Serial No. 5312 Circle:-:Danapur Book No. :- 1 Deed No. 4805

(1)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते INDIA

बिहार BIHAR क्र० स०...7.9...ता०...17.4.18...मुल्य...1000...सौट नं०.. X 251550

Serial No. 5312 क्रेता का नाम एवं पता... Deed No. 4805

हरिबिन्दर पाल सिंह बंद्राक विक्रेता

District Registry Office, Patna

जिला निबंधन कार्यालय, पटना

Summary of Endorsement

This document was presented for registration on 04/05/2018 by Hemant Kumar
A Stamp Duty of Rs. 297100/- and other Fees of Rs. 25525/- has been paid in it.
The document was found admissible. The Names, Photographs, 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. 4805 in Book No. 1, Volume No. 127 on pages from 317 to 336 and has been preserved in total 20 pages in D. No. 19 / Year 2018

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, Patna

दस्तावेज की जाँच किया एवं दस्तावेज में वर्णित वित्तीय विवरणी के अनुरूप सही पाया।

Date 04/05/2018 04/5/18

जाँच लिपिक (प्रवीण कुमार)

Token No: 511 /2018

SCANNED BY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 4th day of May 2018 of the Christian Era:

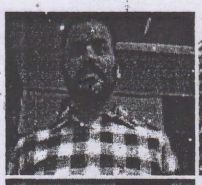
BETWEEN

1. SRI HEMANT KUMAR, son of Sri Kapilmuni Ray, resident of Village – Vanshi Dihari, P.O. – Peur, P.S. – Sahar, District – Bhojpur (Arah), Bihar, Indian Citizen,

SHIRDI SAI DEVELOPERS
Arun Kumar 4/5/18
Managing Partner

District Registry Office,Patna

Token Number 5417 | Reg. Year 2018 | Serial Number 5312 | Deed Number 4805

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Arun Kumar						
Sig.	Arun Kumar 4/5/18						
Presented By	Hemant Kumar						
Sig.	Hemant Kumar 4/5/18						
Executant	Hemant Kumar	Photo	Thumb	Index	Middle	Ring	Little
Sig.							

Executant	Kanchan						
Sig.	Kanchan 4/5/18						
Executant	Nizam Pandey						
Sig.	Nizam Pandey 4/5/18						
Identified By	Amar Nath Prasad						
Sig.	04/05/18						

प्रमाणित किया जाता है कि यह दस्तावेज श्री अरुण कुमार पिता स्व. मुनेश्वर प्रसाद की ओर से मुख्तारनामा धारक श्री हेमन्त कुमार पिता स्व. मुनेश्वर प्रसाद साकिन दानापुर थाना दानापुर जिला पटना के द्वारा प्रस्तुत किया गया है तथा श्री हेमन्त कुमार, श्री कंचन कुमारी पिता श्री अरुण कुमार एवं श्री निजाम पांडेय पिता स्व. शिवनाथ पांडेय साकिन दानापुर के द्वारा निष्पादन स्वीकार किया गया है।

04/05/18

SCORE Ver.5.0 Powered by TCS/iTech Solutions Ltd. Biometric Captured By 2800sop028



2. **SMT. NIZAM PANDEY**, wife of Sri Om Prakash Pandey, resident of Village & P.O. – Balua (High School) P.S. – Krishnagarh Devariya, District – Bhojpur (Arah), Bihar, Indian Citizen

3. **SUSHREE KANCHAN**, daughter of Sri Kapilmuni Ray, resident of Village – Vanshi Dihari, P.O. – Peur, P.S. – Sahar, District – Bhojpur (Arah), Bihar, Indian Citizen, 7739507744

Hereinafter referred to as the LAND OWNERS, (which expression shall unless repugnant to the context or meaning thereto shall mean and include their heirs, assignees, executors, administrators and successors-in-interest), of the FIRST PART.

AND

M/S. SHIRDI SAI DEVELOPERS, a Partnership firm, having its Registered Office Head Office shall be Opp. Allahabad Bank, Bakarganj, Ashok Raj Path, Patna-800004, District – Patna, Bihar through its Managing Partner **SRI ARUN KUMAR,** S/o Sri Prabhat Kumar, Resident of Tara Niketan, Near Banka Ghat, Railway Station, Tilak Nagar, P.O. – Kacchi Dargah, P.S. Didarganj, Patna – 803201, District – Patna (Bihar), hereinafter called the **DEVELOPER/SECOND PARTY;** 9102161442

The expressions Owners AND Builder whenever they occur in the body of this Agreement shall mean and include their respective heirs, executors, administrators and assigns unless and until it is repugnant to the contexts of meaning thereof.

A. The Owners are seized and possessed of or otherwise was and is sufficiently entitled to the property, situated at Mauza- Danapur Sahjadpur, as present so called as Mohalla – Gola Road, Thana no.21 (Twenty-one), Pargana Phulwari, Survey Thana Danapur, District Patna, bearing Part of C.S. Plot No.1075 (One thousand seventy-five) under Khata No.509 (Five hundred Nine) and appertaining to Tauzi no.- 11/802 measuring an area of 5 Kathas 12 Dhurs (Five Kathas Twelve Dhurs) as fully described in Schedule–I below hereunder of this Deed of Development Agreement and the same purchased by the Land Owners by Virtue of four Separate Registered Deed of Absolute Sale from 1. SRI NIKET KUMAR, son of Sri Hira Lal Ray, resident of Shahpur, P.S. – Shahpur, P.O. – Dautpur, District – Patna, Bihar, Indian Citizen and 2. Sri Ranjeet Kumar, son of Sri

Hemant Kumar 4.5.2018

Kanchan 4/5/18

Nitam Pandey 4/5/18

SHIRDI SAI DEVELOPERS Arun Kumar 4/5/18 Managing Partner

Dharamnath Prasad, resident of Bibiganj, P.O. & P.S. – Danapur, District – Patna . through their nominated, appointed and constituted Attorney Smt. Dulari Devi, wife of Sri Raja Ray, Sri Ravindra Ray, Sri Jitendra Ray, both sons of Sri Raja Ray, Smt. Meera Devi, daughter of Sri Raja Ray and wife of Sri Parash Nath Singh, all resident of Daldari Road, P.O. & P.S. – Danapur, District – Patna, by virtue of a General Power of Attorney dated 30.10.2007 as Book No. – IV, Volume No. 16, CD -2, Page No. 95 to 102, Deed No. - 814 Vide (1) Land owner No. 1 Sri Hemant Kumar purchased the land measuring 2 Kathas by virtue of registered sale deed Dated 29.01.2008, which is entered as Book no.1, Vol. No. 27, Pages no. 145 to 157, CD- 5 and Deed No. 1523 at Sub Registry Office, Danapur (2) Land owner No. 2 Smt. Nizam Pandey purchased the land measuring 1 Katha 12 Dhurs by virtue of registered sale deed Dated 26.02.2008 which is entered as Book no.1, Vol. No. 21, Pages no. 189 to 3211, CD- 4 and Deed No. 1300 at Sub Registry Office, Danapur (3) Land owner No. 3 Sushree Kanchan purchased the land measuring 1 (One) Kathas by virtue of registered sale deed Dated 19.05.2008, which is entered as Book no.1, Vol. No. 56, Pages no. 484 to 504, CD- 9 and Deed No. 3482 at Sub Registry Office, Danapur and (4) Land owner No. 3 Sushree Kanchan purchased the land measuring 1 (One) Kathas by virtue of registered sale deed Dated 27.05.2008, which is entered as Book no.1, Vol. No. 58, Pages no. 542 to 562, CD- 9 and Deed No. 3692 at Sub Registry Office, Danapur and since then the Land Owners are coming under peaceful exclusive physical possession over the same separately absolutely after mutating their separate names in respect of their lands and paying the land annual rent to the Govt. of Bihar through the Circle Office, Danapur under Zamabandi no.1549/1 in the name of Land Owner No. 1 Hemant Kumar, Zamabandi no. 1548/1 in the name of Land Owner No. 2 Smt. Nizam Pandey, and Zamandi No. 13908/1 & 13911/1 in the name of Land Owner No. 3 Sushree Kanchan and thus the Land Owners got their right, title and interest over the same as absolute Owners absolutely separately

Hemant Kumar 4.5.18

Kanchan 4/5/18

Nizam Pandey 4/5/18

And whereas, the said LAND OWNERS jointly expressed their desire to develop their aforesaid separately purchase landed property and to construct multi-storied residential building on Municipal Survey Plot no. 1075, Khata No. 509, Tauzi No. 11/802 situated at Mauza- Danapur Sahjadpur, Mohalla- Danapur Sainik Colony Gola

SHIRDI SAI DEVELOPERS
Authorised Signatory
Managing Partner
4/5/18

Road, P.S.- Danapur, District Patna, measuring an area of 5 Kathas 12 Dhurs more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer..

(A)It is further represented and declared by the LAND OWNERS:-

(i) That the said property is under their exclusive possession with absolute right, title and interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the LAND OWNERS have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave and license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Patna Municipal Corporation/Danapur Nizamat Nagar Palika, Income Tax Department or any other Central or State Government's Department and Government authority or authorities, for acquisition or Requisition of the said property or any part thereof.

(iv)That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v)That the LAND OWNERS have not entered in the past in any Agreement for Sale or Development Agreement of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the LAND OWNERS are interested in getting constructed multi-storied residential **Units** on the said property and acquire built up area in the shape of residential Units, parking spaces etc. as consideration for the value of the land of the said property when conveyed by the LAND OWNERS to the Developer.

Hemant Kumar 4.5.2018

Kamlesh 4/5/18

Nitan Pandey 4/5/18

SHRDI SAI DEVELOPERS
Managing Partner

(B)The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the LAND OWNERS (hereinafter referred to as the said building) and the LAND OWNERS wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the LAND OWNERS to the developer or its nominees etc.

(C)As a result of the negotiations between the parties hereto and on the representation and declarations made by the LAND OWNERS as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) The aforesaid LAND OWNERS do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the LAND OWNERS the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the Patna Municipal Corporation/Danapur Nizamat Nagar Palika.

(3)That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The LAND OWNERS will not be responsible for the same in any way.

Hemant Kumar 4.5.2018

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Nijam Pandey 4/5/18

SHIRDI SAI DEVELOPERS
Ajay Kumar
Managing Partner
4/5/18

(4)That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the LAND OWNERS and other inmates of the building.

(5)The name of the proposed multistoried residential building complex shall be "**SAI DINANATH KUNJ**" or as mutually agreed upon by both the parties.

(6)That the developer agreed to hand over 50% (Fifty percent) of the total built up area to the LAND OWNERS and car parking spaces in consideration of the cost of land and building in shape of undivided share with all right, title and interest in the said building for the use and occupation of the LAND OWNERS as absolute Owners including the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7)That similarly, the developer will retain 50 % (Fifty percent) of the total built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the LAND OWNERS and the developer will have absolute right, title and interest over their respective shares of built-up area.

(8)That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Patna Municipal Corporation/Danapur Nizamat Nagar Palika building rules and

Hemant Kumar 4/5/18

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Nitam Pandey 4/5/18

SHIRDI SAI DEVELOPERS
Authorised Signatory
Managing Partner

regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the LAND OWNERS and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the LAND OWNERS and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, Title holders to the building will have proportionate share of land. But no individual title holder or holders are entitled to demolish his/her/their Units or building and demand share in the land.

(10)That the certificate of the architect regarding measurement of the built-up area, Super built-up area and common service area will be final and binding on both the parties.

(11)The LAND OWNERS shall, after executed execution this agreement, allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(12)That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owners' area to the Owners within **3 Year 6 months (Three Years six months)** from the date of sanction of the building plan, with further grace period of **Six Months**

(13)That the developer shall develop the said property himself/themselves or through any agency, company etc. of had their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction work of the said multistoried building. The developer will use the standard materials as specified in schedule no.-II.

Hemant Kumar 4.5.2018

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Nitam Pandey 415118

SHIRDI SAI DEVELOPERS
Authorised Signatory
Managing Partner

(14)That the LAND OWNERS are entitled to verify and supervise the quality of materials to be used for construction of the building. If the LAND OWNERS find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(15)The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard.

(16)From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the Owners in this regard.

(17)The LAND OWNERS hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The LAND OWNERS shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(18)The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

(19)Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

Hemant Kumar 4.5.2018

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SHIRDI SAI DEVELOPERS
Managing Partner
4/5/18

(20)A separate list of detailed specifications for the said building in Schedule No.- II is part of this Development Agreement.

(21)After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(22)That after the completion of the construction of the building project developer/promoter/landowner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

THE DEVELOPER FURTHER UNDERTAKES:-

(A)That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,

(B)To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(C)The Owners and the developer 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 already sanctioned by the Patna Municipal Corporation/Danapur Nizamat Nagar Palika, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D)The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners

Hemant Kumar 4.5.2018

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Ajitam Pandey 4/5/18

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Kumar
Managing Partner

agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E)The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall he handed over to the Owner's society/association of Owners/allottees of UNITS.

(F)The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 50% (Fifty percent) in the residential constructed area to the LAND OWNERS and 50% (Fifty percent) in the residential constructed area to the developers.

(G)The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H)The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas

Hemant Kumar 4.5.2018

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Nijam Pandey 4/5/18

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Kumar 4/5/18
Managing Partner

and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(I) The Owners agree that if any levy is imposed by Patna Municipal Corporation/Danapur Nizamat Nagar Palika or any other public body or bodies or the government 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 Owners and the developer (or its allotties) jointly in the same proportion as their respective shares of built-up area in the said building.

(J)The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

(K)That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/expenses etc.

(L)That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(M)That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator

Hemant Kumar 4/5/2018

Ramdeo 4/5/18 Nijam Pandey 4/5/18

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Arun Kumar 4/5/18
Managing Partner

appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(N)That only court of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(O)That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and LAND OWNERS/s will have no objection regarding the same in future.

Hemant Kumar 4/5/18

SCHEDULE – 1

DESCRIPTION OF THE PROPERTY

ALL THAT peace & parcel of the vacant residential land measuring an area of 5 Kathas 12 Dhurs (Five Kathas Twelve Dhurs) i.e. 7623 Sq.ft i.e 17.50 Decimals with Constructed one Room and one Bathroom constructed measuring 200 Sq.ft. situated at Mauza- Danapur Sahjadpur, present so called as Mohalla – Danapur Sainik Colony Gola Road, (MVR No. 118), Thana no.-21 (Twenty-one), Pargana Phulwari, Survey Thana Danapur District Patna, bearing Part of C.S. Plot No. 1075 (One thousand Seventy-five) under Khata No.509 (Five hundred nine) and appertaining to Tauzi no.11/802 and annual rent Rs.5/- besides cess payable to the Govt. of Bihar through the Circle Officer, Danapur, Patna vide Zamabani No. 1549/1, 1548/1, 13908/1 & 13911/1 and same is within the area of Danapur Nizamat Nagar Palika and the same is bounded and Dimension are as follows:-

Nijam Pandey 4/5/18 Kanchan

Boundary

North : Part Plot No. 1075.

South : Part Plot No. 1075.

East : Branch Road

West : Plot No. 1074 Ram Gobind Raaut.

VALUATION OF THE SAID PROPERTY IS

Valuation of the Constructed area 200 Sq.ft.	Rs. 2,00,000/-
Valuation of the Boundary Wall	Rs. 6,00,000 /-
Valuation of the land	Rs.1,40,05,000/-
Total :-	**Rs.1,48,05,000/-**

SHIRDI SAI DEVELOPERS Kumar 4/5/18 Managing Partner

FEATURES AND SPECIFICATION OF DELUX FLATS

(1) Foundation : R.C.C. Foundation.

(2) Structural : R.C.C. frame structure, Earthquake Resistant.

(3) Civil Work : **Class-I** Brick work in 1:5 cement mortar.

(4) Flooring : Marble/Vitrified tiles

(5) Toilets : Glaze tiles up to 7' ft. height with shower, wash basin, water closed, white cisterns made upto PVC in all toilets. Sealed CPVC Pipes with hot and cold arrangement. The flooring in bath rooms, toilets will be cast- in-situ anti skid flooring along with proper water Proofing.

(6) Kitchen : Working platform of Granite top with stainless steel sink, glazed tiles dado up to 2' height above working top.

(7) Cement : Birla Gold/Prism/Reliance/Bangur.

(8) Steel : Tata Tiscon / Zindal / Balmukund / Kamdhenu / Patwari / FE 500 Iron or equivalent.

(9). <u>All tap fittings will be of chromium plated brass. ISI filling, kitchen mush have hot water supply over sink. Sinks Size 9"x24" in each Flats.</u>

(10) DOORS & WINDOWS:

1. Door frame of hard wood, 32mm thick waterproof flush door painted with two coats of synthetic enamel paint over one coat of primer.
2. aluminum sliding Two Track Window with smoke class Transparent fitted with M.S. square bars will be finished with enamel paint over primer.

(11) WALLS:

1. All internal walls plaster over wall putties.
2. External wall will be properly plastered and Painted with weather coat over wall putti.

(12) PLUMBING AND WATER LINES:

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

(13) ELECTRICITY SUPPLY AND WIRING:

1. Wiring will be of copper, concealed and suitable for 1 to 3 phase supply. The actual supply may be of single of 3 phase in accordance with

Hemant Kumar 4.5.2018

Kamlesh 4/5/18

Vijay Pandey 4/5/18

SHIRDI SAI DEVELOPERS
Kiran 4/5/18
Managing Partner

rules and regulations of Bihar State Electricity Board in force at the time the complex or energized by them.

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

3. All bed rooms, living and dining areas shall have One 5th Amp plug point, 2 light points, one fan point, (One-15A) plug point. In addition, the master bedroom, living and dining areas shall have a 15A plug point. One 15A plug point will also be provided in kitchen and toilet of master bedrooms.

4. Single Phase Electric connection on extra charges.

5. Intercom connection.

6. If any extra facilities provided in the building will be on extra cost to be open clearly by the builder.

(14) TELEPHONE AND T.V. CABLES:

1. Telephone cable will be provided from each flat up to common junction point (tag block) at the gate or other suitable location no. wires will be drawn over this strech.

2. Individual Television cables will be provided through concealed conduits for television from the terrace to each flat.

Note: All specification, size and layout etc. are subject to minor variation, addition alteration by the company upon suggestion of its consultants. Any features not included in this list but desired by a flat Owners may be given at company's discretion at additional cost.

(15) AMENITIES:

Lift : Lift will be provided capacity of four person.

Generator: Sound-less generator will be provided in the apartment.

(16) WATER:

24 hrs. water supply will be provided to all the flats or common areas from own central boring systems as per the design of PHED consultant with 1 HP Sumerceable pumps.

(17) SEWERAGE:

Suitable arrangement for rain strom and soil water disposal shall be provided as per the design of PHED.

(18) Top of Roof of Building will be properly Water/Heat Proof.

(19) Supply of Drinking Water in each flats.

Hemanand Kumar 4.5.2018

Kandan 4/5/18

Nitan Pandey

SHIRDI SAI DEVELOPERS
Managing Partner

SHARE DISTRIBUTION

Land Owners Share

1. Share of SRI HEMANT KUMAR Flat No. 101,102&105 on 1st Floor
2. Share of SMT. NIZAM PANDEY Flat No. 301&305 on 3rd Floor
3. Share of SUSHREE KANCHAN Flat No. 103&104 on 1st Floor and 302 on 3rd Floor

With 8 car parking Space on Ground Floor

DEVELOPER'S SHARE

1. Flat No. G-1on Ground Floor
2. Entire Flats of Second Floor i.e. nos. 201,202,203,204 & 205
3. Flat No. 303 & 304 on 3rd Floor

With 8 car parking Space on Ground Floor

IN WITNESS WHEREOF, THE aforesaid land Owners and the Developer executed this Deed of Development Agreement in favour of each other in their good health and mind after having read and understood the contents of this Deed on the day, month and year aforementioned on the first in presence of the witnesses.

WITNESSES;

1. [illegible]
S/o SHEO NATH PRASAD
OPP. ALLAHABAD BANK
BAKARGANJ LANE
ASHOK RAJ PATH
BAKIPUR, PATNA
800004

Hemant Kumar 4.5.2018

Nijam Pandey 4/5/18

Kanchan 4/5/18

SIGNATURE OF THE LAND OWNERS

2. Ranjit Kr
S/o R.N. Prasad
Jirabahar Colony
Patna

SHIRDI SAI DEVELOPERS
Arun Kumar 4/5/18
Managing Partner

SIGNATURE OF THE DEVELOPER
AS PARTNER FOR AND ON BEHALF OF

Drafted as per instructions of the parties,

4/5/18

(PANKAJ KUMAR),
Deed Writer,
L.No. -175/2002
District Sub- Registry office Patna

4/5/18

दस्तावेज में वर्णित भू-सम्पत्ति का ब
मूल्य वर्त्तमान में प्रभारी MVR के अनुस
तथा इसपर लगाय मुल्यांकन, निबंधन एवं
शुल्क सही-सही अंकाया गया है।

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.	297100/-	
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	
Amt.Paid By N.J Stamp Paper	Rs.	1000/-	
Amt.paid through Bank Challan	Rs.	321625/-	

Registration Fee

FEE PAID										
A1	0	C	0	H1b	0	K1a	0	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	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	25025

LLR + Proc Fee		Service Charge
LLR	0	
Proc.Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 25525

Date: 04/05/2018

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 04th May 2018 by Hemant Kumar Kapilmuni Ray by profession Others. Status - Executant

Hemant Kumar

Signature/L.T.I. of Presentant

4/5/18

Date:04/05/2018

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Amar Nath Prasad ' age '35' Sex 'M', 'Sheo Nath Prasad ', resident of 'Allahabad Bank, Bakerganj Lane, Ashok Raj Path, Patna '.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 04/05/2018

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 127 on pages on 217 -236, for the year 2018 and stored in CD volume No. CD-19 year 2018 .The document no. is printed on the Front Page of the document.

Date : 04/05/2018

Registering Officer
Patna

Token No. : 5417 Year : 2018 S.No. : 5312 SCORE Ver.4.1 Deed No . :d No . : 4805