

Serial No. 34332

Book No. - 1 / Dood No. - 28130

## Summary of Endorsement

This document was presented for registration on this Saturday, the 26th of November 2011 by [Name of the person]

A stamp duty of Rs. 10,580/- and other fees of Rs. 1129/- has been paid in it.

The document was found to be authentic. The names, photographs and fingerprints and signatures of the executants, and their attesting witnesses, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 28130 in Book No. 1, Volume No. 488 on pages from 309 to 329 and has been preserved in total 211 pages in C.D. No. 754, dated 26.11.2011.

Registering Officer, Patna

Date 26/11/2011

Time

34900 / 2011

EXPRESSION BUILTECH PRIVATE LIMITED  
DIRECTOR

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made and entered into  
on 26th day of November, 2011.

### BETWEEN

- (1) SRI MANISH KUMAR
- (2) SRI ANISH KUMAR
- (3) SRI RAJNESH KUMAR, All Sons of Late Kamalraj Singh
- (4) SRI DEVENDRA PRASAD SINGH Son of Late Deolal Singh
- (5) SMT. REKHA RANI Wife of Sri Jitendra Prasad Singh,  
SRI JITENDRA PRASAD SINGH S/o Late Deolal Singh

Jitendra Prasad Singh 26.11.11  
Rekha Rani 26.11.11  
Anish Kumar 26.11.11  
Rajnish Kumar 26.11.11  
Manish Kumar 26.11.11

Serial No : 34332  
Token No : 34909  
Type & Status  
of Party

Debit No. : 20130  
of 2011  
Name of Party

Photo

Thumb

Index

Middle

Ring

Little

In Favour of

Mithlesh Kumar (Dir.)

*Mithlesh Kumar*  
26/11/11

Signature of Party

Presented by  
Self

*Munish Kumar*  
26/11/11

Signature of Party

Executed by

*Devendra Prasad Singh*  
26.11.11

Signature of Party

Executed by

*Rajneesh Kumar*  
26/11/11

Signature of Party

Executed by

*Devendra Prasad Singh*  
26.11.2011

Signature of Party

Executed by

*Rokha Rani*  
26.11.11

Signature of Party

Executed by

*Munish Kumar*

Signature of Party

Executed by

*Anish Kumar*  
26/11/11

Signature of Party

All residents of Takiyapur, B.S. Daganpur, B.O. Digba, District Patna (Bihar) All by Nationallity- Indian. Hereinafter referred to as the ONE PART

Companies Act, 1956 corporate identification no. U45200BR2009PTC014622 dated 24<sup>th</sup> day of June 2009. Having its Registered Office at 2<sup>nd</sup> Floor, Sheohar Sadan, Fraser Road, P.S.-Kotwali, Town and District -Patna in the State of Bihar Through its Director MITHILESH KUMAR S/o Late Bujhawan Tiwari, Resident of 2/9, Vivekanand Park, Patliputra Colony, District Patna-800013, in the state of Bihar. Herein the word 'DEVELOPER' which expression unless repugnant to the Context shall mean and include its heirs, executors, administrators, legal representatives assigns and successors-in-interest of the ONE PART.

The terms FIRST PART and SECOND PART (which expression unless otherwise excluded be repugnant to the context) mean and include its

AND

WHEREAS, The party No.4 of the first part of this deed of development agreement namely Devendra Prasad Singh has purchased property mentioned in Lot no. B of the schedule 1 of the agreement jointly with Late Ramanuj Singh, property mentioned in Lot no. D of the schedule 1 of the agreement jointly with Late Ramanuj Singh, property mentioned in Lot no. E of the schedule 1 of the agreement jointly with Late Rampyare Singh and as such he is in rightful possession of half of the share of the property mentioned in Lot no. B, D and E of the schedule 1 of the agreement.

AND

WHEREAS, the Party No.5 of the first part of this deed of development agreement namely Rekha Rani has purchased property mentioned in Lot



EXPRESSION BUILDTECH PRIVATE LIMITED

DIRECTOR

Devendra Prasad Singh  
26/11/11

Rekha Rani  
26/11/11

Devendra Prasad Singh  
26/11/11  
Rampyare Singh  
26/11/11

Anish Kumar  
26/11/11  
Mithlesh Kumar  
26/11/11

Identifier

Meena Devi

मीना देवी

26-11-71

Signature of Party



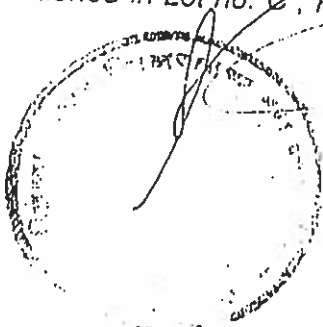
no. A of the schedule 1 of the agreement jointly with Late Ramanuj Singh, property mentioned in Lot No. G of the schedule 1 of the agreement jointly with Late Rampyaro Singh, property mentioned in Lot no. I of the schedule 1 of the agreement jointly with Late Rampyaro Singh and who is in rightful possession of half of the share of the property mentioned in Lot no. A, G and I of the schedule 1 of the agreement.

AND

WHEREAS, the said Ram Pyare singh died leaving behind Ramanuj Singh as his sole legal heir. The said Ramanuj Singh is survived by the party No.1, 2 and 3 of the first part of this agreement and two wives namely Meena Devi and Chandra Prabha Devi who inherited the entire property of the said Ramanuj Singh. The said Meena Devi and Chandraprabha Devi have relinquished their share of property in favour of Manish Kumar, Anish Kumar, Rajneesh Kumar who are party No.1, 2 and 3 of the first part of this agreement by way of A deed of mutual partition dated 10/10/2011 and thus the party No.1, 2 and 3 of the first part of this deed of partition have jointly acquired the title over half of the entire property mentioned in Lot no. (A) to (I) in continuity of the schedule 1 of this deed.

AND

WHEREAS, after the death of the said Deolal Singh the property that was owned and possessed exclusively by him (Late Deolal Singh) is inherited by his two sons namely Devendra Prasad Singh and Jitendra Prasad Singh who are party No.4 and 6 of the second part of this deed of partition respectively along with their mother namely Sita Devi w/o Late Deolal Singh. The said Sita Devi has also purchased property mentioned in Lot no. C of the schedule 1 of the agreement jointly with Late Ramanuj Singh. The said Sita Devi has relinquished her share of property in favour of Devendra Prasad Singh and Jitendra Prasad Singh who are party No.4 and 6 of the first part of this deed of partition respectively by way of a deed of mutual partition dated 17/10/2011. Thus; the party No.4 and 6 of the first part of this deed of partition have jointly acquired half of the entire property mentioned in Lot no. C, F and H of the schedule 1 of this deed



EXPRESSION BUILTECH PRIVATE LIMITED

DIRECTOR

Jitendra Prasad Singh  
26.11.11

Rajneesh Kumar  
26.11.11

Devendra Prasad Singh  
26.11.11  
Rajneesh Kumar  
26.11.11

Anish Kumar  
26.11.11

Manish Kumar  
26.11.11

by way of mutual partition dated 17/10/2011 that took place between Sita Devi, Devendra Prasad Singh and Jitendra Prasad Singh.

AND

WHEREAS, all of the above said LAND OWNERS entered into a partition agreement dated 30.10.2011 whereby the entire land as mentioned in schedule 1 has been partitioned in equal proportion between landowner 1 to 3 in one part and 4 to 6 as the other part. After the said partition both the parts of the landowners have got the mutation transferred in their respective names.

WHEREAS, all of the above said LAND OWNERS of the development agreement are in peaceful physical possession of their respective plots and land rent receipt is being issued in the name of land owners by the circle officer, Danapur Sadar, Patna.

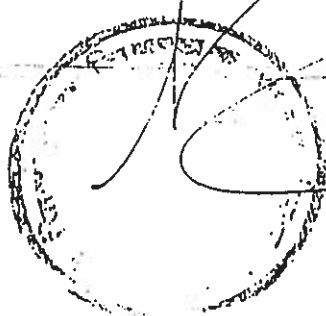
AND

WHEREAS, the LAND OWNERS are interested to develop a construction on the said property and acquire built up area in the same, in the shape of flats, parking spaces, multi-storied residential/ commercial building complex etc. as consideration for the value of the property to be conveyed by the LAND OWNERS to the developers.

AND

WHEREAS, the Developer agreed to develop the said property at the cost borne by the developer and the LAND OWNERS and developers entered into a negotiation for the same and as a result of such negotiation between the land owners and developers, an agreement of development of the said property stated above and fully described in SCHEDULE-1 at the foot of this agreement has been arrived at upon terms and conditions hereinafter appearing.

NOW THESE PRESENT WITNESSED and it is hereby agreed by and between the parties as follows:-



EXPRESSION BUILTECH PRIVATE LIMITED  
DIRECTOR

Jitendra Prasad Singh  
26.11.11

Rajendra Kumar  
26.11.11

Devendra Prasad Singh  
26.11.11  
Rajendra Kumar  
26.11.11

Anish Kumar  
26.11.11  
Manish Kumar  
26.11.11

**TOTAL AREA OF THE LAND**

2 Bigha, 17 Kathas, 13 Dhur, and 10 Dhurkies equivalent to 78479.66 sq.ft.

1. The Owners hereby grant exclusive right to the Developers for development of the said property and the Developer accepts the same for the consideration and subject to the terms and conditions herein provided. The landowners undertake to handover vacant and peaceful possession of the said property to the Developers immediately after execution of this development agreement.

2. It is agreed between the LAND OWNERS and the Developer that the developer shall construct a residential / commercial building on the aforesaid property as per the P.R.D.A. (Now dissolved)/PATNA MUNICIPAL CORPORATION/NAGAR PARISHAD DANAPUR NIZAMAT norms and for that physical possession of the premises/property shall be given by the Land Owners to the developer.

3. The Land Owners hereby grant to the developer, the developer hereby accept from the LAND OWNERS the right to develop the said property more particularly described in Schedule-I hereunder in the manner appearing on the terms and condition and stipulation mentioned in this agreement.

4. That the Developer shall appoint an architect for drawing and preparing the plans designs, drawings and elevation of the intended building complex to be constructed on the said property and the same to be submitted to the P.R.D.A. (now dissolved)/ PATNA MUNICIPAL CORPORATION/ NAGAR PARISHAD DANANPUR NIZAMAT for approval/sanction.

5. The plan of the proposed construction shall be submitted to the PRDA (now dissolved)/PATNA MUNICIPAL CORPOATION/ NAGAR PARISHAD DANAPUR NIZAMAT in the name of the land owners and the land owners shall sign immediately all related papers as required by the

EXPRESSION BUILDTECH PRIVATE LIMITED  
DIRECTOR

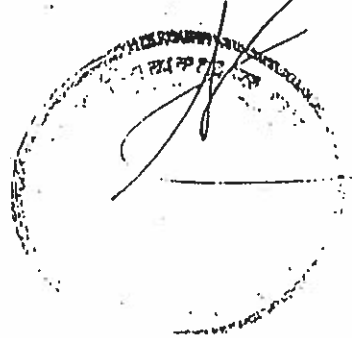
Titendra Prasad Singh  
26.11.11

Rakha Rani  
26.11.11

Ravindra Prasad Singh  
26.11.11

Anish Kumar  
26.11.11

Ravindra Kumar  
26.11.11



developers for obtaining sanction of the said building plan on behalf of the owner from P.R.D.A (now dissolved)/ PATNA MUNICIPAL CORPORATION/ NAGAR PARISHAD DANAPUR NIZAMAT.

6. It is further agreed that any alteration or revision of the said plan within the parameters of the P.R.D.A. (now dissolved) /PATNA MUNICIPAL CORPORATION/ NAGAR PARISHAD DANAPUR NIZAMAT building rules and regulation, which may be necessary, shall require approval and consent of the land owners. The landowners undertake to sign the requisite documents as and when called upon by the Developer.

7. Soon after the execution of this agreement, the Owners shall execute a Power of Attorney in favour of the Developer to approach all public authorities and to submit and obtain sanction(s) of plans of lay-out and the buildings and structure(s) to be constructed on the said property.

8. That the total time for construction shall be 5½ years plus the grace period of one year commencing after the date of sanction of the drawing from the P.R.D.A.(now dissolved)/ PATNA MUNICIPAL CORPORATION/ NAGAR PARISHAD DANAPUR NIZAMAT /other Govt. authorities. If subject to force major clause, that is the circumstances beyond the control of the developer i.e. fire, tempest, accident, exceptionally inclement weather and any other act of God, beyond aforesaid total period in giving delivery of possession of the LAND OWNERS compensation at the rate of Rs.22000/- (Twenty two thousand only) per month till the land owners' share is finally handed over, shall be given by the developers to the land owners.

9. The developer shall on completion of the building complex and the development work in all respect, as per the specification annexed to this agreement hand over the said property, deliver possession of 50% (fifty percent) of the super built up area including car parking space etc to the LAND OWNERS.

10. The developer or transferees/ nominees of the developers area shall have no right whatsoever or interference over the land owners area. Where as the land owner shall have no right whatsoever over the

EXPRESSION BUILTECH PRIVATE LIMITED

Tifender Prasad Singh  
26.11.11

Rekha Ravi

Anish Kumar  
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Anish Kumar  
26.11.11

Anish Kumar  
26.11.11

including area of car parking spaces & common areas etc. 11

11. It is hereby expressly, irrevocably agreed and declared by the land owners that the delivery of the possession of 50% (fifty percent) super built up area of residential/commercial/area/car parking space etc. by the developer to the land owners in the said building complex to be constructed over the said property by the developer to the land owners shall be the full and final consideration for grant of consideration for grant of conveyance and transfer of 50% (fifty percent) share in the residential/commercial area to the developers or in the name of the persons nominated by the developer and/or the society societies or any incorporate body or individuals and that the land owners shall have no other claim in respect of the said property or any part thereof.

12. The Landowners making out the marketable title to the said property free from all encumbrances and reasonable doubts. In case of any claim upon the land the same shall be settled from the portion allotted in the share of the landowners and the developer in no way will part with any portion from the 50% area of their share as per agreement.

13. The Owners handing over complete vacant possession of the said property to the Developers under an irrevocable term.

14. Notwithstanding anything contained in the preceding clause it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or any portion or portions thereof, for the purposes of preventing further encroachments but subject to the existing encroachments, and shall also be entitled to put up fencing around the portions of the property in occupation of the unauthorized occupation as hereinabove provided. The Developer shall also make arrangements for guarding the said property and preventing any further encumbrance or encroachment by trespassers or unauthorized persons upon the said property or any part or portions thereof.

15. That the developers are hereby authorized by the land owners as follows:-

EXPRESSION BUILDTECH PRIVATE LIM

DIRECT

Jitendra Prasad Singh  
26.11.11

Rekha Rani  
26.11.11

Suman Prasad Singh  
26.11.11

Raymond Kumar  
26.11.11

Arich Kumar  
26.11.11

Navika Kumar  
26.11.11

A. To have the plans of the proposed building to be constructed on the said property prepared in accordance with rules and regulation of the concerned authorities and to submit the said plans to the concerned authorities for the sanction.

B. To appoint surveyors, engineers, contractors, workers and other necessary person or persons.

C. To make applications to the concerned authorities for obtaining electrical, water and other connection and for permit or permits or quotas for cement, steel and other controller building materials.

D. To accept service of any writ, summon or other legal process of notice and to appear and represent the land owners in any court of the law or before any Magistrate, Judicial Tribunal and other Tribunals and other tribunals in connection with the development of the said property, and to commence on or institute and defend suits actions or other proceeding if any or before any public office or tribunal relating to the development of the said property or part thereof and to file all necessary vakalatnama, claims, plaints, order, application, affidavit, petitions and other documents papers and writing and all cost and fee relating to the said litigation other (than those arising out of development activities over the said property such as regarding the title of LAND OWNERS over the land etc. prior as well as after to this development agreement shall not be responsibilities of the developer and shall be reimbursed by the land owners to the developers.

E. To mortgage the developer's share free from all encumbrances only of the said property with financial institution enabling the purchasers of tenement to obtain loan against their tenements.

F. The Developer shall be entitled to allot and sell directly or through cooperative society the developers share of 50% (fifty percent) of the residential/commercial area and car parking spaces of their share to their respective buyer(s) and shall be entitled to execute sale deed in their favour in respect of developers' area. However it is made clear that the Barshati shall be under exclusive ownership of the developer and the landowner shall not claim any share in the same.

G. After the sanction of drawing from PRDA (now dissolved)/ PATNA MUNICIPAL CORPORATION/ NAGAR PARISHAD DANAPUR NIZAMAT the LAND OWNERS' area and the developers' area shall be clearly demarcated and the land owners reserve the right to sell, transfer or otherwise dispose of their own share clearly marked and allotted to them in plan as passed by PRDA (now dissolved)/ PATNA MUNICIPAL CORPORATION/ NAGAR PARISHAD DANAPUR NIZAMAT and other necessary authority.

H. The developer will not do any act of omission or commission, directly or indirectly, expressly or implied by which the land owners right title and interest over the said property may in any manner be adversely affected.

16. That the land owners hereby irrevocably undertake not to sell dispose of alienate with the developers in possession thereof for the purpose of conveying and transfer in the property developed as aforesaid to the person or persons nominated by the developers including a society or societies or incorporate body or limited company as here above stated and further irrevocable undertakes not to do any act deed or thing as shall be in contravention of the declarations made by them in proceeding clauses.

17. The developer shall develop the said property and entire cost of the said shall be borne and met by the developer alone be the responsible and liable to the government PRDA (now dissolved)/ PATNA MUNICIPAL CORPORATION/ NAGAR PARISHAD DANAPUR NIZAMAT and other concerned authority for the loss of if any or for any claim arising from the development activities of the said property.

18. That the developers may mortgage their share 50% (fifty per cent) of the construction saleable area of the building complex to be constructed on the said property under these present with appropriate right and interest in the said property that is the land, pertaining to the developers share of constructed after completion of land owners share of property and the complex, provided that any loan and advance raised against the security of the said property shall be invested, applied exclusively and fully

Pitambar Prasad Singh  
26.11.11

Rakha Rani  
26.11.11

Pranab Prasad Singh  
26.11.11  
Rajendra Kumar  
26.11.11

Anish Kumar  
26.11.11

Manish Kumar  
26.11.11

in the development of the project and construction of the complex and not otherwise and such loan will not be charged at land owners share at any stage.

19. The land owners agree to undertake that they shall execute and give a specific power of attorney in favour of developer, so that no hindrance or obstruction is caused to the developer in carrying out and discharging their obligation under this agreement thereby giving the developers right and authority to have and enjoy peaceful possession of the said property and to do all such acts/or things that may be necessary for the development, planning and construction of said building and executing the self-deed of the developers area.

20. It is agreed that the builder/developer transferencees shall bear the cost of stamp duty, court fees, and additional charges such as mutation/DSEB and other registration charges. It is further agreed that in case of any fine/penalty impose in the said building for any alleged deviation/. PATNA MUNICIPAL CORPORATION/ NAGAR PARISHAD DANAPUR NIZAMAT the LAND OWNERS the land owners and builder will share the same in the respective share distribution ratio.

21. If and when any doubts, difference or dispute arise between developer and land owners as regard this construction agreement, then such disputes, doubts and question shall be referred to Arbitrator/Arbitrators to be appointed by both the parties under the provision of Indian Arbitration Act, as amended from time to time.

22. In case any disagreement on the appointment of single arbitrator the parties may appoint an arbitrator of their choice. The unanimous decision of the single or joint arbitrator shall be binding on both the parties. In case of any disagreement between the arbitrators the dispute shall be referred to an umpire chosen by both arbitrators whose decision shall be binding on both the parties of this agreement. That the land owners and developer agree and undertake to cooperate with each other in the smooth execution of the work.

23. Land owners share 50% (Fifty percent) will be given on all the floors equally distributed in front and back on pro-rata basis.

EXPRESSION BUILTECH PRIVATE LIMIT

26.11.11

Tifendra Prasad Singh  
26.11.11

Prabha Patni  
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Prabha Patni  
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Prabha Patni  
26.11.11

Prabha Patni  
26.11.11

Prabha Patni  
26.11.11

24. That the Developer have already paid a non-adjustable sum of Rs. 30,00,000/- (Thirty Lakhs) non-refundable by way of Cash/Cheque only to the land owners in addition to the aforesaid 50% (fifty percent) share in the project.

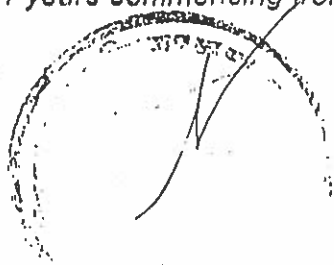
25. That in case, any dispute arises among the family members of the land owner or any family member claims any right or titles over the premise in question, then it shall be the sole responsibility of the respective land owners to allocate any share to the claimant and it shall be given to the claimant from the share of the respective land owner only and the share of the developer i.e. 50% (fifty percent) of super built up area, car parking spaces & Common areas etc. shall remain intact. The claimant will have no right over the share of developer in any case i.e. 50% of the Developed Area / Super Built up area, Car parking space & Common area etc.

26. The land owners undertakes to the Developer that they are the sole title holders of the land in question (described in Schedule 1) and the same is free from all encumbrances and in case of any dispute or claim by anybody, the land owner will compensate the builder all losses suffered by the builder along with an interest of 18% per annum.

27. The Developer shall be entitled to develop the said property either by himself and/or through his nominees including a firm, wherein he is a partner or a company wherein he is a Director, provided however, all the obligations and liabilities undertaken by the Developer under this Agreement shall remain in full force and be personally binding upon the Developer, and in particular his liability for payment of all amounts under this Agreement to the Owners.

28. The Owner hereby declare that they have not entered into with any person or persons any Agreement to Sale or Lease or created any third party rights in favour of any person or persons in respect of the said property at the time execution of this agreement.

29. The building shall be maintained by the builder and land owner for the next 21 years commencing from handing over of possession to the flat



Singh  
Tikendra Prasad  
26.11.11

Refina Ravi

26.11.11

26.11.11

26.11.11

26.11.11

The rate of maintenance to be charged per square feet shall be as decided by the developer. This clause shall be binding upon the owner of any other person claiming title through the land owner.

30. The developer shall have a common club, swimming pool or other recreational facility and shall be entitled to the scheduled premises, the control of the same shall be with the developer and land owner for the 21 years commencing from inauguration of the said facilities. The membership of the facilities shall be opened to all the flat owners after payment of requisite membership fee and other subscription charges.

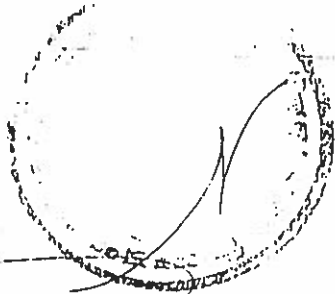
31. Period of construction shall be 5½ years + one year grace period. This time period shall be deemed to commence from date of sanction of building plan. Sanction of the building plan should be done within 6 months after the agreement.

32. As per the provisions of Bihar Apartment Act, 2006, the builder/developer, and LAND OWNER shall be absolute Owner of their respective shares, after completion of the construction of the building project and they will be entitled to sell/transfer/lease /mortgage/gift their respective shares. This Development Agreement is being done in the light of the said act will be fully applicable to this development agreement.

33. That, under this Development Agreement, the Developer/Builder, is liable to do the following acts, after completion of the building project as mentioned above, as per his share, hereunder:-

A. To execute or sign an agreement for sale, Deed of absolute sale or other documents for effectuating the lawful transfer of the Flats/Parking Space falling in the share of the Developers.

B. To present or file the above documents/Deeds before the registering authority for getting them registered.



Anish Kumar  
26.11.11

Alaugh Kumar  
26.11.11

Sanjay Kumar Singh  
26.11.11

Rajesh Kumar  
26.11.11

Shruti Prasad Singh  
26.11.11

Rekha Devi  
26.11.11

EXPRESSION BUILDTECH PRIVATE LIMITED  
26.11.11  
DIRECTOR

C. To engage advocate, pertaining to the proceeding and to sign on Vakalatnama, suit, plaint, written statement etc. and to compromise the same in respect of the transferring of the properties.

D. To mortgage the Developers share in the built-up area with Financial Institution for enabling the Purchasers of Flats, parking space, tenements etc. (as per agreement) to obtain loan against their flats, Parking Space tenement etc.

E. To allot and sell directly their share as mentioned above to its prospective Buyers and shall be entitled to execute Sale Deeds in their favour in respect of developed area and receive the payments from the Buyers.

F. To have the plans of the proposed building to be constructed on the said property prepared/amended in accordance with rules and regulation of the concerned Authorities and to submit the said plans to the concerned authorities in the name of the owner with the application for the approval and sanction and to do and sign all writings and undertakings including legal statutory papers as may be necessary in connection of such plans and procurement of project finance loan from the Bank and/or Financial Institutions on Developer's risk exclusively on Developers share only.

#### SCHEDULE-1

The total land measuring 2 Bigha, 17 Kathas, 13 Dhur, and 10 Dhurkies has been classified under the following Lots:

EXPRESSION BUILTECH PRIVATE LIMITED

Jitendra Prasad Singh  
26.11.11

Rakha Ravi  
26.11.11

Anish Singh  
26.11.11

Raj Singh Kumar  
26.11.11

Anish K  
26.11.11

Harith  
26.11.11

EXPRESS-BOULECH PRIVATE LIMITED

*[Signature]*  
DIRECTOR

Titenders from 11/11/26

Reftha Tari  
26.11.11

British Kurick      Lumber Deal Sign.  
 26.11.11      26.11.11  
 David Murray      Rayner  
 26.11.11      26.11.11

High Currier  
26.11.11

David L. Umay  
761111  
Rayner  
761111

Lot - A

All that piece and parcel of vacant land measuring an area of 7 Katha 8 Dhur 17 Dhurki and 15 Furki situated at Branch Road of Mauza - Jalalpur Abhiyanta Nagar. (Serial No. 128 in Danapur List 2011-2012), P.S.- Danapur, Town - Danapur, District-Patna, in the state of Bihar, bearing Khata No. 101, Khesra No.- 82, Thana No. 22, Tauzi No.- 5520, which was acquired jointly by (1) Ramanuj Singh, S/o-Late Rampyare Singh, Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna and (2) Rekha Rani W/o Jitendra Prasad Singh Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna by virtue of a Registered Deed vide Deed No. 4489, Book No.I, Volume No. 42, Pages 163 to 166, dated 06.08.1981

EXPRESSION BUILTECH PRIVATE LIMITED

Lot - B

All that piece and parcel of vacant land measuring an area of 6 Katha 18 Dhur 17 Dhurki and 15 Furki situated at Branch Road of Mauza - Jalalpur Abhiyanta Nagar (Serial No. 128 in Danapur List 2011-2012), P.S.- Danapur, Town - Danapur, District-Patna, in the state of Bihar, bearing Khata No. 101, Khesra No.- 82, Thana No. 22, Tauzi No.- 5520, which was acquired jointly by (1) Ramanuj Singh, S/o-Late Rampyare Singh, Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna and (2) Devendra Prasad Singh S/O Late Deolal Singh Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna by virtue of a Registered Deed vide Deed No. 4488, Book No.I, Volume No. 46, Pages 163 to 166, dated 06.08.1981

Lot - C

All that piece and parcel of vacant land measuring an area of 6 Katha 18 Dhur 17 Dhurki and 15 Furki situated at Branch Road of Mauza - Jalalpur Abhiyanta Nagar (Serial No. 128 in Danapur List 2011-2012), P.S.- Danapur, Town - Danapur, District-Patna, in the state of Bihar,

Jitendra Prasad Singh  
26.11.11Rekha Rani  
26.11.11Devendra Prasad Singh  
26.11.11Anish Kumar  
26.11.11  
Dilip Kumar  
26.11.11

bearing Khata No. 101, Khesra No.- 82, Thana No. 22, Tauzi No.- 5520, which was acquired jointly by (1) Ramanuj Singh, S/o-Late Rampyare Singh, Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna and (2) Sila Devi W/O Deolal Singh Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna by virtue of a Registered Deed vide Deed No. 4491, Book No I, Volume No. 42, Pages 171 to 174, dated 06.08.1981

EXPRESS MAIL CORPORATION LIMITED  
26/11/11

### Lot - D

All that piece and parcel of vacant land measuring an area of 6 Katha 10 Dhur 15 Dhurki situated at Branch Road of Mauza - Jalalpur Abhiyanta Nagar (Serial No. 128 in Danapur List 2011-2012), P.S.- Danapur, Town - Danapur, District-Patna, in the state of Bihar, bearing Khata No. 104 and 105, Khesra No.- 79, 80 and 81, Thana No. 22, Tauzi No.- 5520, which was acquired jointly by (1) Ramanuj Singh, S/o-Late Rampyare Singh, Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna and (2) Devendra Prasad Singh S/O Deolal Singh Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna by virtue of a Registered Deed vide Deed No. 1227, Book No.I, Volume No. 31, Pages 194 to 197, dated 07.03.1982.

Jitendra Prasad Singh  
26/11/11

Patna Rani  
26/11/11

### Lot - E

All that piece and parcel of vacant land measuring an area of 7 Katha 8 Dhur 17 Dhurki and 15 Furki situated at Branch Road of Mauza - Jalalpur Abhiyanta Nagar (Serial No. 128 in Danapur List 2011-2012), P.S.- Danapur, Town - Danapur, District-Patna, in the state of Bihar, bearing Khata No. 101, Khesra No.- 82, Thana No. 22, Tauzi No.- 5520, which was acquired jointly by (1) Rampyare Singh, s/o Late Rampati Singh, Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna and (2) Devendra Prasad Singh S/O Deolal Singh Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna by virtue of a Registered Deed vide Deed No. 1227, Book No.I, Volume No. 31, Pages 194 to 197, dated 07.03.1982.

Devendra Prasad Singh  
26/11/11  
Rampyare Singh  
26/11/11

Anish Kumar  
26/11/11  
Rajiv Kumar  
26/11/11

Registered Deed vide Deed No. 4487, Book No. I, Volume No. 46, Pages 253 to 29, dated 06.08.1981

### Lot - F

All that piece and parcel of vacant land measuring an area of 1 Katha 16 Dhur 05 Dhurki and 10 Furki situated at Branch Road of Mauza - Jatalpur Abhiyanta Nagar (Serial No. 128 in Danapur List 2011-2012), P.S.- Danapur, Town - Danapur, District-Patna, in the state of Bihar, bearing Khata No. 101, Khesra No.- 82, Thana No. 22, Tauzi No.- 5520, which was acquired jointly by (1) Rampyare Singh, s/o Late Rampati Singh, Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna and (2) Poojai Singh S/O Late Harinarayan Singh Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna by virtue of a Registered Deed vide Deed No. 4490, Book No. I, Volume No. 42, Pages 167 to 170, dated 06.08.1981

EXPRESSION BUILDING PRIVATE LIMITED

Jitendra Prasad Singh  
26.11.11

Patna, Town  
26.11.11

### Lot - G

All that piece and parcel of vacant land measuring an area of 6 Katha 13 Dhur 17 Dhurki and 15 Furki situated at Branch Road of Mauza - Jatalpur Abhiyanta Nagar (Serial No. 128 in Danapur List 2011-2012), P.S.- Danapur, Town - Danapur, District-Patna, in the state of Bihar, bearing Khata No. 101, Khesra No.- 82, Thana No. 22, Tauzi No.- 5520, which was acquired jointly by (1) Rampyare Singh, s/o Late Rampati Singh, Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna and (2) Rekha Rani W/O Jitendra Prasad Singh Resident of Danapur Takiyapur P.O.- Digha, P.S.- Danapur, Dist.- Patna by virtue of a Registered Deed vide Deed No. 4237, Book No. I, Volume No. 41, Pages 101 to 104, dated 23.07.1981.

Jitendra Prasad Singh  
26.11.11  
Rekha Rani  
26.11.11

### Lot - H

Arish Kumar  
26.11.11  
Rajesh Kumar  
26.11.11

All that piece and parcel of vacant land measuring an area of 6 Katha 18 Dhur 17 Dhurki and 15 Furki situated at Branch Road of Mauza - Jalalpur Abhiyanta Nagar (Serial No. 128 in Danapur List 2011-2012), P.S.- Danapur, Town - Danapur, District-Patna, in the state of Bihar, bearing Khata No. 101, Khesra No.- 82, Thana No. 22, Tauzi No.- 5520, which was acquired jointly by (1) Rampyare Singh, s/o Late Rampali Singh, Resident of Danapur Takiyapar P.O.- Digha, P.S.- Danapur, Dist.- Patna and (2) Deolal Singh S/O Late Harinarayan Singh Resident of Danapur Takiyapar P.O.- Digha, P.S.- Danapur, Dist.- Patna by virtue of a Registered Deed vide Deed No. 4236, Book No. I, Volume No. 41, Pages 97 to 100, dated 23.07.1981.

All that piece and parcel of vacant land measuring an area of 6 Katha 10 Dhur 15 Dhurki situated at Branch Road of Mauza - Jalalpur Abhiyanta Nagar (Serial No. 128 in Danapur List 2011-2012), P.S.- Danapur, Town - Danapur, District-Patna, in the state of Bihar, bearing Khata No. 104 and 105, Khesra No.- 79, 80, 81, Thana No. 22, Tauzi No.- 5520, which was acquired jointly by (1) Rampyare Singh, s/o Late Rampali Singh, Resident of Danapur Takiyapar P.O.- Digha, P.S.- Danapur, Dist.- Patna and (2) Rekha Rani W/O Jitendra Prasad Singh Resident of Danapur Takiyapar P.O.- Digha, P.S.- Danapur, Dist.- Patna by virtue of a Registered Deed vide Deed No. 1226, Book No. I, Volume No. 32, Pages 292 to 295, dated 17.03.1982

The whole plot which measures a total area of 2 Bigha, 17 Kathas, 13 Dhur, and 10 Dhurkies is bounded as follows:-

|       |   |                     |
|-------|---|---------------------|
| NORTH | - | Plot No. 71         |
| SOUTH | - | Part of Plot No. 82 |
| EAST  | - | Branch Road         |
| WEST  | - | Plot No. 77         |

Arish kumch  
26.11.11

Ilavith kumar  
26.11.11

Sumendra Prasad Singh  
26.11.11

Rajendra Kumar  
26.11.11

Jitendra Prasad Singh  
26.11.11

Rekha Rani  
26.11.11

NET TOTAL TO BE PAID TO THE DEVELOPER

Total land measuring 18479.66 sq.ft./114.6815 Deca

@ Rs 2,72,000/- per Decimal

Rs. 5,00,000/- per Decimal

Rs. 4,90,24,000/-

Amount (Four Crores Ninety Lacs Twenty Four Thousand) Only.

IN WITNESS THEREOF the LAND OWNER and the BUILDER/DEVELOPER have put their respective signatures as token of acceptance of the terms and conditions as settled above in presence of the following witnesses.

WITNESSES

SIGNATURE OF THE  
LAND OWNERS

1. W/o Late Deval Singh  
Rajyapa, Dazapa, Patna.

2. W/o Late Ram Singh  
Rajyapa, Dazapa, Patna.

3. W/o Late Ram Singh  
Rajyapa, Dazapa, Patna.

4. W/o Late Ram Singh  
Rajyapa, Dazapa, Patna.

1. Manish Kumar  
26.11.11

2. Manish Kumar  
26.11.11

3. Rajeev Kumar  
26.11.11

4. Manish Kumar  
26.11.11

5. Manish Kumar  
Rajyapa, Dazapa, Patna.

5. Manish Kumar  
26.11.11

6. Manish Kumar  
Rajyapa, Dazapa, Patna.

6. Manish Kumar  
26.11.11

SIGNATURE OF THE  
BUILDER/DEVELOPER  
CAPRESSION BUILTECH PRIVATE LIMITED  
Manish Kumar  
DIRECTOR