



Govt. of Bihar
District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on **03/03/2020** by **Somit Sarkar**
A stamp duty of Rs. **279500/-** and other fees of Rs. **22000/-** has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the
executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. **4341** in Book No. **1**, Volume No. **110** on pages from **51** to
71 and has been preserved in total **21** pages in C.D. No. **14** / Year **2020**

2844/2020

(Handwritten signature)
Date: 16/06/2020

Token No: 2887 /2020

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

चाकेज की जाँच किया
एवं
...में अंकित बर्तित विकरणी के अनुसार तारी मया।
(Handwritten signature)
जाँच लिपिक
(अरुण कुमार महाराज)



SCANNED BY

(Development Agreement)

This Development Agreement executed and entered into
on this 3rd day of March, 2020 (Two thousand and
twenty) of the Christian Era.

BETWEEN

(I) MR. SOMIT SARKAR (Mobile No.: 9835175950)
& (II) MR. SUROJIT SARKAR (Mobile No.
7518101084), both sons of Sri Bhabanath Sarkar, both are
residing at Das Kutir, Mohalla-Prithvipur, Lohanipur, P.O.
& P.S.- Kadamkuan, Patna, Bihar, by Nationality Indian,
hereinafter collectively called and/or referred to as the
"LAND OWNERS"(which expressions shall unless to be
repugnant to the context or meaning thereto, mean and
include their heir, Administrators, Executors, legal
representatives and /or successors-in-interest) of the **FIRST**
PART.

Sign. of Executants

(Handwritten signature)
Somit Sarkar
03/03/2020
(Handwritten signature)
Surojit Sarkar
03/03/2020

For
Sankalp Construction
(Handwritten signature)
Partner



(Handwritten signature)
31312020

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rupesh Kumar Singh (Partner)						
Sig.	रूपेश कुमार सिंह 3/3/2020						
Presented By	Somit Sarkar						
Sig.	Somit Sarkar 03/03/2020						
Executant	Somit Sarkar						
Sig.	Somit Sarkar 03/03/2020						
Executant	Surojit Sarkar						
Sig.	Surojit Sarkar 03/03/2020						
Identified By	Probir Kumar Das						
Sig.	Probir Kumar Das 03/03/2020						

श्रीमान् के आदेशानुसार पञ्चकार द्वारा स्थल पर फोटोग्राफी (संलग्न) करवाया गया मौजा-पृथ्वीपुर थाना-कटमहुआं थाना नं. 5 खता नं. 89 प्लॉट नं. 243 खराजी-2 रुका 10 धुरकी परती भूमि आवासीय सहायक सड़क पर अवस्थित है परतावेज में वर्णित से अनुक्रम सही पाया।

सुखनन्दन कुमार
13.6.2020
सुखनन्दन कुमार
निम्न वर्गीय लिपिक
जिला निबंधन कार्यालय
पटना

SCORE Ver.4.0

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For Sankalp Construction
रूपेश कुमार सिंह



Somit Sarkar
03/03/2020

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(2)

AND

SANKALP CONSTRUCTION, a partnership firm having its office at Road No. 13B, Rajendra Nagar, P.S.-Bahadurpur, Patna, PIN- 800016, Bihar, through its Partner **Mr. Rupesh Kumar Singh** son of Sri Vidya Prasad Singh, resident of Road No. 13B, Rajendra Nagar, P.S.-Bahadurpur, Patna, PIN- 800016, Bihar, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.**

Mobile: 9431860680

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the gifted property of the Land Owners' mother Smt. Sipra Sarkar, resident of Raxaul, P.S. & P.O.- Raxaul, Distt.- Champaran, at present East Lohanipur, Das Kutir, P.S. & P.O.- Kadamkuan, Patna, acquired by a Deed of Gift executed by Sri Manik Chandra Das son of Late Govinda Lal Das, resident of East Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna, which is registered in the office of the District Registrar Patna in Book No. 1, Volume No. 45, Pages from 394 to 399 bearing Deed No. 2312 registered on 08.03.1983. Since then she came over as absolute owner and paid rent to the state of Bihar through Circle Office Patna Sadar vide Jamabandi No. 913. After sometimes, she died leaving behind her two sons namely Mr. Somit Sarkar & Mr. Surojit Sarkar, who succeeded as absolute owners thereof.

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential building on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owners:-

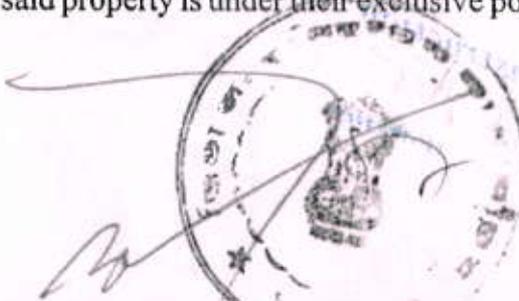
(i) That the said property is under their exclusive possession

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Sign. of Executant

Handwritten signatures and date: Somit Sarkar, 03/03/2020, Surojit Sarkar

For Sankalp Construction
Handwritten signature and Partner



(3)

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 land 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 P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government 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 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.

(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

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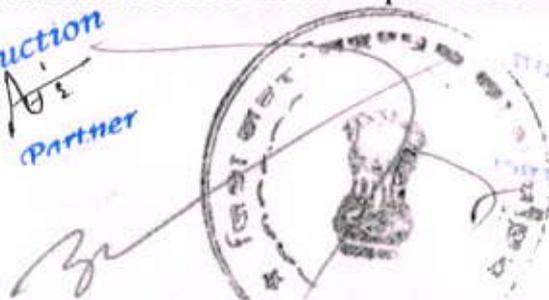
Sign. of Executant

Handwritten signature: Somit Sarker

Handwritten date: 03/03/2020

Handwritten signature: Somjit Sarker

For Sankalp Construction
Handwritten signature: Anil Aji
Partner



(4)

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 PRDA (dissolved)/PMC/Competent Authority.

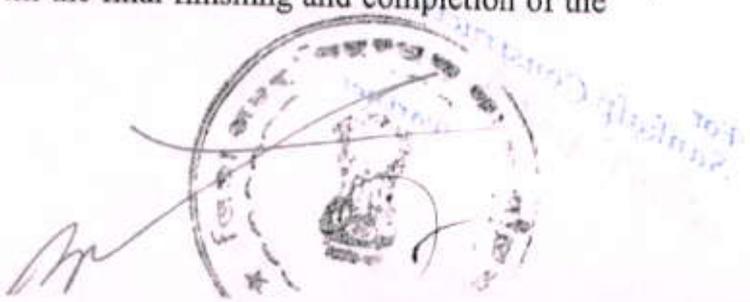
(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

(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

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Sign. of Executant
Somit Sarkar
03/03/2020
Sujit Sarkar
03/03/2020

For Sankalp Construction
Sujit Sarkar
Partner



(5)

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 "DAS ENCLAVE" or as mutually agreed upon by both the parties.

(6)That the developer agreed to hand over total super-built up area to the Land Owners in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners 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, which details are as follows:

LAND OWNERS PROPORTIONATE SHARE IN TOTAL BUILT UP AREA AS PER THEIR RESPECTIVE LAND AREA

LAND OWNERS	LAND AREA	DEVELOPER	LAND OWNERS JOINTLY
		(SHARE IN PERCENTAGE)	
SOMIT SARKAR	2756.025 sq.ft.	50%	50%
& SUROJIT SARKAR			

(7)In case Owner's share of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

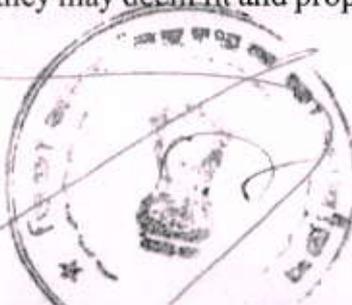
(8)That the developer will retain their share of the total built-up area in the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or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

Somit Sarkar
31/3/2020

Sign. of Executant

Somit Sarkar
03/03/2020
Surojit Sarkar
03/03/2020

For Sankalp Construction
Surojit Sarkar
Partner



(6)

the land Owners and the developer will have absolute right, title and interest over their respective shares of built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and 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 Owner, Developer and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is 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 super built-up area, built-up area and common service area will be final and binding on both the parties.

(11) The Land Owners shall, after the execution of 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 Owner's area to the Owners within (4 Years) from the date of sanction of the building plan, with further grace period of 6 (six) months.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the

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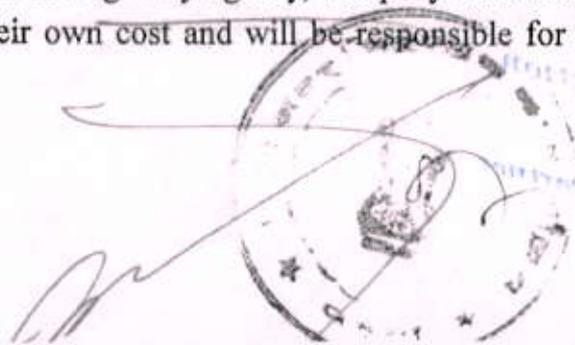
Sign. of Executant

Somit Sarker

03/03/2020

Somit Sarker

For
Sankalp Construction
21/03/2020
Partner



(7)

development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in Schedule- II.

(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 they 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 Developer 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

Signature

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Sign. of Executant

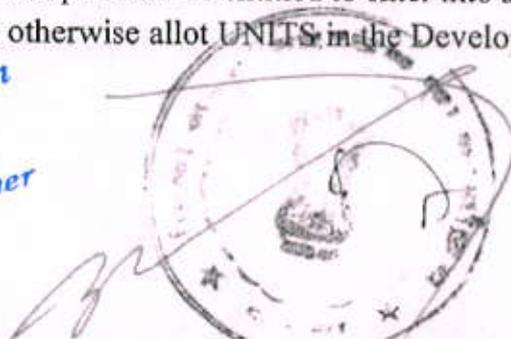
Signature

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Signature

03/03/2020

For Sankalp Construction
Signature
Partner



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(8)

in the said building and which does not form part of the Owner's area whenever required by the Developer.

(19) Similarly the Owner 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 Owners.

(20) A separate list of detailed specifications for the said building in Schedule- II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and Developer 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/land owners 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-

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Sign. of Executant

Somit Sarkar

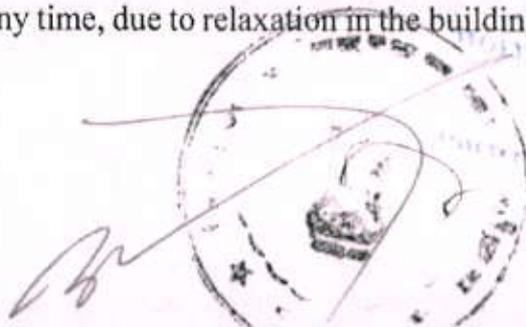
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Surojit Sarkar

For Sankalp Construction

29/01/2020

Partner



(9)

laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, 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 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 be 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 developer will share the additional area in said ratio.

(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 Owner 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

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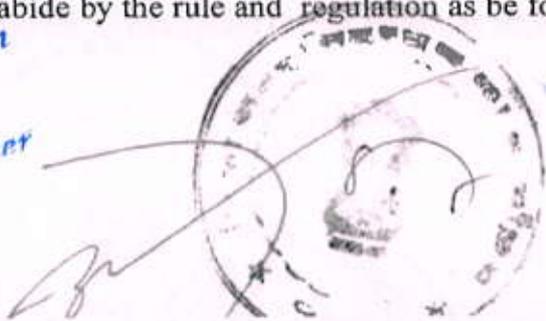
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03/03/2020

Sujeet Sarkar
03/03/2020

For Sankalp Construction
21/03/2020
Partner



(10)

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 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 Owner/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 PRDA (Dissolved)/PMC 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 allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

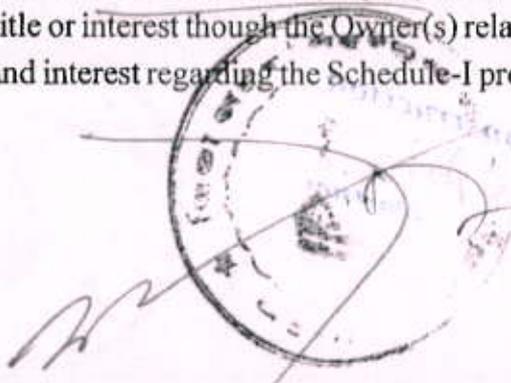
(J) The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

(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 through the Owner(s) relating to the right, title and interest regarding the Schedule-I property,

For
Sankalp Construction

Signature of Partner
Partner



Signature of Executant
3/3/2020

Sign. of Executant
Somit Sarkar
03/03/2020
Signature of Somjit Sarkar

(11)

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

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

That any taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed area of the building, then the same shall be paid by the land owners and developer proportionately.

(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 owner/s will have no objection regarding the same in future.

(P) That Main Building: The main building will not be demolished until or unless the owners are shifted to their newly constructed allotted flats/units in complete habitable condition. This will in no way be the reason or excuse for delay in execution of the project. The building plan drawn/made by the architect will have to be mutually approved by the developer and a person nominated and authorized by the land owners before getting it approved by the authorities. Any deviation of the plan will have to mutually approved by the developer and the owners or their representative. Any

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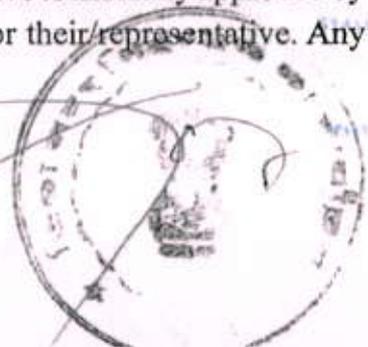
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Somit Sarkar

03/03/2020

Subodh Sarkar
10/03/2020

For Sankalp Construction
Handwritten signature
Partner



(12)

part of the building if developed as commercial will be shared between the owners and the builder on the ratio as mentioned in the Development Agreement.

(Q) That the land owners shall get the premises vacated from the tenants within 2 to 3 months from the date of Development Agreement.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 2 Katha 10 Dhurki (2756.025 sq.ft.) equivalent to 6.328125 Decimals more or less subject to actual measurement, bearing Thana no- 5, Pargana- Azimabad, Survey Thana- Patna City, Tauzi No. 244, Khata no. 89 (Eighty nine), Survey Plot No. 243 (Two hundred forty three), Municipal Survey Ward No. 11, Circle No. 19, Sheet No. 58, Muniucipal Survey Plot No. 1355 (One thousand three hundred fifty five), situated at Mohalla & Mauza- Prithvipur, P.S.- Kadamkuan, in town and District of the Patna within the Municipal corporation area and under the district/sub-registrar, Patna, Circle Office Patna Sadar and bounded as follows:-

Boundary of the land:

North :- Sri Shyam Narayan.
South :- Part of Survey Plot No. 242.
East :- Sri Pramod Kumar.
West :- Part of Survey Plot No. 243.

Note:- Govt. value is mentioned at Code No.- 638 & Zone- 5 of M.V.R. 2016-17.

Value of land ₹ 1,39,22,000/- (Rupees One crore thirty nine lakh twenty two thousand only).

SCHEDULE-II

GENERAL SPECIFICATIONS, SERVICES AND AMENITIES

1. Structure:-

R.C.C. framed structure with brick work (Bricks in 1st Class- subject to verification and check by the 1st Party or through

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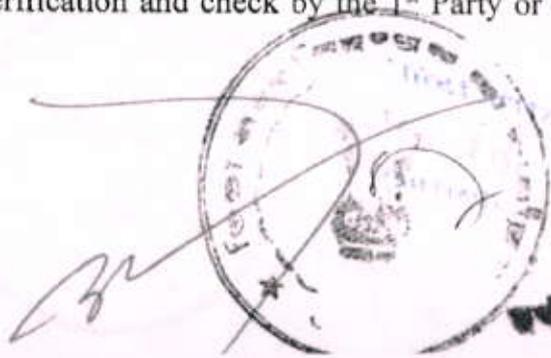
Sign. of Executant

Somit Sarkar

03/03/2020

Surojit Sarkar

For
Sankalp Construction
Sankalp Partner



कभी प्रकार के रोक से मुक्त है

(13)

their authorised Agent when in use at site regarding the quality) in Cement Mortar as per Design and specification of Architects or Structural Consultants (all Designs and specifications are Architects or Structural consultants is subject to scrutiny and approval by the Owner).

- (a) Cement :- ACC/Birla Ultra or of the equivalent quality.
- (b) Steel :- Tata or equivalent of ISI marks.
- (c) Sand/Chips:-of standard quality (Gaya/Sasaram).
- (d) Brick work:-All internal Walls-Five Inched thick. External Wall-Ten Inches wherever permissible or five Inches where required.
- (e) Cement/Sand Mixing Ratio:- (i) Ceiling- $\frac{1}{4}$ (Ceiling Plaster with $\frac{1}{4}$ Inch thickness Uniformly), (ii) Wall - $\frac{1}{6}$ Mix.
- (f) Curing :- Shall be done as required

2. Dining Room/Drawing Room:-

- a) Flooring/Skirting : (800 x 800) MM vitrified tiles.
- b) Walls : Wall putty (Ready to paint)
- c) Doors : Pre-laminated Hush door shutter with SS fitting duly painted fitting from Dorma, Godrej or equivalent.
- d) Window : UPVC windows with Hot glass.
- e) Ceiling : POP finish with false ceiling.

* Vitrified tile to be used for all floorings inside the units except for bathroom where ceramic tiles will be used.

3. BEDROOM :

- a) flooring/skirting : Master bedroom and other bedrooms (600 x 600) MM vitrified tiles.
- b) walls : wall putty (ready to paint)
- c) Main Doors shall be provided with veneer duly polished.
- d) Other Doors will be flush doors fitted with laminates.
- e) Window : UPVC windows with float glass.
- f) Ceiling : POP with Cornice.

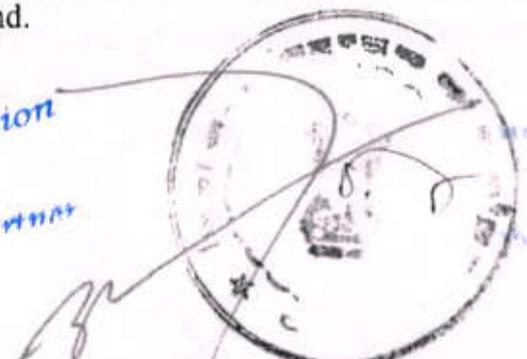
4. Kitchen :

- a) flooring/skirting : Anti-skid ceramic tile.
- b) walls : ceramic tiles up to 600 mm height above counter top and all around.

31/3/2020
Sankalp Construction

Somit Sarkar
03/03/2020
Sujeet Sarkar

For Sankalp Construction
Sankalp Construction
PARTNER



(14)

- c) Ceiling : wall putty (ready to paint)
- d) Doors : Skin door shutter with SS fitting
- e) counter top : Polished granite
- f) Sink water supply : Single bowl stainless sink with drain board. Provision for hot & cold water supply.
- g) Fitting : single lever cp fitting) Jaquar, Hindware or equivalent make)

5. Toilet:

- a) flooring/skirting : Ceramic tile flooring.
- b) walls : Ceramic tiles up to ceiling.
- c) Ceiling : Pop Punning.
- d) Doors : Skin door shutter with SS fitting
- e) counter top : store/granite counter.
- f) water supply : Provision for hot and cold water supply.
- g) Fitting : single lever cp fitting with wall mounted commode (Jaquar, Hindware or equivalent make)

5. Balcony :

- (a) Flooring : Antiskid ceramic tile.
- (b) Walls : All weather textured paint.
- (c) Ceiling : plaster with external paint.
- (d) Doors : skin door shutter with SS fitting .
- (e) Railing : SS and glass railing.

6. Corridor :

- (a) Flooring : Vitrified tiles (600 x 600) mm.
- (b) Ceiling : POP punning with emulsion paint.
- (c) Wall cladding with marble, granite, tiles to be done up to height of 5 feet.

7. LIFT LOBBY

- a) Flooring : Natural stone/granite.
- b) Walls/Lift facia : Emulsion paint up to full height and granite.

8. Other features :

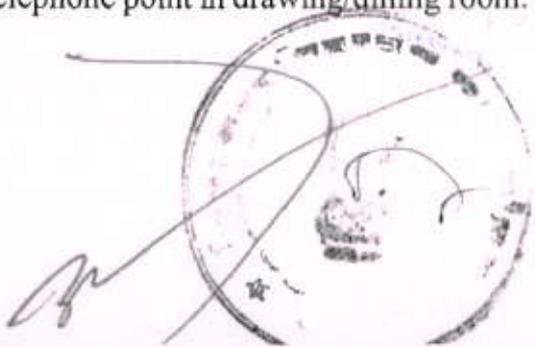
- (a) Electrical : Copper wiring in conduit with modular switches (Havells or equivalent to make)
- (b) DTH points : Drawing room/lobby and all Bedrooms.
- (c) Telecon : Telephone point in drawing/dining room.

Handwritten signature and date: 3/3/2020

Handwritten signature: Somil Sarkar
Date: 03/03/2020
Handwritten signature: Sunojit Sarkar

For Sankalp Construction

Handwritten signature and Partner text



(15)

- (d) Stair : Granite on riser & tread with SS railings.
- (e) External finishing : all weather textured paint.
- (f) Security : CCTV camera and video bell calling and flat main gate with extra security door (steel make)

9. Intercom:-

Intercom Facilities shall be provided in each Flat.

10. Generator:-

- (a) Generator of 50-75kv to run the Pump/Common area lighting and lift of make Kirloskar or equivalent make of good quality silent generator.
- (b) 1kv of Generator Power Supply to each Flat & common Area.

11. Lift:-

- (a) 2 Kone/ECE Lift of Five persons or of suitable capacity will be provided or as per approved design.
- (b) Lift Facia- Finishing with Granite Tiles upto Ceiling height on all floors.

12. Water Supply:-

- (a) 24 Hours Treated water supply using Softeners and Ionisers of reputed make from 2 Deep Tube wells.
- (b) 2 Overhead water tanks with adequate capacity as per approved design.

13. Roof Treatment.

Brick on edge with water proofing compound, appropriate concrete and punning plaster on top so that 100% water proofing is achieved.

14. Stairs.

At least 2 number of stairs shall be provided or as per approved design.

21/01/2020
3/3/2020

03/03/2020
Somit Sankar
Suryjit Sankar
05/03/2020



For Sankalp Construction
Sankalp Construction
PARTNER

[Handwritten signature]

For Sankalp Construction
Sankalp Construction

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES:-

1. ~~Prabir Kumar Das~~
S/O Late M.N. DAS Somit Sarkar
DAS KUTIR
EAST LDHANIPUR 03/03/2020

~~KADAM KUAN
Patna-800003
03/03/2020~~ Subojit Sarkar
03/03/2020

2. ~~Rajesh K. Singh~~
~~10 Ram Prasad Singh~~
~~Munshahade~~
~~Conte. Hou. I.P.~~
~~Kankarbagh~~
~~Patna-800003~~
03/03/2020

Signature of the Land Owners

~~Signature of Land Owners
03/03/2020~~

Signature of the Developer

Drafted as per instructions by the parties :-

Printed:-

~~(SANJEEV KUMAR)
Advocate
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association,
Patna~~

~~Jay Prasad
Chamber of 03/03/2020 Advocate
(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate Lic-40/07
'Chamber', Collectorate Bar Association
Patna~~



For Sankalp Construction
Signature of Partner

Signature of Partner

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'.Also admissible under section 26(a) of the B. T. Act.

- Stamp duty paid under Indian Stamp Act Rs. 279500/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt.Paid By N.J Stamp Paper	Rs.	0/-
Amt.paid through Bank Challan	Rs.	301500/-

Registration Fee

FEE PAID									
A1	1000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									21000

LLR + Proc Fee Service Charge

LLR	0	
Proc.Fee	0	1000
Total	0	

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

Date: 03/03/2020

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 03rd March 2020 by Somit Sarkar S/O Bhabanath Sarkar by profession Others. Status - Executant

Somit Sarkar
03/03/2020

Signature/L.T.I. of Presentant

Date:03/03/2020

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Probir Kumar Das' age '53' Sex 'M', 'S/O Monmatha Nath Das', resident of 'Das Kutir East Lohanipur, Kadamkuan, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 03/03/2020

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 110 on page no. 51 to 71 for the year 2020 and stored in CD Volume No. 14 , year 2020. The document no. is printed on the front Page of the document.

Token No. : 2887
Date : 16/06/2020

Year 2020

S.No. 2844

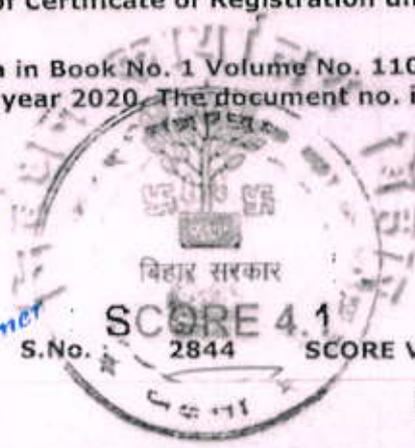
SCORE 4.1

SCORE Ver.4.1

Registering Officer
Deed No. : d No. : Patna

DEED NO: 4341

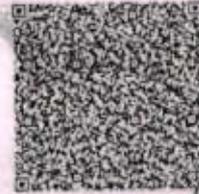
Sankalp Construction
Smit Sarkar



282020200303040



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No. : IN-BR09293237301041S
 Certificate Issued Date : 02-Mar-2020 04:03 PM
 Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
 Unique Doc. Reference : SUBIN-BRBRSHCIL0110687459990944S
 Purchased by : SANKALP CONSTRUCTION
 Description of Document : Not Applicable
 Property Description : Not Applicable
 Consideration Price (Rs.) : 0 (Zero)
 First Party : Not Applicable
 Second Party : SANKALP CONSTRUCTION
 Stamp Duty Paid By : SANKALP CONSTRUCTION
 Stamp Duty Paid (Rs.) : 2,79,500 (Two Lakh Seventy Nine Thousand Five Hundred only)
 Reg. fee (Rs.) : 21,000 (Twenty One Thousand only)
 LLR & P Fee (Rs.) : 0 (Zero)
 Miscellaneous Fee (Rs.) : 0 (Zero)
 Discore SC (Rs.) : 1,000 (One Thousand only)
 Total Amount (Rs.) : 3,01,500 (Three Lakh One Thousand Five Hundred only)

2887/2020

For Sankalp Construction
 2887/2020 Partner



Somit Sarkar
 03/03/2020
 Subojit Sarkar
 03/03/2020

Do not write or type below this line

SR 0006912385

Statutory Alert:

The authenticity of this Stamp Certificate should be verified at "www.shoestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.

T.N. 2887

S.N. 2844

D.N. 4341

3.3.2020



सुखनन्दन कुमार

13.6.2020

सुखनन्दन कुमार

निम्न वर्गीस लिपिक

जिला निबंधन कार्यालय

पटना



For Sankalp Construction
श्री श्री श्री
Partner



भारत सरकार
GOVERNMENT OF INDIA



प्रवीर कुमार दास
Probir Kumar Das
जन्म तिथि/DOB: 30/12/1966
पुरुष / MALE



6529 6138 5986

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O मोनमता नाथ दास, दास कुटीर,
प्रीथ्वी राजपथ, ईस्ट लोहानीपुर,
कदमकुआं, पटना,
बिहार - 800003

Address:
S/O Monmatha Nath Das, Das
Kutir, Prithavi Rajpath, East
Lohanipur, Kadankuan, Patna,
Bihar - 800003



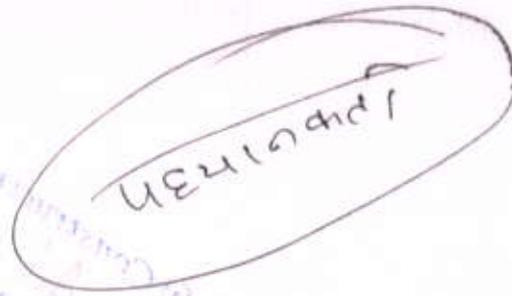
1947
1600 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Probir Kumar Das
03/03/2020



For
Sankalp Construction
कल्प कंस्ट्रक्शंस
Partner

भारत सरकार
Government of India

सुरोजित सरकार
Surojit Sarkar

जन्म तिथि / DOB: 22/04/1979
पुल / Male

4450 7871 6283

आधार - आम आदमी का अधिकार

भारत सरकार
Unique Identification Authority of India

पता: आत्मनः भवनाथ सरकार
दास कुटीर, ईस्ट लोहनीपुर
पोस्ट-कदमकुआं, जिला-पटना, कुल्लहरी
कदमकुआं, पटना, बिहार, 800003

Address: S/O: Bhabanath
Sarkar, Das Kuti, East
Lohanipur, Post-Kadamkuan,
Distt-Patna, Phulwari, Patna,
Kadamkuan, Bihar, 800003

4450 7871 6283

1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

Surojit Sarkar
08/03/2020

For
Sankalp Construction
Surojit Sarkar
Partner

For
Sankalp Construction
Surojit Sarkar
Partner



Surojit Sarkar
03/03/2020

For
Sankalp Construction
रुपेश अमि मि
Partner


 भारत सरकार
 Government of India


 Somit Sarkar
 Somit Sarkar
 जन्म तिथि/DOB: 14/12/1972
 पुरुष/ MALE



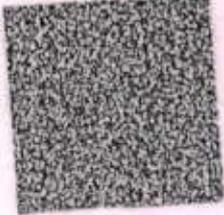
2020 8571 2078
 VID: 9147 3186 3388 6391

मेरा आधार, मेरी पहचान


 Unique Identification Authority of India

पता:
 C/O भवनाथ सरकार, फ्लैट नं 17a, काइसर फ्लैट, ..
 फार्म एरिया, कादमा, जमशेदपुर, कादमा, पूर्वी सिंहभूम,
 झारखण्ड - 831005

Address:
 C/O Bhabanath Sarkar, flat no
 17a, kaiser flat, .. farm
 area, kadma, Jamshedpur, Kadma, East
 Singhbhum,
 Jharkhand - 831005



2020 8571 2078
 VID: 9147 3186 3388 6391

Somit Sarkar
 03/03/2020

For
 Sankalp Construction
 Partner
 Partner

The
County Commission
of
Harris County
Texas



रमेश कुमार सिंह

31/3/2020

For
Sankalp Construction
रमेश कुमार सिंह
Partner

Serial No. 7081



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

This document was presented for registration on 24/06/2019 by Mahamaya Das
A stamp duty of Rs. 799500/- and other fees of Rs. 22000/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the
executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 7308 in Book No. 1, Volume No. 169 on pages from 247 to
262 and has been preserved in total 21 pages in C.D. No. 25 / Year 2019

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

Date: 15/07/2019

Token No: 7200 /2019

SCANNED BY

(Development Agreement)

This Development Agreement executed and entered into
on this 24th day of June, 2019 (Two thousand and nineteen)
of the Christian Era.

BETWEEN

(I) MRS. MAHAMAYA DAS wife of Late Jyotish Chandra Das (Mobile No.: 9831658340), (II) MR. RISHI DAS son of Late Satyendra Nath Das (Mobile No.: 9999083439), (III) MR. RAJIT DAS son of Late Subhas Chandra Das (Mobile No.: 9334747167) & (IV) MRS. RUNUDAS wife of Late Gopal Chandra Das (Mobile No.: 7004748093), all are residing at Mohalla- Prithvipur, Lohaniipur, P.O. & P.S.- Kadamkuan, Patna, Bihar, by Nationality Indian, hereinafter collectively called and/ or referred to as the "LAND OWNERS" (which expressions

Sign. of Executants

Rajit Das 24/6/19
Runudas 24/6/19
Mahamaya Das 24/6/19

For Sankalp Construction

Sankalp Construction

Partner



30/07/19

1/06/19

District Registry Office, Patna

Token Number 7200

Reg. Year 2019

Serial Number 7081

Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rupesh Kumar Singh (Partner)						
Sig.	<i>Rupesh Kumar Singh</i> 24/6/19						
Presented By	Mahamaya Das						
Sig.	<i>Mahamaya Das</i> 24/06/19						
Executant	Mahamaya Das						
Sig.							
Executant	Rajit Das						
Sig.	<i>Rajit Das</i> 24/06/19						
Executant	Rishi Das						
Sig.	<i>Rishi Das</i> 24/6/19						
Executant	Ranu Das						
Sig.	<i>Ranu Das</i> 24/6/19						
Identified By	Probir Kumar Das						
Sig.	<i>Probir Kumar Das</i> 24.06.19						

श्रीमान् के आदेशानुसार पंजीकरण कर एवं स्टाम्प चार्ज प्रोवेडाकी (अंशक) करवाया गया
 मंजूर - पूरबीपुर थाना - रुद्रपुरा बंगला नं. 5 (अंश) स्टाक नं. 56 (अंश) एकांक नं.
 245, 246 एवं 247 (ये तीनों के मालिक, ये तीनों के मालिक एवं के लो से मालिक)
 इकाई नं. 5832 वर्गफीट मालिक का संख्या - 5800 वर्गफीट नं. 3133, 33 वर्गफीट
 प्रकृतक - 1333, 33 वर्गफीट, सिटीम तल - 1333, 33 वर्गफीट, आकाशीन गेन सेट
 पर अमरिष्ठ है इकाई नं. 5832 के आदेशानुसार करवाया।

For Sankalp Construction Partner



सुप्रमनन्दी कुमारे
 12.7.2019
 सुप्रमनन्दी कुमारे
 निम्न वर्गीय लिपिक
 निबंधन कार्यालय
 पटना

Mahamaya Das

(2)

shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

SANKALP CONSTRUCTION, a partnership firm having its office at Road No. 13B, Rajendra Nagar, P.S.-Bahadurpur, Patna, PIN- 800016, Bihar, through its Partner **Mr. Rupesh Kumar Singh** son of **Sri Vidya Prasad Singh**, resident of Road No. 13B, Rajendra Nagar, P.S.-Bahadurpur, Patna, PIN- 800016, Bihar, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and / or successors-in-office) or the **SECOND PART.**

Mobile: 9431860680

Whereas, as the property of Schedule no.- 1 fully described at the foot of this deed is the self acquired property of the land owners. The said property is originally acquired through a registered Articles of Agreement dated 08.8.1961 between **Sree Purna Chandra Das** son of **Late Govinda Lal Das**, resident of **Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna** and **Sree Manik Chandra Das** son of **Late Govinda Lal Das**, resident of **Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna**, which is registered in the office of the District Registrar Patna in **Book No. 1, Volume No. 66, Pages from 193 to 205** bearing Deed No. 6886 registered on 11.09.1961.

Plot No. 242 land measuring 500 sq.ft., purchased property of the **Sree Purna Chandra Das** son of **Late Govinda Lal Das**, resident of **Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna** purchased from **Banshi Ram**, which is registered in the office of the District Registration Office Patna, in **Book No. 1, Volume No 36, Pages from 213 to 216** bearing Deed No. 3730 registered on 21.06.1943.

Signature
24/6/19

Rumi Das
24/6/19

Rajesh Das
24/6/19

Sign. of Executant

Signature
24/6/19

Mahamaya Das
24/06/19

For Sankalp Construction
Signature
Partner



(3)

Purna Chandra Das died leaving behind his eight sons Satish Chandra Das, Satyendra Nath Das, Jyotish Chandra Das, Pathik Chandra Das, Gopal Chandra Das, Subhash Chandra Das, Sudhir Chandra Das and Saroj Kumar Das. After death of their father all partitioned through a Title Partition Suit No. 429 of 1985 in the court of Subordinate Judge-1, Patna. Accordingly, property under the Development Agreement came in the share of ancestors of the land owners who all inherited the same came in actual, physical, possession over their share as absolute owner and paying rent to the state of Bihar through circle office Patna Sadar.

Land Owner No. 1 inherited the land measuring 950 sq. ft., Land Owner No. 2 inherited the land measuring 1922 sq. ft., Land Owner No. 3 inherited the land measuring 2622 sq. ft., & Land Owner No. 4 inherited the land measuring 338 sq. ft. i.e., total admeasuring land 5832 sq. ft., which is equivalent to 13.3908 Decimals.

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential building 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 land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.
- (iii) That no notice or notification for requisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A.

For Sankalp Construction
Sankalp Construction
Sankalp Construction



Signature
24/06/19

Ruma Das
24/6/19

Signature
24/6/19

Sign. of Executant

Signature
24/6/19

Mahamaya Das

24/06/19

(4)

(dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government 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 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.

(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

Handwritten signature and date: 24/6/19

Handwritten signature: Ramubas, 24/6/19

Handwritten signature: Rajendra, 24/6/19

Sign. of Executant

Handwritten signature: Mahamaya Das, 24/6/19

Handwritten signature: Mahamaya Das, 24/6/19

Handwritten date: 24/6/19

For Sankalp Construction Partner Handwritten signature



Faint blue stamp: For Sankalp Construction Partner

(5)

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 PRDA (dissolved)/PMC/Competent Authority.

(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.

(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 "DAS ENCLAVE" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over total super-built up area to the Land Owners in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive

Signature
24/6/19

Renu Das
24/6/19

Signature
24/6/19

Signature
24/6/19

Sign. of Executant

Mahamoya Das
24/06/19

For Sankalp Construction
Signature



For Sankalp Construction
Signature

(6)

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, which details are as follows:

LAND OWNERS PROPORTIONATE SHARE IN TOTAL BUILT UP AREA AS PER THEIR RESPECTIVE LAND AREA

LAND OWNERS	LAND AREA	DEVELOPER (SHARE IN PERCENTAGE)	LAND OWNER
MRS. MAHAMAYA DAS	(950 sq. ft.)	95 %	5 %
MR. RISHI DAS	(1922 sq. ft.)	50 %	50 %
MR. RAJIT DAS	(2622 sq. ft.)	50 %	50 %
MRS. RUNU DAS	(338 sq. ft.)	95 %	5 %

However, Land Owner No. 1 (Mrs. Mahamaya Das) received a sum of ₹ 30,00,000/- (Rupees Thirty lakh) only, in which Rs. 25,00,000/- vide RTGS No. HDFCR52019061382485570 dated 13.06.2019 and Rs. 5,00,000/- vide RTGS No. HDFCR52019061982827059 dated 15.06.2019 as non refundable money.

Land Owner No. 4 (Mrs. Runu Das) received a sum of ₹ 5,00,000/- (Rupees Five lakh) only, vide RTGS No. HDFCR52019062083497784 dated 20.06.2019 as non refundable money.

(7) In case Owner's share of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That the developer will retain their share 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 other wise 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

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Runu Das
24/6/19

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Rajit Das
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Sign. of Executant

Mahamaya Das.

24/06/19

For Sankalp Construction
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Partner



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the land Owners and the developer will have absolute right, title and interest over their respective shares of built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and 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 Owner, Developer and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is 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 super built-up area, built-up area and common service area will be final and binding on both the parties.

(11) The Land Owners shall, after the execution of 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 Owner's area to the Owners within (4 Years) from the date of sanction of the building plan, with further grace period of 6 (six) months.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the

For Sankalp Construction
Anil Datta
Partner



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Ramu Das
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24/6/19

Sign. of Executant
Mahamaya Das.
24/06/19

(8)

development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in Schedule- II.

(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 they 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 Developer 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

For Sankalp Construction
Date 24/06/19
Partner



Sign. of Executant

Mahamaya Das.

24/06/19

Signature
Date 24/6/19

Ranu Das
24/6/19

Signature
24/6/19

Signature
24/6/19

(9)

in the said building and which does not form part of the Owner's area whenever required by the Developer.

(19) Similarly the Owner 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 Owners.

(20) A separate list of detailed specifications for the said building in Schedule- II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and Developer 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/land owners 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 of any dispute, at any time, due to relaxation in the building bye-

For Sankalp Construction
24/06/19
Sankalp
Partner



For Sankalp Construction
24/06/19

Mahamaya Das
24/06/19

Kajal Das
24/06/19

Mahamaya Das
24/06/19

Sign. of Executant

Mahamaya Das
24/06/19

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laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, 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 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 be 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 developer will share the additional area in said ratio.

(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 Owner 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 allowed to abide by the rule and regulation as be formed

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Mahamaya Das.

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Renu Das.
24/6/19

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29/6/19

For Sankalp Construction
29/6/19 *[Signature]*



Sankalp Construction
29/6/19

(11)

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 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 Owner/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 PRDA (Dissolved)/FMC 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 allottees) jointly in the same proportion as their respective shares of super 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 super 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 purchaser(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 through the Owner(s) relating to the right, title and interest regarding the Schedule-I property,

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Sign. of Executant

Mahamaya Das.

24/06/19

For Sankalp Construction
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Partner



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Partner

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

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

That any taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed area of the building, then the same shall be paid by the land owners and developer proportionately.

(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 will have no objection regarding the same in future.

**DETAILS OF THE PROPERTY:
SCHEDULE- 1**

All that piece & parcel land measuring 5832 sq.ft. equivalent to 13.3908 Decimals more or less subject to actual measurement with triple storied residential house having Plinth area 3133.33 sq.ft., First Floor area 1333.33 sq.ft. and Second Floor area 1333.33 sq.ft. admeasuring total construction area 5800 sq. ft., bearing Thana no- 5, Pargana- Anabad, Survey Thana- Patna City, Tauzi No. 244, Khata no. 56 (Fifty six), Survey Plot No. , 242, 246 & 247 (Two

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Handwritten signature: Rajendra. Date: 24/6/19

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Sign. of Executant

Handwritten signature: Mahamaya Das. Date: 24/06/19

For Sankalp Construction
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Partner



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hundred forty two, Two hundred forty six & Two hundred forty seven). Municipal Survey Ward No. 11, Ward No. 19, Sheet No. 58 & 59, Municipal Survey Plot No. 601, 1352 & 1355 (Six hundred one, One thousand three hundred fifty two & One thousand three hundred fifty five), situated at Mohalla & Mauza- Prithvipur, P.S.- Kadamkuan, in town and District of the Patna within the Municipal corporation area and under the district/sub-registrar, Patna, and bounded as follows:-

Boundary of Survey Plot No. 242 land measuring 500 sq.ft.

- North :- Part Plot 243.
- South :- Part Plot 242.
- East :- Part Plot 242.
- West :- Part Plot 247.

Value of land ₹ 25,26,000/-

Boundary of Survey Plot No. 246 land measuring 1346 sq.ft.

- North :- Main Road.
- South :- Part Plot No. 247.
- East :- Part Plot No. 245.
- West :- 8 feet wide Das Lane.

Value of land ₹ 68,00,000/-

Boundary of Survey Plot No. 247 land measuring 3986 sq.ft.

- North :- Part Plot No. 246.
- South :- Part Plot No. 241.
- East :- Part Plot No. 243.
- West :- 8 feet wide Das Lane.

Value of land ₹ 2,01,36,000/-

Note:- Govt. value is mentioned at Code No.- 638 & Zone-5 of M.V.R. 2016-17.

Total value of above land with house is ₹ 3,64,22,000/- (Rupees Three crore sixty four lakh twenty two thousand) only in which.

Value of land	2,94,62,000/-
Value of construction	69,60,000/-

Renu Das
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Kajal Das
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Mahamaya Das
24/06/19

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SCHEDULE-II

GENERAL SPECIFICATIONS, SERVICES AND AMENITIES

1. Structure:-

R.C.C. framed structure with brick work (Bricks in 1st Class-subject to verification and check by the 1st Party or through their authorised Agent when in use at site regarding the quality) in Cement Mortar as per Design and specification of Architects or Structural Consultants (all Designs and specifications are Architects or Structural consultants is subject to scrutiny and approval by the Owner).

(a) Cement :- ACC/Birla Ultra or of the equivalent quality.

(b) Steel :- of standard quality as per ISI specification/code.

(c) Sand/Chips:- of standard quality (Gaya/Sasaram).

(d) Brick work:- All internal Walls-Five Inched thick. External Wall-Ten inches wherever permissible or five Inches where required.

(e) Cement/Sand Mixing Ratio:- (i) Ceiling-1/4 (Ceiling Plaster with 1/4 Inch thickness Uniformly), (ii) Wall - 1/6 Mix.

(f) Curing :- Shall be done as required

2. Dining Room/Drawing Room:-

a) Flooring/Skirting : (800 x 800) MM vitrified tiles .

b) Walls : Wall putty (Ready to paint)

c) Doors : Pre-laminated Flush door shutter with SS fitting duly painted fitting from Dorna, Godrej or equivalent.

d) Window : UPVC windows with Hot glass.

e) Ceiling : POP finish with false ceiling.

3. BEDROOM :

a) flooring/skirting : Master bedroom and other bedrooms (600 x 600) MM vitrified tiles.

b) walls : wall putty (ready to paint)

c) Doors : Skin door shutter with SS fitting duly fitting. from Dorna, Godrej or equivalent.

d) Window : UPVC windows with Hot glass.

e) Ceiling : POP with Coraice.

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24/6/19
Ramu Das
24/6/19

Kajal Das
24/6/19

शिव
24/6/19

Mahamaya Das
24/06/19

For Sankalp Construction
अनुपम शर्मा
Partner



For Sankalp Construction
अनुपम शर्मा
Partner

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4. Kitchen :

- a) flooring/skirting : Anti-skid ceramic tile.
- b) walls : ceramic tiles up to 600 mm height above counter top and all around.
- c) Ceiling : wall putty (ready to paint)
- d) Doors : Skin door shutter with SS fitting
- e) counter top : Polished granite
- f) Sink water supply : Single bowl stainless sink with drain board. Provision for hot & cold water supply.
- g) Fitting : single lever cp fitting) Jaquar, Hindware or equivalent make)

5. Toilet:

- a) flooring/skirting : Ceramic tile flooring.
- b) walls : Ceramic tiles up to ceiling.
- c) Ceiling : Pop Punning.
- d) Doors : Skin door shutter with SS fitting
- e) counter top : store/granite counter.
- f) water supply : Provision for hot and cold water supply.
- g) Fitting . single lever cp fitting with wall mounted commode (Jaquar, Hindware or equivalent make)

5. Balcony :

- (a) Flooring . Antiskid ceramic tile
- (b) Walls : All weather textured paint.
- (c) Ceiling : plaster with external paint.
- (d) Doors : skin door shutter with SS fitting .
- (e) Railing : SS and glass railing.

6. Corridor :

- (a) Flooring : Vitrified tiles (600 x 600) mm
- (b) Ceiling : POP punning with emulsion paint.

7. LIFT LOBBY

- a) Flooring : Natural stone/granite.
- b) Walls/Lift fascia : Emulsion paint up to full height and granite.

8. Other features :

- (a) Electrical : Copper wiring in conduit with modular switches (Havells or equivalent to make)

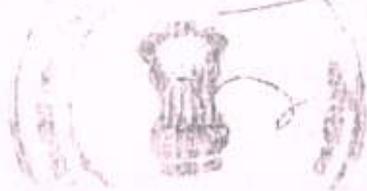
(b) Other points . Drawing room/lobby and all Bedrooms.

Kumud Das 24/06/19

Rajilal 24/6/19

Mahamaya Das. 24/06/19

For Sankalp Construction Partner



For Sankalp Construction Partner

(16)

- (c) Telecon : Telephone point in drawing/dining room.
- (d) Stair : Granite on riser & tread with SS railings.
- (e) External finishing : all-weather textured paint.
- (f) Security : CCTV camera and video bell calling and flat main gate with extra security door (steel make)

9. Intercom:-

Intercom Facilities shall be provided in each Flat.

10. Generator:-

- (a) Generator of Design capacity to run the Pump/Common area lighting and lift of make Kirioskar,
- (b) 500 Watts of Generator Power Supply to each Flat & common Area.

11. Lift:-

- (a) Kone/ECE Lift of Five persons or of suitable capacity will be provided.
- (b) Lift Facia- Finishing with Granite Tiles upto Ceiling height on all floors.

12. Water Supply:-

24 Hours Water Supply from Deep Tube well.

13. Roof Treatment.

Brick on edge with water proofing compound, appropriate concrete and punning plaster on top so that 100% water proofing is achieved.

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Maharaja Das.
24/06/19

For Sankalp Construction
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Partner



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IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES:-

1. ~~Pran Kumar~~
M. N. DAS
DAS KUTIR
EAST LEHANNUR
KATARI KUNW
PATNA - 800003.
24-06-19

Mahamaya Das.

24/06/19

[Signature]
24/6/19

[Signature]
24/6/19

2. ~~Pran Kumar~~
Ajanta Mangalgarh
Guidaria Co. of housing
Patna - 800003.
24-06-19

Kanu Das

24/6/19

Signature of the Land Owners

3. ~~Pran Kumar~~
Patna - 800003.
24/06/19

[Signature]
24/6/19

Signature of the Developer

Printed:-

Drafted as per instructions by the parties :-

[Signature]

(SANJEEV KUMAR)

Advocate

UDDYOGI'S CHAMBER,
Collectorate Bar Association,
Patna

[Signature]

24/06/2019

Chamber of (Dr. ANIL KUMAR SINHA, "UDDYOGI") Advocate

Advocate

'Chamber', Collectorate Bar Association
Patna

For Sankalp Construction
[Signature]
Partner



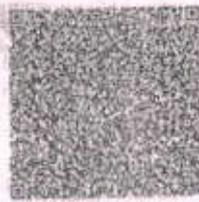
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INDIA NON JUDICIAL
Government of Bihar
e-Stamp



Certificate No.	: IN-BR03702526013889R
Certificate Issued Date	: 24-Jun-2019 11:37 AM
Account Reference	: SHCIL (FI) brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL0104134601215952R
Purchased by	: SANKALP CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SANKALP CONSTRUCTION
Stamp Duty Paid By	: SANKALP CONSTRUCTION
Stamp Duty Paid (Rs.)	: 7,95,500 (Seven Lakh Ninety Nine Thousand Five Hundred only)
Reg. fee (Rs.)	: 21,000 (Twenty One Thousand only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discre SC (Rs.)	: 1,000 (One Thousand only)
Total Amount (Rs.)	: 8,21,500 (Eight Lakh Twenty One Thousand Five Hundred only)

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2019



Mahamaya Des. Prasad.
24/6/19
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24/6/19

For Sankalp Construction
24/6/19
Partner

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TQ 0008319128

Statutory Alert:

For the authenticity of the Stamp, please visit the website at www.e-stampsonline.com. Any discrepancy in the details on this certificate will be the responsibility of the user.

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 799500/-	Amt. Paid By N.J Stamp Paper	Rs. 0/-
Addi. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 821500/-

Registration Fee

FEE PAID	A1	1000	C	0	H1b	0	K1a	0	Lii	0	
	AS	0	D	0	H2	0	K1b	0	Liii	0	
	A9	0	DD	0	1	0	K1c	0	Mb	0	
	A10	0	E	20000	11	0	K2	0	Na	0	
	B	0	H1a	0	12	0	11	0		0	
										TOTAL-	21000

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

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

Registering Office
Patna

Date: 24/06/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 24th June 2019 by Mahamaya Das Late Jyotis Chandra Das by profession House Wife. Status - Executant

Mahamaya Das.
24/06/19

Registering Office
Patna

Signature/L.T.I. of Presentant

Date: 24/06/2019

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Probir Kumar Das' age '50' Sex 'M', 'Monmatha Nath Das', resident of 'Das Kutir, prithwiraj Path, east Lohanipur, patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Office
Patna

Date : 24/06/2019

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 169 on page no. 247 to 267 for the year 2019 and stored in CD Volume No. 25 for 2019. The document no. is printed on the front Page of the document.

Token No. : 7200

Year : 2019

SCORE Ver. 4.1

Deed No. : d No

Date : 15/07/2019



Registering Office
Patna

DEED NO: 7308



 आधिकारिक वेबसाइट
 www.aadhar.gov.in


 रणु दास
 Renu Das
 जन्म तिथि / DOB 10/05/1948
 महिला / Female



3166 3742 4292

आधार - आम आदमी का अधिकार



 आधिकारिक वेबसाइट
 www.aadhar.gov.in

पता
 सदीशित गोपाल चंद्र दास, मिथानपुर
 पार्क के पास, मुजफ्फरपुर, मुजफ्फरपुर
 राज्य बिहार 842002

Address
 W/O Gopal Chandra Das
 mithanpura, near park, Musahri
 Muzaffarpur, Ramha, Bihar
 842002

3166 3742 4292

Renu Das,
 24-06-2019

For
 Sankalp Construction
 रणु दास
 Partner

For
 Sankalp Construction
 रणु दास
 Partner



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रुषि दास
Rishi Das
जन्म तिथि/DOB: 20/04/1977
पुरुष / MALE



9718 9263 4557

MEERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address

S/O सत्येन्द्र नाथ दास, फ्लैट
न. जे-706, ग्रेड अज्जारा
हेरिटेज, प्लॉट न. जीएच-
01/बी, सेक्टर- 74, नोएडा,
नोएडा, गौतमबुद्ध नगर,
उत्तर प्रदेश - 201301

S/O Satyendra Nath Das, Flat
No. J-706, Grand Ajnara
Heritage, Plot No. GH-01/B,
Sector- 74, Noida, Noida,
Gautam Buddha Nagar,
Uttar Pradesh - 201301



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 081

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24/6/19

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Sankalp Construction
24/6/19

For
Sankalp Construction
[Handwritten signature]
Partner



ভারত সরকার
 Ministry Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/19085/00010

To
 কাশ্মীরা দাস
 MAHAMAYA DAS
 313/2/1 JAWHAR ROAD
 South Dum Dum (M)
 Motijheel
 North 24 Parganas
 West Bengal 700074
 8831658340



ML660952084FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5697 8313 4001

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

কাশ্মীরা দাস
 MAHAMAYA DAS
 পিতা: নানীগপাল এন
 Father: NANIGOPAL GUHA
 জন্মতারিখ: DOB: 01/01/1945
 লিঙ্গ: Female



5697 8313 4001

আধার - সাধারণ মানুষের অধিকার

For Sankalp Construction
 কাশ্মীরা দাস
 Partner

Mahamaya Das.

২৭/০৬/১৭



संयुक्त राष्ट्र राष्ट्रियता



राजित दास
Rajit Das
पत्नी / Spouse
Wife Ritika Das

जन्म तिथि / DOB 07/02/1985
पुंस / Male



7876 4336 0802

आधार - आम आदमी का अधिकार



भारत सरकार
भारतीय रिजर्व बैंक

पता: इलेक्ट्रॉनिक नगर
एन.डी.एस. इलेक्ट्रॉनिक्स वैभव
अपार्टमेंट, बुध मार्ग
सेन डायग्नोस्टिक के पास
पोस्ट - जी.पी.ओ. फुलवारी, पटना जी.पी.
पटना, बिहार, 800001

Address: S/O: Late Subhas
Chandra Das, Das
Electronics Vaibhav
Appartment, Budh Marg,
Near Sen Diagnostic Post-
G, P.O, Phulwari, Patna G.p.
Patna, Bihar, 800001

7876 4336 0802

1547
1800 300 1547

help@uidai.gov.in

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Rajit Das

24/5/19

For
Sankalp Construction
राजित दास
Partner

For
Sankalp Construction
राजित दास
Partner

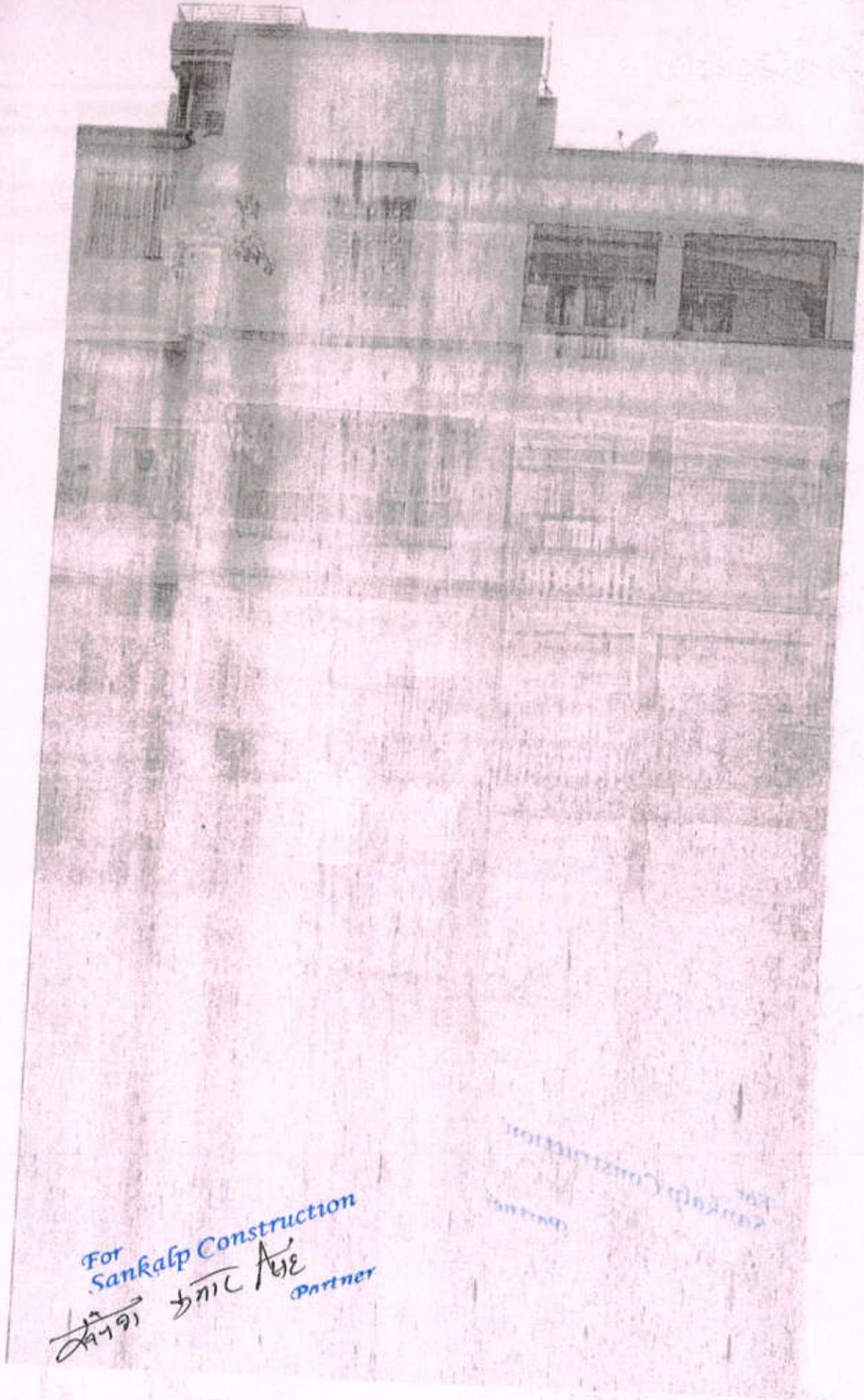
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T.N- 721

S.N- 708

D.N-7308

24.6.2019



For
Sankalp Construction
Partner
Date 24/6/19

Sankalp Construction
Partner



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भारत सरकार
भारतीय विशिष्ट पहचान प्राधिकरण



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



प्रोबीर कुमार दास
Probir Kumar Das
जन्म तिथि/DOB: 30/12/1966
पुरुष / MALE



6529 6135 5986

पता:
S/O मोनमथा नाथ दास, दास कुटीर,
प्रीथ्वी राजपथ, ईस्ट लोहानीपुर,
कदमकुशां, पटना,
बिहार - 800003

Address:
S/O Monmatha Nath Das, Das
Kutir, Prithavi Rajpath, East
Lohanipur, Kadamkuan, Patna,
Bihar - 800003



आधार - आम आदमी का अधिकार

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1800 300 1947

help@uidai.gov.in

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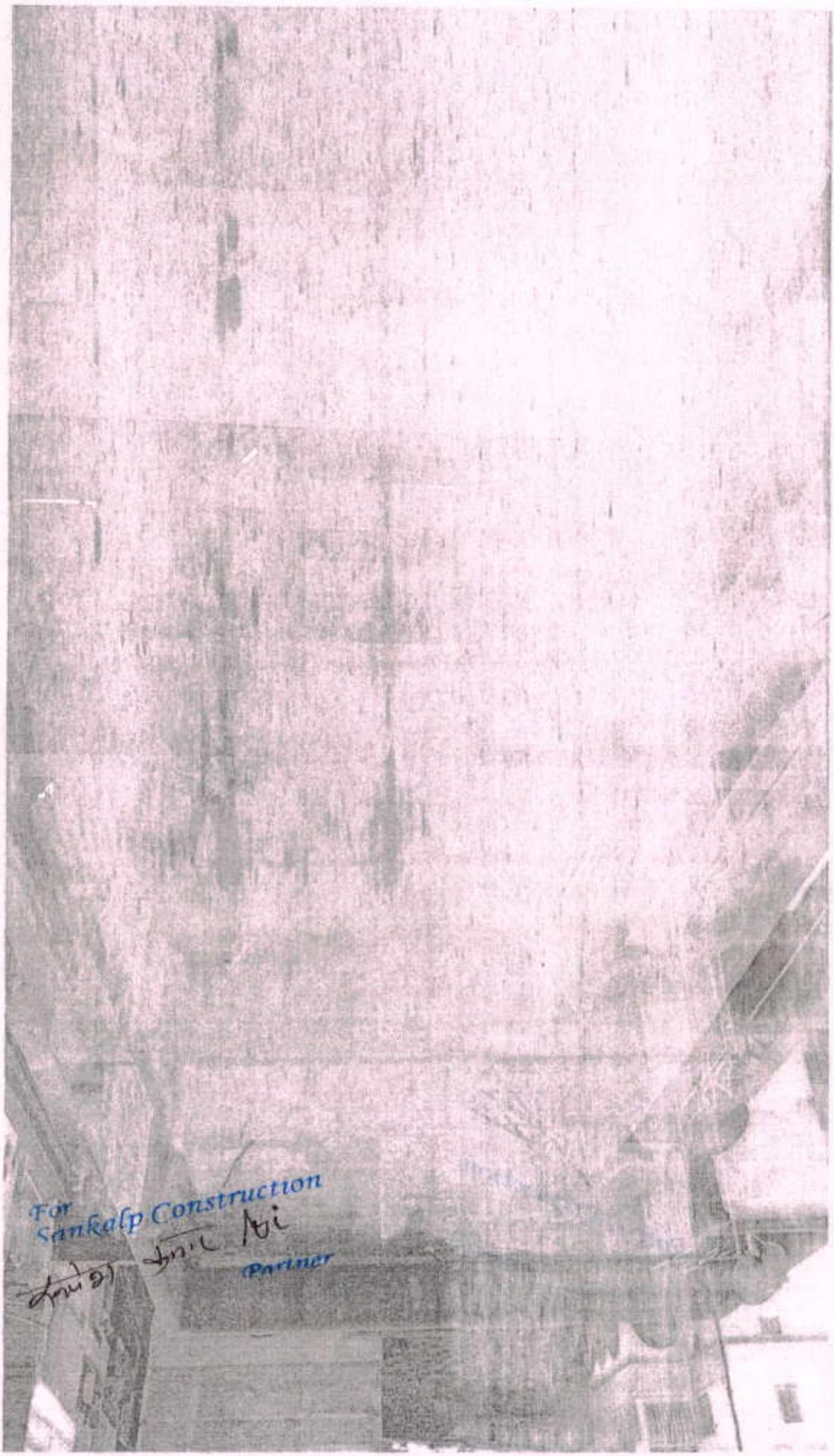
P.O. Box No. 1947,
Bengaluru-560 001

Probir Kumar Das
24.06.19

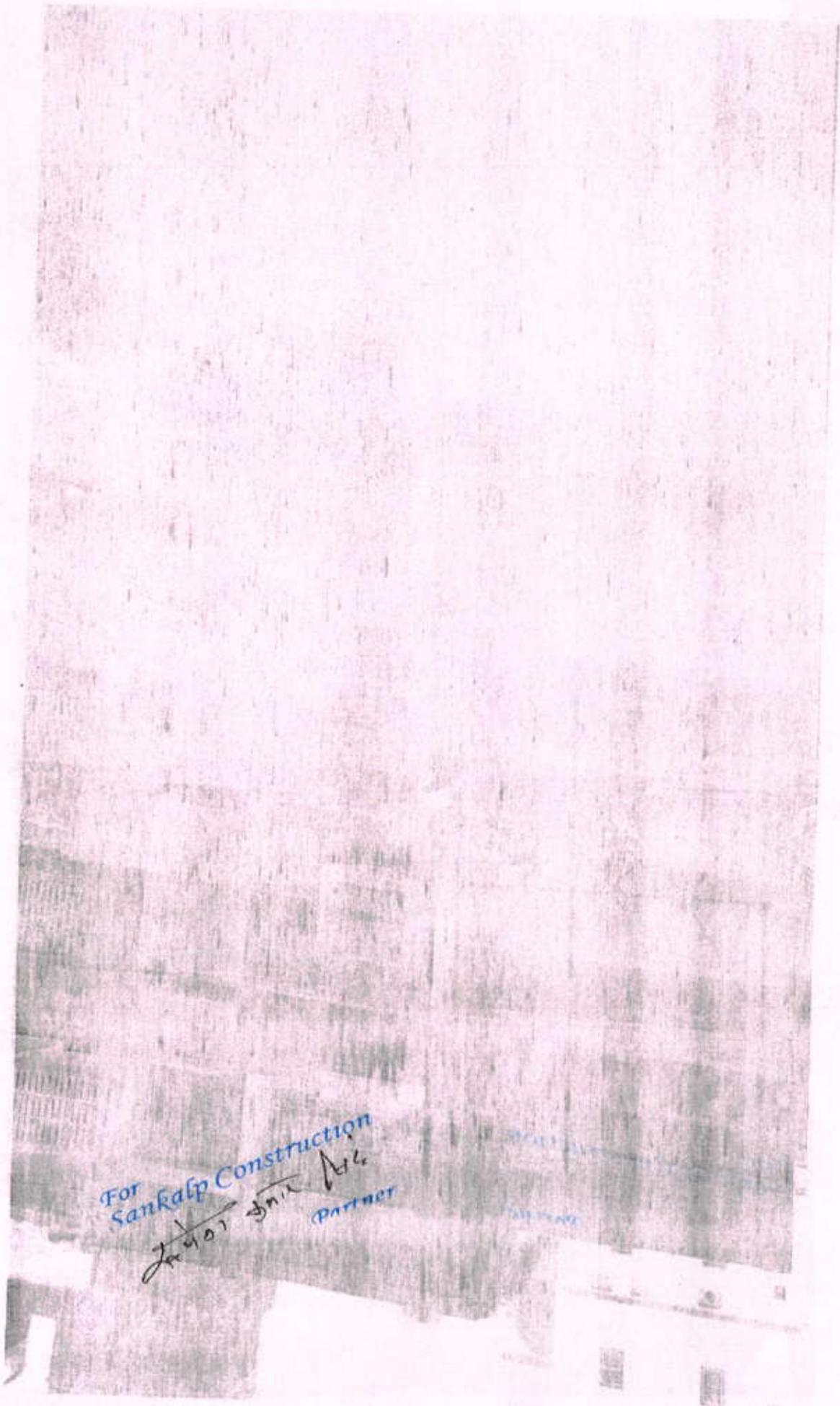
पुनरावृत्ति

For Sankalp Construction
सांकल्प कंस्ट्रक्शन पार्टनर

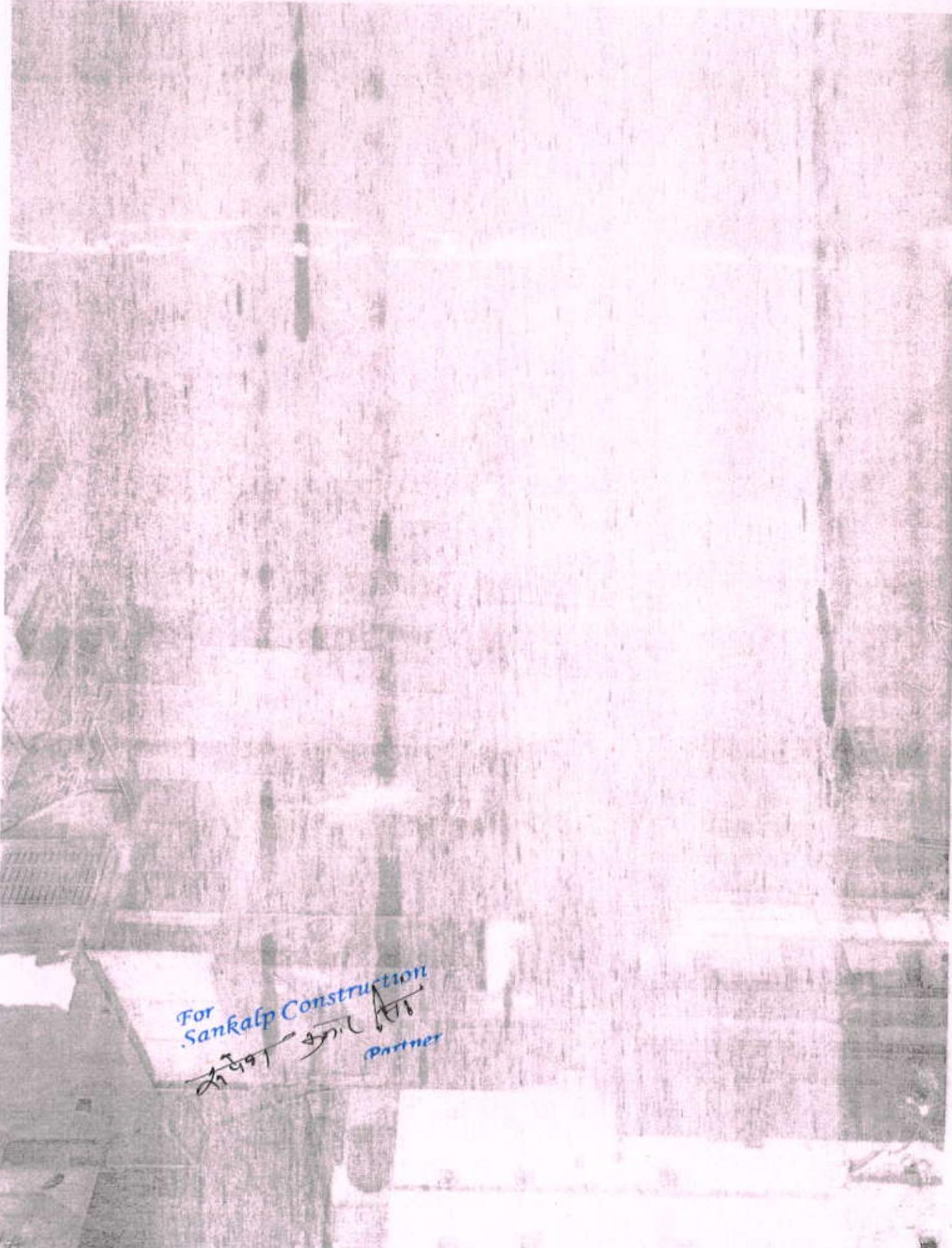
For Sankalp Construction
सांकल्प कंस्ट्रक्शन पार्टनर



For
Sankalp Construction
Anil Bi
Partner



For
Sankalp Construction
20/01/2016
Partner



For
Sankalp Construction
संकल्प कौशल
Partner

For
Construction
1917
G. W. ...

Serial No. 11286 Circle:-:Patna

Book No. :- 1 Deed No. 2520

Serial No. 11286

Deed No. 2520



Govt. of Bihar
District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on 19/09/2019 by Soumitro.
A stamp duty of Rs. 155700/- and other fees of Rs. 22000/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures of the
Executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as deed no. 2520 in Book No. 1, Volume No. 65 on pages from 426 to
446 and has been preserved in total 21 pages in C.D. No. 8 / Year 2020

Token No: 11502 /2019

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

SCANNED BY

(Development Agreement)

This Development Agreement executed and entered into
on this 19th day of September, 2019 (Two thousand and
nineteen) of the Christian Era.

BETWEEN

(I) MR. SOUMITRO son of Late Pathik Chandra Das
(Mobile No.: 8240676233) & **(II) MRS. SHAMPA**
SORCAR daughter of Late Satish Chandra Das (Mobile
No.: 9831042314), all are residing at Mohalla- Prithvipur,
Lohanipur, P.O. & P.S.- Kadamkuan, Patna, Bihar, by
Nationality Indian, hereinafter collectively called and/ or
referred to as the "**LAND OWNERS**"(which expressions
shall unless to be repugnant to the context or meaning thereto,
mean and include their heir, Administrators, Executors, legal
representatives and / of successors-in-interest) of the **FIRST**

PART.

Sign. of Executants

Signature of Soumitro & Shampa Sorcar
19/09/2019

Shampa Sorcar

For
Sankalp Construction

Signature of Partner
Partner



Handwritten notes and signatures on the left side of the document, including the number 1502/19 and a signature dated 26/02/2020.

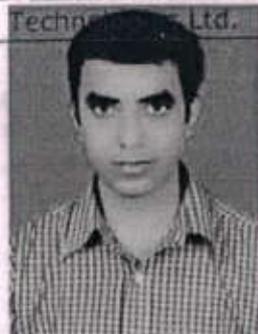
District Registry Office, Patna

Token Number 11502 Reg. Year 2019 Serial Number 11286 Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rupesh Kumar Singh (Sankalp Construction) Signature: <i>Rupesh Kumar Singh</i> 19/9/19						
Executant	Shampa Sorcar Signature: <i>Shampa Sorcar</i> 19.9.19						
Presented By	Soumitro Signature: <i>Soumitro</i> 19/09/19						
Executant	Soumitro Signature: <i>Soumitro</i> 19/09/19						
Identified By	Probir Kumar Das Signature: <i>Probir Kumar Das</i> 19.09.19						

श्रीमान् के आदेशानुसार पञ्चकार द्वारा हबल मर फोटोग्राफी (खंगम)
 कश्वाया काका मौजा-पृथ्वीपुर थाना- कदम कुआँ चाना न- 5 (पांच)
 खंगम न- 24 एवं 56 (सोनीख एवं धम्मन) एकांठन- 246 एवं 247
 एके सौ धियालिस एवं दो सौ खैतालिस) शकरी- 1531 वर्गफीट
 परती भूमि आवासीय मेन रोड मर अवाह्यत हे सो सही है।

सुखनन्दन कुमार
 25.2.2020
 सुखनन्दन कुमार
 निम्न वर्गीय लिपिक
 जिला निबंधन कार्यालय
 पटना



For
Sankalp Construction
Sankalp Singh
 Partner

(2)

AND

SANKALP CONSTRUCTION, a partnership firm having its office at Road No. 13B, Rajendra Nagar, P.S.- Bahadurpur, Patna, PIN- 800016, Bihar, through its Partner **Mr. Rupesh Kumar Singh** son of Sri Vidya Prasad Singh, resident of Road No. 13B, Rajendra Nagar, P.S.- Bahadurpur, Patna, PIN- 800016, Bihar, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include its Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART**.

Mobile: 9431860680

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the ancestral property of the land owners. The said property is originally acquired through a registered Articles of Agreement dated 08.8.1961 between Sree Purna Chandra Das son of Late Govinda Lal Das, resident of Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna and Sree Manik Chandra Das son of Late Govinda Lal Das, resident of Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna, which is registered in the office of the District Registrar Patna in Book No. 1, Volume No. 66, Pages from 193 to 205 bearing Deed No. 6886 registered on 11.09.1961.

Purna Chandra Das died leaving behind his eight sons Satish Chandra Das, Satyendra Nath Das, Jyotish Chandra Das, Pathik Chandra Das, Gopal Chandra Das, Subhash Chandra Das, Sudhir Chandra Das and Saroj Kumar Das & one unmarried daughter Bina Das. After death of their father all partitioned through a Title Partition Suit No. 429 of 1985 in the court of Subordinate Judge-I, Patna. Satish Chandra Das died leaving behind his one son namely Gautam Das and one daughter namely Shampa Sorcar. Pathik Chandra Das died leaving his son namely Soumitro Das and his wife

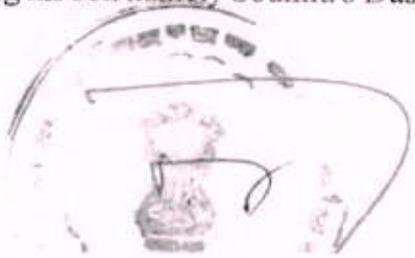
191919
191919

Shampa Sorcar
191919

Sign. of Executant

191919

For
Sankalp Construction
Rupesh Kumar Singh
Partner



(3)

Dipa Das.

In the meantime Bina Das all her right, title and interest in her share in favour of her brother Satish Chandra Das. Satish Chandra Das in his life time partitioned his property along with other properties and 1075 sq. ft. land which is under Development Agreement came in the share of Shampa Sorcar. Who came over her share as absolute owner and paying rent to the state of Bihar through Circle Office Patna Sadar vide Jamabandi No. 60.

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential building 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 land 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 P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government 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.

शुभ्र १९/९/१९

१९/९/१९

Shampa Sorcar
19-9-19

Sign. of Executant

शुभ्र १९/९/१९

For Sankalp Construction Partner

शुभ्र १९/९/१९



शुभ्र १९/९/१९

(4)

(v) That the land owners have not entered in the past in any agreement for sale or development 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.

(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

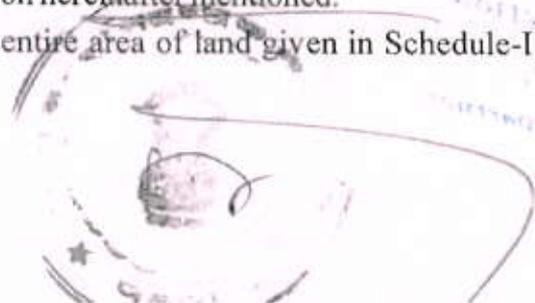
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Sign. of Executant

Handwritten signature: Sankalp Construction

For Sankalp Construction
Handwritten signature and Partner



(5)

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 PRDA (dissolved)/PMC/Competent Authority.

(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.

(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 "DAS ENCLAVE" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over total super-built up area to the Land Owners in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners 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, which details are as follows:

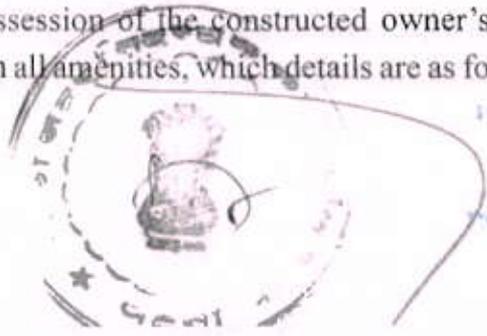
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Sign. of Executant

Handwritten signature

For Sankalp Construction Partner Handwritten signature



(6)

LAND OWNERS PROPORTIONATE SHARE IN TOTAL BUILT UP
AREA AS PER THEIR RESPECTIVE LAND AREA

LAND OWNERS	LAND AREA	DEVELOPER	LAND OWNER
		(SHARE IN PERCENTAGE)	
MR. SOUMITRO	(456 sq. ft.)	50 %	50 %
MRS. SHAMPA SORCAR	(1075 sq. ft.)	50 %	50 %

(7) In case Owner's share of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That the developer will retain their share 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 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. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and 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 Owner, Developer and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units

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19/9/19

Shampa Sancar
19.9.19

Sign. of Executant

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For
Sankalp Construction
शुभ्रि सुभ्रि सुभ्रि
Partner



(7)

or building and demand share in the land.

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

(11) The Land Owners shall, after the execution of 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 Owner's area to the Owners within (4 Years) from the date of sanction of the building plan, with further grace period of 6 (six) months.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of 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 of the said multistoried building. The developer will use the standard materials as specified in Schedule- II.

(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 they 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

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19.9.19

Sign. of Executant

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For Sankalp Construction

29/9/21

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(8)

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 Developer 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 Owner 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 Owners.

(20) A separate list of detailed specifications for the said building in Schedule- II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and Developer 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/land owners shall be

Signature

19/9/19

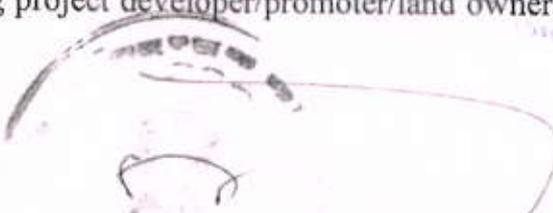
Shamprasad

19.9.19

Sign. of Executant

Signature

For Sankalp Construction
Signature
Partner



(9)

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 PRDA (Dissolved)/PMC/Competent Authority, 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 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

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19/9/19

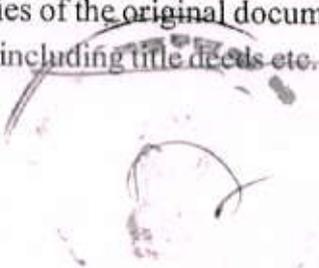
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19.9.19

Sign. of Executant

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For Sankalp Construction Partner Handwritten signature



(10)

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 be 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 developer will share the additional area in said ratio.

(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 Owner 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 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 Owner/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 PRDA (Dissolved)/PMC or any other public body or bodies or the government for the development/betterment of the area

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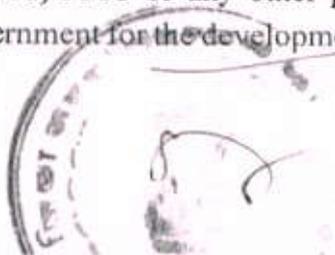
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19.9.19

Sign. of Executant

दादाजी एमएलए

For
Sankalp Construction
दादाजी एमएलए
Partner



(11)

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 allottees) jointly in the same proportion as their respective shares of super 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 super 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 Owner(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 appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

That any taxes, duties, rents, cess etc. after construction of

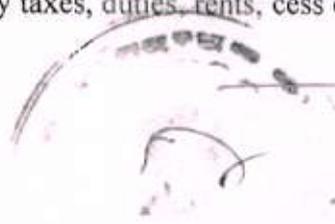
शुभ्र शक्ति
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Sign. of Executant

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Patna

For Sankalp Construction
शुभ्र शक्ति
Partner



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the multistoried building payable on account of the constructed area of the building, then the same shall be paid by the land owners and developer proportionately.

(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 owner/s will have no objection regarding the same in future.

(P) That Main Building: The main building will not be demolished until or unless the owners are shifted to their newly constructed allotted flats/units in complete habitable condition. This will in no way be the reason or excuse for delay in execution of the project. The building plan drawn/made by the architect will have to be mutually approved by the developer and a person nominated and authorized by the land owners before getting it approved by the authorities. Any deviation of the plan will have to mutually approved by the developer and the owners or their/representative. Any part of the building if developed as commercial will be shared between the owners and the builder on the ratio as mentioned in the Development Agreement.

(Q) That the land owners shall get the premises vacated from the tenants within 2 to 3 months from the date of Development Agreement.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 1531 sq.ft. equivalent to 3.5153 Decimals more or less subject to actual measurement, bearing Thana no- 5, Pargana- Azimabad, Survey Thana- Patna City, Tauzi No. 244, Khata no. 24 & 56 (Twenty four & Fifty-six), Survey Plot No. 246 & 247 (Two hundred forty six & Two hundred forty seven), Municipal Survey Ward No. 11, Circle No. 19, Sheet No. 58 & 59, Muniucpal Survey Plot No. 601 & 1352 (Six hundred one & One thousand three hundred fifty two),

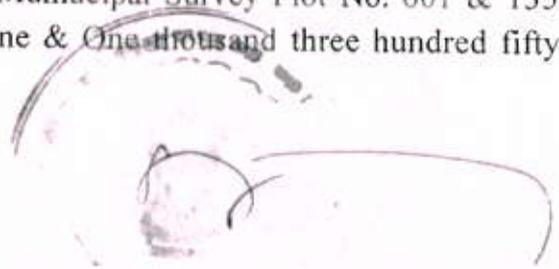
Signature of Mr. Sd/s
19/9/17

Shampa Suman
19.9.17

Sign. of Executant

Sd/s
19/9/17

For Sankalp Construction
Signature
Partner



(13)

situated at Mohalla & Mauza- Prithvipur, P.S.- Kadamkuan, in town and District of the Patna within the Municipal corporation area and under the district/sub-registrar, Patna, Block office Patna Sadar and bounded as follows:-

Boundary of Survey Plot No. 246 land measuring 802 sq.ft.

North :- Part Plot of Survey Plot No. 246.
South :- Part Plot of Survey Plot No. 246.
East :- Part Plot of Survey Plot No. 246.
West :- 8 feet wide Das Lane.

Value of land ₹ 40,52,000/-

Boundary of Survey Plot No. 247 land measuring 729 sq.ft.

North :- Part Plot 246.
South :- Part Plot No. 247.
East :- Part Plot No. 243.
West :- 8 feet wide Das Lane.

Value of land ₹ 36,83,000/-

Note:- Govt. value is mentioned at Code No.- 638 & Zone-5 of M.V.R. 2016-17.

Total value of above land with house is ₹ 77,35,000/- (Rupees Seventy seven lakh thirty five thousand) only

SCHEDULE-II

GENERAL SPECIFICATIONS, SERVICES AND AMENITIES

1. Structure:-

R.C.C. framed structure with brick work (Bricks in 1st Class-subject to verification and check by the 1st Party or through their authorised Agent when in use at site regarding the quality) in Cement Mortar as per Design and specification of Architects or Structural Consultants (all Designs and specifications are Architects or Structural consultants is subject to scrutiny and approval by the Owner).

(a) Cement :- ACC/Birla Ultra or of the equivalent quality.

(b) Steel :- Tata or equivalent of ISI marks.

(c) Sand/Chips:-of standard quality (Gaya/Sasaram).

(d) Brick work:-All internal Walls-Five Inched thick.

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For Sankalp Construction
Partner

(14)

External Wall-Ten Inches wherever permissible or five Inches where required.

(e) Cement/Sand Mixing Ratio:- (i) Ceiling-1/4 (Ceiling Plaster with 1/4 Inch thickness Uniformly), (ii) Wall - 1/6 Mix.

(f) Curing :- Shall be done as required

2. Dining Room/Drawing Room:-

a) Flooring/Skirting : (800 x 800) MM vitrified tiles.

b) Walls : Wall putty (Ready to paint)

c) Doors : Pre-laminated Hush door shutter with SS fitting duly painted fitting from Dorma, Godrej or equivalent.

d) Window : UPVC windows with Hot glass.

e) Ceiling : POP finish with false ceiling.

* Vitrified tile to be used for all floorings inside the units except for bathroom where ceramic tiles will be used.

3. BEDROOM :

a) flooring/skirting : Master bedroom and other bedrooms (600 x 600) MM vitrified tiles.

b) walls : wall putty (ready to paint)

c) Main Doors shall be provided with veneer duly polished.

d) Other Doors will be flush doors fitted with laminates.

e) Window : UPVC windows with float glass.

f) Ceiling : POP with Cornice.

4. Kitchen :

a) flooring/skirting : Anti-skid ceramic tile.

b) walls : ceramic tiles up to 600 mm height above counter top and all around.

c) Ceiling : wall putty (ready to paint)

d) Doors : Skin door shutter with SS fitting

e) counter top : Polished granite

f) Sink water supply : Single bowl stainless sink with drain board. Provision for hot & cold water supply.

g) Fitting : single lever cp fitting) Jaquar, Hindware or equivalent make)

5. Toilet:

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Shruti Sana
19-11-19

Shruti Sana



For
Sankalp Construction
Partner

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- a) flooring/skirting : Ceramic tile flooring.
- b) walls : Ceramic tiles up to ceiling.
- c) Ceiling : Pop Punning.
- d) Doors : Skin door shutter with SS fitting
- e) counter top : store/granite counter.
- f) water supply : Provision for hot and cold water supply.
- g) Fitting : single lever cp fitting with wall mounted commode (Jaquar, Hindware or equivalent make)

5. Balcony :

- (a) Flooring : Antiskid ceramic tile.
- (b) Walls : All weather textured paint.
- (c) Ceiling : plaster with external paint.
- (d) Doors : skin door shutter with SS fitting .
- (e) Railing : SS and glass railing.

6. Corridor :

- (a) Flooring : Vitrified tiles (600 x 600) mm
- (b) Ceiling : POP punning with emulsion paint.
- (c) Wall cladding with marble, granite, tiles to be done up to height of 5 feet.

7. LIFT LOBBY

- a) Flooring : Natural stone/granite.
- b) Walls/Lift facia : Emulsion paint up to full height and granite.

8. Other features :

- (a) Electrical : Copper wiring in conduit with modular switches (Havells or equivalent to make)
- (b) DTH points : Drawing room/lobby and all Bedrooms.
- (c) Telecon : Telephone point in drawing/dining room.
- (d) Stair : Granite on riser & tread with SS railings.
- (e) External finishing : all weather textured paint.
- (f) Security : CCTV camera and video bell calling and flat main gate with extra security door (steel make)

9. Intercom:-

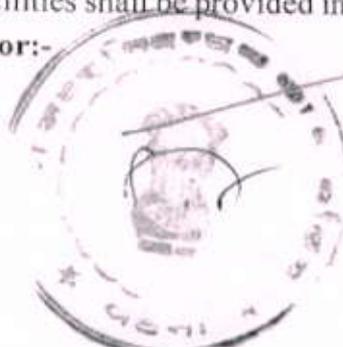
Intercom Facilities shall be provided in each Flat.

10. Generator:-

Shree Sankalp Construction
19/19/19

Shree Sankalp
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Shree Sankalp Construction
19/19/19



For
Sankalp Construction
Partner

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(a) Generator of 50-75kv to run the Pump/Common area lighting and lift of make Kirloskar or equivalent make of good quality silent generator.

(b) 1kv of Generator Power Supply to each Flat & common Area.

11. Lift:-

(a) 2 Kone/ECE Lift of Five persons or of suitable capacity will be provided or as per approved design.

(b) Lift Facia- Finishing with Granite Tiles upto Ceiling height on all floors.

12. Water Supply:-

(a) 24 Hours Treated water supply using Softeners and Ionisers of reputed make from 2 Deep Tube wells.

(b) 2 Overhead water tanks with adequate capacity as per approved design.

13. Roof Treatment.

Brick on edge with water proofing compound, appropriate concrete and punning plaster on top so that 100% water proofing is achieved.

14. Stairs.

At lease 2 number of stairs shall be provided or as per approved design.



For
Sankalp Construction
Partner
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(17)

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES:-

1. ~~PROBIR KUMAR DAS~~
~~S/O LATE M.N. DAS~~
~~DAS KUTIP~~ ① ~~Sdas~~
~~EAST LOHANIPUR~~ 19/09/19
~~KADAM KUAN~~
~~PATNA-800003~~
19.09.19

② ~~Shampa Senar~~
19.9.19

2. ~~Rajesh Kumar Singh~~
~~S/O Ram Prakesh Singh~~
~~Munna chak, Grate No-18~~
~~Kankarbagh~~
~~Patna-20~~
19/9/19

Signature of the Land Owners

~~Signature of the Developer~~
19/9/19

Signature of the Developer

Drafted as per instructions by the parties :-

~~Jay Prasad~~

~~Chamber of 19/09/2019 Advocate~~
~~(Dr. ANIL KUMAR SINHA, "UDDYOGI")~~
Advocate Lic-40/07
'Chamber', Collectorate Bar Association
Patna

Printed:-

~~Signature of Sanjeev Kumar~~
(SANJEEV KUMAR)
Advocate
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association,
Patna

For Sankalp Construction
Partner
Signature of Partner

सभी प्रकार के रोज - 20 लाख

Signature and date
19/09/19



Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 155700/-	Amt. Paid By N.J Stamp Paper	Rs. 0
Add Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 177700

Registration Fee										LLR + Proc Fee		Service Charge	
FEE PAID	A1	21000	C	0	H1b	0	K1a	0	LII	0	LLR	0	1000
	A8	0	D	0	H2	0	K1b	0	LIII	0	Proc. Fee	0	
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
	A10	0	E	0	J1	0	K2	0	Na	0			
	B	0	H1a	0	J2	0	Lj	0					
	TOTAL-											21000	
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -												22000	

Date: 19/09/2019

[Signature]
Registering Office
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 19th September 2019 by Soumitro S/O Late Pa Chandra Das by profession Others. Status - Executant

Sdas
19/09/19

Signature/L.T.I. of Presentant

Date: 19/09/2019

[Signature]
Registering Office
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Probir Kumar Das' age '53' Sex 'M', 'S/O Monmatha Nath Das', resident of 'Prithvipur, East Lohanipur, Patna'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

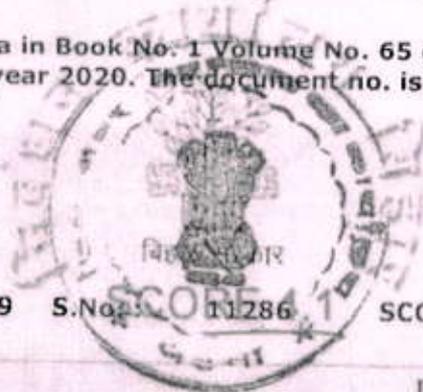
Date : 19/09/2019

[Signature]
Registering Office
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 65 on page no. 426 to 446 for the year 2020 and stored in CD Volume No. 8 , year 2020. The document no. is printed on the front Page of the document.

for Sankalp Construction
Partner



Token No. : 11502
Date : 26/02/2020

Year : 2019 S.No. : 11286 SCORE Ver.4.1

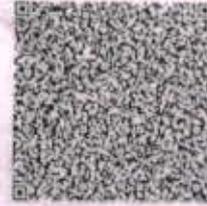
[Signature]
Registering Office
Patna

DEED NO: 2520

28/09/2019



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



152511

Certificate No.	: IN-BR05726833944633R
Certificate Issued Date	: 19-Sep-2019 10:38 AM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL0106438116172953R
Purchased by	: SANKALP CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SANKALP CONSTRUCTION
Stamp Duty Paid By	: SANKALP CONSTRUCTION
Stamp Duty Paid (Rs.)	: 1,55,700 (One Lakh Fifty Five Thousand Seven Hundred only)
Reg. fee (Rs.)	: 21,000 (Twenty One Thousand only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 1,000 (One Thousand only)
Total Amount (Rs.)	: 1,77,700 (One Lakh Seventy Seven Thousand Seven Hundred only)

For Sankalp Construction
शंकल्प शिल्प अर्क
Partner



शंकल्प शिल्प अर्क

शंकल्प शिल्प अर्क

Shankalp Shilp Ark

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T.N. - 11502

S.N. - 11286

D.N. - 2520

19/9/2019



For
Sankalp Construction
Partner

सुखनन्दन कुमार

सुखनन्दन कुमार

25.2.2020
सुखनन्दन कुमार

निम्न वर्गीय लिपिक
जिला निबंधन कार्यालय
पटना





भारत सरकार
GOVERNMENT OF INDIA



प्रोबीर कुमार दास
Probir Kumar Das
जन्म तिथि/ DOB: 30/12/1966
पुरुष / MALE



6529 6138 5986

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O मोनमथा नाथ दास, दास कुटीर,
प्रीथ्वी राजपथ, ईस्ट लोहानीपुर,
कदमकुआं, पटना,
बिहार - 800003

Address:
S/O Monmatha Nath Das, Das
Kutir, Prithavi Rajpath, East
Lohanipur, Kadankuan, Patna,
Bihar - 800003



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

Probir Kumar Das
19.09.19

पहचान कता

For
Sankalp Construction
कंपेक कन्सल्टिंग
Partner

Digitally signed by Probir Kumar Das
DN: cn=Probir Kumar Das, o=UIDAI, ou=UIDAI, email=probir@uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUMITRO KUMAR DAS

PHATICK CHANDRA DAS

01/03/1978

Permanent Account Number

AOYPD8262K

sdas

Signature



For
Sankalp Construction

संकल्प कंसा
Partner

sdas
19/09/2019

संकल्प कंसा
19/09/2019



भारत सरकार
GOVERNMENT OF INDIA



सौमित्रो कुमार दास
Soumitro Kumar Das
जन्म तिथि/DOB: 01/03/1978
पुरुष / MALE



2067 4745 9714

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: पी. सी दास,
जगदीशपुरी लेन न-02,
मिठनपुरा, मुजफ्फरपुर,
बिहार - 842002

Address:
S/O. P. C Das, Jagdishpuri lane no-
02, Mithanpura, Muzaffarpur,
Bihar - 842002

2067 4745 9714

Aadhaar-Aam Admi ka Adhikar

For
Sankalp Construction
कल्प संकल्प
Partner

S Das
19/09/2019

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 1492/51688/14900

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAMPA SORCAR
SATISH CHANDRA DAS
16/01/1963

Permanent Account Number
AIKPS0386B

Shampa Sorcar

Signature



Shampa Sorcar
19.9.19

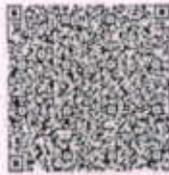
To
Shampa Sorcar
W/O Mrinmoy Kanti Sorcar
CA-169 Sector-1 Salt Lake City
Bidhannagar(M)
Bidhannagar
North 24 Paraganas North 24 Parganas
West Bengal 700064
9831042314

08/03/2012

87706996



MD877069960FH



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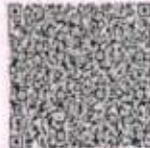
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मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Shampa Sorcar
जन्म तिथि / DOB : 16/01/1963
महिला / Female



4828 5677 9569

मेरा आधार, मेरी पहचान

For
Sankalp Construction
कल्प आर आर
Partner

Shampa Sorcar
19.9.19



भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No.: 1492/51688/14900



Shampa Sorcar
 19.9.19

To
 00
 Shampa Sorcar
 W/O Mrinmoy Kanti Sorcar
 CA-169 Sector-1 Salt Lake City
 Bidhannagar(M)
 Bidhannagar
 North 24 Paraganas North 24 Parganas
 West Bengal 700054
 9831042314

08/03/2012
 87706996



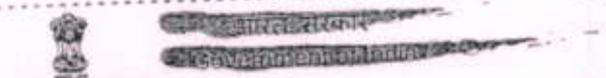
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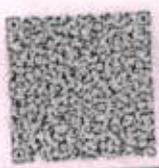
आपका आधार क्रमांक / Your Aadhaar No. :

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मेरा आधार, मेरी पहचान



00
 Shampa Sorcar
 जन्म तिथि / DOB : 15/01/1963
 महिला / Female



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मेरा आधार, मेरी पहचान

For Sankalp Construction
 Partner

Shampa Sorcar
 19.9.19

Serial No. 11790

Deed No. 3439



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

This document was presented for registration on 30/09/2019 by Sudhir Chandra Das
A stamp duty of Rs. **1586500/-** and other fees of Rs. **42000/-** 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. **3439** in Book No. **1**, Volume No. **88** on pages from **66** to
88 and has been preserved in total **23** pages in C.D. No. **11** / Year **2020**

32
30/9/19
12071/19

Date: 30/09/2019

Token No: 12071/2019

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

स्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणों के अनुरूप सही पाया।

30/9/19
जोब लिपिक
(अरुण कुमार महाराज)

SCANNED BY

(Development Agreement)

This Development Agreement executed and entered into
on this 30th day of September, 2019 (Two thousand and
nineteen) of the Christian Era.

BETWEEN

(I) MR. SUDHIR CHANDRA DAS (Mobile No.:
9470462321), (II) MR. SAROJ KUMAR DAS (Mobile
No.: 6201265171) both sons of Late Purna Chandra Das,
(III) MR. SHEKHAR DAS son of Late Tarak Chandra
Das (Mobile No.: 9308140033) (IV) MR. PROBIR
KUMAR DAS son of Late Monmatha Nath Das (Mobile
No.: 9955114599) (V) MRS. SANDHYA DAS wife of Late
Subir Kumar Das (Mobile No.: 9955050840) & (VI) MR.

Sign. of Executants

30/9/19
Sudhir Chandra Das
Saroj Kumar Das
30.9.19
Sandhya Das
30/09/19

M.C.N. 1388/2020

For
Sankalp Construction
Partner



(2)

ASIT KUMAR DAS son of Late Monmatha Nath Das (Mobile No.: 9835280008), all residing at Mohalla- Prithvipur, Lohanipur, P.O. & P.S.- Kadamkuan, Patna, Bihar, by Nationality Indian, hereinafter collectively called and/ or referred to as the "LAND OWNERS"(which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

SANKALP CONSTRUCTION, a partnership firm having its office at Road No. 13B, Rajendra Nagar, P.S.- Bahadurpur, Patna, PIN- 800016, Bihar, through its Partner **Mr. Rupesh Kumar Singh** son of Sri Vidya Prasad Singh, resident of Road No. 13B, Rajendra Nagar, P.S.- Bahadurpur, Patna, PIN- 800016, Bihar, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.**

Mobile: 9431860680

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the self acquired property of the land owners. The said property is originally acquired through a registered Articles of Agreement dated 08.8.1961 between Sree Purna Chandra Das son of Late Govinda Lal Das, resident of Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna and Sree Manik Chandra Das son of Late Govinda Lal Das, resident of Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna, which is registered in the office of the District Registrar Patna in Book No. 1, Volume No. 66, Pages from 193 to 205 bearing Deed No. 6886 registered on 11.09.1961.

Purna Chandra Das died leaving behind his eight sons

Asit Kumar Das
20/9/19
Sankalp Construction
20/9/19

Sign. of Executants
Sudhir Chandra Das
30/9/19
Sankalp Construction
Sanchay Das
30/9/19
Saroj Kumar Das
30.9.19
Sankalp Construction

For Sankalp Construction
20/9/19
Partner



Sankalp Construction
20/9/19

(3)

Satish Chandra Das, Satyendra Nath Das, Jyotish Chandra Das, Pathik Chandra Das, Gopal Chandra Das, Subhash Chandra Das, Sudhir Chandra Das, Saroj Kumar Das and one unmarried daughter Smt. Bina Das. After death of their father all partitioned through a Title Partition Suit No. 429 of 1985 in the court of Subordinate Judge-I, Patna. Since then they came in actual, physical, possession over their purchased land as absolute owner and partitioned the property. After some times Manick Chandra Das died leaving behind his four sons namely Tarak Chandra Das, Naba Kishore Das, Monmatha Nath Das and Girdhari Das and three daughters namely Kamla Bose, Sandhya Mitra and Sipra Sarkar. All co-sharer of the property partitioned the property vide Title Partition Suit No. 551/90 in the court of Sub Judge Ist Patna, which final Decree was prepared on 16.07.1999. In the meantime Tarak Chandra Das also died leaving behind his one son Shekhar Das. Monmatha Nath Das son of Late Manick Chandra Das died leaving behind his three sons Probir Kumar Das, Subir Kumar Das and Asit Kumar Das. Thereafter Subir Kumar Das died leaving behind his wife Mrs. Sandhya Das. Now it is to mention here that Naba Kishore Das son of Manik Chandra Das relinquished his share in favour of his nephew Sri Shekhar Das and Girdhari Lal Das relinquished his share in favour of his nephew Sri Probir Kumar Das. Since then all landowners came in actual physical possession over their share as absolute owners and paying rent to the Govt. of Bihar through Circle Office Patna Sadar, vide Zamabandi No. 60 and fully entitled to convey the same.

Land Owner No. 1 inherited the land measuring 2620 sq.ft.,
 Land Owner No. 2 inherited the land measuring 1355 sq.ft.,
 Land Owner No. 3 inherited the land measuring 5143 sq.ft.,
 Land Owner No. 4 inherited the land measuring 2287 sq.ft.,
 Land Owner No. 5 inherited the land measuring 1669 sq.ft.
 and Land Owner No. 6 inherited the land measuring 1669 sq.ft., i.e. total admeasuring land 14743 sq.ft., which is

Asit Kumar Das
 31/5/19
 1999

Probir Kumar Das
 30/9/19
 Sandhya Das
 30/07/19

Sign. of Executants
 Sudhir Chandra Das
 30/9/19
 Saroj Kumar Das
 30.9.19

For Sankalp Construction
 Partner



(4)

equivalent to 33.851 Decimals.

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential building on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owner:-

(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 land 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 P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government 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 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

Asit Kumar Das

2.19.19

Asit Kumar Das

Prabin Kumar Das

30/09/19

Sandhya Das

30/09/19

Sign. of Executants

Subhojit Kumar Das

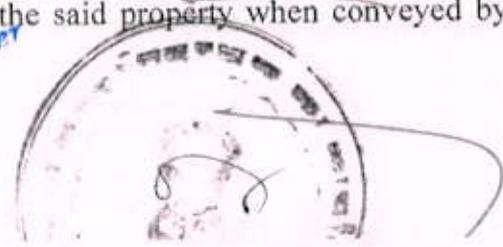
30/09/19

Souj Kumar Das

30.9.19

Souj Kumar Das

For Sankalp Construction Partner
2.19.19



(5)

owners to the Developer.

(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 PRDA (dissolved)/PMC/Competent Authority.

(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

Asit Kumar Das
30/9/19

Sanjay Kumar Das
30/9/19

Prabir Kumar Das
30/9/19

Sanjay a. Das
30/09/19

Sign. of Executants

Sudhir Chandra Das
30/9/19

Sanjay Kumar Das
30.9.19

For Sankalp Construction
Sanjay Kumar Das
Partner



(6)

before court of law for the same. The Land Owners will not be responsible for the same in any way.

(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 "DAS ENCLAVE" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (fifty percent) of the total super-built up area to the land Owners in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners 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, which details are as follows:

LAND OWNERS PROPORTIONATE SHARE IN TOTAL BUILT UP AREA AS PER THEIR RESPECTIVE LAND AREA

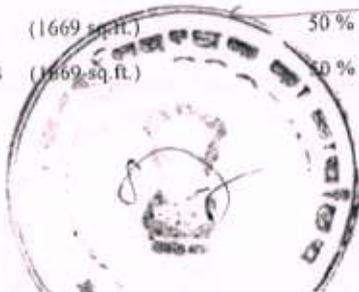
LAND OWNERS	LAND AREA	DEVELOPER	LAND OWNER
		(SHARE IN PERCENTAGE)	
MR. SUDHIR CHANDRA DAS (2620 sq. ft.)		50 %	50 %
MR. SAROJ KUMAR DAS (1355 sq. ft.)		50 %	50 %
MR. SHEKHAR DAS (5143 sq. ft.)		50 %	50 %
MR. PROBIR DAS (2287 sq. ft.)		50 %	50 %
MRS. SANDHYA DAS (1669 sq. ft.)		50 %	50 %
MR. ASIT KUMAR DAS (1669 sq. ft.)		50 %	50 %

Asit Kumar Das
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Sudhir Chandra Das
30.09.19

Probir Kumar Das
30.09.19
Sandhya Das
30.09.19

Sign. of Executants
Sudhir Chandra Das
30/09/19
Saroj Kumar Das
30.9.19

For Sankalp Construction
30/09/19
Partner



(7)

However, Land Owner No. V (Mrs. Sandhya Das) and Land Owner No. VI (Mr. Asit Kumar Das) will get one flat each of 1200 sq.ft. super built up area in addition to their share of 50%.

(7) In case Owner's 50% of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 50% 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 super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and 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 is 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, built-up area and common

Asit Kumar Das
30/09/19

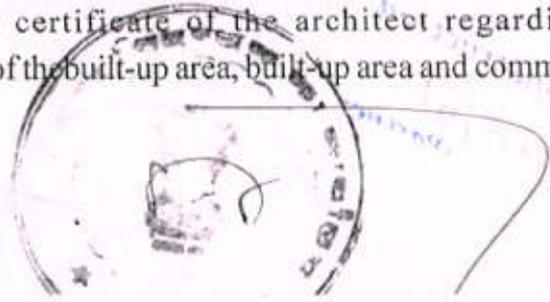
Asit Kumar Das

Pratibha Kumar Das
30/09/19
Sandhya Das
30/09/19

Sign. of Executants

Buddha Chandra Das
30/09/19
Saroj Kumar Das
30/09/19

For Sankalp Construction
30/09/19 Partner



(8)

service area will be final and binding on both the parties.

(11) The Land Owners shall, after the execution of 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 Owner's area to the Owners within (4 Years) from the date of sanction of the building plan, with further grace period of 6 (six) months.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of 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 of the said multistoried building. The developer will use the standard materials as specified in Schedule- II.

(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

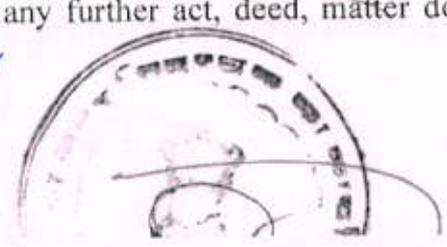
Asit Kumar Das
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Anirban Kumar Das
30/9/19

Prabin Kumar Das
30/9/19
Sandhya Das
30/9/19

Sign. of Executants

Dudhiv Choudhary Das
30/9/19
Sanjay Kumar Das
30.9.19
- P. K. D.

For Sankalp Construction
Anirban Kumar Das
Partner



(9)

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.

a. The Land Owners shall provide the LPC (Land Possession Certificate) to the Developer duly obtained from the competent authority.

(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.

(20)A separate list of detailed specifications for the said building in Schedule- II is part of this Development Agreement.

(21)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

Asit Kumar Das
30/9/19
Sudhis Chandra Das
30/9/19

Pratibha Kumar Das
30/9/19
Sandeep Das
30/9/19

Sudhis Chandra Das
30/9/19
Sandeep Kumar Das
30.9.19

For Sankalp Construction
Partner
30/9/19



(10)

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 by-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, 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 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 be handed over to the Owner's society/association of Owners/allottees of UNITS.

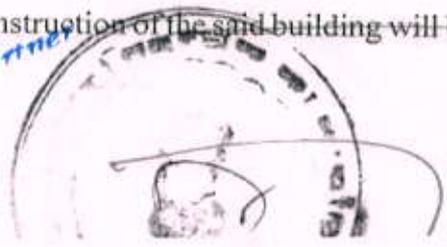
(F) The construction of the said building will be super deluxe

Asit Kumar Das
30/9/19
Sankalp Construction
30/9/19

Parthiv Kumar Das
30/9/19
Sanchay a Das
30/9/19

Sudhir Chandra Das
30/9/19
Sankalp Construction
30/9/19
Sankalp Construction
30/9/19

For Sankalp Construction
30/9/19
Partner



(11)

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 owner 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 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 PRDA (Dissolved)/PMC 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

Asit Kumar Das
30/9/15

Asit Kumar Das

Prabir Kumar Das
30/9/19
Sanjay Das
30/09/19

Sign. of Executants

Sankalp Construction
30/9/19
Sanjay Kumar Das
30.9.19

For Sankalp Construction
Asit Kumar Das
Partner



(12)

(or its allottees) jointly in the same proportion as their respective shares of super 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 super 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.

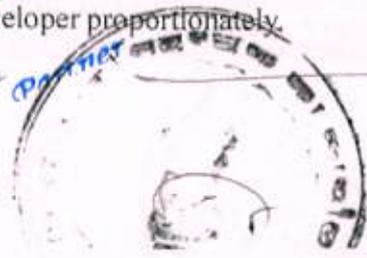
(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, 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 appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

That any taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed area of the building, then the same shall be paid by the land owner and developer proportionately.

For Sankalp Construction
30/9/19



Sign. of Executants

Asit Kumar Das
30/9/19

Rohini Kumar Das
30/9/19

Sandhya Das
30/09/19

Sudhir Chandra Das
30/9/19

Saroj Kumar Das
30.9.19

Arachand
30/9/19

(13)

(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 owner/s will have no objection regarding the same in future.

(P) That Main Building: The main building will not be demolished until or unless the owners are shifted to their newly constructed allotted flats/units in complete habitable condition. This will in no way be the reason or excuse for delay in execution of the project. The building plan drawn/made by the architect will have to be mutually approved by the developer and a person nominated and authorized by the land owners before getting it approved by the authorities. Any deviation of the plan will have to mutually approved by the developer and the owners or their/representative. Any part of the building if developed as commercial will be shared between the owners and the builder on the ratio as mentioned in the Development Agreement.

(Q) That the land owners shall get the premises vacated from the tenants within 2 to 3 months from the date of Development Agreement.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 14743 sq.ft. equivalent to **33.851 Decimals** more or less subject to actual measurement with residential old house constructed measuring **4000 sq. ft.** in which ground floor area 1333 sq.ft., first floor area 1333 sq.ft. & second floor area 1333 sq.ft., bearing Thana no- 5, Pargana- Azimabad, Survey Thana- Patna City, Tauzi No. 244, Khata nos. 24, 56 & 89 (Twenty four, fifty six and eighty nine), Survey Plot No. 246, 247 & 243 (Two hundred forty six, two hundred forty seven and two hundred forty three), Municipal Survey Ward No. 11, Circle No. 19, Sheet No. 58, Muniucipal Survey Plot No. 601, 1352 & 1353 (Six hundred one. One thousand

Asit Kumar Das
20/09/19

~~Asit Kumar Das~~
30/09/19

Pratim Kumar Das
30/09/19

Sandhya Das
30/09/19

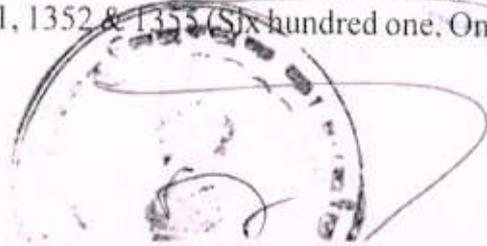
Sign. of Executants

Sudhakar Chandra
30/09/19

Saroj Kumar Das
30/09/19

Asit Kumar Das
30/09/19

For Sankalp Construction
Asit Kumar Das
Partner



(14)

three hundred fifty two and One thousand three hundred fifty five), situated at Mohalla & Mauza- Prithvipur, P.S.- Kadamkuan, in town and District of the Patna within the Municipal corporation area and under the district/sub-registrar, Patna, and bounded as follows:-

Boundary of Survey Plot No. 243 land measuring 3232.4 sq.ft.

North :- Part Plot No. 245.

South :- Part Plot No. 242.

East :- Part Plot No. 243.

West :- Part Plot No. 247.

Value of land ₹ 1,63,29,000/-

Boundary of Survey Plot No. 246 land measuring 5138.79 sq.ft.

North :- Main Road.

South :- Part Plot No. 247.

East :- Part Plot No. 245.

West :- 8' wide Das Lane.

Value of land ₹ 2,59,59,000/-

Boundary of Survey Plot No. 247 land measuring 6371.47 sq.ft.

North :- Part Plot No. 246.

South :- Part Plot No. 241.

East :- Part Plot No. 243.

West :- 8' wide Das Lane.

Value of land ₹ 3,21,86,000/-

Note:- Govt. value is mentioned at Code No.- 638 & Zone-5 of M.V.R. 2016-17.

which market value of above land is ₹ 7,92,74,000/- (Rupees Seven crore ninety two lakh seventy four thousand) only in which:

Value of land 7,44,74,000/-

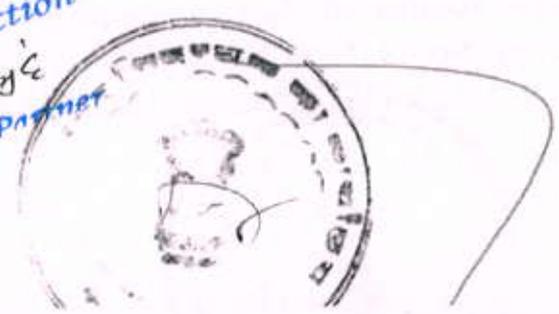
Value of residential construction 48,00,000/-

Asit Kumar Das
30/9/19
30/9/19

Prithvi Kumar Das
30/9/19
Sandhya Das
30/09/19

Sign. of Executants
Sudhir Choudhary
30/9/19
Sanjay Kumar
30/9/19
30/9/19

For Sankalp Construction
30/9/19



SCHEDULE-II

GENERAL SPECIFICATIONS, SERVICES AND AMENITIES

1. Structure:-

R.C.C. framed structure with brick work (Bricks in 1st Class-subject to verification and check by the 1st Party or through their authorised Agent when in use at site regarding the quality) in Cement Mortar as per Design and specification of Architects or Structural Consultants (all Designs and specifications are Architects or Structural consultants is subject to scrutiny and approval by the Owner).

(a) Cement :- ACC/Birla Ultra or of the equivalent quality.

(b) Steel :- Tata or equivalent of ISI marks.

(c) Sand/Chips:-of standard quality (Gaya/Sasaram).

(d) Brick work:-All internal Walls-Five Inched thick.

External Wall-Ten Inches wherever permissible or five Inches where required.

(e) Cement/Sand Mixing Ratio:- (i) Ceiling-1/4 (Ceiling Plaster with 1/4 Inch thickness Uniformly), (ii) Wall - 1/6 Mix.

(f) Curing :- Shall be done as required

2. **Dining Room/Drawing Room:-**

a) Flooring/Skirting : (800 x 800) MM vitrified tiles.

b) Walls : Wall putty (Ready to paint)

c) Doors : Pre-laminated Hush door shutter with SS fitting duly painted fitting from Dorma, Godrej or equivalent.

d) Window : UPVC windows with Hot glass.

e) Ceiling : POP finish with false ceiling.

* Vitrified tile to be used for all floorings inside the units except for bathroom where ceramic tiles will be used.

3. **BEDROOM :**

a) flooring/skirting : Master bedroom and other bedrooms (600 x 600) MM vitrified tiles.

b) walls : wall putty (ready to paint)

c) Main Doors shall be provided with veneer duly polished.

d) Other Doors will be flush doors fitted with laminates.

Asit Kumar Das
20/9/19
20/9/19

Prabir Kumar Das
30/9/19
Sandhya Das
30/09/19

Sign. of Executants
Buddhi Lakshmi Das
30/9/19
Sauraj Kumar Das
30.9.19
Surbhi Das

For Sankalp Construction
Partner



(16)

- e) Window : UPVC windows with float glass.
- f) Ceiling : POP with Cornice.

4. Kitchen :

- a) flooring/skirting : Anti-skid ceramic tile.
- b) walls : ceramic tiles up to 600 mm height above counter top and all around.
- c) Ceiling : wall putty (ready to paint)
- d) Doors : Skin door shutter with SS fitting
- e) counter top : Polished granite
- f) Sink water supply : Single bowl stainless sink with drain board. Provision for hot & cold water supply.
- g) Fitting : single lever cp fitting) Jaquar, Hindware or equivalent make)

5. Toilet:

- a) flooring/skirting : Ceramic tile flooring.
- b) walls : Ceramic tiles up to ceiling.
- c) Ceiling : Pop Punning.
- d) Doors : Skin door shutter with SS fitting
- e) counter top : store/granite counter.
- f) water supply : Provision for hot and cold water supply.
- g) Fitting : single lever cp fitting with wall mounted commode (Jaquar, Hindware or equivalent make)

5. Balcony :

- (a) Flooring : Antiskid ceramic tile.
- (b) Walls : All weather textured paint.
- (c) Ceiling : plaster with external paint.
- (d) Doors : skin door shutter with SS fitting .
- (e) Railing : SS and glass railing.

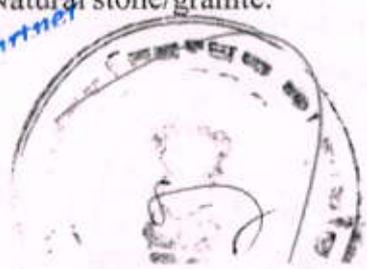
6. Corridor :

- (a) Flooring : Vitrified tiles (600 x 600) mm
- (b) Ceiling : POP punning with emulsion paint.
- (c) Wall cladding with marble, granite, tiles to be done up to height of 5 feet.

7. LIFT LOBBY

- a) Flooring : Natural stone/granite.

For Sankalp Construction
24/09/19
Partner



Sign. of Executants

Asit Kumar Das 21/10/19	Asit Kumar Das 21/10/19
Prabhakar Kumar Das 30/09/19	Prabhakar Kumar Das 30/09/19
Sandhya Das 30/09/19	Sandhya Das 30/09/19
Buddha Chandra Das 30/09/19	Buddha Chandra Das 30/09/19
Sanjay Kumar Das 30/09/19	Sanjay Kumar Das 30/09/19
A. K. Das 30/09/19	A. K. Das 30/09/19

For Sankalp Construction
24/09/19
Partner

(17)

b) Walls/Lift facia : Emulsion paint up to full height and granite.

8. Other features :

(a) Electrical : Copper wiring in conduit with modular switches (Havells or equivalent to make)

(b) DTH points : Drawing room/lobby and all Bedrooms.

(c) Telecon : Telephone point in drawing/dining room.

(d) Stair : Granite on riser & tread with SS railings.

(e) External finishing : all weather textured paint.

(f) Security : CCTV camera and video bell calling and flat main gate with extra security door (steel make)

9. Intercom:-

Intercom Facilities shall be provided in each Flat.

10. Generator:-

(a) Generator of 50-75kv to run the Pump/Common area lighting and lift of make Kirloskar or equivalent make of good quality silent generator.

(b) 1kv of Generator Power Supply to each Flat & common Area shall be provided after that it is chargeable for each extra load for running of AC etc.

11. Lift:-

(a) 2 Kone/ECE Lift of Five persons or of suitable capacity will be provided or as per approved design.

(b) Lift Facia- Finishing with Granite Tiles upto Ceiling height on all floors.

12. Water Supply:-

(a) 24 Hours Treated water supply using Softeners and Ionisers of reputed make from minimum 2 Deep Tube wells.

(b) 2 Overhead water tanks with adequate capacity as per approved design.

13. Roof Treatment.

Brick on edge with water proofing compound, appropriate concrete and punning plaster on top so that 100% water proofing is achieved.

14. Stairs.

At least 2 number of stairs shall be provided or as per approved design.

Asit Kumar Das
30/09/19

Sanjay Kumar Das
30/09/19

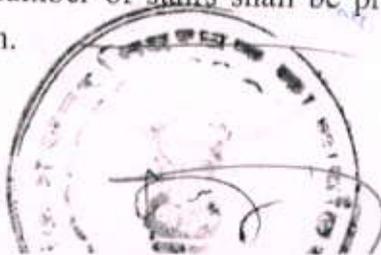
Rubing Kumar Das
30/09/19

Sandhya Das
30/09/19

Sign. of Executants

Budhi Chandra Das
30/09/19

Saroj Kumar Das
30/09/19



For Sankalp Construction
Partner
30/09/19

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 1586500/-
 Adpl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 0/-
Amt. paid through Bank Challan	Rs. 1628500/-

Registration Fee										
LEE PAIE	A1	1000	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	40000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									41000
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										42000

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

[Signature]
 Registering Office
 Patna

Date: 30/09/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 30th September 2019 by Sudhir Chandra Das
 Patna Chandra Das by profession Others. Status - Executant

[Signature]
 Signature/L.T.I. of Presentant
 30/9/19

Date: 30/09/2019

[Signature]
 Registering Office
 Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajesh Kumar Singh' age 30' Sex 'M', 'Ram Pravesh Singh', resident of 'Janak Palace, Bari Path, Radha Krishna Mandir Ke Pas, Dariyapur Co. a, Patna 4'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 30/09/2019

[Signature]
 Registering Office
 Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 88 on page no. 66 to 88 for the year 20 and stored in CD Volume No. 11 , year 2020. The document no. is printed on the front Page of the docum



For Sankalp Construction
 Date 17/03/2020 1 Year 2019 S.No. : 11790

SCORE Ver.4.1

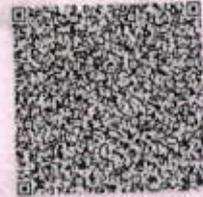
[Signature]
 Registering Office
 Deed No. : d Nop

DEED NO: 3439

2800 2019 093 0021



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No.	: IN-BR05933627787012R
Certificate Issued Date	: 26-Sep-2019 05:20 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL0106674625145839R
Purchased by	: SANKALP CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SANKALP CONSTRUCTION
Stamp Duty Paid By	: SANKALP CONSTRUCTION
Stamp Duty Paid (Rs.)	: 15,86,500 (Fifteen Lakh Eighty Six Thousand Five Hundred only)
Reg. fee (Rs.)	: 41,000 (Forty One Thousand only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 1,000 (One Thousand only)
Total Amount (Rs.)	: 16,28,500 (Sixteen Lakh Twenty Eight Thousand Five Hundred only)

12071/19



1. Shalini Chandra Das
30/9/19
Partner Kumbhar Das
30/9/19

2. Sanjay Kumar Das
30.9.19
Sankhya Das
30/09/19

3. Shreya Das
30/09/19
Asit Kumar Das
20/9/19
Partner Kumbhar Das
30/9/19

Do not write or sign below this line

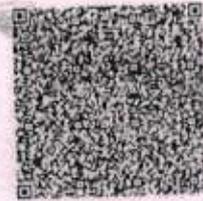
For
Sankalp Construction
Partner
[Signature]

SR 0005104773

2800 2010037071



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No.	: IN-BR09428773858337S
Certificate Issued Date	: 06-Mar-2020 03:18 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL01108809197490125
Purchased by	: SANKALP CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SANKALP CONSTRUCTION
Stamp Duty Paid By	: SANKALP CONSTRUCTION
Stamp Duty Paid (Rs.)	: 5,40,600 (Five Lakh Forty Thousand Six Hundred only)
Reg. fee (Rs.)	: 20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 0 (Zero)
Total Amount (Rs.)	: 5,60,600 (Five Lakh Sixty Thousand Six Hundred only)

Misc Rs 1388600



For Sankalp Construction
[Signature]

Do not write or type below this line

SIR 0006914283

T.N-12071

S.N-11790

D.N 3439

30.9.2019



For Sankalp Construction
जिपरा मुक्ति लोडि

Patna

सुखनन्दन कुमार

13.3.2020

सुखनन्दन कुमार
निम्न वर्गीय लिपिक
जिला निबंधन कार्यालय
पटना



भारत सरकार
GOVERNMENT OF INDIA



सुधीर चंद्र दास
Sudhir Chandra Das
जन्म तिथि/ DOB: 30/01/1943
पुरुष / MALE



7594 8029 2048

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O पी.सी दास, दास कुटीर,
१, इस्ट लोहानीपुर, पटना,
पटना,
बिहार - 800003

Address:

S/O P.C Das, Das kutr. 1, East
Lohanipur, patana, Patna,
Bihar - 800003

7594 8029 2048

Aadhaar-Aam Admi ka Adhikar

Sudhir Chandra Das
30/1/19

For
Sankalp Construction
Partner
21/4/19

District Registry Office, Patna

Number 12071

Reg. Year 2019

Serial Number 11790

Deed Number

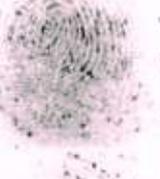
Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Partner	Apesh Kumar Singh <i>Apesh Kumar Singh</i> 30/9/19						
Partner	Asit Kumar Das <i>Asit Kumar Das</i> 20/9/17						
Partner	Probin Kumar Das <i>Probin Kumar Das</i> 30/9/19						
Partner	Sandhya Das <i>Sandhya Das</i> 30/09/19						
Partner	Saroj Kumar Das <i>Saroj Kumar Das</i> 30.9.19						
Partner	Shekhar Das <i>Shekhar Das</i> 30/09/19						
Partner	Sudhir Chandra Das <i>Sudhir Chandra Das</i> 30/9/19						

Photo
 Thumb
 Index
 Middle
 Ring
 Little

Sudhir Chandra Das
30/9/19



Sudhir Chandra Das
30/9/19

For Sankalp Construction
Apesh Kumar Singh
Partner



District Registry Office, Patna

Deed Number

Number 12071

Reg. Year 2019

Serial Number 11790

Name	Photo	Thumb	Index	Middle	Ring	Little
Rajesh Kumar Singh 21/9/19						

RE Ver. 4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 2800-op112



क्षीमान के आदेशानुसार मन्नाकार साय मकान/ स्थल का कोटेग्राफी (खण्डन)
 कराया गया सौजा - पृथ्वीपुत्र थाना - कस्म सुडौं थाना नं. 5 खारा नं. 24, 56
 एवं 89 एरॉड नं. 246, 247 एवं 243 स्थानी 14743 वर्गफीट
 में से मूलतः 1333 वर्गफीट प्रथम तल - 1333 वर्गफीट द्वितीय तल - 1333
 वर्गफीट में बना मकान जांचोपयन्त अभ्यासिक में रोड पर मायागया
 स्थल को फीस चुकाया गया जो सही है।

सुखनन्दन कुमार
 13. 3. 2020

सुखनन्दन कुमार
 निम्न वर्गीय लिपिक
 जिला निबंधन कार्यालय
 पटना



For Sankalp Construction
 संपन्न साहू
 Partner



The National Construction
Association
Washington, D.C.

Serial No. 11790

Deed No. 3439



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

This document was presented for registration on 30/09/2019 by Sudhir Chandra Das
A stamp duty of Rs. **1586500/-** and other fees of Rs. **42000/-** 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. **3439** in Book No. **1**, Volume No. **88** on pages from **66** to
88 and has been preserved in total **23** pages in C.D. No. **11** / Year **2020**

32
30/9/19
12071/19

Date: 30/09/2019

Token No: 12071/2019

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

स्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणों के अनुरूप सही पाया।

30/9/19
जोब लिपिक
(अरुण कुमार महाराज)

SCANNED BY

(Development Agreement)

This Development Agreement executed and entered into
on this 30th day of September, 2019 (Two thousand and
nineteen) of the Christian Era.

BETWEEN

(I) MR. SUDHIR CHANDRA DAS (Mobile No.:
9470462321), (II) MR. SAROJ KUMAR DAS (Mobile
No.: 6201265171) both sons of Late Purna Chandra Das,
(III) MR. SHEKHAR DAS son of Late Tarak Chandra
Das (Mobile No.: 9308140033) (IV) MR. PROBIR
KUMAR DAS son of Late Monmatha Nath Das (Mobile
No.: 9955114599) (V) MRS. SANDHYA DAS wife of Late
Subir Kumar Das (Mobile No.: 9955050840) & (VI) MR.

Sign. of Executants

30/9/19
Sudhir Chandra Das
Saroj Kumar Das
30.9.19
Sandhya Das
30/09/19

M.C.N. 1388/2020

For
Sankalp Construction
Partner



(2)

ASIT KUMAR DAS son of Late Monmatha Nath Das (Mobile No.: 9835280008), all residing at Mohalla- Prithvipur, Lohanipur, P.O. & P.S.- Kadamkuan, Patna, Bihar, by Nationality Indian, hereinafter collectively called and/ or referred to as the "LAND OWNERS"(which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

SANKALP CONSTRUCTION, a partnership firm having its office at Road No. 13B, Rajendra Nagar, P.S.- Bahadurpur, Patna, PIN- 800016, Bihar, through its Partner **Mr. Rupesh Kumar Singh** son of Sri Vidya Prasad Singh, resident of Road No. 13B, Rajendra Nagar, P.S.- Bahadurpur, Patna, PIN- 800016, Bihar, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.**

Mobile: 9431860680

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the self acquired property of the land owners. The said property is originally acquired through a registered Articles of Agreement dated 08.8.1961 between Sree Purna Chandra Das son of Late Govinda Lal Das, resident of Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna and Sree Manik Chandra Das son of Late Govinda Lal Das, resident of Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna, which is registered in the office of the District Registrar Patna in Book No. 1, Volume No. 66, Pages from 193 to 205 bearing Deed No. 6886 registered on 11.09.1961.

Purna Chandra Das died leaving behind his eight sons

Asit Kumar Das
20/9/19
Sankalp Construction
20/9/19

Sign. of Executants
Sudhir Chandra Das
30/9/19
Sankalp Construction
Sankalp Construction
Sankalp Construction
30/9/19
Sankalp Construction
30/9/19

For Sankalp Construction
20/9/19
Partner



Sankalp Construction
20/9/19

(3)

Satish Chandra Das, Satyendra Nath Das, Jyotish Chandra Das, Pathik Chandra Das, Gopal Chandra Das, Subhash Chandra Das, Sudhir Chandra Das, Saroj Kumar Das and one unmarried daughter Smt. Bina Das. After death of their father all partitioned through a Title Partition Suit No. 429 of 1985 in the court of Subordinate Judge-I, Patna. Since then they came in actual, physical, possession over their purchased land as absolute owner and partitioned the property. After some times Manick Chandra Das died leaving behind his four sons namely Tarak Chandra Das, Naba Kishore Das, Monmatha Nath Das and Girdhari Das and three daughters namely Kamla Bose, Sandhya Mitra and Sipra Sarkar. All co-sharer of the property partitioned the property vide Title Partition Suit No. 551/90 in the court of Sub Judge Ist Patna, which final Decree was prepared on 16.07.1999. In the meantime Tarak Chandra Das also died leaving behind his one son Shekhar Das. Monmatha Nath Das son of Late Manick Chandra Das died leaving behind his three sons Probir Kumar Das, Subir Kumar Das and Asit Kumar Das. Thereafter Subir Kumar Das died leaving behind his wife Mrs. Sandhya Das. Now it is to mention here that Naba Kishore Das son of Manik Chandra Das relinquished his share in favour of his nephew Sri Shekhar Das and Girdhari Lal Das relinquished his share in favour of his nephew Sri Probir Kumar Das. Since then all landowners came in actual physical possession over their share as absolute owners and paying rent to the Govt. of Bihar through Circle Office Patna Sadar, vide Zamabandi No. 60 and fully entitled to convey the same.

Land Owner No. 1 inherited the land measuring 2620 sq.ft.,
 Land Owner No. 2 inherited the land measuring 1355 sq.ft.,
 Land Owner No. 3 inherited the land measuring 5143 sq.ft.,
 Land Owner No. 4 inherited the land measuring 2287 sq.ft.,
 Land Owner No. 5 inherited the land measuring 1669 sq.ft.
 and Land Owner No. 6 inherited the land measuring 1669 sq.ft., i.e. total admeasuring land 14743 sq.ft., which is

Asit Kumar Das
 31/5/19
 1999

Probir Kumar Das
 30/9/19
 Sandhya Das
 30/07/19

Sign. of Executants
 Sudhir Chandra Das
 30/9/19
 Saroj Kumar Das
 30.9.19

For Sankalp Construction
 Partner



(4)

equivalent to 33.851 Decimals.

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential building on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owner:-

(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 land 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 P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government 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 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

For Sankalp Construction Partner
22/4/19



Sign. of Executants

Sanjay Kumar Das 30/9/19
Sanjay Kumar Das 30/9/19

Pratim Kumar Das 30/9/19
Sanjay a Das 30/09/19

Asit Kumar Das 20/9/19
Sanjay Kumar Das

(5)

owners to the Developer.

(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 PRDA (dissolved)/PMC/Competent Authority.

(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

Asit Kumar Das
30/9/19

Sanjay Kumar Das
30/9/19

Prabir Kumar Das
30/9/19

Sanjay a. Das
30/09/19

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Sudhir Chandra Das
30/9/19

Sanjay Kumar Das
30.9.19

For Sankalp Construction
Sanjay Kumar Das
Partner



(6)

before court of law for the same. The Land Owners will not be responsible for the same in any way.

(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 "DAS ENCLAVE" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (fifty percent) of the total super-built up area to the land Owners in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners 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, which details are as follows:

LAND OWNERS PROPORTIONATE SHARE IN TOTAL BUILT UP AREA AS PER THEIR RESPECTIVE LAND AREA

LAND OWNERS	LAND AREA	DEVELOPER	LAND OWNER
		(SHARE IN PERCENTAGE)	
MR. SUDHIR CHANDRA DAS (2620 sq. ft.)		50 %	50 %
MR. SAROJ KUMAR DAS (1355 sq. ft.)		50 %	50 %
MR. SHEKHAR DAS (5143 sq. ft.)		50 %	50 %
MR. PROBIR DAS (2287 sq. ft.)		50 %	50 %
MRS. SANDHYA DAS (1669 sq. ft.)		50 %	50 %
MR. ASIT KUMAR DAS (1669 sq. ft.)		50 %	50 %

For Sankalp Construction
79421 37108
Partner



Asit Kumar Das
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Sankalp Construction
30.19.19

Prabin Kumar Das
30.09.19
Sandhya Das
30.09.19

Sign. of Executants
Sudhir Chandra Das
30/09/19
Saroj Kumar Das
30.9.19

(7)

However, Land Owner No. V (Mrs. Sandhya Das) and Land Owner No. VI (Mr. Asit Kumar Das) will get one flat each of 1200 sq.ft. super built up area in addition to their share of 50%.

(7) In case Owner's 50% of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 50% 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 super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and 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 is 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, built-up area and common

Asit Kumar Das
30/09/19

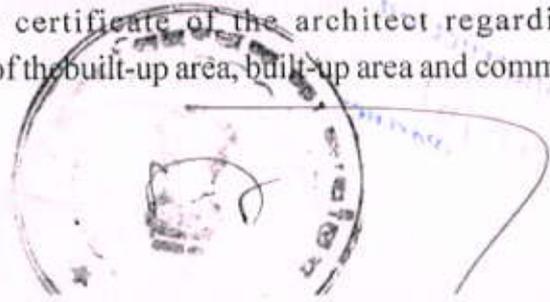
Asit Kumar Das

Pratibha Kumar Das
30/09/19
Sandhya Das
30/09/19

Sign. of Executants

Buddha Chandra Das
30/09/19
Saroj Kumar Das
30/09/19

For Sankalp Construction
30/09/19 Partner



(8)

service area will be final and binding on both the parties.

(11) The Land Owners shall, after the execution of 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 Owner's area to the Owners within (4 Years) from the date of sanction of the building plan, with further grace period of 6 (six) months.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of 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 of the said multistoried building. The developer will use the standard materials as specified in Schedule- II.

(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

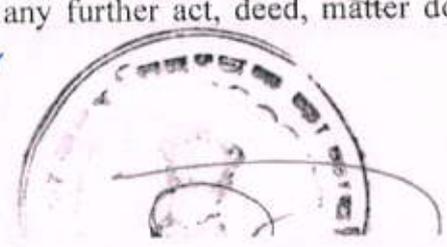
Asit Kumar Das
30/9/19
Anita Sankalp
20/9/19

Prabin Kumar Das
30/9/19
Sandhya Das
20/9/19

Sign. of Executants

Dudhiv Choudhary
30/9/19
Sanjay Kumar Das
30.9.19
- P. Sankalp

For Sankalp Construction
Anita Sankalp
Partner



(9)

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.

a. The Land Owners shall provide the LPC (Land Possession Certificate) to the Developer duly obtained from the competent authority.

(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.

(20)A separate list of detailed specifications for the said building in Schedule- II is part of this Development Agreement.

(21)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

Asit Kumar Das
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Sudhis Chandra Das
30/9/19

Pruthi Kumar Das
30/9/19
Sandeep Das
30/9/19

Sudhis Chandra Das
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Sandeep Kumar Das
30.9.19

For Sankalp Construction
Partner
30/9/19



(10)

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 by-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, 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 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 be handed over to the Owner's society/association of Owners/allottees of UNITS.

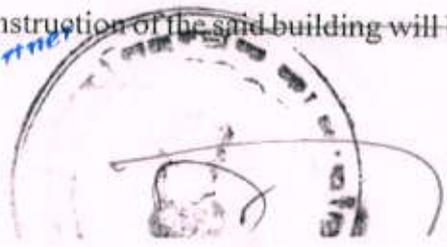
(F) The construction of the said building will be super deluxe

Asit Kumar Das
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Parthiv Kumar Das
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Sanchay a Das
30/9/19

Sudhir Chandra Das
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Sankalp Construction
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Sankalp Construction
30/9/19

For Sankalp Construction
30/9/19
Partner



(11)

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 owner 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 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 PRDA (Dissolved)/PMC 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

Asit Kumar Das
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Asit Kumar Das

Prabir Kumar Das
30/9/19
Sanjay Das
30/09/19

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Sankalp Construction
30/9/19
Sanjay Kumar Das
30.9.19

For Sankalp Construction
Asit Kumar Das
Partner



(12)

(or its allottees) jointly in the same proportion as their respective shares of super 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 super 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.

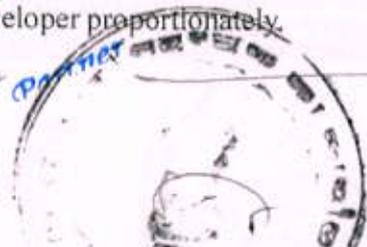
(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, 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 appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

That any taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed area of the building, then the same shall be paid by the land owner and developer proportionately.

For Sankalp Construction
30/9/19



Sign. of Executants

Asit Kumar Das
30/9/19

Sandhya Das
30/09/19

Sudhir Chandra Das
30/9/19

Sanku Kumar Das
30.9.19

Arachand
30/9/19

(13)

(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 owner/s will have no objection regarding the same in future.

(P) That Main Building: The main building will not be demolished until or unless the owners are shifted to their newly constructed allotted flats/units in complete habitable condition. This will in no way be the reason or excuse for delay in execution of the project. The building plan drawn/made by the architect will have to be mutually approved by the developer and a person nominated and authorized by the land owners before getting it approved by the authorities. Any deviation of the plan will have to mutually approved by the developer and the owners or their/representative. Any part of the building if developed as commercial will be shared between the owners and the builder on the ratio as mentioned in the Development Agreement.

(Q) That the land owners shall get the premises vacated from the tenants within 2 to 3 months from the date of Development Agreement.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 14743 sq.ft. equivalent to **33.851 Decimals** more or less subject to actual measurement with residential old house constructed measuring **4000 sq. ft.** in which ground floor area 1333 sq.ft., first floor area 1333 sq.ft. & second floor area 1333 sq.ft., bearing Thana no- 5, Pargana- Azimabad, Survey Thana- Patna City, Tauzi No. 244, Khata nos. 24, 56 & 89 (Twenty four, fifty six and eighty nine), Survey Plot No. 246, 247 & 243 (Two hundred forty six, two hundred forty seven and two hundred forty three), Municipal Survey Ward No. 11, Circle No. 19, Sheet No. 58, Muniucipal Survey Plot No. 601, 1352 & 1353 (Six hundred one. One thousand

Asit Kumar Das
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Pratim Kumar Das
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Sandhya Das
30/09/19

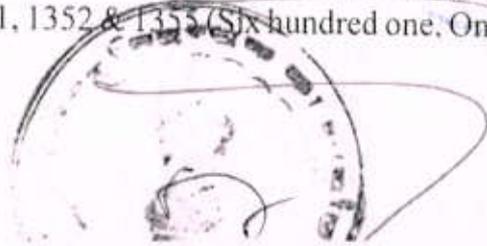
Sign. of Executants

Sudhakar Chandra
30/9/19

Saroj Kumar
30/9/19

Asit Kumar Das
30/9/19

For Sankalp Construction
Asit Kumar Das
Partner



(14)

three hundred fifty two and One thousand three hundred fifty five), situated at Mohalla & Mauza- Prithvipur, P.S.- Kadamkuan, in town and District of the Patna within the Municipal corporation area and under the district/sub-registrar, Patna, and bounded as follows:-

Boundary of Survey Plot No. 243 land measuring 3232.4 sq.ft.

North :- Part Plot No. 245.

South :- Part Plot No. 242.

East :- Part Plot No. 243.

West :- Part Plot No. 247.

Value of land ₹ 1,63,29,000/-

Boundary of Survey Plot No. 246 land measuring 5138.79 sq.ft.

North :- Main Road.

South :- Part Plot No. 247.

East :- Part Plot No. 245.

West :- 8' wide Das Lane.

Value of land ₹ 2,59,59,000/-

Boundary of Survey Plot No. 247 land measuring 6371.47 sq.ft.

North :- Part Plot No. 246.

South :- Part Plot No. 241.

East :- Part Plot No. 243.

West :- 8' wide Das Lane.

Value of land ₹ 3,21,86,000/-

Note:- Govt. value is mentioned at Code No.- 638 & Zone-5 of M.V.R. 2016-17.

which market value of above land is ₹ 7,92,74,000/- (Rupees Seven crore ninety two lakh seventy four thousand) only in which:

Value of land 7,44,74,000/-

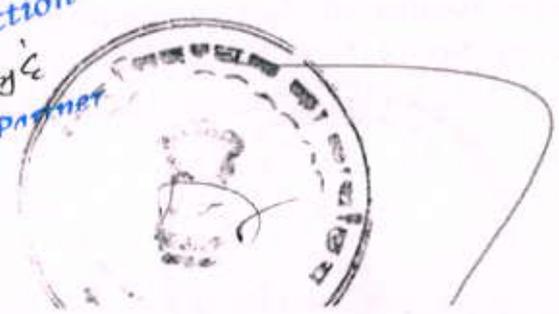
Value of residential construction 48,00,000/-

Asit Kumar Das
30/9/19
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Prithvi Kumar Das
30/9/19
Sandhya Das
30/09/19

Sign. of Executants
Sudhir Choudhary
30/9/19
Sanjay Kumar
30/9/19
30/9/19

For Sankalp Construction
30/9/19



SCHEDULE-II

GENERAL SPECIFICATIONS, SERVICES AND AMENITIES

1. Structure:-

R.C.C. framed structure with brick work (Bricks in 1st Class-subject to verification and check by the 1st Party or through their authorised Agent when in use at site regarding the quality) in Cement Mortar as per Design and specification of Architects or Structural Consultants (all Designs and specifications are Architects or Structural consultants is subject to scrutiny and approval by the Owner).

(a) Cement :- ACC/Birla Ultra or of the equivalent quality.

(b) Steel :- Tata or equivalent of ISI marks.

(c) Sand/Chips:-of standard quality (Gaya/Sasaram).

(d) Brick work:-All internal Walls-Five Inched thick.

External Wall-Ten Inches wherever permissible or five Inches where required.

(e) Cement/Sand Mixing Ratio:- (i) Ceiling-1/4 (Ceiling Plaster with 1/4 Inch thickness Uniformly), (ii) Wall - 1/6 Mix.

(f) Curing :- Shall be done as required

2. **Dining Room/Drawing Room:-**

a) Flooring/Skirting : (800 x 800) MM vitrified tiles.

b) Walls : Wall putty (Ready to paint)

c) Doors : Pre-laminated Hush door shutter with SS fitting duly painted fitting from Dorma, Godrej or equivalent.

d) Window : UPVC windows with Hot glass.

e) Ceiling : POP finish with false ceiling.

* Vitrified tile to be used for all floorings inside the units except for bathroom where ceramic tiles will be used.

3. **BEDROOM :**

a) flooring/skirting : Master bedroom and other bedrooms (600 x 600) MM vitrified tiles.

b) walls : wall putty (ready to paint)

c) Main Doors shall be provided with veneer duly polished.

d) Other Doors will be flush doors fitted with laminates.

Asit Kumar Das
20/9/19
20/9/19

Prabir Kumar Das
30/9/19
Sanchay Das
30/09/19

Sign. of Executants
Buddhi Kumar Das
30/9/19
Sauraj Kumar Das
30.9.19
Sankalp Construction

For Sankalp Construction
Partner



(16)

- e) Window : UPVC windows with float glass.
- f) Ceiling : POP with Cornice.

4. Kitchen :

- a) flooring/skirting : Anti-skid ceramic tile.
- b) walls : ceramic tiles up to 600 mm height above counter top and all around.
- c) Ceiling : wall putty (ready to paint)
- d) Doors : Skin door shutter with SS fitting
- e) counter top : Polished granite
- f) Sink water supply : Single bowl stainless sink with drain board. Provision for hot & cold water supply.
- g) Fitting : single lever cp fitting) Jaquar, Hindware or equivalent make)

5. Toilet:

- a) flooring/skirting : Ceramic tile flooring.
- b) walls : Ceramic tiles up to ceiling.
- c) Ceiling : Pop Punning.
- d) Doors : Skin door shutter with SS fitting
- e) counter top : store/granite counter.
- f) water supply : Provision for hot and cold water supply.
- g) Fitting : single lever cp fitting with wall mounted commode (Jaquar, Hindware or equivalent make)

5. Balcony :

- (a) Flooring : Antiskid ceramic tile.
- (b) Walls : All weather textured paint.
- (c) Ceiling : plaster with external paint.
- (d) Doors : skin door shutter with SS fitting .
- (e) Railing : SS and glass railing.

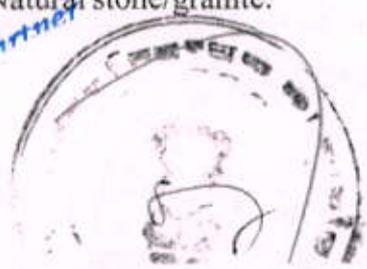
6. Corridor :

- (a) Flooring : Vitrified tiles (600 x 600) mm
- (b) Ceiling : POP punning with emulsion paint.
- (c) Wall cladding with marble, granite, tiles to be done up to height of 5 feet.

7. LIFT LOBBY

- a) Flooring : Natural stone/granite.

For Sankalp Construction
24/09/19
Partner



Sign. of Executants

Asit Kumar Das
2.19/19

Prabhakar Kumar Das
30/09/19

Indrakumar Das
30/09/19

24/09/19

Sandhya Das
30/09/19

Sandhya Kumar Das
30.9.19

A. K. Das

30/09/19

(17)

b) Walls/Lift facia : Emulsion paint up to full height and granite.

8. Other features :

(a) Electrical : Copper wiring in conduit with modular switches (Havells or equivalent to make)

(b) DTH points : Drawing room/lobby and all Bedrooms.

(c) Telecon : Telephone point in drawing/dining room.

(d) Stair : Granite on riser & tread with SS railings.

(e) External finishing : all weather textured paint.

(f) Security : CCTV camera and video bell calling and flat main gate with extra security door (steel make)

9. Intercom:-

Intercom Facilities shall be provided in each Flat.

10. Generator:-

(a) Generator of 50-75kv to run the Pump/Common area lighting and lift of make Kirloskar or equivalent make of good quality silent generator.

(b) 1kv of Generator Power Supply to each Flat & common Area shall be provided after that it is chargeable for each extra load for running of AC etc.

11. Lift:-

(a) 2 Kone/ECE Lift of Five persons or of suitable capacity will be provided or as per approved design.

(b) Lift Facia- Finishing with Granite Tiles upto Ceiling height on all floors.

12. Water Supply:-

(a) 24 Hours Treated water supply using Softeners and Ionisers of reputed make from minimum 2 Deep Tube wells.

(b) 2 Overhead water tanks with adequate capacity as per approved design.

13. Roof Treatment.

Brick on edge with water proofing compound, appropriate concrete and punning plaster on top so that 100% water proofing is achieved.

14. Stairs.

At least 2 number of stairs shall be provided or as per approved design.

Asit Kumar Das

30/09/19

Signature of Asit Kumar Das

Rubing Kumar Das

30/09/19

Signature of Sandhya Das

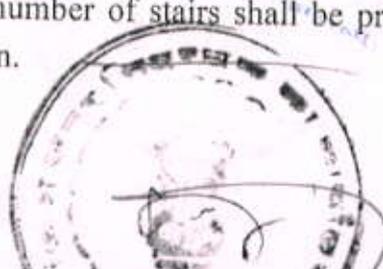
Sign. of Executants

Budhi Chandra Das

30/09/19

Saroj Kumar Das

30/09/19



For Sankalp Construction Partner
Signature of Sankalp Construction Partner

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 1586500/-
 Adpl Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 0/-
Amt. paid through Bank Challan	Rs. 1628500/-

Registration Fee										
LEE PAIE	A1	1000	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	40000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									41000
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										42000

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

[Signature]
 Registering Office
 Patna

Date: 30/09/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 30th September 2019 by Sudhir Chandra Das (Patna Chandra Das by profession Others. Status - Executant

[Signature]
 Signature/L.T.I. of Presentant
 30/9/19

Date: 30/09/2019

[Signature]
 Registering Office
 Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajesh Kumar Singh' age 30' Sex 'M', 'Ram Pravesh Singh', resident of 'Janak Palace, Bari Path, Radha Krishna Mandir Ke Pas, Dariyapur Co. a, Patna 4'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 30/09/2019

[Signature]
 Registering Office
 Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 88 on page no. 66 to 88 for the year 2019 and stored in CD Volume No. 11 , year 2020. The document no. is printed on the front Page of the document.



For Sankalp Construction
 Date 17/03/2020 1
 Partner 2019

S.No. : 11790 SCORE Ver.4.1

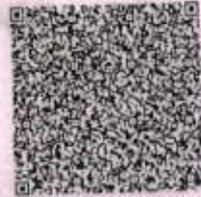
[Signature]
 Registering Office
 Deed No. : d Nop

DEED NO: 3439

2800 2019 093 0021



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No.	: IN-BR05933627787012R
Certificate Issued Date	: 26-Sep-2019 05:20 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL0106674625145839R
Purchased by	: SANKALP CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SANKALP CONSTRUCTION
Stamp Duty Paid By	: SANKALP CONSTRUCTION
Stamp Duty Paid (Rs.)	: 15,86,500 (Fifteen Lakh Eighty Six Thousand Five Hundred only)
Reg. fee (Rs.)	: 41,000 (Forty One Thousand only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 1,000 (One Thousand only)
Total Amount (Rs.)	: 16,28,500 (Sixteen Lakh Twenty Eight Thousand Five Hundred only)

12071/19



1. Shalini Chandra Das
30/9/19
Partner Kumbhar Das
30/9/19

2. Sanjay Kumar Das
30.9.19
Sankhya Das
30/09/19

3. Shrikrishna Das
30/09/19
Asst Kumar Das
20/9/19
Partner Kumbhar Das
30/9/19

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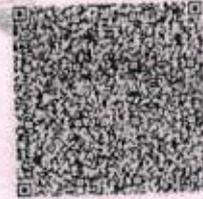
For
Sankalp Construction
Partner
[Signature]

SR 0005104773

2800 2010037071



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No.	: IN-BR09428773858337S
Certificate Issued Date	: 06-Mar-2020 03:18 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL01108809197490125
Purchased by	: SANKALP CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SANKALP CONSTRUCTION
Stamp Duty Paid By	: SANKALP CONSTRUCTION
Stamp Duty Paid (Rs.)	: 5,40,600 (Five Lakh Forty Thousand Six Hundred only)
Reg. fee (Rs.)	: 20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 0 (Zero)
Total Amount (Rs.)	: 5,60,600 (Five Lakh Sixty Thousand Six Hundred only)

Misc Rs 1388600



For Sankalp Construction
[Signature]

Do not write or type below this line

SR 0006914283

T.N-12071

S.N-11790

D.N 3439

30.9.2019



For Sankalp Construction
Sankalp Construction
Patna

सुखनन्दन कुमार

13.3.2020

सुखनन्दन कुमार
निम्न कार्यालय लिपिक
जिला निबंधन कार्यालय
पटना



भारत सरकार
GOVERNMENT OF INDIA



सुधीर चंद्र दास
Sudhir Chandra Das
जन्म तिथि/ DOB: 30/01/1943
पुरुष / MALE



7594 8029 2048

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O पी.सी दास, दास कुटीर,
१, इस्ट लोहानीपुर, पटना,
पटना,
बिहार - 800003

Address:

S/O P.C Das, Das kutr. 1, East
Lohanipur, patana, Patna,
Bihar - 800003

7594 8029 2048

Aadhaar-Aam Admi ka Adhikar

Sudhir Chandra Das
30/1/19

For
Sankalp Construction
Partner
21/4/19

District Registry Office, Patna

Number 12071

Reg. Year 2019

Serial Number 11790

Deed Number

Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Partner	Apesh Kumar Singh <i>Apesh Kumar Singh</i> 30/9/19						
Partner	Asit Kumar Das <i>Asit Kumar Das</i> 20/9/17						
Partner	Probin Kumar Das <i>Probin Kumar Das</i> 30/9/19						
Partner	Sandhya Das <i>Sandhya Das</i> 30/09/19						
Partner	Saroj Kumar Das <i>Saroj Kumar Das</i> 30.9.19						
Partner	Shekhar Das <i>Shekhar Das</i> 30/09/19						
Partner	Sudhir Chandra Das <i>Sudhir Chandra Das</i> 30/9/19						

Photo
 Thumb
 Index
 Middle
 Ring
 Little

Sudhir Chandra Das
30/9/19



Sudhir Chandra Das
30/9/19

For Sankalp Construction
Apesh Kumar Singh
Partner



District Registry Office, Patna

Deed Number

Number 12071

Reg. Year 2019

Serial Number 11790

Middle

Ring

Little

Registered By

Name
Rajesh Kumar Singh

Photo

Thumb

Index

Rajesh Kumar Singh
23/9/19



Biometric Captured By 2800-op112

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RE Ver. 4.0



क्षीमान के आदेशानुसार मन्नाकार साय मकान/ स्थल का कोटेग्राफी (खण्डन)
करवाया गया सौजा - पृथ्वीपुत्र थाना - कस्म सुडौं थाना नं. 5 खारा नं. 24, 56
खण्ड 89 एरॉर नं. 246, 247 एवं 243 खराजी 14743 वर्गफीट
में से मूलतः 1333 वर्गफीट प्रथम खण्ड - 1333 वर्गफीट द्वितीय खण्ड - 1333
वर्गफीट में बना मकान जांचोपयन्त अभ्यासिक में रोड पर मायागया
स्थल को फीस चुकाया गया जो सही है।

सुखनन्दन कुमार

13.3.2020

सुखनन्दन कुमार

निम्न वर्गीय लिपिक

जिला निबंधन कार्यालय
पटना



For Sankalp Construction
Sankalp Construction
Partner



The National Construction
Association
Washington, D.C.

Serial No. 11790

Deed No. 3439



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

This document was presented for registration on 30/09/2019 by Sudhir Chandra Das
A stamp duty of Rs. **1586500/-** and other fees of Rs. **42000/-** 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. **3439** in Book No. **1**, Volume No. **88** on pages from **66** to
88 and has been preserved in total **23** pages in C.D. No. **11** / Year **2020**

32
30/9/19
12071/19

Date: 30/09/2019

Token No: 12071/2019

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

स्तावेज की जाँच किया
एवं
दस्तावेज में अंकित बर्तित विवरणों के अनुरूप सही पाया।

30/9/19
जोब लिपिक
(अरुण कुमार महाराज)

SCANNED BY

(Development Agreement)

This Development Agreement executed and entered into
on this 30th day of September, 2019 (Two thousand and
nineteen) of the Christian Era.

BETWEEN

(I) MR. SUDHIR CHANDRA DAS (Mobile No.:
9470462321), (II) MR. SAROJ KUMAR DAS (Mobile
No.: 6201265171) both sons of Late Purna Chandra Das,
(III) MR. SHEKHAR DAS son of Late Tarak Chandra
Das (Mobile No.: 9308140033) (IV) MR. PROBIR
KUMAR DAS son of Late Monmatha Nath Das (Mobile
No.: 9955114599) (V) MRS. SANDHYA DAS wife of Late
Subir Kumar Das (Mobile No.: 9955050840) & (VI) MR.

Sign. of Executants

30/9/19
Sudhir Chandra Das
Saroj Kumar Das
30.9.19
Sandhya Das
30/09/19

M.C. No. 1388/2020

For
Sankalp Construction
Partner



(2)

ASIT KUMAR DAS son of Late Monmatha Nath Das (Mobile No.: 9835280008), all residing at Mohalla- Prithvipur, Lohanipur, P.O. & P.S.- Kadamkuan, Patna, Bihar, by Nationality Indian, hereinafter collectively called and/ or referred to as the "LAND OWNERS"(which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

SANKALP CONSTRUCTION, a partnership firm having its office at Road No. 13B, Rajendra Nagar, P.S.- Bahadurpur, Patna, PIN- 800016, Bihar, through its Partner **Mr. Rupesh Kumar Singh** son of Sri Vidya Prasad Singh, resident of Road No. 13B, Rajendra Nagar, P.S.- Bahadurpur, Patna, PIN- 800016, Bihar, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.**

Mobile: 9431860680

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the self acquired property of the land owners. The said property is originally acquired through a registered Articles of Agreement dated 08.8.1961 between Sree Purna Chandra Das son of Late Govinda Lal Das, resident of Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna and Sree Manik Chandra Das son of Late Govinda Lal Das, resident of Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna, which is registered in the office of the District Registrar Patna in Book No. 1, Volume No. 66, Pages from 193 to 205 bearing Deed No. 6886 registered on 11.09.1961.

Purna Chandra Das died leaving behind his eight sons

Asit Kumar Das
20/9/19
Sankalp Construction
20/9/19

Sign. of Executants
Sankalp Construction
30/9/19
Sankalp Construction
30/9/19
Sankalp Construction
30/9/19

For Sankalp Construction
20/9/19
Partner



Sankalp Construction
20/9/19

(3)

Satish Chandra Das, Satyendra Nath Das, Jyotish Chandra Das, Pathik Chandra Das, Gopal Chandra Das, Subhash Chandra Das, Sudhir Chandra Das, Saroj Kumar Das and one unmarried daughter Smt. Bina Das. After death of their father all partitioned through a Title Partition Suit No. 429 of 1985 in the court of Subordinate Judge-I, Patna. Since then they came in actual, physical, possession over their purchased land as absolute owner and partitioned the property. After some times Manick Chandra Das died leaving behind his four sons namely Tarak Chandra Das, Naba Kishore Das, Monmatha Nath Das and Girdhari Das and three daughters namely Kamla Bose, Sandhya Mitra and Sipra Sarkar. All co-sharer of the property partitioned the property vide Title Partition Suit No. 551/90 in the court of Sub Judge Ist Patna, which final Decree was prepared on 16.07.1999. In the meantime Tarak Chandra Das also died leaving behind his one son Shekhar Das. Monmatha Nath Das son of Late Manick Chandra Das died leaving behind his three sons Probir Kumar Das, Subir Kumar Das and Asit Kumar Das. Thereafter Subir Kumar Das died leaving behind his wife Mrs. Sandhya Das. Now it is to mention here that Naba Kishore Das son of Manik Chandra Das relinquished his share in favour of his nephew Sri Shekhar Das and Girdhari Lal Das relinquished his share in favour of his nephew Sri Probir Kumar Das. Since then all landowners came in actual physical possession over their share as absolute owners and paying rent to the Govt. of Bihar through Circle Office Patna Sadar, vide Zamabandi No. 60 and fully entitled to convey the same.

Land Owner No. 1 inherited the land measuring 2620 sq.ft.,
 Land Owner No. 2 inherited the land measuring 1355 sq.ft.,
 Land Owner No. 3 inherited the land measuring 5143 sq.ft.,
 Land Owner No. 4 inherited the land measuring 2287 sq.ft.,
 Land Owner No. 5 inherited the land measuring 1669 sq.ft.
 and Land Owner No. 6 inherited the land measuring 1669 sq.ft., i.e. total admeasuring land 14743 sq.ft., which is

Asit Kumar Das
 31/5/19
 1999

Probir Kumar Das
 30/9/19
 Sandhya Das
 30/07/19

Sign. of Executants
 Sudhir Chandra Das
 30/9/19
 Saroj Kumar Das
 30.9.19

For Sankalp Construction
 Partner



(4)

equivalent to 33.851 Decimals.

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential building on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owner:-

(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 land 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 P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government 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 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

Asit Kumar Das

20/10/19

Signature

Pratim Kumar Das

26/09/19

Sandhya Das

20/09/19

Sign. of Executants

Signature

30/09/19

Souj Kumar Das

30.9.19

Signature

For Sankalp Construction Partner
Signature
20/10/19



(5)

owners to the Developer.

(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 PRDA (dissolved)/PMC/Competent Authority.

(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

Asit Kumar Das
30/9/19

Sanjay Kumar Das
30/9/19

Prabir Kumar Das
30/9/19

Sanjay a. Das
30/09/19

Sign. of Executants

Sudhir Chandra Das
30/9/19

Sanjay Kumar Das
30.9.19

For Sankalp Construction
Sanjay Kumar Das
Partner



(6)

before court of law for the same. The Land Owners will not be responsible for the same in any way.

(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 "DAS ENCLAVE" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (fifty percent) of the total super-built up area to the land Owners in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners 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, which details are as follows:

LAND OWNERS PROPORTIONATE SHARE IN TOTAL BUILT UP AREA AS PER THEIR RESPECTIVE LAND AREA

LAND OWNERS	LAND AREA	DEVELOPER	LAND OWNER
		(SHARE IN PERCENTAGE)	
MR. SUDHIR CHANDRA DAS (2620 sq. ft.)		50 %	50 %
MR. SAROJ KUMAR DAS (1355 sq. ft.)		50 %	50 %
MR. SHEKHAR DAS (5143 sq. ft.)		50 %	50 %
MR. PROBIR DAS (2287 sq. ft.)		50 %	50 %
MRS. SANDHYA DAS (1669 sq. ft.)		50 %	50 %
MR. ASIT KUMAR DAS (1669 sq. ft.)		50 %	50 %

For Sankalp Construction
79421 37108
Partner



Asit Kumar Das
2.19.19
Sankalp Construction
30.19.19

Prabin Kumar Das
30.09.19
Sandhya Das
30.09.19

Sign. of Executants
Sudhir Chandra Das
30/09/19
Saroj Kumar Das
30.9.19

(7)

However, Land Owner No. V (Mrs. Sandhya Das) and Land Owner No. VI (Mr. Asit Kumar Das) will get one flat each of 1200 sq.ft. super built up area in addition to their share of 50%.

(7) In case Owner's 50% of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 50% 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 super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and 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 is 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, built-up area and common

Asit Kumar Das
30/09/19

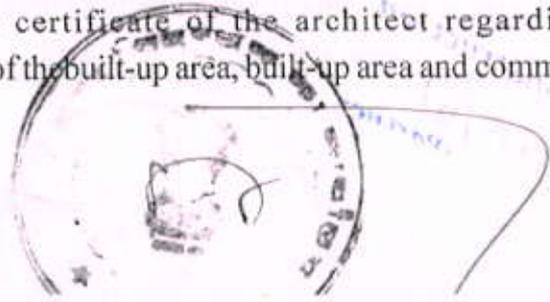
Asit Kumar Das

Pratibha Kumar Das
30/09/19
Sandhya Das
30/09/19

Sign. of Executants

Buddha Chandra Das
30/09/19
Saroj Kumar Das
30/09/19

For Sankalp Construction
30/09/19 Partner



(8)

service area will be final and binding on both the parties.

(11) The Land Owners shall, after the execution of 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 Owner's area to the Owners within (4 Years) from the date of sanction of the building plan, with further grace period of 6 (six) months.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of 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 of the said multistoried building. The developer will use the standard materials as specified in Schedule- II.

(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

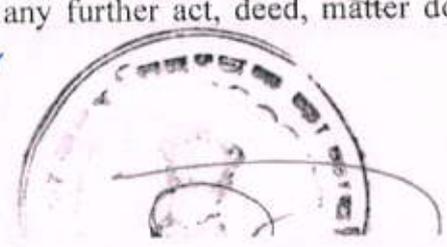
Asit Kumar Das
30/9/19
Anita Sankalp
30/9/19

Prabin Kumar Das
30/9/19
Sandhya Das
30/9/19

Sign. of Executants

Dudhiv Choudhary
30/9/19
Sanjay Kumar Das
30.9.19
- P. Sankalp

For Sankalp Construction
Anita Sankalp
Partner



(9)

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.

a. The Land Owners shall provide the LPC (Land Possession Certificate) to the Developer duly obtained from the competent authority.

(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.

(20)A separate list of detailed specifications for the said building in Schedule- II is part of this Development Agreement.

(21)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

Asit Kumar Das
30/9/19

Sanjay Kumar Das
30/9/19

Pruthi Kumar Das
30/9/19
Sanjay Das
30/9/19

Sign. of Executants

Sudhir Kumar Das
30/9/19
Sanjay Kumar Das
30.9.19

For Sankalp Construction
Partner
30/9/19



(10)

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 by-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, 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 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 be handed over to the Owner's society/association of Owners/allottees of UNITS.

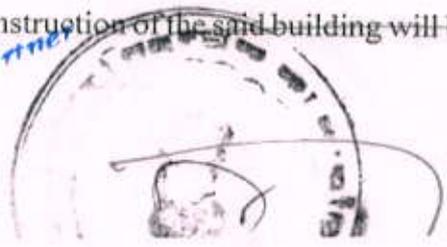
(F) The construction of the said building will be super deluxe

Asit Kumar Das
30/9/19
Sankalp Construction
30/9/19

Parthiv Kumar Das
30/9/19
Sanchay a Das
30/9/19

Sudhir Chandra Das
30/9/19
Sankalp Construction
30/9/19
Sankalp Construction
30/9/19

For Sankalp Construction
30/9/19
Partner



(11)

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 owner 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 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 PRDA (Dissolved)/PMC 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

Asit Kumar Das
30/9/15

Asit Kumar Das

Prabir Kumar Das
30/9/19
Sanjay Das
30/09/19

Sign. of Executants

Sankalp Construction
30/9/19
Sanjay Kumar Das
30.9.19

For Sankalp Construction
Asit Kumar Das
Partner



(12)

(or its allottees) jointly in the same proportion as their respective shares of super 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 super 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.

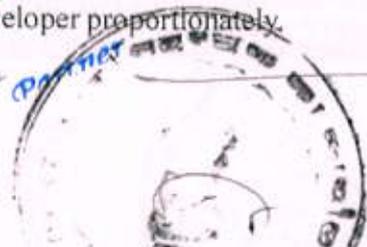
(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, 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 appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

That any taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed area of the building, then the same shall be paid by the land owner and developer proportionately.

For Sankalp Construction
30/9/19



Sign. of Executants

Asit Kumar Das
30/9/19

Purbhita Kumar Das
30/9/19

Sandhya Das
30/09/19

Sudhir Chandra Das
30/9/19

Saroj Kumar Das
30.9.19

Arachand
30/9/19

(13)

(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 owner/s will have no objection regarding the same in future.

(P) That Main Building: The main building will not be demolished until or unless the owners are shifted to their newly constructed allotted flats/units in complete habitable condition. This will in no way be the reason or excuse for delay in execution of the project. The building plan drawn/made by the architect will have to be mutually approved by the developer and a person nominated and authorized by the land owners before getting it approved by the authorities. Any deviation of the plan will have to mutually approved by the developer and the owners or their/representative. Any part of the building if developed as commercial will be shared between the owners and the builder on the ratio as mentioned in the Development Agreement.

(Q) That the land owners shall get the premises vacated from the tenants within 2 to 3 months from the date of Development Agreement.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 14743 sq.ft. equivalent to **33.851 Decimals** more or less subject to actual measurement with residential old house constructed measuring **4000 sq. ft.** in which ground floor area 1333 sq.ft., first floor area 1333 sq.ft. & second floor area 1333 sq.ft., bearing Thana no- 5, Pargana- Azimabad, Survey Thana- Patna City, Tauzi No. 244, Khata nos. 24, 56 & 89 (Twenty four, fifty six and eighty nine), Survey Plot No. 246, 247 & 243 (Two hundred forty six, two hundred forty seven and two hundred forty three), Municipal Survey Ward No. 11, Circle No. 19, Sheet No. 58, Muniucipal Survey Plot No. 601, 1352 & 1353 (Six hundred one. One thousand

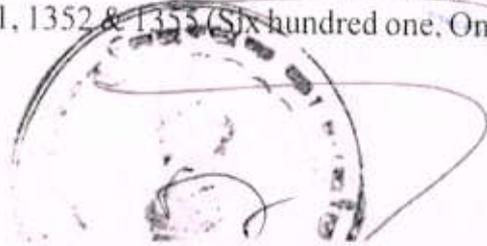
Asit Kumar Das
20/09/19
Anil Kumar Das
30/09/19

Pratim Kumar Das
30/09/19
Sandhya Das
30/09/19

Sign. of Executants

Sudhakar Das
30/09/19
Saroj Kumar Das
30/09/19
Anil Kumar Das
30/09/19

For Sankalp Construction
Anil Kumar Das
Partner



(14)

three hundred fifty two and One thousand three hundred fifty five), situated at Mohalla & Mauza- Prithvipur, P.S.- Kadamkuan, in town and District of the Patna within the Municipal corporation area and under the district/sub-registrar, Patna, and bounded as follows:-

Boundary of Survey Plot No. 243 land measuring 3232.4 sq.ft.

North :- Part Plot No. 245.

South :- Part Plot No. 242.

East :- Part Plot No. 243.

West :- Part Plot No. 247.

Value of land ₹ 1,63,29,000/-

Boundary of Survey Plot No. 246 land measuring 5138.79 sq.ft.

North :- Main Road.

South :- Part Plot No. 247.

East :- Part Plot No. 245.

West :- 8' wide Das Lane.

Value of land ₹ 2,59,59,000/-

Boundary of Survey Plot No. 247 land measuring 6371.47 sq.ft.

North :- Part Plot No. 246.

South :- Part Plot No. 241.

East :- Part Plot No. 243.

West :- 8' wide Das Lane.

Value of land ₹ 3,21,86,000/-

Note:- Govt. value is mentioned at Code No.- 638 & Zone-5 of M.V.R. 2016-17.

which market value of above land is ₹ 7,92,74,000/- (Rupees Seven crore ninety two lakh seventy four thousand) only in which:

Value of land 7,44,74,000/-

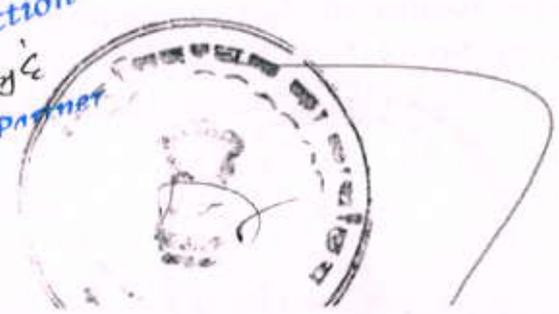
Value of residential construction 48,00,000/-

Asit Kumar Das
30/9/19
30/9/19

Prithvi Kumar Das
30/9/19
Sandhya Das
30/09/19

Sign. of Executants
Sudhir Choudhary
30/9/19
Sanjay Kumar
30/9/19
30/9/19

For Sankalp Construction
30/9/19



SCHEDULE-II

GENERAL SPECIFICATIONS, SERVICES AND AMENITIES

1. Structure:-

R.C.C. framed structure with brick work (Bricks in 1st Class-subject to verification and check by the 1st Party or through their authorised Agent when in use at site regarding the quality) in Cement Mortar as per Design and specification of Architects or Structural Consultants (all Designs and specifications are Architects or Structural consultants is subject to scrutiny and approval by the Owner).

(a) Cement :- ACC/Birla Ultra or of the equivalent quality.

(b) Steel :- Tata or equivalent of ISI marks.

(c) Sand/Chips:-of standard quality (Gaya/Sasaram).

(d) Brick work:-All internal Walls-Five Inched thick.

External Wall-Ten Inches wherever permissible or five Inches where required.

(e) Cement/Sand Mixing Ratio:- (i) Ceiling-1/4 (Ceiling Plaster with 1/4 Inch thickness Uniformly), (ii) Wall - 1/6 Mix.

(f) Curing :- Shall be done as required

2. **Dining Room/Drawing Room:-**

a) Flooring/Skirting : (800 x 800) MM vitrified tiles.

b) Walls : Wall putty (Ready to paint)

c) Doors : Pre-laminated Hush door shutter with SS fitting duly painted fitting from Dorma, Godrej or equivalent.

d) Window : UPVC windows with Hot glass.

e) Ceiling : POP finish with false ceiling.

* Vitrified tile to be used for all floorings inside the units except for bathroom where ceramic tiles will be used.

3. **BEDROOM :**

a) flooring/skirting : Master bedroom and other bedrooms (600 x 600) MM vitrified tiles.

b) walls : wall putty (ready to paint)

c) Main Doors shall be provided with veneer duly polished.

d) Other Doors will be flush doors fitted with laminates.

Asit Kumar Das
20/9/19
20/9/19

Prabir Kumar Das
30/9/19
Sanchay Das
30/09/19

Sign. of Executants
Buddhi Kumar Das
30/9/19
Sauraj Kumar Das
30.9.19
Sankalp Construction

For Sankalp Construction
Partner



(16)

- e) Window : UPVC windows with float glass.
- f) Ceiling : POP with Cornice.

4. Kitchen :

- a) flooring/skirting : Anti-skid ceramic tile.
- b) walls : ceramic tiles up to 600 mm height above counter top and all around.
- c) Ceiling : wall putty (ready to paint)
- d) Doors : Skin door shutter with SS fitting
- e) counter top : Polished granite
- f) Sink water supply : Single bowl stainless sink with drain board. Provision for hot & cold water supply.
- g) Fitting : single lever cp fitting) Jaquar, Hindware or equivalent make)

5. Toilet:

- a) flooring/skirting : Ceramic tile flooring.
- b) walls : Ceramic tiles up to ceiling.
- c) Ceiling : Pop Punning.
- d) Doors : Skin door shutter with SS fitting
- e) counter top : store/granite counter.
- f) water supply : Provision for hot and cold water supply.
- g) Fitting : single lever cp fitting with wall mounted commode (Jaquar, Hindware or equivalent make)

5. Balcony :

- (a) Flooring : Antiskid ceramic tile.
- (b) Walls : All weather textured paint.
- (c) Ceiling : plaster with external paint.
- (d) Doors : skin door shutter with SS fitting .
- (e) Railing : SS and glass railing.

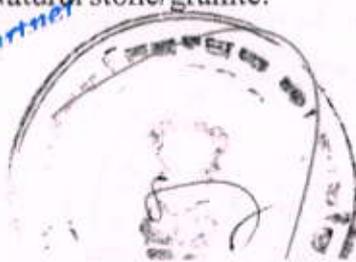
6. Corridor :

- (a) Flooring : Vitrified tiles (600 x 600) mm
- (b) Ceiling : POP punning with emulsion paint.
- (c) Wall cladding with marble, granite, tiles to be done up to height of 5 feet.

7. LIFT LOBBY

- a) Flooring : Natural stone/granite.

For Sankalp Construction
24/09/19
Partner



Sign. of Executants

Asit Kumar Das
2.19/19

Prabhakar Kumar Das
30/09/19

Sudhakar Chandra Das
30/09/19

24/09/19
30/09/19

Sandhya Das
30/09/19

Sandhya Kumar Das
30.9.19

A. K. Das
2.1.10

(17)

b) Walls/Lift facia : Emulsion paint up to full height and granite.

8. Other features :

(a) Electrical : Copper wiring in conduit with modular switches (Havells or equivalent to make)

(b) DTH points : Drawing room/lobby and all Bedrooms.

(c) Telecon : Telephone point in drawing/dining room.

(d) Stair : Granite on riser & tread with SS railings.

(e) External finishing : all weather textured paint.

(f) Security : CCTV camera and video bell calling and flat main gate with extra security door (steel make)

9. Intercom:-

Intercom Facilities shall be provided in each Flat.

10. Generator:-

(a) Generator of 50-75kv to run the Pump/Common area lighting and lift of make Kirloskar or equivalent make of good quality silent generator.

(b) 1kv of Generator Power Supply to each Flat & common Area shall be provided after that it is chargeable for each extra load for running of AC etc.

11. Lift:-

(a) 2 Kone/ECE Lift of Five persons or of suitable capacity will be provided or as per approved design.

(b) Lift Facia- Finishing with Granite Tiles upto Ceiling height on all floors.

12. Water Supply:-

(a) 24 Hours Treated water supply using Softeners and Ionisers of reputed make from minimum 2 Deep Tube wells.

(b) 2 Overhead water tanks with adequate capacity as per approved design.

13. Roof Treatment.

Brick on edge with water proofing compound, appropriate concrete and punning plaster on top so that 100% water proofing is achieved.

14. Stairs.

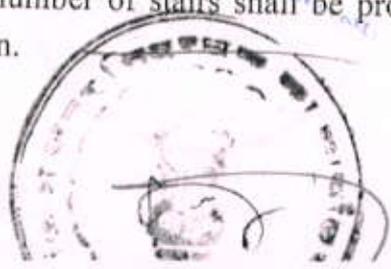
At least 2 number of stairs shall be provided or as per approved design.

Asit Kumar Das
20/11/19
20/11/19

Rubing Kumar Das
30/09/19
Sandhya Das
30/09/19

Sign. of Executants
Buddhi Chandra Das
30/09/19
Saroj Kumar Das
30/09/19

For Sankalp Construction
Partner



Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 1586500/-
 Adpl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 0/-
Amt. paid through Bank Challan	Rs. 1628500/-

Registration Fee										
LEE PAIE	A1	1000	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	40000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									41000

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **42000**

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

[Signature]
 Registering Office
 Patna

Date: 30/09/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 30th September 2019 by Sudhir Chandra Das (Patna Chandra Das by profession Others. Status - Executant

[Signature]
 Signature/L.T.I. of Presentant
 30/9/19

Date: 30/09/2019

[Signature]
 Registering Office
 Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajesh Kumar Singh' age 30' Sex 'M', 'Ram Pravesh Singh', resident of 'Janak Palace, Bari Path, Radha Krishna Mandir Ke Pas, Dariyapur Co. a, Patna 4'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 30/09/2019

[Signature]
 Registering Office
 Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 88 on page no. 66 to 88 for the year 2019 and stored in CD Volume No. 11 , year 2020. The document no. is printed on the front Page of the document.



For Sankalp Construction
 Date 17/03/2020 1 Year 2019 S.No. : 11790

SCORE Ver.4.1

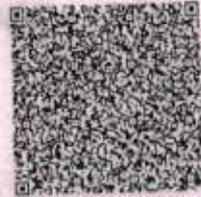
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 Registering Office
 Deed No. : d Nop

DEED NO: 3439

2800 2019 093 0021



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Government of Bihar
e-Stamp



Certificate No.	: IN-BR05933627787012R
Certificate Issued Date	: 26-Sep-2019 05:20 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL0106674625145839R
Purchased by	: SANKALP CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SANKALP CONSTRUCTION
Stamp Duty Paid By	: SANKALP CONSTRUCTION
Stamp Duty Paid (Rs.)	: 15,86,500 (Fifteen Lakh Eighty Six Thousand Five Hundred only)
Reg. fee (Rs.)	: 41,000 (Forty One Thousand only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 1,000 (One Thousand only)
Total Amount (Rs.)	: 16,28,500 (Sixteen Lakh Twenty Eight Thousand Five Hundred only)

12071/19



1. Shalini Chandra Das
30/9/19
Partner Kumbhar Das
30/9/19

2. Sanjay Kumar Das
30.9.19
Sankhya Das
30/09/19

3. Shrikrishna Das
30/09/19
Asst Kumar Das
20/9/19
Partner Kumbhar Das
30/9/19

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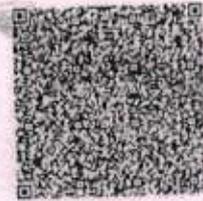
For
Sankalp Construction
Partner

SR 0005104773

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**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No.	: IN-BR09428773858337S
Certificate Issued Date	: 06-Mar-2020 03:18 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL01108809197490125
Purchased by	: SANKALP CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SANKALP CONSTRUCTION
Stamp Duty Paid By	: SANKALP CONSTRUCTION
Stamp Duty Paid (Rs.)	: 5,40,600 (Five Lakh Forty Thousand Six Hundred only)
Reg. fee (Rs.)	: 20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 0 (Zero)
Total Amount (Rs.)	: 5,60,600 (Five Lakh Sixty Thousand Six Hundred only)

Misc Rs 1388600



For Sankalp Construction
[Signature]

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SIR 0006914283

T.N-12071

S.N-11790

D.N 3439

30.9.2019



For Sankalp Construction

सुखनन्दन कुमार
पटना

सुखनन्दन कुमार
13.3.2020

सुखनन्दन कुमार
निम्न कार्यालय लिपिक
जिला निबंधन कार्यालय
पटना



भारत सरकार
GOVERNMENT OF INDIA



सुधीर चंद्र दास
Sudhir Chandra Das
जन्म तिथि/ DOB: 30/01/1943
पुरुष / MALE



7594 8029 2048

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O पी.सी दास, दास कुटीर,
१, इस्ट लोहानीपुर, पटना,
पटना,
बिहार - 800003

Address:

S/O P.C Das, Das kutr. 1, East
Lohanipur, patana, Patna,
Bihar - 800003

7594 8029 2048

Aadhaar-Aam Admi ka Adhikar

Sudhir Chandra Das
30/1/19

For
Sankalp Construction
Partner
21/4/19

District Registry Office, Patna

Number 12071

Reg. Year 2019

Serial Number 11790

Deed Number

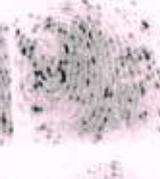
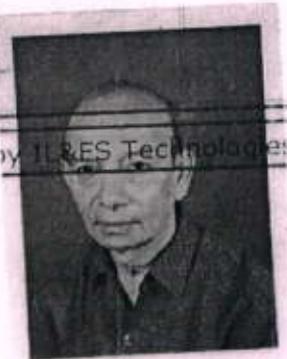
Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Partner	Apesh Kumar Singh <i>Apesh Kumar Singh</i> 30/9/19						
Partner	Asit Kumar Das <i>Asit Kumar Das</i> 20/9/17						
Partner	Probin Kumar Das <i>Probin Kumar Das</i> 30/9/19						
Partner	Sandhya Das <i>Sandhya Das</i> 30/09/19						
Partner	Saroj Kumar Das <i>Saroj Kumar Das</i> 30.9.19						
Partner	Shekhar Das <i>Shekhar Das</i> 30/09/19						
Partner	Sudhir Chandra Das <i>Sudhir Chandra Das</i> 30/9/19						

Photo
 Thumb
 Index
 Middle
 Ring
 Little

Sudhir Chandra Das
30/9/19



Sudhir Chandra Das
30/9/19

For Sankalp Construction
Apesh Kumar Singh
Partner



District Registry Office, Patna

Deed Number

Number 12071

Reg. Year 2019

Serial Number 11790

Middle

Ring

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Registered By

Name
Rajesh Kumar Singh

Photo

Thumb

Index

Rajesh Kumar Singh
23/9/19



Biometric Captured By 2800-op112

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VER 4.0



क्षीमान के आदेशानुसार मन्नाकार साय मकान/ स्थल का कोटेग्राफी (खण्डन)
करवाया गया सौजा - पृथ्वीपुत्र थाना - कस्म सुडौं थाना नं. 5 खारा नं. 24, 56
खण्ड 89 एनॉट नं. 246, 247 एवं 243 खराजी 14743 वर्गफीट
में से मूलतः 1333 वर्गफीट प्रथम खण्ड - 1333 वर्गफीट द्वितीय खण्ड - 1333
वर्गफीट में बना मकान जांचोपयन्त अभ्यासिक में खंड पर मात्रागमा
स्थल को फीस चुकाया गया जो सही है।

सुखनन्दन कुमार

13.3.2020

सुखनन्दन कुमार

निम्न वर्गीय लिपिक

जिला निबंधन कार्यालय
पटना



For Sankalp Construction
Sankalp Construction
Partner



The National Construction
Association
Washington, D.C.

Serial No. 11790

Deed No. 3439



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

This document was presented for registration on 30/09/2019 by Sudhir Chandra Das
A stamp duty of Rs. **1586500/-** and other fees of Rs. **42000/-** 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. **3439** in Book No. **1**, Volume No. **88** on pages from **66** to
88 and has been preserved in total **23** pages in C.D. No. **11** / Year **2020**

32
30/9/19
12071/19

Date: 30/09/2019

Token No: 12071/2019

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

स्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणों के अनुरूप सही पाया।
30/9/19
जीब लिपिक
(अरुण कुमार महाराज)

SCANNED BY

(Development Agreement)

This Development Agreement executed and entered into
on this 30th day of September, 2019 (Two thousand and
nineteen) of the Christian Era.

BETWEEN

(I) MR. SUDHIR CHANDRA DAS (Mobile No.:
9470462321), (II) MR. SAROJ KUMAR DAS (Mobile
No.: 6201265171) both sons of Late Purna Chandra Das,
(III) MR. SHEKHAR DAS son of Late Tarak Chandra
Das (Mobile No.: 9308140033) (IV) MR. PROBIR
KUMAR DAS son of Late Monmatha Nath Das (Mobile
No.: 9955114599) (V) MRS. SANDHYA DAS wife of Late
Subir Kumar Das (Mobile No.: 9955050840) & (VI) MR.

Sign. of Executants

30/9/19
Sudhir Chandra Das
Saroj Kumar Das
30.9.19
Sandhya Das
30/09/19

M.C. No. 1388/2020

For
Sankalp Construction
Partner



(2)

ASIT KUMAR DAS son of Late Monmatha Nath Das (Mobile No.: 9835280008), all residing at Mohalla- Prithvipur, Lohanipur, P.O. & P.S.- Kadamkuan, Patna, Bihar, by Nationality Indian, hereinafter collectively called and/ or referred to as the "LAND OWNERS"(which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

SANKALP CONSTRUCTION, a partnership firm having its office at Road No. 13B, Rajendra Nagar, P.S.- Bahadurpur, Patna, PIN- 800016, Bihar, through its Partner **Mr. Rupesh Kumar Singh** son of Sri Vidya Prasad Singh, resident of Road No. 13B, Rajendra Nagar, P.S.- Bahadurpur, Patna, PIN- 800016, Bihar, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.**

Mobile: 9431860680

Whereas, as the property of Schedule no.- I fully described at the foot of this deed is the self acquired property of the land owners. The said property is originally acquired through a registered Articles of Agreement dated 08.8.1961 between Sree Purna Chandra Das son of Late Govinda Lal Das, resident of Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna and Sree Manik Chandra Das son of Late Govinda Lal Das, resident of Lohanipur, Kadamkuan, P.S.- Kadamkuan, Patna, which is registered in the office of the District Registrar Patna in Book No. 1, Volume No. 66, Pages from 193 to 205 bearing Deed No. 6886 registered on 11.09.1961.

Purna Chandra Das died leaving behind his eight sons

Asit Kumar Das
20/9/19
Sankalp Construction
20/9/19

Sign. of Executants
Sudhir Chandra Das
30/9/19
Sankalp Construction
Sanchay Das
30/9/19
Saroj Kumar Das
30.9.19
Sankalp Construction

For Sankalp Construction
20/9/19
Partner



Sankalp Construction
20/9/19

(3)

Satish Chandra Das, Satyendra Nath Das, Jyotish Chandra Das, Pathik Chandra Das, Gopal Chandra Das, Subhash Chandra Das, Sudhir Chandra Das, Saroj Kumar Das and one unmarried daughter Smt. Bina Das. After death of their father all partitioned through a Title Partition Suit No. 429 of 1985 in the court of Subordinate Judge-I, Patna. Since then they came in actual, physical, possession over their purchased land as absolute owner and partitioned the property. After some times Manick Chandra Das died leaving behind his four sons namely Tarak Chandra Das, Naba Kishore Das, Monmatha Nath Das and Girdhari Das and three daughters namely Kamla Bose, Sandhya Mitra and Sipra Sarkar. All co-sharer of the property partitioned the property vide Title Partition Suit No. 551/90 in the court of Sub Judge Ist Patna, which final Decree was prepared on 16.07.1999. In the meantime Tarak Chandra Das also died leaving behind his one son Shekhar Das. Monmatha Nath Das son of Late Manick Chandra Das died leaving behind his three sons Probir Kumar Das, Subir Kumar Das and Asit Kumar Das. Thereafter Subir Kumar Das died leaving behind his wife Mrs. Sandhya Das. Now it is to mention here that Naba Kishore Das son of Manik Chandra Das relinquished his share in favour of his nephew Sri Shekhar Das and Girdhari Lal Das relinquished his share in favour of his nephew Sri Probir Kumar Das. Since then all landowners came in actual physical possession over their share as absolute owners and paying rent to the Govt. of Bihar through Circle Office Patna Sadar, vide Zamabandi No. 60 and fully entitled to convey the same.

Land Owner No. 1 inherited the land measuring 2620 sq.ft.,
 Land Owner No. 2 inherited the land measuring 1355 sq.ft.,
 Land Owner No. 3 inherited the land measuring 5143 sq.ft.,
 Land Owner No. 4 inherited the land measuring 2287 sq.ft.,
 Land Owner No. 5 inherited the land measuring 1669 sq.ft.
 and Land Owner No. 6 inherited the land measuring 1669 sq.ft., i.e. total admeasuring land 14743 sq.ft., which is

Asit Kumar Das
 31/5/19
 1999/1/1/19

Probir Kumar Das
 30/9/19
 Sandhya Das
 30/07/19

Sign. of Executants
 Sudhir Chandra Das
 30/9/19
 Saroj Kumar Das
 30.9.19

For Sankalp Construction
 Partner



(4)

equivalent to 33.851 Decimals.

And whereas, the said land owners expressed their desire to develop the landed property and to construct multi-storied residential building on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owner:-

(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 land 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 P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government 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 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

For Sankalp Construction Partner
22/4/19



Sign. of Executants

Sanjay Kumar Das 30/9/19
Sanjay Kumar Das 30/9/19

Pratim Kumar Das 30/9/19
Sanjay a Das 30/09/19

As. T. Kumar Das 20/10/19
20/10/19

(5)

owners to the Developer.

(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 PRDA (dissolved)/PMC/Competent Authority.

(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

Asit Kumar Das
30/9/19

Sanjay Kumar Das
30/9/19

Prabir Kumar Das
30/9/19

Sanjay a. Das
30/09/19

Sign. of Executants

Sudhir Chandra Das
30/9/19

Sanjay Kumar Das
30.9.19

For Sankalp Construction
Sanjay Kumar Das
Partner



(6)

before court of law for the same. The Land Owners will not be responsible for the same in any way.

(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 "DAS ENCLAVE" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50% (fifty percent) of the total super-built up area to the land Owners in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners 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, which details are as follows:

LAND OWNERS PROPORTIONATE SHARE IN TOTAL BUILT UP AREA AS PER THEIR RESPECTIVE LAND AREA

LAND OWNERS	LAND AREA	DEVELOPER	LAND OWNER
		(SHARE IN PERCENTAGE)	
MR. SUDHIR CHANDRA DAS (2620 sq. ft.)		50 %	50 %
MR. SAROJ KUMAR DAS (1355 sq. ft.)		50 %	50 %
MR. SHEKHAR DAS (5143 sq. ft.)		50 %	50 %
MR. PROBIR DAS (2287 sq. ft.)		50 %	50 %
MRS. SANDHYA DAS (1669 sq. ft.)		50 %	50 %
MR. ASIT KUMAR DAS (1669 sq. ft.)		50 %	50 %

Asit Kumar Das
2.19.19
Sudhir Chandra Das
30.09.19

Probir Kumar Das
30.09.19
Sandhya Das
30.09.19

Sign. of Executants
Sudhir Chandra Das
30.09.19
Saroj Kumar Das
30.09.19

For Sankalp Construction
30.09.19
Partner



(7)

However, Land Owner No. V (Mrs. Sandhya Das) and Land Owner No. VI (Mr. Asit Kumar Das) will get one flat each of 1200 sq.ft. super built up area in addition to their share of 50%.

(7) In case Owner's 50% of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 50% 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 super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and 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 is 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, built-up area and common

Asit Kumar Das
30/09/19

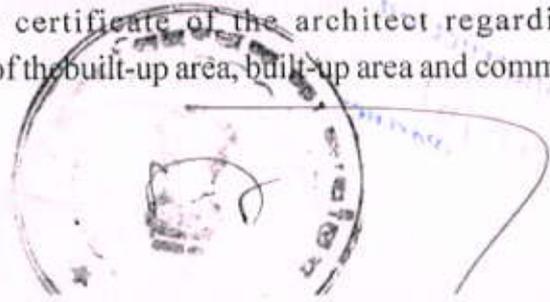
Asit Kumar Das

Pratibha Kumar Das
30/09/19
Sandhya Das
30/09/19

Sign. of Executants

Buddha Chandra Das
30/09/19
Saroj Kumar Das
30/09/19

For Sankalp Construction
30/09/19 Partner



(8)

service area will be final and binding on both the parties.

(11) The Land Owners shall, after the execution of 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 Owner's area to the Owners within (4 Years) from the date of sanction of the building plan, with further grace period of 6 (six) months.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of 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 of the said multistoried building. The developer will use the standard materials as specified in Schedule- II.

(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

Asit Kumar Das
30/9/19
Anita Sankalp
20/9/19

Prabin Kumar Das
30/9/19
Sandhya Das
20/9/19

Sign. of Executants
Sudhir Choudhary
30/9/19
Sanjay Kumar Das
30.9.19
P. Sankalp

For Sankalp Construction
Anita Sankalp
Partner



(9)

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.

a. The Land Owners shall provide the LPC (Land Possession Certificate) to the Developer duly obtained from the competent authority.

(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.

(20)A separate list of detailed specifications for the said building in Schedule- II is part of this Development Agreement.

(21)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:-

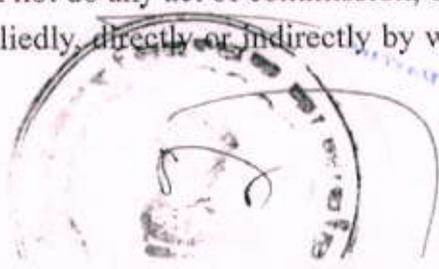
(A)That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the

Asit Kumar Das
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Sudhis Chandra Das
30/9/19

Pratibha Kumar Das
30/9/19
Sandeep Das
30/9/19

Sudhis Chandra Das
30/9/19
Sandeep Kumar Das
30.9.19

For Sankalp Construction
Partner
30/9/19



(10)

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 by-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, 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 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 be handed over to the Owner's society/association of Owners/allottees of UNITS.

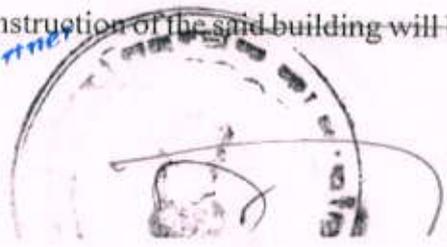
(F) The construction of the said building will be super deluxe

Asit Kumar Das
30/9/19
Sankalp Construction
30/9/19

Parthiv Kumar Das
30/9/19
Sanchay a Das
30/9/19

Sudhir Chandra Das
30/9/19
Sankalp Construction
30/9/19
Sankalp Construction
30/9/19

For Sankalp Construction
30/9/19
Partner



(11)

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 owner 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 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 PRDA (Dissolved)/PMC 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

Asit Kumar Das
30/9/15

Asit Kumar Das

Prabir Kumar Das
30/9/19
Sanjay Das
30/09/19

Sign. of Executants

Sankalp Construction
30/9/19
Sanjay Kumar Das
30.9.19

For Sankalp Construction
Asit Kumar Das
Partner



(12)

(or its allottees) jointly in the same proportion as their respective shares of super 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 super 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.

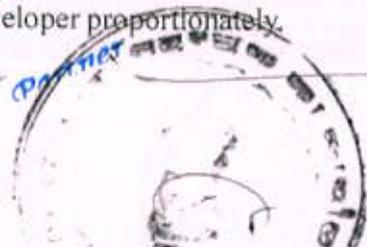
(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, 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 appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

That any taxes, duties, rents, cess etc. after construction of the multistoried building payable on account of the constructed area of the building, then the same shall be paid by the land owner and developer proportionately.

For Sankalp Construction
30/9/19



Sign. of Executants

Asit Kumar Das
30/9/19

Rohini Kumar Das
30/9/19

Sandhya Das
30/09/19

Sudhir Chandra Das
30/9/19

Saroj Kumar Das
30.9.19

Arachand
30/9/19

(13)

(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 owner/s will have no objection regarding the same in future.

(P) That Main Building: The main building will not be demolished until or unless the owners are shifted to their newly constructed allotted flats/units in complete habitable condition. This will in no way be the reason or excuse for delay in execution of the project. The building plan drawn/made by the architect will have to be mutually approved by the developer and a person nominated and authorized by the land owners before getting it approved by the authorities. Any deviation of the plan will have to mutually approved by the developer and the owners or their/representative. Any part of the building if developed as commercial will be shared between the owners and the builder on the ratio as mentioned in the Development Agreement.

(Q) That the land owners shall get the premises vacated from the tenants within 2 to 3 months from the date of Development Agreement.

DETAILS OF THE PROPERTY:

SCHEDULE- I

All that piece & parcel land measuring 14743 sq.ft. equivalent to **33.851 Decimals** more or less subject to actual measurement with residential old house constructed measuring **4000 sq. ft.** in which ground floor area 1333 sq.ft., first floor area 1333 sq.ft. & second floor area 1333 sq.ft., bearing Thana no- 5, Pargana- Azimabad, Survey Thana- Patna City, Tauzi No. 244, Khata nos. 24, 56 & 89 (Twenty four, fifty six and eighty nine), Survey Plot No. 246, 247 & 243 (Two hundred forty six, two hundred forty seven and two hundred forty three), Municipal Survey Ward No. 11, Circle No. 19, Sheet No. 58, Muniucipal Survey Plot No. 601, 1352 & 1353 (Six hundred one. One thousand

Asit Kumar Das
20/9/19

~~Asit Kumar Das~~
30/9/19

Pratim Kumar Das
30/9/19

Sandhya Das
30/09/19

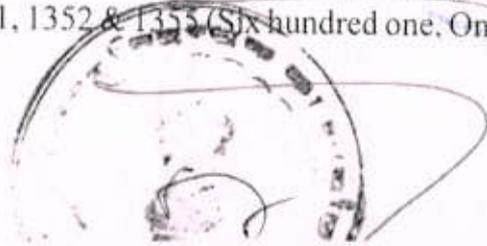
Sign. of Executants

Sudhakar Chandra
30/9/19

Saroj Kumar Das
30/9/19

Sudhakar Chandra
30/9/19

For Sankalp Construction
20/9/19
Partner



(14)

three hundred fifty two and One thousand three hundred fifty five), situated at Mohalla & Mauza- Prithvipur, P.S.- Kadamkuan, in town and District of the Patna within the Municipal corporation area and under the district/sub-registrar, Patna, and bounded as follows:-

Boundary of Survey Plot No. 243 land measuring 3232.4 sq.ft.

North :- Part Plot No. 245.

South :- Part Plot No. 242.

East :- Part Plot No. 243.

West :- Part Plot No. 247.

Value of land ₹ 1,63,29,000/-

Boundary of Survey Plot No. 246 land measuring 5138.79 sq.ft.

North :- Main Road.

South :- Part Plot No. 247.

East :- Part Plot No. 245.

West :- 8' wide Das Lane.

Value of land ₹ 2,59,59,000/-

Boundary of Survey Plot No. 247 land measuring 6371.47 sq.ft.

North :- Part Plot No. 246.

South :- Part Plot No. 241.

East :- Part Plot No. 243.

West :- 8' wide Das Lane.

Value of land ₹ 3,21,86,000/-

Note:- Govt. value is mentioned at Code No.- 638 & Zone-5 of M.V.R. 2016-17.

which market value of above land is ₹ 7,92,74,000/- (Rupees Seven crore ninety two lakh seventy four thousand) only in which:

Value of land 7,44,74,000/-

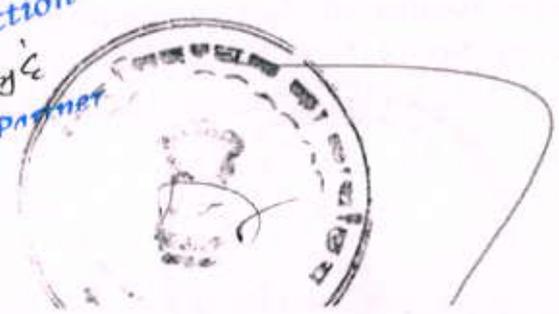
Value of residential construction 48,00,000/-

Asit Kumar Das
30/9/19
30/9/19

Prithvi Kumar Das
30/9/19
Sandhya Das
30/09/19

Sign. of Executants
Sudhir Choudhary
30/9/19
Sanjay Kumar
30/9/19
30/9/19

For Sankalp Construction
30/9/19



SCHEDULE-II

GENERAL SPECIFICATIONS, SERVICES AND AMENITIES

1. Structure:-

R.C.C. framed structure with brick work (Bricks in 1st Class-subject to verification and check by the 1st Party or through their authorised Agent when in use at site regarding the quality) in Cement Mortar as per Design and specification of Architects or Structural Consultants (all Designs and specifications are Architects or Structural consultants is subject to scrutiny and approval by the Owner).

(a) Cement :- ACC/Birla Ultra or of the equivalent quality.

(b) Steel :- Tata or equivalent of ISI marks.

(c) Sand/Chips:-of standard quality (Gaya/Sasaram).

(d) Brick work:-All internal Walls-Five Inched thick.

External Wall-Ten Inches wherever permissible or five Inches where required.

(e) Cement/Sand Mixing Ratio:- (i) Ceiling-1/4 (Ceiling Plaster with 1/4 Inch thickness Uniformly), (ii) Wall - 1/6 Mix.

(f) Curing :- Shall be done as required

2. **Dining Room/Drawing Room:-**

a) Flooring/Skirting : (800 x 800) MM vitrified tiles.

b) Walls : Wall putty (Ready to paint)

c) Doors : Pre-laminated Hush door shutter with SS fitting duly painted fitting from Dorma, Godrej or equivalent.

d) Window : UPVC windows with Hot glass.

e) Ceiling : POP finish with false ceiling.

* Vitrified tile to be used for all floorings inside the units except for bathroom where ceramic tiles will be used.

3. **BEDROOM :**

a) flooring/skirting : Master bedroom and other bedrooms (600 x 600) MM vitrified tiles.

b) walls : wall putty (ready to paint)

c) Main Doors shall be provided with veneer duly polished.

d) Other Doors will be flush doors fitted with laminates.

Asit Kumar Das
20/9/19
20/9/19

Prabir Kumar Das
30/9/19
Sandhya Das
30/09/19

Sign. of Executants

30/9/19
Sanku Kumar Das
30.9.19

For Sankalp Construction
Partner



(16)

- e) Window : UPVC windows with float glass.
- f) Ceiling : POP with Cornice.

4. Kitchen :

- a) flooring/skirting : Anti-skid ceramic tile.
- b) walls : ceramic tiles up to 600 mm height above counter top and all around.
- c) Ceiling : wall putty (ready to paint)
- d) Doors : Skin door shutter with SS fitting
- e) counter top : Polished granite
- f) Sink water supply : Single bowl stainless sink with drain board. Provision for hot & cold water supply.
- g) Fitting : single lever cp fitting) Jaquar, Hindware or equivalent make)

5. Toilet:

- a) flooring/skirting : Ceramic tile flooring.
- b) walls : Ceramic tiles up to ceiling.
- c) Ceiling : Pop Punning.
- d) Doors : Skin door shutter with SS fitting
- e) counter top : store/granite counter.
- f) water supply : Provision for hot and cold water supply.
- g) Fitting : single lever cp fitting with wall mounted commode (Jaquar, Hindware or equivalent make)

5. Balcony :

- (a) Flooring : Antiskid ceramic tile.
- (b) Walls : All weather textured paint.
- (c) Ceiling : plaster with external paint.
- (d) Doors : skin door shutter with SS fitting .
- (e) Railing : SS and glass railing.

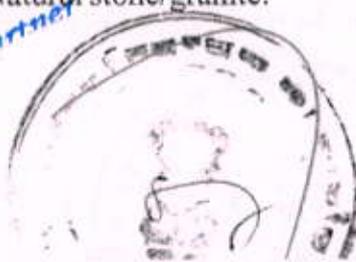
6. Corridor :

- (a) Flooring : Vitrified tiles (600 x 600) mm
- (b) Ceiling : POP punning with emulsion paint.
- (c) Wall cladding with marble, granite, tiles to be done up to height of 5 feet.

7. LIFT LOBBY

- a) Flooring : Natural stone/granite.

For Sankalp Construction
29/09/19
Partner



Sign. of Executants

Asit Kumar Das
29/09/19

Prabhakar Kumar Das
30/09/19

Indrakumar Das
30/09/19

29/09/19

Sandhya Das
30/09/19

Sandhya Kumar Das
30/09/19

30/09/19

A. K. Das
30/09/19

(17)

b) Walls/Lift facia : Emulsion paint up to full height and granite.

8. Other features :

(a) Electrical : Copper wiring in conduit with modular switches (Havells or equivalent to make)

(b) DTH points : Drawing room/lobby and all Bedrooms.

(c) Telecon : Telephone point in drawing/dining room.

(d) Stair : Granite on riser & tread with SS railings.

(e) External finishing : all weather textured paint.

(f) Security : CCTV camera and video bell calling and flat main gate with extra security door (steel make)

9. Intercom:-

Intercom Facilities shall be provided in each Flat.

10. Generator:-

(a) Generator of 50-75kv to run the Pump/Common area lighting and lift of make Kirloskar or equivalent make of good quality silent generator.

(b) 1kv of Generator Power Supply to each Flat & common Area shall be provided after that it is chargeable for each extra load for running of AC etc.

11. Lift:-

(a) 2 Kone/ECE Lift of Five persons or of suitable capacity will be provided or as per approved design.

(b) Lift Facia- Finishing with Granite Tiles upto Ceiling height on all floors.

12. Water Supply:-

(a) 24 Hours Treated water supply using Softeners and Ionisers of reputed make from minimum 2 Deep Tube wells.

(b) 2 Overhead water tanks with adequate capacity as per approved design.

13. Roof Treatment.

Brick on edge with water proofing compound, appropriate concrete and punning plaster on top so that 100% water proofing is achieved.

14. Stairs.

At least 2 number of stairs shall be provided or as per approved design.

Asit Kumar Das
20/11/19

Sanjay Kumar Das
30/09/19

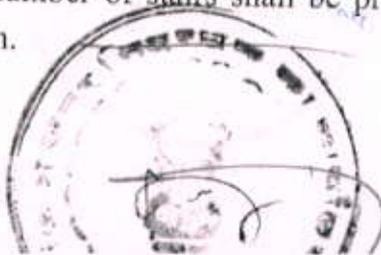
Rubing Kumar Das
30/09/19

Sandhya Das
30/09/19

Sign. of Executants

Budhi Chandra Das
30/09/19

Saroj Kumar Das
30/09/19



For Sankalp Construction
Sanjay Kumar Das
Partner

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1. Rajesh Kumar Singh
S/O. Kamal Prakash Singh
Janak Palace
Dewi S. S. S. S. S.
Patna-8
30/9/19

Sudhi Chandra Das
Sanjay Kumar Das
30/9/19
30.9.19
Chukha Das
20/09/19

2. Sunil Kumar
S/O. Jagan Singh
vi - Rasulpur
P.S. - Paral Bigha
Dist. Jehanabad
30/9/19

Rohini Kumar Das
30/9/19
Santnya Das
30/09/19
Asit Kumar Das
30/9/19
Signature of the Land Owners

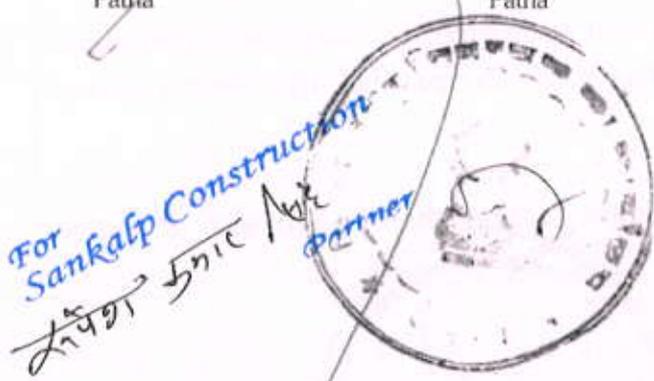
Signature of the Developer
30/9/19

Printed:-

(SANJEEV KUMAR)
Advocate
UDDYOGI'S CHAMBER,
Collectorate Bar Association,
Patna

Drafted as per instructions by the parties :-

Jay Anand
30/09/19 Advocate
(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate Lic-40/07
'Chamber', Collectorate Bar Association
Patna



For Sankalp Construction
30/9/19

Signature of the Developer
30/9/19

Signature of the Developer
30/9/19

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act Rs. 1586500/-
 Adpl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 0/-
Amt. paid through Bank Challan	Rs. 1628500/-

Registration Fee										
LEE PAIE	A1	1000	C	0	H1b	0	K1a	0	Lii	0
	A8	0	D	0	H2	0	K1b	0	Liii	0
	A9	0	DD	0	I	0	K1c	0	Mb	0
	A10	0	E	40000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									41000
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -										42000

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

[Signature]
 Registering Office
 Patna

Date: 30/09/2019

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 30th September 2019 by Sudhir Chandra Das (Patna Chandra Das by profession Others. Status - Executant

[Signature]
 Signature/L.T.I. of Presentant
 30/9/19

Date: 30/09/2019

[Signature]
 Registering Office
 Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajesh Kumar Singh' age 30' Sex 'M', 'Ram Pravesh Singh', resident of 'Janak Palace, Bari Path, Radha Krishna Mandir Ke Pas, Dariyapur Co. a, Patna 4'), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 30/09/2019

[Signature]
 Registering Office
 Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 88 on page no. 66 to 88 for the year 2019 and stored in CD Volume No. 11 , year 2020. The document no. is printed on the front Page of the document.



For Sankalp Construction
 Date 17/03/2020 1
 Partner 2019

S.No. : 11790 SCORE Ver.4.1

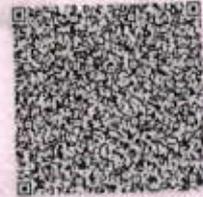
[Signature]
 Registering Office
 Deed No. : d Nop

DEED NO: 3439

2800 2019 093 0021



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No.	: IN-BR05933627787012R
Certificate Issued Date	: 26-Sep-2019 05:20 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL0106674625145839R
Purchased by	: SANKALP CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SANKALP CONSTRUCTION
Stamp Duty Paid By	: SANKALP CONSTRUCTION
Stamp Duty Paid (Rs.)	: 15,86,500 (Fifteen Lakh Eighty Six Thousand Five Hundred only)
Reg. fee (Rs.)	: 41,000 (Forty One Thousand only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 1,000 (One Thousand only)
Total Amount (Rs.)	: 16,28,500 (Sixteen Lakh Twenty Eight Thousand Five Hundred only)

12071/19



1. Shalini Chandra Devi
30/9/19
Partner Kumbhar Das
30/9/19

2. Sanjay Kumar Das
30.9.19
Sankhya Das
30/09/19

3. Shrikrishna Das
30/09/19
Asit Kumar Das
20/9/19
Partner
30/9/19

Do not write or sign below this line

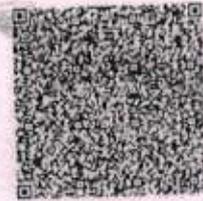
For
Sankalp Construction
Partner
[Signature]

SR 0005104773

2800 2010037071



**INDIA NON JUDICIAL
Government of Bihar
e-Stamp**



Certificate No.	: IN-BR09428773858337S
Certificate Issued Date	: 06-Mar-2020 03:18 PM
Account Reference	: SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC
Unique Doc. Reference	: SUBIN-BRBRSHCIL01108809197490125
Purchased by	: SANKALP CONSTRUCTION
Description of Document	: Not Applicable
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Not Applicable
Second Party	: SANKALP CONSTRUCTION
Stamp Duty Paid By	: SANKALP CONSTRUCTION
Stamp Duty Paid (Rs.)	: 5,40,600 (Five Lakh Forty Thousand Six Hundred only)
Reg. fee (Rs.)	: 20,000 (Twenty Thousand only)
LLR & P Fee (Rs.)	: 0 (Zero)
Miscellaneous Fee (Rs.)	: 0 (Zero)
Discore SC (Rs.)	: 0 (Zero)
Total Amount (Rs.)	: 5,60,600 (Five Lakh Sixty Thousand Six Hundred only)

Misc Rs 1388600



For Sankalp Construction
[Signature]

Do not write or type below this line

SIR 0006914283

T.N-12071

S.N-11790

D.N 3439

30.9.2019



For Sankalp Construction
Sankalp Construction
Patna

सुखनन्दन कुमार

13.3.2020

सुखनन्दन कुमार
निम्न कार्यालय लिपिक
जिला निबंधन कार्यालय
पटना



भारत सरकार
GOVERNMENT OF INDIA



सुधीर चंद्र दास
Sudhir Chandra Das
जन्म तिथि/ DOB: 30/01/1943
पुरुष / MALE



7594 8029 2048

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O पी.सी दास, दास कुटीर,
१, इस्ट लोहानीपुर, पटना,
पटना,
बिहार - 800003

Address:

S/O P.C Das, Das kutr. 1, East
Lohanipur, patana, Patna,
Bihar - 800003

7594 8029 2048

Aadhaar-Aam Admi ka Adhikar

Sudhir Chandra Das
30/1/19

For
Sankalp Construction
Partner
21/4/19

District Registry Office, Patna

Number 12071

Reg. Year 2019

Serial Number 11790

Deed Number

Type	Name	Photo	Thumb	Index	Middle	Ring	Little
Partner	Apesh Kumar Singh <i>Apesh Kumar Singh</i> 30/9/19						
Partner	Asit Kumar Das <i>Asit Kumar Das</i> 20/9/17						
Partner	Probin Kumar Das <i>Probin Kumar Das</i> 30/9/19						
Partner	Sandhya Das <i>Sandhya Das</i> 30/09/19						
Partner	Saroj Kumar Das <i>Saroj Kumar Das</i> 30.9.19						
Partner	Shekhar Das <i>Shekhar Das</i> 30/09/19						
Partner	Sudhir Chandra Das <i>Sudhir Chandra Das</i> 30/9/19						

Photo
 Thumb
 Index
 Middle
 Ring
 Little

Sudhir Chandra Das
30/9/19



Sudhir Chandra Das
30/9/19

For Sankalp Construction
Apesh Kumar Singh
Partner



District Registry Office, Patna

Deed Number

Number 12071

Reg. Year 2019

Serial Number 11790

Name	Photo	Thumb	Index	Middle	Ring	Little
Rajesh Kumar Singh 21/9/19						

RE Ver. 4.0

Powered by IL&FS Technologies Ltd.

Biometric Captured By 2800-op112



क्षीमान के आदेशानुसार मन्नाकार साय मकान/ स्थल का कोटेग्राफी (खण्डन) कराया गया सौजा - पृथ्वीपुत्र थाना - कस्म सुडौं थाना नं. 5 खारा नं. 24, 56 एवं 89 एरॉड नं. 246, 247 एवं 243 खराजी 14743 वर्गफीट में से मूलतः 1333 वर्गफीट प्रथम रतल - 1333 वर्गफीट द्वितीय रतल - 1333 वर्गफीट में बना मकान जांचोपयन्त अभ्यासिक मेन रोड पर मायागया स्थल को फीस चुकाया गया जो सही है।

सुखनन्दन कुमार
13.3.2020

सुखनन्दन कुमार
निम्न वर्गीय लिपिक
जिला निबंधन कार्यालय
पटना



For Sankalp Construction
Sankalp Construction
Partner



The National Construction
Association
Washington, D.C.

अंचल पदाधिकारी का कार्यालय

(भू-दखल-कब्जा प्रमाण-पत्र)

शैखर दास पिता स्व. नारक-चन्द्र दास / प्रौवीर कुमार दास श्रव आसित कुमार
 नाम दोमो पिता स्व. मंगमोया दास / पिता/पति स्व. युवीर कुमार दास
 साकिन पृथ्वीपुर, लौहानीपुर
 पोस्ट कदमकुआँ थाना कदमकुआँ जिला पटना के निवासी है।

ग्राम का नाम एवं थाना सं०	तौजी सं०	खाता सं०	खेसरा सं०	रकबा	
पृथ्वीपुर, लौहानीपुर थाना सं०-5	244	24	246	—	9 बी.
		56	247	—	10 बी०
		89	243	—	7.5 बी.
		माउमः			
आवेदन आग की जागची पंजी में कारबदल का के एक छे दक के जागी बेजरी है जाके पर कारबदल का दखल कब्जा होवाएल रही वर्ष 2014-20 तक रिजिन है 11/01/2020				26.5 बी.	
राजस्व उर्म. के आँच प्रतिवेदन के आधार पर अग्रसारित (Signature)					

For
Sankalp Construction
 कपेगा कुमार ME
 Partner

- आवेदक का हस्ताक्षर
- ① Sankalp D^s
 - ② Prabin Kumar D^s
 - ③ Asit Kumar Das
 - ④ Sandhya Das

कर्मचारी का प्रतिवेदन

(Signature)
 20/01/20

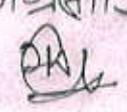
अंचल अधिकारी का हस्ताक्षर

कार्यालय का मूहर

अंचल पदाधिकारी का कार्यालय

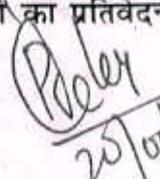
(भू-दखल-कब्जा प्रमाण-पत्र)

सुधीरचन्द्र दास एवं शंभूजी कुमार दास दोनों पिता स्व. पूरुषोत्तमचन्द्र दास / सूर्यदास सरकार
 गोविंददास पिता स्व. सतीशचन्द्र दास / रिची दास पिता स्व. सत्येन्द्र नाथ दास / भद्रागोपाय दास
 नाम स्व. शंभूजीचन्द्र-चन्द्र दास / सौमित्रोदास पिता पिता/पति चन्द्र दास / रघु दास पति स्व. गोपालच
 / रजित दास पिता स्व. सुभाषचन्द्र दास
 साकिन पृथ्वीपुर, लौहानीपुर
 पोस्ट कदमकुआं थाना कदमकुआं जिला पटना के निवासी है।

ग्राम का नाम एवं थाना सं०	तौजी सं०	खाता सं०	खेसरा सं०	रकबा	
पृथ्वीपुर, लौहानीपुर थाना सं०- 5	244	24	246	—	9 बी०
	"	56	247	—	16 बी०
	"	91	242	—	1.5 बी०
 16/01/2022				26.5 बी०	
राजस्व कर्मियों के आन्व हारित्वेदन के आधार पर अत्रलक्षित। 					
For Sankalp Construction कपेश शर्मा / 16/01/2022 Partner					

- आवेदक का हस्ताक्षर
- 1) Indhir Chandra
 - 2) Saroj Kumar Das
 - 3) Shampa Suman
 - 4) Gautam Das
 - 5) Vishwanath
 - 6) Mahamaya Das.
 - 7) Edge
 - 8) Runu Das
 - 9) Rajit Das
- कार्यालय का मूहर



कर्मचारी का प्रतिवेदन

 20/01/2022
 अंचल अधिकारी का हस्ताक्षर



बिहार सरकार

राजस्व एवं भूमि सुधार विभाग
भूमि दखल-कब्जा(LPC) प्रमाण पत्र

प्रमाण पत्र सं० 693/2020 - 2021

जारी करने का तारीख : 11/02/2021

जमाबंदी का विवरण:

भाग वर्तमान 20	पृष्ठ संख्या 60
जिला का नाम- Patna अनुमंडल नाम- Patna Sadar अंचल का नाम- Patna Sadar हलका का नाम- Kankarbag मौजा का नाम- पृथ्वीपुर थाना नम्बर- 5	

जमाबंदी रैयत का नाम:

रैयत का नाम- सौमित सरकार वो सुरोजीत सरकार , पिता/बाप/अबू -भवनाथ सरकार , जाति- अन्य

भूमि का विवरण :

खाता नम्बर	प्लोट संख्या	रकबा	चौहद्दी उतर	दक्षिण	पूरब	पश्चिम
89	243	0 ए 6.32813 डि० हे				
	कुल परिमाण	0 ए 6.32813 डि० हे				

अंतिम लगान का विवरण :

तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल
2021-01-16 11:25:43.0	0847726231	2020-2021	2020-2021	0	20	0	5	0	10	0	10	0	4

प्रमाणित किया जाता है कि राजस्व अभिलेखों के आधार पर उपरोक्त वर्णित भूमि/ भू-खंड पर आवेदक श्री/श्रीमती सौमित सरकार वो सुरोजीत सरकार , पिता/बाप/अबू -भवनाथ सरकार , जाति- अन्य ग्राम/मोहल्ला/वार्ड/मौजा का नाम पृथ्वीपुर पंचायत/नगरक्षेत्र/हलका का नाम Kankarbag अंचल का नाम Patna Sadar जिला Patna राज्य बिहार के शांति पूर्ण दखल-कब्जा में है

For
Sankalp Construction
Partner

ह० अंचल अधिकारी
Jitendra Pandey



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार
प्रपत्र-XIV ख
(देखें नियम-10)
लगान रसीद

ऑनलाइन
Running Unique No.: 0847726231
(Receipt No.)

जिला:- Patna	अंचल:- Patna Sadar
हल्का:- Kankarbag	मौजा :- पृथ्वीपुर
जमाबंदी सं०:- भाग वर्तमान:- 20 पृष्ठ संख्या:- 60	मौजा/थाना सं०:- 5
जमाबंदी रेयत का नाम:- सौमित सरकार वो सुरोजीत सरकार अभिभावक का नाम:- भवनाथ सरकार	पता:- दास कुटीर पूर्वी लोहानीपुर कदमकुआँ पटना

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
89	243	0 एकड़ 6.328125 डिसमिल 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	20.00	0.00	20.00	0.00	20.00	2020-2021 से 2020-2021
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	29.00	0.00	29.00	0.00	30.00	2020-2021 से 2020-2021
कुल	49.00	0.00	49.00	0.00	50.00	2020-2021 से 2020-2021

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	0.00	20.00	20.00	2020-2021 से 2020-2021	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	0.00	29.00	30.00	2020-2021 से 2020-2021	
कुल	0.00	49.00	50.00	2020-2021 से 2020-2021	

कुल बकाया-50.00

वसूल की गयी राशि शब्दों में- Fifty Rupees

तिथि- 16-01-2021



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

For
Sankalp Construction
Partner



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार
प्रपत्र-XIV ख
(देखें नियम-10)
लगान रसीद

ऑनलाइन
Running Unique No.: 0181873591
(Receipt No.)

जिला:- Patna	अंचल:- Patna Sadar
हल्का:- Kankarbag	मौजा :- पृथ्वीपुर
जमाबंदी सं०:- 572/1	मौजा/थाना सं०:- 5
भाग वर्तमान:- 7	
पृष्ठ संख्या:- 572/1	
जमाबंदी रेयत का नाम:- शेखर दास , पुरुवीर कुमार दास , संध्या दास , अशीत कुमार दास	पता:- लोहानीपुर दास लेन पटना ,,,,,
अभिभावक का नाम:- तारक चन्द्र दास , मन मोथा दास , स्व० सुवीर कुमार दास , मनमोथा दास	

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
24,56,89	243,246,247	0 एकड़ 26.5 डिसमिल 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	10.00	0.00	10.00	0.00	10.00	2020-2021 से 2020-2021
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	0.00	14.50	0.00	20.00	2020-2021 से 2020-2021
कुल	24.50	0.00	24.50	0.00	30.00	2020-2021 से 2020-2021

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक) अभियुक्ति
लगान	0.00	10.00	10.00	2020-2021 से 2020-2021
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	0.00	14.50	20.00	2020-2021 से 2020-2021
कुल	0.00	24.50	30.00	2020-2021 से 2020-2021

कुल बकाया-30.00

वसूल की गयी राशि शब्दों में- Thirty Rupees

तिथि- 05-10-2020



यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

For
Sankalp Construction
Partner



राजस्व एवं भूमि सुधार विभाग, बिहार सरकार

प्रपत्र-XIV ख
(देखें नियम-10)
लगान रसीद

ऑनलाइन
Running Unique No.: 0049543837
(Receipt No.)

जिला:- Patna	अंचल:- Patna Sadar
हल्का:- Kankarbag	मौजा :- पृथ्वीपुर
जमाबंदी सं०:- 571 भाग वर्तमान:- 7 पृष्ठ संख्या:- 571	मौजा/धाना सं०:- 5
जमाबंदी रेयत का नाम:- सुधीर चन्द्र दास ,सरोज कुमार दास ,सम्पा सरकार, गौतम दास ,रिषी दास ,महामाया दास ,सोमित्रो दास ,रुणु दास ,रजीत दास अभिभावक का नाम:- पुरन चन्द्र दास ,स्व० सतीश चन्द्र दास ,सत्येन्द्र नाथ दास ,स्व० ज्योतिष चन्द्र दास ,पथिक चन्द्र दास ,गोपाल चन्द्र दास ,सुभाष चन्द्र दास	पता:- लोहानीपुर दास लेन,.....

खाता संख्या	खेसरा संख्या	रकबा/डिसमिल
24,56,91	242,246,247	0 एकड़ 26.5 डिसमिल 0 हेक्टर

सालाना मांग(बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति(बकाया का वर्ष कब से कब तक)
जमाबंदी लगान	10.00	120.00	10.00	0.00	130.00	2007-2008 से 2019-2020
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	14.50	174.00	14.50	0.00	190.00	2007-2008 से 2019-2020
कुल	24.50	294.00	24.50	0.00	320.00	2007-2008 से 2019-2020

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि(बकाया का वर्ष कब से कब तक)	अभियुक्ति
लगान	120.00	10.00	130.00	2007-2008 से 2019-2020	
सेस(लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	174.00	14.50	190.00	2007-2008 से 2019-2020	
कुल	294.00	24.50	320.00	2007-2008 से 2019-2020	

कुल बकाया-320.00

वसूल की गयी राशि शब्दों में- Three Hundred Twenty Rupees

तिथि- 03-12-2019



यह एक कम्प्यूटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायलय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

For
Sankalp Construction
Partner