Serial No. 11933 Circle:-:Patna City Book No. :- 1 Deed No. 11480

Serial No. 11933 Deed No. 11480

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

This document was presented for registration on **06/09/2021** by **Ramanuj Sharan**
A stamp duty of Rs. **1071560**/- and other fees of Rs. **46025**/- 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 page.
The document has been registered as deed no. **11480** in Book No. **1**, Volume No. **288** on pages from **38** to **51** and has been preserved in total **14** pages in C.D. No. **42** / Year **2021**

6/9/2021

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

Date: 06/09/2021 Token No: 12220 /2021

Medhatiya Construction Company Pvt. Ltd.
Managing Director 6/9/21

6/9/21

DEVELOPMENT AGREEMENT

This Development Agreement is executed on this day of 6/9/, 2021 of Christian era between the following parties:

1) **First Party**:

Mr. Ramanuj Sharan, aged about 71 years, by caste – Baniya, s/o Late Adya Sharan, resident of Mohalla – Kajipur, P.S. – Kadamkuan, P.O. – Bankipur, District - Patna, Pin Code – 800004 (Bihar) MOB. NO. 7667099165, PAN No. DIKPS6428F; who would also be called Landowner in further contexts.

District Registry Office,Patna

Token Number 12220 | Reg. Year 2021 | Serial Number 11933 | Deed Number 11 20

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Ranjan Kumar Mertiya (Dir.)						
Sig.	Ranjan Kumar Mertiya 6/9/21						
Presented By	Ramanuj Sharan						
Sig.	Ramanuj Sharan 6/9/21						
Executant	Ramanuj Sharan	× Photo	× Thumb	× Index	× Middle	× Ring	× Little
Sig.	Ramanuj Sharan 6/9/21						
Identified By	Ajay Kumar						
Sig.	Ajay Kumar 6/9/21						

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop131



Ramanuj Sharan 6/9/21

आदेशानुसार प्रारूपक/क्रेता/विक्रेता द्वारा दिखाये गये भूमि/संरचना
मौजा/मुहल्ला Sultanganj Khas/ Sultanganj Thana-3 थाना/वार्ड नं०.....होल्डिंग नं०.....
अन्तर्गत ~~[illegible]~~ के दस्तावेज में वर्णित चौहद्दी उ० Sukhlal Mahto
द० M S Plot 2331 Nala and then Ch Pucca Road
प० Chalitan Mahto के अनुसार
स्थल जाच किया गया। जांचोपरान्त वर्णित चौहद्दी के अनुसार Khatan-153 M S Plot No-2331
उक्त भूखण्ड पर भूमि/संरचना 21.09 dismil चिरकीट में ~~[illegible]~~ एक मकान
जो आवासीय/व्यावसायिक प्रयोजन/मुख्य/शाखा/सड़क पर है।
पाया गया है। जो सही है।

सुखनन्दन कुमार
06.09.2021
सुखनन्दन कुमार
निबन्धन पदाधिकारी

2) **Second Party**

Medhatiya Construction Company Private Limited, Office Address: - Ground Floor, Vasudeo City, Opposite Raj Hans Guest House, Beni Babu Ka Bagicha, Rajendra Path Kadam Kuan Patna Bihar 800001, a company constituted under LLP Act 2008, through its **Director** – **Mr. Ranjan Kumar Mertiya**, aged about 43 years, by caste - Marwari, son of Mr. Kailash Chand, resident of 4th Floor, Vasudeo City, Opposite Raj Hans Guest House, Beni Babu Ka Bagicha, Rajendra Path, Patna - 800001, MOB. NO. 9386956794, PAN No. AAECM7758C; who would also be called Builder/Developer in further contexts.

The executor of the Second Party – Mr. Ranjan Kumar Mertiya is authorized to execute this deed and henceforth is authorized to sell/allot/rent the constructed/under-construction area falling in the share of the Second Party (Medhatiya Construction Company Pvt. Ltd.) to any buyer(s).

(The expression referred to above include their respective heirs, executors, administrators, legal representatives and assignees of the respective parts unless excluded or repugnant to the context.)

3) **Type of Agreement:-** Development Agreement

4) **Cost of Land with structure:-** Rs. 5,35,50,000/-

5) **Details of Property**:-

As per the area statement provided by the Landowner - all the part and parcel of land measuring about 21.09 (twenty one point zero nine) dismil which is about 06 (six) kattha 15 (fifteen) dhoor together with karkat house thereon situated at Mohalla - Rampur, Mauza - Saidpur Musallah, MVR Code – 025, present P.S. – Sultanganj, District – Patna bearing Thana No. 03, Tauzi No. – 320, Khata No. – 153, C.S. Plot No. – 420, under old Ward No. – 15, present Ward No. – 46, Sheet No. – 108, jamabandi No. – 66, M.S. Plot No. – 2331 of Patna Municipal Corporation within the jurisdiction of Sadar & District registry office - Patna Sadar, which is bounded as follows;

Medhatiya Construction Co. Pvt. Ltd.
Ranjan Kumar Mertiya 6/9/21
Managing Director

Boundaries of land:-

North: - Sukhlal Mahto

South: - Part of M.S. Plot No. 2331

East: - Nala and thereafter Pucca Road

West: - Chalitar Mahto

Recital

The property (land) mentioned in Column No. 5 of this Development Agreement is the purchased property of Landowner's mother – Late Sanyogita Devi wife of Late Adya Sharan; who had purchased the said property from Subetar Mahto &ors. vide Deed No. 4438 dated: 07.06.1965. Since then mother of the Landowner has been coming in peaceful possession of her aforesaid purchased property as owner and her name was mutated in circle office Patna Sadar and she had been paying rent to the state of Bihar under duly granted receipt. Due to the old age, the mother of the Landowner also died in the year 2007 leaving behind her two sons as her Class-I heirs. Since then the Landowner and his brother has been coming in peaceful possession of the entire property of their parents including the property mentioned in this deed.

That later on for better management and clarification the Landowner and his brother divided their parental properties with each other and for the purpose on mutually agreed terms; they executed a Memorandum of Partition dated: 28.03.2011. That as per the Memorandum of Partition, the property mentioned in column No. 05 of this Development Agreement fell in share of the Landowner. Since then the Landowner - First Party has been coming in peaceful possession of the property mentioned in column No.05 as owner and mutated his name in circle office Patna Sadar and has been paying rent to the state of Bihar under duly granted receipt.

That the First Party proclaimed to develop the column No. 5 property on conversion basis (joint venture) and among various offers the offer of the

Medhatiya Construction Company Pvt. Ltd.

Director

Second Party is most fair and according to the existing market so the Landowner chose the Second Party as the developer and the Second Party after negotiation agreed to take over the project to develop the aforesaid property.

THEREFORE THIS DEVELOPMENT AGREEMENT WITHNESSTH ON THE following terms and conditions:-

i. That by showing the documents/papers related to title of the land mentioned in column no. 5, the First Party convinced the Second Party that the said property is free from all sorts of encumbrances, attachments, charges, legal flaws, claims, demands, dues, loans, mortgage, notices, religious or family disputes, etc.

ii. That the First Party will give the latest/updated land receipts and measurement done by the Ameen of the land/property mentioned in column no. 5 of this Development Agreement to the Second Party.

iii. That it is settled among the parties that if any dispute regarding title, ownership or claim or loan or seizure is found then the compensation for the losses hence occurred to the Second Party will be borne by the First Party from his movable/ immovable properties.

iv. That after registry of this Development Agreement, the First and Second Party will get the joint measurement of land in column no. 5 done in the presence of the Second Party and will hand over the land/plot to the Second Party in writing, so that Second Party can do necessary works related to construction design (architectural map) and only the Second Party will have the right to sign the plan/map. The First Party will not have any objection to this and wherever required First Party will physically be present to sign or thumb mark the documents if needed.

v. That the Second Party can erect their sign boards/flex/banner on the above mentioned property during and after construction at their own cost.

vi. That the First Party agrees to pay all the governmental and non-governmental taxes (holding tax etc.) relating to land occurring prior to this Agreement and after completion of the proposed building both

Medhatiya Construction Company Pvt. Ltd.
Ranjan Kumar Medhatiya
6/9/21

the parties/ their prospective buyer will pay all the governmental taxes (GST etc.) of their respective shares as per governmental laws.

vii. That the Second Party will lawfully do the construction work on land of column no. 5 by taking sanction/approval from the statutory bodies & officials. And after that they will start the construction of multi-storey building as per the sanctioned map.

viii. That the Second Party will do the construction work as per the plan sanctioned by the statutory body and after construction they will hand over the 50% (fifty percent) of the constructed area to the First Party, which will be in lieu of consideration of the land of the First Party, and the Second Party will keep the remaining share. Both the parties will have share in the Parking area in the same ratio as mentioned above.

ix. The Second Party will divide all constructed area and associated parking spots in two equal groups (fifty percent each). The First Party will choose first which group he will take.

x. That this would be a commercial cum residential building and the said construction will be in accordance with the statutory bodies' guidelines.

xi. That the Second Party, if needed can take loan against their share from any banking or non-banking organizations to do the construction work on the scheduled property. And the Second Party will not be required to obtain no-objection from the First Party.

xii. That within 02 (two) months from the date of approval/sanction of plan/construction map, both the parties will execute a Division Agreement (Supplementary Agreement) clearly describing the division of flats of their share as per mutual agreement. So that Second Party can do the booking of flats/commercial spaces of their share to respective customers and get advance payment to proceed with the construction work.

xiii. That after handing over the share of the First Party, the remaining share/area will be used/ utilized by the Second Party as per their wish. The First Party is also free to use/share their part of the area/share as per their wish.

xiv. That any cost occurring for construction of building, its accounts/ledger/loans etc. will be the responsibility of the Second

Medhatiya Construction Company Pvt. Ltd.
Managing Director
6/9/21

Party and the First Party will have nothing to do in such things in any manner since the work of construction will be done by the Second Party. In case of any doubt the First Party may ask to clarify it and the Second Party will clarify the matter suitably.

xv. That First Party or their nominated people or heirs will neither interfere in construction work nor they will try to hinder/ obstruct/ delay the construction work in any manner or else they (the First Party) will be responsible for compensating the losses hence incurred to the Second Party.

xvi. That the duration for completing the construction work on the property mentioned in column No. 5 will be of 04 (four) years with a grace period of 06 (six) additional months, calculated from the date of receiving full possession of land (with boundary wall constructed as per the latest measurement done by the authorized Ameen) in writing from the First Party, sanction of map/plan and RERA registration (whichever is later). This boundary wall would be constructed by the Second Party at their own cost, as soon as Second Party receives written notice about taking possession of the scheduled property for development from the First party. If somehow the construction work is not complete even after the said period, the Second Party will pay a penalty of Rs. 2,00,000/- (rupees two lakhs only) annually to the First Party. In future, the landowner or their nominated people or heirs cannot claim on the land in any way.

xvii. That if the construction work is obstructed or delayed due to natural calamities or governmental agencies or court orders or proceedings, then the time hence wasted and the recovery time will be added in the main time duration for doing the construction.

xviii. That if any changes are needed in the constructional designs or plan, then the Second Party is free to do so as per the law or by seeking approval from the statutory body.

xix. That the Second Party is free to appoint any architect/builder/partner/ contractor/petty contractor in this project at their own cost.

Medhaliya Construction Company Pvt. Ltd.
Managing Director
6/9/21

xx. That in order to comply with section 5(1) AND 6(2) OF Bihar Apartment Ownership Act 2006, the First Party hereby vests the power to the Second Party for the following:

I. to develop the project and construct the building as per the rules& regulations laid down by the statutory bodies and do all the necessary works and get the map approved on their name.

II. to hire architects, surveyor, engineer, contractors and other people of their choice for development and construction work.

III. To submit application and get approval for electricity related, water related, drainage related etc. and permits & quota of sand, aggregate, reinforcement, cement other building related materials.

IV. To get the project insured.

V. To do the booking of the under-construction flats and car parkings on the aforesaid land in their share to any buyer, group of buyers. The Second Party can receive advance payment.

VI. And after receiving payment, they can register their share of flats in their name or any other buyer on any other basis.

xxi. That if it is required to apply for any approval or sanction in any department relating to land in column no. 5 or appointing lawyer, power of attorney or oath is required, then the Second Party is absolutely free to do so. And that the First Party will have no objection to this.

xxii. That the First Party assures that prior to this, they have never executed any Development Agreement to any party/person/group of persons/firm etc. for the property mentioned in column no. 5.

xxiii. That this development Agreement cannot be cancelled by the First Party except for non-performance by the Second Party to the rules outlined in this Development Agreement. The Second Party is responsible towards the governmental bodies if they do not complete the project in the given time or if the construction is not up to the mandatory standards.

xxiv. That this Development Agreement cannot be cancelled by the Second Party at any cost.

Medhatiya Construction Company Pvt. Ltd.
Managing Director

6/9/21

xxv. That construction related problems, cases, accidents or injury will be the responsibility of the Second Party and the problems related to scheduled property/land will be the responsibility of the First Party.

xxvi. That until First Party's constructed/completed share is handed over to them by the Second Party; all the expenses arising out of the said project will be borne by the Second Party.

xxvii. That the First Party has right to inspect the building materials.

xxviii. That from the date of execution of this Development Agreement, the Second Party will have full right and claim on the land in column no.5 for construction of multi-storey building. And they will start construction work on their own cost. The First Party will have no objection to this and also The First Party will have to compensate for any loss occurring to the Second Party due to their (First Party) any objection.

xxix. That as per this Development Agreement, any sort of dispute or differences occurring between the parties will be sorted out by the impartial and free arbitrators nominated as per the Indian Arbitration Act and Conciliation Act 1996 and its amended rules. The jurisdiction of any dispute will be of the Patna Court, Bihar.

xxx. That the Second Party will be free from their duties after constituting a society and handing over the maintenance responsibilities of the project/building to the nominated officials of the society. For this, all the allottees along with the First Party before taking the Possession will deposit a particular sum of money as decided in the bank account of the Second Party so that they can pay to the maintenance company.

xxxi. That the First Party agrees to abide by the rules and regulations laid down by the formed society.

xxxii. That the name of the Building/Project to be constructed on the Landowner's land by the Developer will be "Sanjogita Nikunj Complex".

xxxiii. That the First Party will have exclusive right/title over the 50% of his constructed share. He can allot/sell/transfer his share to any person/persons and can receives funds against the same.

Medhatiya Construction Company Pvt. Ltd.
Managing Director
6/9/21

vested in the hands of the Second Party will be enjoyed by his heirs/nominees etc. too.

xxxv. That if any person or persons does any claim regarding the land in column no.5 other than the First Party, then it is the responsibility of the First Party to immediately sort out the issue at their own cost or else the Second Party will try to sort out the issue at the cost of the First Party.

xxxvi. That if Second Party gives any sum of money to the First Party for their various needs, then the Second Party will adjust that payment in the building portion falling in the share of the First Party at the rate of construction cost i.e. Rs.4500/- (rupees forty five hundred only) or the prevailing market rate per square feet, whichever is higher.

Land Cost	:	Rs. 4,62,00,000/-
RBC Construction (9186.75 sqft.)	:	Rs.73,50,000/-
Total	:	**Rs.** 5,35,50,000**/-**

For the purpose of evidence of Agreement for Development hence executed, the First Party and the Second Party have put their signatures below in the presence of following witnesses.

Signature of Witnesses : -

1. Ajay Kumar
S/o Shambhu Sharan Sharma
B/29 Banaman colony
Patna 800
6/9/21

2. Ganesh Shankar
S/o Sri Lalit
At+Post- Sonnai
P.S. Dhanrua
Dist. Purba Champaran
6/9/21

Signature of First Party

Ramanuj Sharan 6/9/21

Signature of Second Party

Ranjan Kumar Mertiya 6/9/21
(Director)

(Director - Medhatiya Construction Company Private Limited)

GENERAL SPECIFICATION

1. RCC framed structure over piling foundation all as per the structure design and drawing provided by the licensed consultant.
2. Bricks in the partition walls.
3. Cement of ISI mark.
4. Sand and aggregates from natural source as locally available.
5. Reinforcement of ISI mark
6. Internal Wall finishes with cement sand plaster then coated with two coats of POP.
7. External wall finishes with 15-20 mm cement sand plaster and further decorated with paint.
8. Flooring: - all bed rooms, drawing room and internal passage with vitrified flooring of standard quality. Bathroom and kitchen to have ceramic floor tiles of standard quality. All lobby and corridor and staircase to have cut sized marble/granite/vitrified tiles.
9. Kitchen to have granite work top and two feet high dado of ceramic glazed tiles of standard quality over granite work top.
10. Bathroom walls to have ceramic glazed tile of standard quality up to lintel height.
11. Door frames will be of good quality wood available in the local market and will be decorated with veneered ply.
12. Door shutters will be factory made pre-laminated skinned flush door duly treated against termite attack.
13. Windows will be of bronze anodized two track sliding with mosquito net
14. Sanitary wares will be of Perryware or equivalent. All bathrooms to have commode.
15. Bathroom fittings will be of jaguar/ISI mark.
16. All electrical fittings will be of Havels make/ISI mark.
17. Elevators.

Ranjan Kumar
Managing Director
6/9/21

Drafted by
Pankaj Kumar
L.no. 175/02
Dist Reg office
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 1 or 1-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs.	1071560/-	Amt.Paid By N.J Stamp Paper	Rs.	0/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	1117585/-

Registration Fee

FEE PAID												
	A1	0	C	0	H1b	0	K1a	C	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	5000	K1c	0	Mb	25
	A10	0	E	40000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	45025

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 46025

Registering Officer
Patna

Date: 06/09/2021

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 06th September 2021 by Ramanuj Sharan S/O-Late Adya Sharan by profession Others. Status - Executant

Sharan
6/9/21

Signature/L.T.I. of Presentant **Date:06/09/2021**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Ajay Kumar' age '61' Sex 'M', 'S/O-Shambhu Sharan Sharma', resident of 'B/29, Bankmens Colony, Chitraguptanagar, Kankarbagh, Patna-20'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 06/09/2021

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 288 on pages on 38 -51, for the year 2021 and stored in CD volume No. CD-42 year 2021 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

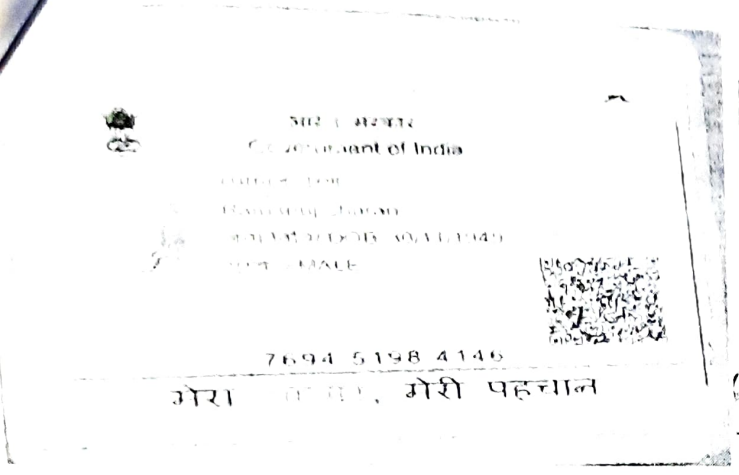
Date : 06/09/2021

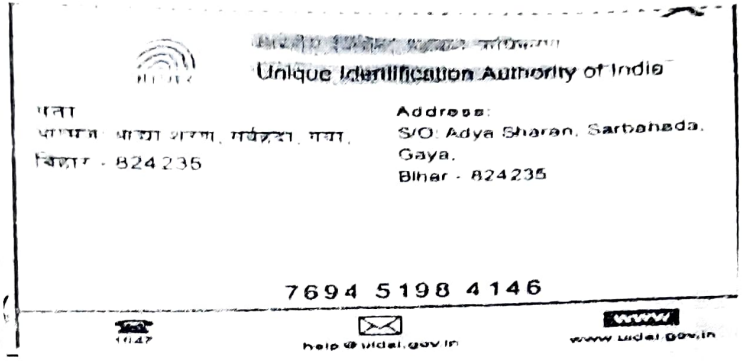
Token No. : 12220 **Year : 2021 S.No. : 11933** **SCORE Ver.4.1** **Deed No . :d No . : 11480**

T.N. - 12220/06/09/2021



सुखनन्दन कुमार
06.09.2021
सुखनन्दन कुमार
निम्न वर्गीय लिपिक
जिला निबंधन कार्यालय
पटना


Government of India
7694 5198 4146
मेरी पहचान


Unique Identification Authority of India
पता
Address:
S/O: Adya Sharan, Sarbahada,
Gaya,
Bihar - 824235
7694 5198 4146
help@uidai.gov.in
www.uidai.gov.in

Sharan

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address: S/O Shambhu Sharan Sharma, B/29, bankmens colony chitraguptanagar, kankarbagh, Sampatchak, Patna, Lohia Nagar, Bihar, 800020

4191 5968 1242

1947

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार

Government of India



अजय कुमार

Ajay Kumar

जन्म तिथि / DOB: 05/01/1960

पुरुष / Male

4191 5968 1242

आधार - आम आदमी का अधिकार

Ajaykumar

4191



Medhatiya Construction Company Pvt. Ltd.
Managing Director

Sl. No. 1912 Date. 24/9/25

Before,

The Notary Public

Patna

AFFIDAVIT

I **Ranjan Kumar Mertiya**, son of Mr. Kailash Chand, resident of 4th Floor, Vasudeo City, Opposite Raj Hans Guest House, Beni Babu Ka Bagicha, Rajendra Path, Patna – 800001 (Bihar), in the capacity of **Director of – Medhatiya Construction Company Pvt. Ltd.**, having its registered office at Ground Floor, Vasudeo City, Opposite Raj Hans Guest House, Beni Babu Ka Bagicha, Rajendra Path, Patna – 800001 (Bihar) do hereby solemnly affirm and declare as follows:-

1. That the land for our project "Sanjogita Nikunj Complex"situated at Mauza – Sadikpur Musallah, Thana No. 03, Khata No. 153, Plot/Tauzi No. 320, District – Patna, has been duly acquired through valid title deeds.
2. That in the Mother Deed (Sale Deed of Landowner), the land area is 6 Kathha 15 Dhur = approx. 21.09 Dismil.
3. That in the Development Agreement, the land area is also recorded as 21.09 Dismil, consistent with the Mother Deed.
4. That in the Lagaan Raseed, the area is shown as 20.20 Dismil, i.e., slightly less than the title area, due to clerical/revenue recording differences.
5. That in the Sanctioned Map (Passing Plan), the plot area is 810.75 sq.m. = approx. 20.03 Dismil, again slightly lesser than the Mother Deed/DA area.
6. That these variations arise from differences in measurement and record-keeping practices, and are minor in nature.
7. That the correct and legally valid land area is 21.09 Dismil, as per the registered Mother Deed, duly reflected in the Development Agreement.
8. That the lesser figures in Lagaan and the Sanctioned Map do not prejudice the project; rather, since the map is passed for a slightly smaller area, there is no risk of excess construction and the project remains fully compliant.
9. That the contents of this Affidavit are true to the best of our knowledge and belief and we put our signature hereunder after found them true and correct.

Ranjan Kumar Mertiya

Mr. Ranjan Kumar Mertiya

(Deponent)

I Identify the Deponent signature/L.T.I. who has signed in my presence

Advocate

Shri/Smt. ..... who is identified by Sri ..... Advocate & mnly affirmed and declare before me.

Shashi Kumar Sinha
Notary Public
Patna

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INDIA JUDICIAL

Government of Bihar

BRECR003C250700008189BRECR003C250700008189BRECR003C250700008189BRECR003C250700008189BRECR003C250700008189BRECR003C2

e-Court Fee

BIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATIVEBANK,SCBBIHARSTATECO-OPERATI

e-Court Fee Receipt No.	:	BRECR003C250700008189
Date & Time	:	08-Sep-2025 12:20 PM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	CIVIL COURT PATNA
e-Court Fee Amount	:	100 (One Hundred Rupees only)

NOTARY GOVT. OF BIHAR
Shashi Kumar Sinha
Distt.-PATNA
Reg. No.-69/2012
Exp.dt.-14-03-2027

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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