Surendra Prasad Ambastha, Sri Anil Kumar Sinha, Sri Sunil Kumar Sinha and Sri Sudhir Kumar Sinha, all S/o. Late AmbasthaBholendra Prasad Sinha by the Family Arrangement Deed dated 15.08.2021. According to above deed, 2 Katha land allotted to Sri Raj Shekhar& Sri Raj Ritu, both S/o. Late Surendra Prasad Ambastha and 2 Katha land allotted to Sri Anil Kumar Sinha, Sri Sunil Kumar Sinha and Sri Sudhir Kumar Sinha, all sons of Late AmbasthaBholendra Prasad Sinha and they have got their name mutated over their respective allotted land in Circle Office Patna Sadar and have paid up to date rent and got rent receipt thereof.

And whereas it has been further Represented and Declared by the Land Owners :-

1. That the said lands are under the exclusive possession of the Land Owners with absolute right, title and interest, free from all encumbrances, charges or lien, capable of being transferred and conveyed in whole or in part, having a fully marketable title thereby.
2. That the Land Owners have not created any encumbrances on the said land or any part thereof by way of sale, exchange, mortgage, lease, trust, assessment, lien, license, permission, rent, possession, charges or in any other manner whatsoever.
3. That no notice or notification for any acquisition/ requisition under any of the statute of the past or presently enforce have been received, served or passed by the Patna, Regional Development Authority / Patna Municipal Corporation, Income Tax Department or any other Government Authority for acquisition or requisition of the said land or any part thereof.
4. That apart from the Land Owners, none else is entitled to have any share, right, title and / or interest in the said land or in any part thereof.

AND WHEREAS the Land Owners of the First Part are desirous of raising their respective property for the development and construction of a multistoried building complex in the shape of developed plots over there through the Developer of repute who would develop and construct a residential / commercial building

Patliputra Engineers Pvt. Ltd.

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complex at their/his own cost and allot and give to them a share in built-up area of the said building complex in the shape of flats & car parking spaces, etc. as consideration for the value of a share in the said property to be given by the Land Owners to the Developer with mutual consent/understanding with each other.

AND WHEREAS the aforesaid Developer offered to develop and construct Apartment at their/his own cost known as Residential building complex **"Patliputra Residency"** hereinafter referred to as "the Said Building") on the said land and the aforesaid Land Owners agreed to accept and acquire flats and car parking spaces etc. in "the Said Building" as consideration for the value of a share in "the Said Land" to be conveyed by the Land Owners to the Developer or its nominee/s including a co-operative housing society, firm, association of persons, a body corporate etc.:

AND WHEREAS on account of negotiations between the parties hereto, the aforesaid Land Owners, the party of the **First Part**, and the aforesaid Developer, the party of the **Other Part**, and upon representations and declarations made by the parties, a **Development Agreement** is entered into between the parties hereto upon the terms and conditions hereinafter appearing as below.

NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. That the terms of this agreement become enforceable with immediate effect and shall remain enforceable till discharge of this agreement by performance and for all acts, deeds or things done in pursuant to the terms and conditions of this agreement.

2. That the Land Owners appointed the aforesaid Developer as the Developer of **"the Said Land"** and grant to the Developer, who has accepted from them the said Land, described in Schedule-1, hereunder written, in the manner and on the terms and conditions and stipulations hereinafter mentioned.

3. That the Developer and the Land Owners have irrevocably agreed that the Developer will construct entirely at their own cost, without any pecuniary contribution from the Land Owners, the said building complex as per plan mutually agreed upon by the Developer and the Land Owners and as sanctioned by the Patna Municipal Corporation or any other authority competent in the said regard for "the said Land" and the said building complex shall be distributed over several floors.

4. That it has been mutually agreed upon between the parties that the Developer is to develop a total area of **4 Katha or (12.5 Decimal) approx**. Land subject to approval of the map sanctioning authority and adherence to the law, rules and regulation applicable in the said regard which shall be binding upon both the parties.

5. That it has been mutually agreed between the Developer and the Land Owner that the Developer will pay a total non refundableamount of Rs.

Patliputra Engineers Pvt. Ltd.

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20,00,000/- (Rupees Twenty Lakh) to the land owners and out of the said total amount of Rs. 20,00,000/- (Rupees Twenty Lakh) a sum of Rs. 2,00,000/- (Rupees Two Lakh) will be paid by the Developer to the Land Owner at the time of signing this development agreement and rest amount of Rs. 18,00,000/- (Rupees Eighteen Lakh) shall be paid by the Developer to the Land Owner just after sanction of map plan for construction of multistoried building and before starting the construction work as per sanction plan by the Developer.

6. That the said building complex shall be named and displayed as **"Patliputra Residency"** as mutually agreed by both the Parties.

7. That the Land Owner and his nominee and the Developer and its nominee shall have absolute right and interest over their respective areas in the said property that is 50% (Fifty percent) of the total built-up area of the building and parking space will be known as the Land Owner's Area and remaining 50% (Fifty Percent) of the total built-up area of the building and parking space will be known as Developer's Area.

8. That it is hereby agreed that the 50% of the built-up area as the share will be directly possessed by the Land Owners and the 50% by the Developer respectively after the finalization of building plans and by a separate Agreement in the said regard, which shall be distributed on each Floors equally and proportionately.

9. That the Developers shall be entitled to allot and sell directly 50% in their share as the said multistoried residential/commercial building complex and shall be entitled to Executes sale deed in their favour in respect of built-up area.

10. (a) That the Land Owner/successors and/or nominees shall solely and exclusively be entitle to the Land Owners area and they will have absolute right, title and interest over their respective area and will be fully entitled to transfer, convey, grant and otherwise alienate their interest in any manner as deemed fit by them to any person(s). association of persons, Firm, body corporate, co-operative societies, govt. agencies etc. on such terms and conditions as may be decided by the Land Owners or any person claiming through or under them by way of sale, gift, exchange and mortgage etc.

(b) That the Developer and/or their nominees shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and they shall be fully entitled to transfer, convey, grant or otherwise alienate to any person(s), association of persons, Firm, body corporate, co-operative societies, govt. agencies etc. on such terms and conditions as may be decided by the Developer or any person claiming through or under them by way of sale, gift, exchange and mortgage etc.

Patliputra Engineers Pvt. Ltd.
Director

Patliputra Engineers Pvt. Ltd.
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11. That the Developer and/or their nominees shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and they shall be fully entitled to transfer, convey, grant or otherwise alienate to any person(s), association of persons, firm, body corporate, co-operative societies as may be decided by the Developer or their nominees(s) or any person claiming through or under them by way of sale, gift, exchange and mortgage etc.

12. That the party of the First Part agreed to hand over the vacant, peaceful and unencumbered possession of the said Land to the Developer for the purpose of implementation of the terms of this agreement, after the execution of this 'Development Agreement' at suitable and comfortable time.

13. That as per mutual understanding with the Developer prepares a plan and drawings for the said building in consultation with the Land Owners.

14. (a) That the Developer agrees to construct the building complex within a period of 24 months from the date of sanction of the Building plan by the Patna Municipal Corporation and/or other competent authority with an extra **Grace period of 6 (Six) months** subject to force majure and such happenings as are beyond the control of the developer e.g. fire, tempest, epidemic, accident, strike, lock out, earthquake, exceptionally inclement weather and/or any other Acts of God. If the Developer not started any construction work after the Sanction of Building Plan within a period of **24 months,** this Development Agreement will be became canceled and Land Owner will got his Land without any interest.

(b) That if the Developer is not going to complete the project within three years, than the penalty will be charged on them with the mutual consideration on both parties.

15. That the parties to this agreement shall have no objection in signing any necessary paper(s) required for obtaining approval of the Patna Municipal Corporation and or from any other authority or body. However, all fees, charges, costs and expenses relating to such approvals/sanctions, shall be borne by the Developer.

16. That it is further agreed that there may be alternations or revision of the aforesaid plan within the parameters of the Patna Municipal Corporation (Building) Rules and Regulations/Bihar Municipal Laws and as per Bihar Apartment Act, 2006 which may become necessary, and the same shall not require any further approval of the Land Owners but the Developer alone shall be entitled to make such alterations/revisions which would be binding on other parties. However, the same should be informed at the earliest to the Land Owners.

17. That the Land Owners will, after the execution of this agreement, allow every facility to the Developer, their staffs, engineers, architects and workers etc. to enter upon the said land to enable the Developer to carry out the various development works as stipulated in this agreement.

Patliputra Engineers Pvt. Ltd.

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

19. That the Land Owners hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said land and to take up and proceed with the development, planning and construction of the said building in terms of this agreement. The license granted to the developer by the Land Owners shall be a license as contemplated under section 60(b) of the Indian Easement Act, 1982. It is agreed that any agreement or arrangement made or entered into at any time by the land owners or the Land Owners either prior to execution of this agreement or thereafter in breach of or in violation to the terms and conditions of this development agreement, shall be null and void.

21. The Developer shall have unfettered right to enter into agreement to sale or otherwise allot flats/open spaces, parking spaces and other tenement of their area in the said building whenever required and the Land Owners shall join as consenting parties in all such agreement, sale or allotment etc. made by the Developer, if need be.

22. The Land Owners shall be fully entitled to enter into agreement for otherwise allot flats/open space, parking spaces and other tenements comprised in his area in the said building whenever required and the Land Owners and the Developer will join as consenting party in all such agreement, sale or allotment etc. made by the Land Owners, if need be.

23. That for the purpose aforesaid and for purposes ancillary and incidental thereto, the land owner have authorized the Developer to do and execute all or any of the following acts, deeds, arid/or things in his name and/or on their behalf.

(i) To carry out, comply with and do every acts, deeds and things as may be required under the provisions of this development agreement.

(ii) To make and prepare and/or cause to be made all such plans, estimates, specification and designs and/or any alteration/modification of the said plans, designs or specification as may be necessary and advisable for the purpose of construction of multi storied building complex on the said land, for obtaining approval and/or sanction of the Patna Municipal Corporation and/or Local bodies, Town Planning Authority and to engage the services of any Architects, contractor, Engineer and other person or party and to sign all or any of such contract of such engagements as may be necessary.

(iii) To sign plans etc. including correction/endorsement thereof, if any, for getting the same approved by the Patna Municipal Corporation and/or any other Authority or Authorities and swear affidavits and file undertaking and/or other papers/documents as may be required by the Patna Municipal Corporation and/or any other Authority or Authorities for sanctioning the said plan and/or condoning deviations, if any, if any

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from the sanctioned plans and/or for representing for sanction of extra built-up space due to relaxation in the building Bye-laws or due to any other reasons and/or against repayment of extra or penal fee etc.

(iv) To apply for and to obtain sanction or revision of plan prepared with alteration, addition and modification and also to apply for and to obtain the occupation certificate and/or completion certificate in respect of the building constructed or to be constructed on the said land.

(v) For any of the purposes mentioned hereinabove, to sign. all applications, papers, undertaking, terms and conditions etc. as may, from time to time, be advisable and required.

(vi) To commence, carry out and complete and/or cause to be commenced carried out and completed construction work on the said land in accordance with the sanctioned plans and specification and/or with deviation as may be advised by the architects.

(vii) To deal with and carry on correspondence on behalf of the land owners with all concerned Central and/or State Government authorities and bodies. Patna Municipal Corporation in connection with or relating to the construction on the said Land.

(viii) To appear on behalf of and represent the land owners before any concerned authorities and parties as may be necessary or advisable for or in connection with the development of the said land and to make agreements and arrive at such arrangement as my/our said attorney likes.

(ix) To ask, demand, sue for, enforce payment of and recover and receive from any person or persons rents and compensation and profit and/or deposit in respect of the construction other than reserved for the land owners under the said development agreement which now or at any time hereinafter may become due and payable.

(x) To sign agreement to sale on ownership basis flat/apartment to its member allottee on such terms and conditions as he may deem fit and proper and to receive and appropriate all money whether received on account of such allotment as member contribution or as loan from the financial institution.

(xi) To sale, mortgage, gift or otherwise transfer in any manner, the entire constructions relating to developer's share as also proportionate share in building to any one as may be desired by the developer.

(xii) To do not raise loans on security of the said land and to mortgage the developer's area to any Bank/Financial Institution for the purpose of raising loans as may be required for the construction of the proposed multistoried building complex and assign and execute for the purpose aforesaid any deed, document or papers as may be necessary. If any Buyer required loan from any Bank/Financial Institution for the specific area of the building, he/she can allowed to mortgage his/her part.

Patliputra Engineers Pvt. Ltd.

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(xiii) To arrange for the execution and registration of flats in favour of prospective buyers of developer's share and to execute and sign deeds/documents for transfer of flats with proportionate share in land on his/her/their behalf.

(xiv) To do in general all or any of the acts, deeds or things ancillary and incidental to the construction, management and transfer of multistoried building complex.

(xv) The land owners hereby declare that all acts, deeds or things lawfully done by their attorney shall be construed to be acts, deeds and things done by them and on his/her/their behalf which they undertake to ratify.

24. That the parties to this agreement 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 mentioned in this development agreement, the same shall be distributed between the Land Owners and the Developer in the proportion of their respective shares mentioned here above.

25. That the Land Owners will deliver to the Developer and/or its duly authorized attorney certified copies/photocopies of all original title deeds/documents and papers relating to the said property for complete examination of the owners title thereto and Land Owners agree to give full co-operation to the Developer in such examination of the owners title and to answer and/or to comply with all reasonable requisition that may be made by the Developer and/or its attorney in this regard to establish a marketable title to the said land.

26. That if and any litigation is found to exist with respect to the said land and the right, title or interest of the developer is affected by such litigation and/or the developer is dispossessed from the said land subsequent to execution of this agreement or subsequent to the commencement of developmental and construction work, the Developer shall be entitled to be compensated for all the losses they would suffer which will include refund, within 30 days from the date of knowledge, of the premium amount, construction cost and any other cost already incurred in terms of developments of the said land together with the prevalent bank rate of interest over such amount payable to Developer.

27. That the developer shall be entitled to retain the original documents pertaining to the said land including title deeds etc., however, the original documents/deed shall be produced by the Developer for inspection as and when required by the Land Owners.

28. That all outgoings including municipal taxes and other charges in respect of the said land shall be borne and paid by the Land Owners till the date of handing over the vacant possession of the said land.

29. That after delivery of possession of the Land Owner's area to them free from all encumbrance, all outgoings in respect of the said land and the said

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Director

building thereon shall be borne and paid by the Land Owners and the Developer and/or their nominees proportionately to their respective shares in the total built-up area.

30. That the Developer may form, as they may deem fit and proper, a co-operative housing society, association of persons or a body corporate of all the persons owning tenements in the said building. The Land Owners and his/her/their nominee shall become members of such an organization. All members forming such a body shall abide by the rules and regulations as framed by such an organization from time to time and they shall be bound to contribute towards the cost of formation of such an organization as well as to pay regular maintenance charges as may be fixed for the maintenance and management of entire building complex.

31. That the nominees(s) of the Developer shall own and hold portion of the building comprised in the developer's area according to the standard agreement finalized by the Developer. The Land Owners and their nominee(s) shall be bound to hold and own portions of the Land Owners area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreements.

32. That the common areas shall jointly be owned by all the owners of the portions of the said building with equal entitlements to use all common areas and facilities extended for utilizations by the occupants of the said building on the same terms and conditions applicable to all for such utilizations. No owner of any part of the said building will have exclusive right, title and interest over the common areas and common facilities accept the right to common use.

33. That it is agreed that if any levy is imposed by the Patna Municipal Corporation or any other public body or the Govt. for the development/betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Land Owners and the developer and/or their nominees/allottees jointly in the same proportion as their shares of built-up area in the said Building.

34. That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchaser(s) 1 transferee(s) shall bear the cost of stamp duty, court fees and other registration charges including miscellaneous expense.

35. This Development Agreement is subject to section 5 of Bihar Apartment Ownership Act- 2006.

36. That in case of any dispute arising between the parties relating to this development agreement, the same shall be settled by reference to the dispute

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or provision of the Arbitration Act 1996, as amended from time to time, or by the appropriate Court of Law having jurisdiction.

-: STANDARD SPECFICATIONS :-

Structural	:	Earthquake resistant, R.C.C. frame structured as per design of Engineers.
Civil Work	:	1st Class Burnt Brick/Fly Ash/AAC Brick work in Cement Mortar Ratio 1:6/Chemical Adhesive, as applicable.
Flooring	:	Entire floor of the Flats, Common spaces will be of Vitrified Tiles and Stair spaces shall be provided with granite stone.
Doors	:	Fully Laminated 32mm thick flush doors.
Windows	:	Fully glazed 3-track Aluminum Window.
Kitchen	:	Granite Top with Stainless Steel/Marble Sink & Glazed Tiles dado up to 2 ft. height from working kitchen top. Provisions for hot & Cold Water System.
Bathrooms	:	Provisions for Hot & Cold water system and fixtures of Standard ISI made. Glazed tiles dado on wall up to the bottom of the roof beam, Sanitary wares and fixtures of standard ISI Mark.
Electrical	:	Internal wiring in concealed conduits with cooper wires Anchor/Havel's or equivalent make & modular type switches of ISI mark. Provisions for adequate lights & power points, AC & TV points in all the rooms of the Flats.
Plumbing	:	All internal CPVC/PVC Pipes will be concealed.
Interior	:	Interior plaster covered with Birla/JP/Berger Putty.
Exterior	:	Electric supplies for the complex from B.S.E.B. and all Flats will have individual connection. Transformer & meter shall be arranged by the Developer as per requirement.
Intercom	:	Intercom connection to each Flats & CCTV Camera facility in campus for safety purposes.

Patliputra Engineers Pvt. Ltd.

Director

Generator : For lighting common area, water supply & 500 watts for each flats.

LIFT : Branded Lift shall be provided as per the sanctioned plan.

In witness whereof the parties hereto have executed this development agreement on the day, month and year first above written before witnesses herein mentioned.

Witnesses:-

1 Ravindra Kumar Sinha
S/o Late Shishir Kumar Sinha
Rajendra Nagar, Patna-16
07/04/2022

2. Chandan Kumar
S/o Sujeet Kumar
R.I.C. Nagar
Patna

(Signature of the Land Owners)

① R Kherkhal 7/4/22

② Raj Kishore 7/4/22

③ Anil Kumar Jha. 7/4/2022

④ Sunil Kumar Sinha 07.4.22.

⑤ Sudhir Kumar Sinha 7/4/2022

(Rajeev Kumar Lakhaiyar)
Director
M/S. Patliputra Engineers Pvt. Ltd.

Patliputra Engineers Pvt. Ltd.
Director
7/4/22

(Sanjeev Kumar Lakhaiyar)
Director
M/s. Patliputra Engineers Pvt. Ltd.

Patliputra Engineers Pvt. Ltd.
Director 7/4/22

Drafted

Saurabh Suman
Regn. BR/731/16
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.	294000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	316000/-

Registration Fee

FEE PAID										
A1	1000	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-		21000

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 22000

Registering Officer
Patna

Date: 08/04/2022

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 08th April 2022 by Raj Shekhar Late Surendra Prasad Ambastha by profession Service. Status - Executant

R Shekhar 8/4/22

Signature/L.T.I. of Presentant **Date:08/04/2022**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ravindra Kumar Sinha' age '55' Sex 'M', 'Shishir Kumar Sinha', resident of '99 Block No 10, Near Dinkar Golumber, Rajendra Nagar, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 08/04/2022

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 126 on pages on 433 -448, for the year 2022 and stored in CD volume No. CD-19 year 2022 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 08/04/2022

Token No. : 5895 Year : 2022 S.No. : 5735 SCORE Ver.4.1 Deed No . :d No . : 5460

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR31765279260888U
Certificate Issued Date	:	07-Apr-2022 04:12 PM
Account Reference	:	SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	:	SUBIN-BRBRSHCIL01461407391168220U
Purchased by	:	PATLIPUTRA ENGINEERS PRIVATE LIMITED
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	PATLIPUTRA ENGINEERS PRIVATE LIMITED
Stamp Duty Paid By	:	PATLIPUTRA ENGINEERS PRIVATE LIMITED
Stamp Duty Paid (Rs.)	:	2,93,500(Two Lakh Ninety Three Thousand Five Hundred only)
Reg. fee (Rs.)	:	21,000 (Twenty One Thousand only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	1,000 (One Thousand only)
Total Amount (Rs.)	:	3,15,500 (Three Lakh FifteenThousand Five Hundred only)

Stock Holding Corporation of India Limited ★ PATNA

Patliputra Engineers Pvt. Ltd. Director 8/4/22

Patliputra Engineers Pvt. Ltd. Director 8/4/22

Do not write or type below this line

JD 0002721564



Help

View GRN Details Live

Download e-Challan

GRN	BHR202204218198E VIEW
DSRO CODE	**2800**
Party Name	**PATLIPUTRA ENGINEERS PVT. LTD**
Stamp Duty-(R0030021030001)	**500**
Registration & Other Fees-(R0030031040001)	**0**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**500**
Status	**Success**
Payment Date	2022-04-06 13:06:29.0
CIN	00001532022040676994

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8/4/21

संतोष कुमार
प्रधान लिपिक
जिला निबंधन कार्यालय, पटना



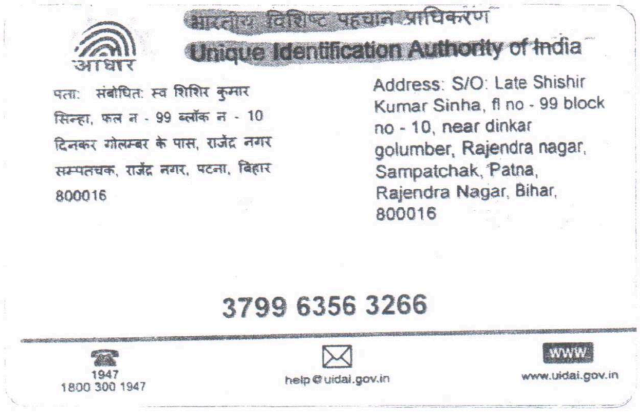
भारत सरकार
Government of India

रविन्द्र कुमार सिन्हा
Ravindra Kumar Sinha

जन्म तिथि / DOB: 28/03/1967
पुरुष / Male

3799 6356 3266

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: संबोधित: स्व शिशिर कुमार सिन्हा, फल न - 99 ब्लॉक न - 10 दिनकर गोलम्बर के पास, राजेंद्र नगर सम्पतचक, राजेंद्र नगर, पटना, बिहार 800016

Address: S/O: Late Shishir Kumar Sinha, fl no - 99 block no - 10, near dinkar golumber, Rajendra nagar, Sampatchak, Patna, Rajendra Nagar, Bihar, 800016

3799 6356 3266

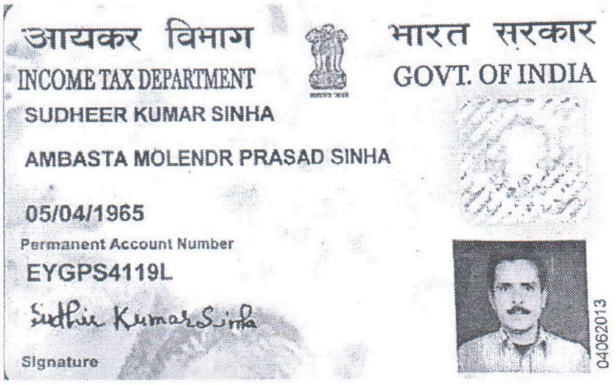
1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ravindra Kumar Sinha
7/4/2022

Ravindra S.


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUDHEER KUMAR SINHA
AMBASTA MOLENDR PRASAD SINHA
05/04/1965
Permanent Account Number
EYGPS4119L
Sudhir Kumar Sinha
Signature
04062013

Sudhir Kumar Sinha.
7/4/2022

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AKHPS3037Q



नाम /NAME

SUNIL KUMAR SINHA

पिता का नाम /FATHER'S NAME

AMBASTBHOLENDRA PRASAD SINHA

जन्म तिथि /DATE OF BIRTH

07-10-1961

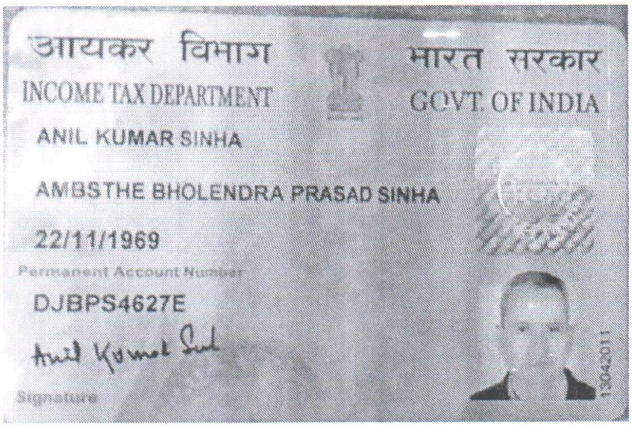
हस्ताक्षर /SIGNATURE

Sunil Kumar Sinha

आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA

Sunil Kumar Sinha
07.4.22.



Anil Kumar Sinha

7/4/2022



आयकर विभाग
INCOME TAX DEPARTMENT

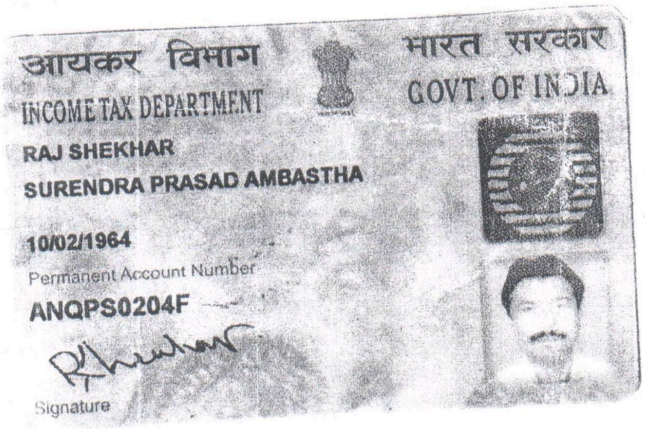
भारत सरकार
GOVT. OF INDIA

RAJ RITU
SURENDRA PRASAD AMBASTH
28/02/1973
Permanent Account Number
AGKPR8166Q

Raj Ritu

Raj Ritu
7/4/22

Raj Ritu



R Shekhar
7/4/22