

Serial No. 10281 Circle:-Danapur

Serial No. 10281

Book No. :- 1 Deed No. 9956

Page | 1

Deed No. 9956



Govt. of Bihar
District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 13/08/2018 by Anil Kumar Singh
A stamp duty of Rs. 647240/- and other fees of Rs. 26525/- 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. 9956 in Book No. 1, Volume No. 261 on pages from 479
498 and has been preserved in total 20 pages in C.D. No. 40 / Year 2018

Date: 13/08/2018

Token No: 10465/2018

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

Vijay Kumar Singh
13-08-18

Neelam Singh
13-8-18
Manoj K. Singh
13-8-18

Anil Kumar Singh
13/08/2018

10465418

लगायेज की जाँच किया
एवं
अधिक बर्तित विवरणी के अनुरूप सही पाया।
13/8/18
जाँच लिपिक
(अरुण कुमार महाराज)

SCANNED BY

(Development Agreement)

THIS DEVELOPMENT AGREEMENT is made and entered on the 13th
Day of August, Two Thousand Eighteen.

BETWEEN

- (I) SRI ANIL KUMAR SINGH Son of Late Uma Shankar Singh,
- (II) SMT. NEELAM SINGH Wife of Sri Anil Kumar Singh,
- (III) SRI VIJAY KUMAR SINGH Son of Late Uma Shankar Singh,
- (IV) SRI MANOJ KUMAR SINGH Son of Late Uma Shankar Singh,



For ALTAIR BUILDCON

For ALTAIR BUILDCON
Neelam Singh
13-8-18
Partner

For ALTAIR BUILDCON
Manoj K. Singh
13/08/18
Partner

District Registry Office, Patna

Token Number 10465

Reg. Year 2018

Serial Number 10281

Deed Number

Prestype

Name

Photo

Thumb

Index

Middle

Ring

Little

Claimant

Manoj Kumar Singh
(Partner)

Sig.

Manoj K. Singh
13/08/18

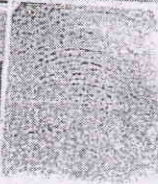


Claimant

Neelam Singh
(Partner)

Sig.

Neelam Singh
13-8-18



Presented By

Anil Kumar Singh

Sig.

Anil Kumar Singh
13-08-2018



Executant

Anil Kumar Singh

Sig.

Anil Kumar Singh
13-08-2018

Photo

Thumb

Index

Middle

Ring

Little

Executant

Manoj Kumar Singh

Sig.

Manoj K. Singh
13/08/18

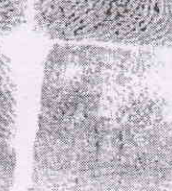


Executant

Neelam Singh

Sig.

Neelam Singh
13.8.18



Executant

Vijay Kumar Singh

Sig.

Vijay Kumar Singh
13-08-18



Identified By

Nishant Kumar Singh

Sig.

Nishant Kumar Singh
13/08/18



SCORE Ver.4.0

Powered by R&FS Technologies Ltd.

Biometric Captured By 2800sop028



Anil Kumar Singh
13/08/2018

All Resident of House No.-19, Rainbow Street, Kitab Bhawan Lane, North S.K.Puri, P.S.-Srikrishnapuri, District-Patna, in the State of Bihar, Pin.-800013, Indian Citizens. Hereinafter called the "LAND OWNERS" which expression unless repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives assigns, and successors-in-interest of the FIRST PART.

PAN.-(I) BGKPS3904E.

Mobile No.-9334118127.

PAN.-(II) AVUPS5588E.

Mobile No.-9431020710.

PAN.-(III) AYIPS3627D.

Mobile No.-9334317732.

PAN.-(IV) ANXPS9237K.

Mobile No.-9334331009.

AND

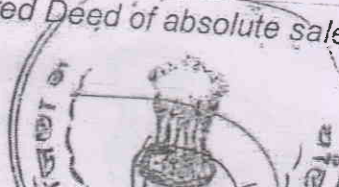
M/S ALTAIR BUILDCON, a Partnership Firm, Having its Registered office Cybotech Tower, Boring Patliputra Road, P.S.-Patliputra, Town and District-Patna, in the State of Bihar, represented through its Partners (I) SMT. NEELAM SINGH Wife of Anil Kumar Singh, and (II) SRI MANOJ KUMAR SINGH Son of Late Uma Shanker Singh, Both Resident of House No.-19, Rainbow Street, Kitab Bhawan Lane, North S.K.Puri, P.S.-Srikrishnapuri, District-Patna, in the State of Bihar, Pin.-800013, Indian Citizens. Hereinafter called the DEVELOPER/BUILDER, which expression unless repugnant to the context shall mean and include its heirs, executors, administrators, legal representatives, assignees and successors-in-interest of the SECOND PART.

PAN.-ABLFA2274Q.

Mobile No.-9334331009.

WHEREAS a land measuring an area of approximately 16082.51 Sq.ft. equivalent to 36.92 Decimals, more or less, has been seized and possessed by the Land Owners and they are coming in actual, peaceful, and physical possession over the same as its absolute owners.

AND WHEREAS measuring an Area-5190 Sq.ft. purchased property or the Sri Uma Shankar Singh (Father of Land Owner No.-1, 3 & 4), by the virtue of Registered Deed of absolute sale, Vide Deed No.-2343,



For ALTAIR BUILDCON

ALTAIR BUILDCON

Mamji B. Singh

For ALTAIR BUILDCON

Neelam Singh

Anil Kumar Singh
13-08-2018

Neelam Singh, Vijay, Suraj
17.07.2018

Registered in Book No.1, Volume No.-77, Pages No.-301 to 314, Registered at Sub Registration Office, Danapur on 29.04.2003 from Sri Sunanda Kumar Son of Late Girjanand Sinha, Resident of Girja Bhawan, Punaichak, P.S.-Shastri Nagar, District-Patna, And after some time, abovementioned Sri Uma Shankar Singh (Father of Land Owner No.-1 to 3) died on dated-06.04.2014 leaving behind his three sons namely (i) Anil Kumar Singh (ii) Vijay Kumar Singh and (iii) Sri Manoj Kumar Singh, as his legal heirs for the land/property, measuring an Area-5190 Sq.ft. Thereafter, they came in actual, peaceful, physical possession over the land/property as its absolute owners. They have mutated their names in the State of Serista, Bihar. The Land Rent Receipt is being issued in the name of the aforementioned Land Owner No.-1 to 3, vide Jamabandi No.2733 and the Land Rent is being paid to the Circle Officer, Danapur.

AND WHEREAS measuring an Area-5443.89 Sq.ft. purchased property of the Land Owner No.-2 SMT. NEELAM SINGH by the virtue of Registered Deed of absolute sale, Vide Deed No.-2344, Registered in Book No.1, Volume No.-77, Pages No.-315 to 328, Registered at Sub Registration Office, Danapur on 29.04.2003 from Sri Anand Kumar Son of Late Girjanand Sinha, Resident of Girja Bhawan, Punaichak, P.S.-Shastri Nagar, District-Patna, and present residing at Flat No.-65A Poket A.S.F.S. Flat Mayur Vihar, Phase-III New Delhi, Lawful Constituted Attorney of Smt. Sadhana Singh Daughter of Late Ragho Singh and Wife of Sri Anand Kumar, Resident of Flat No.-65A Poket A.S.F.S. Flat Mayur Vihar, Phase-III New Delhi, by virtue of a Registered Power of Attorney vide Deed No.4808, Book No.IV, Pages No.57 to 59, Registered at District Registration Office, New Delhi on dated 05.04.2003, Thereafter, she is came in actual, peaceful, physical possession over the land/property as its absolute owner. She has mutated her name in the State of Serista, Bihar. The Land Rent Receipt is being issued in the name of the aforementioned Land Owner No.-4 vide Jamabandi No.2732 and the Land Rent is being paid to the Circle Officer, Danapur.

Anil Kumar Singh
13.08.2018

Neelam Singh
Partner
13/08/2018

FOR ALTAIR BUILDCON

Manoj B. Singh
13/08/18



For ALTAIR BUILDCON

Manoj B. Singh

ALTAIR BUILDCON

AND WHEREAS measuring an Area-5448.62 Sq.ft. purchased property of the Land Owner No.-1 **SRI ANIL KUMAR SINGH** by the virtue of Registered Deed of absolute sale, Vide Deed No.-2345, Registered in Book No.1, Volume No.-77, Pages No.-329 to 342, Registered at Sub Registration Office, Danapur on 29.04.2003 from Sri Anand Kumar Son of Late Girjanand Sinha, Resident of Girja Bhawan, Punaichak, P.S.-Shastri Nagar, District-Patna. Thereafter, he is came in actual, peaceful, physical possession over the land/property as its absolute owner. He is mutated his name in the State of Serista, Bihar. The Land Rent Receipt is being issued in the name of the aforementioned Land Owner No.-1 vide Jamabandi No.2730 and the Land Rent is being paid to the Circle Officer, Danapur.

Vijay Kumar Singh, Mani B. Singh
13/08/2018

AND WHEREAS the All the Land Owners decided to develop the amalgamated said property measuring an area of approximately 16082.51 Sq.ft. equivalent to 36.92 Decimals, more or less, through a reputed and experienced developer, and on being approached by the developer, the land owners decided and represented to the developer that the Owner/first part is the absolute owners of the said property and the same is in their peaceful possession and the said property is free from all encumbrances, liens, charges, attachments, litigations, whatsoever, that there is no notice of requisition or acquisition from the government authority or authorities in respect to the said property and the land owners have got the right of transfer and convey the whole or part of the said property and after negotiation between the parties, the land owners are agreeable to give the said property to the developer for developing and construction of residential multistoried building and the developer is agreeable to take up the development and construction of the residential multistoried building on the said property on the terms and conditions given hereunder.

Anil Kumar Singh, Nulam Singh
13/08/2018

For ALTAIR BUILDCON
Nulam Singh, Partner
13/08/2018

AND WHEREAS the Land Owners are interested in getting a multistoried residential building, developed and constructed on the scheduled property and acquired residential built-up area in the same.



For ALTAIR BUILDCON

Mani B. Singh, Partner
13/08/2018

WHEREAS after due negotiations between the aforesaid party, **THE DEVELOPER** has finally decided to take the said property for development and has assured and guaranteed the Land Owners, the joint Owners of the plot, to develop the said property without putting the Land Owners to any loss or damage and also immune and Indemnity the Land Owners of any body after the execution of this agreement on the following terms and conditions.

AND as a result or the aforesaid development negotiation between the parties, agreement for development of the property by developer has been arrived at upon terms and conditions here after appearing.

NOW THIS AGREEMENT WITNESSTH AND IT IS HERE BY AGREE BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. **THE** Land Owners of the land hereby grant to the developer and the developer hereby accepts from the Land Owners the right to develop the said property more particularly mentioned in the Schedule-I of this development agreement.
2. **THAT** the developer shall appoint an Architect for drawing and preparing the plans, design, drawing and elevation for the intended building complex to be construct on the said property. All expenses, to be incurred and fees to be paid to the said Architect shall be paid and borne by the developer. It is further agreed and settled that the developer shall develop the said property ensuring the construction to the maximum permissible F.A.R. and according the development plan shall be made and submitted to the building sanctioning authority i.e. Nagar Parisad Danapur Nizamat and other competent authority.
3. **THAT** the Land Owners of the land shall allow every facility to the developer, their staff, workers, engineer, architect and agents etc. to enter in to the said property to enable the developer to carry out the various development work as stipulated in this agreement. Such facilities shall, however be allowed to the developer after the execution this agreement.

Mamaji B. Singh
13/08/2018

Nutan Singh - Vijay Kumar
13/08/18
M. Singh

Anil Kumar Singh
13/08/18

For ALTAR BUILDCON
Nutan Singh
Partner
13/08/2018

For ALTAR BUILDCON
Mamaji B. Singh
Partner
13/08/18



For ALTAR BUILDCON

Mamaji B. Singh

4. THE Land Owners of the Land has possessed the total Land area is approximately **16082.51 Sq.ft.** equivalent to **36.92 Decimals**, more or less.

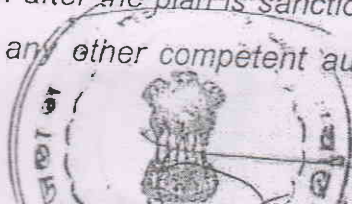
5. THE developer shall submit the building plan prepared by the said architect to Nagar Parisad Danapur Nizamat or/and other authorities in the name of the land owners who shall sign the said building plan on behalf of the owner for obtaining the sanction of the said building plan and expenses relating to the above shall be paid and borne by the developer.

AND WHEREAS, Nagar Parisad Danapur Nizamat has accorded permission vide Plan Case No.-85/17-18 for construction of the Residential Building on the said land by **M/S ALTAIR BUILDCON, Patna.**

6. EXCEPT under force-major causes the total time for the construction shall be **Three years** with further grace period of **6 months**, for development and completing the project that the total time for construction shall be calculated from the date of sanction of plan by Nagar Parisad Danapur Nizamat or physical possession of said land whichever is later.

7. THE developer shall on construction of the intended building and development work over the said property Deliver possession of the land owner **52% (Fifty Two) percent** of the total saleable super built-up area together with parking space and same proportion to the owner which shall be deemed to be adequate consideration for conveyance of right, title and interest in the proportionate portion of the said property of the land owners. The developer shall submit the building Plan to Nagar Parisad Danapur Nizamat and other concerned authorities for sanction of the plan of the building complex within one month of the date of Registered agreement between the parties.

8. However in pursuance of the **52% (Fifty Two) percent** of the land owner share in the super-built-up area the portion to be allotted shall be finally determined soon after the plan is sanctioned by the Nagar Parisad Danapur Nizamat or any other competent authority and will be clearly



For ALTAIR BUILDCON

Mamir B. Singh
13/08/18

Vijay Kumar
13/08/18

Nandan Singh
13/08/18

Anil Kumar Singh
13/08/18

For ALTAIR BUILDCON
Nandan Singh
13/08/18

For ALTAIR BUILDCON
Mamir B. Singh
13/08/18

earmarked and agreed as per mutual agreement. In this regard a Memorandum of Understanding shall be prepared annexing therewith a chart and photo copy of map showing owner portion, which will be deemed to have found part of this Development Agreement. In case any revised plan of the proposed building is sanctioned by the competent authority then the additional built up area shall be divided amongst the parties in the aforementioned manner that i.e. the developer shall get 48% and the land owner shall receive 52% in the constructed area. Together with car parking space in same proportion the common area & common facilities and amenities will be used by both the parties and their transferee.

The Deed of Share Distribution of Flats between the Land owners and the Builder after the Sanction of Plan Map by the Authority (as per the land contribution in the project/building) shall separately execute by and between the land owner and developer.

9. The LAND OWNER and/or their nominee(s) shall solely and exclusively be entitled to and shall absolute right, title and interest over the OWNER AREA, They shall be fully entitled to use and enjoy the same either themselves, individually or collectively, or shall be fully entitled to transfer convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person, Association of Persons, Firm, Body Corporate, Co-operative Societies, Government Agencies etc., on such terms and conditions as may be decided by the Owner individually or collectively and the Developers shall have no say or objections in the same.

10. The LAND OWNER and their nominee(s) and the DEVELOPER and its nominee(s) shall jointly have undivided right, title, interest and share in the total land of the said property in their respective shares 52% (Fifty Two percent) of the owner and 48% (Forty Eight percent) of the Developer after delivery of Owner's area to the Owners.



For ALTAIR BUILDCON

Mamaji B. Singh
PARTNER

For ALTAIR BUILDCON

Mamaji B. Singh
PARTNER
13/08/18

For ALTAIR BUILDCON

Nedam Singh
13/08/18 Partner

Anil Kumar Singh
13/08/18

Nedam Singh
13/08/18

Vijay Kumar
13/08/18

Mamaji B. Singh
13/08/18

11. The Land Owners and the Developer both hereby irrevocably undertakes not to sell dispose off, alienate, charge, encumber, lease or otherwise, transfer the said property or any part thereof during the currency of this Agreement and undertakes not to do any act, deed, matter, or things as shall be in breach of the terms of this Agreement try to the Developer from the said property, except in accordance with this Development Agreement.

12. The Developer shall develop the said property at its own cost and shall alone be responsible for the development of the said property, in accordance with the terms of this Development Agreement.

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

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

A. To developer/builder company has agreed that if/he shall transfer flats of his share only after handing over the flats of the share of land owner in its full finished conditions to the landowner first.

B. To present or file the above documents/Deeds before the registering authority for getting them registered, as per the Developer's share only.

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



FOR ALTAIR BUILDCON

Manoj B. Singh

FOR ALTAIR BUILDCON

Manoj B. Singh
13/08/18 Partner

FOR ALTAIR BUILDCON

Nedam Singh
13/08/18 Partner

Anil Kumar Singh
13/08/18

Nedam Singh Vijay Kumar
13/08/18
Singh

Manoj B. Singh
13/08/18

D. To mortgage the Developer's share only in the built-up area with Financial Institution for enabling the Purchasers of Flats, parking space, tenements etc., to obtain loan against their flats, Parking Space, tenements etc.

E. To allot and sell directly his share as mentioned above to its prospective Buyers and shall be entitled to execute Sale Deeds in their favour in respect of developed area and received the payments from the Buyers, Subject of Compliance of conditions mentioned in term No.-14A of this Agreement.

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

15. It has been hereby agreed by the Developer and the Land Owner that the building would not be used for any kind of commercial, whether Private or Public, for example Business/Teaching purposes, but the building would be fully residential by nature and shall be occupied for residential purpose itself. No office of any kind shall be run in the said building.

(a) AND WHEREAS, when the building shall be completed by the Builder and the developed portions shall be handed over to the respective buyers and land Owners, a society shall be formed by the Builder in the said building. Also, the buyers/Owner of their respective shares shall abide by the rules and regulations formed by the Society of the Building and also pay their proportionate maintenance charges to the above formed society.

Mamaji B. Singh
17/08/18

Vijay Kumar Singh
17/08/18

Nehal Singh
13/08/2018

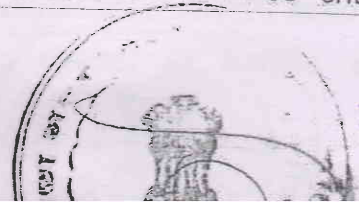
Anil Kumar Singh
13/08/2018

For ALTAIR BUILDCON
Nehal Singh
13/08/18 Partner

For ALTAIR BUILDCON
Mamaji B. Singh
13/08/18 Partner

For ALTAIR BUILDCON

Mamaji B. Singh
PARTNER



16. THE LAND OWNER HEREBY DECLARE :-

- A. That, no notice or notification for requisition or acquisition under the statutes for the time being in force has been received by the owner relating to the said property or any part thereof and the owner entitle in develop and/or cause to develop the property.
- B. That, there is no notice or order passed by the Nagar Parisad Danapur Nizamat or any other body or authority for setback there of and there is not requisition of whatsoever nature by the municipality or other body or authority
- C. The Land Owners have assured that the premises of Schedule-I is free from any acquisition any notice from any Govt. department such as Nagar Parisad Danapur Nizamat and others and is free from all encumbrances, debts, lines, charges dues and attachment and in marketable condition and have in themselves full right, full power and absolute authority to title to transfer the whole and part of the said property and is free in all respect with their absolute right and in Their exclusive possession and clear title and possession to be delivered to the Developer for development. The owner also assured that land does not affect the master Plan of the Nagar Parisad Danapur Nizamat or any other competent authority and there will be no obstacle in construction of the building on the said land. Further to say by the Land Owner that Old taxes (all) due prior to the date of this Agreement would be payable by the Land Owner and the developer together.
- D. The land owners have not entered into any other development agreement with any other company or any other institution prior to this development agreement.

17. The Developers shall strictly comply with the provisions of Nagar Parisad Danapur Nizamat and all other relevant laws/buy-laws and rules and regulations. The Developer shall always keep the owner absolutely indemnified and harmless against all actions, claims and demands



For ALTAR BUILDCON

ALTAR BUILDCON

Nadim Singh Vijay Kumar - Manoj B. Singh
13/08/2018 13/08/18

Anil Kumar Singh
13/08/18

For ALTAR BUILDCON
Nadim Singh
13/08/2018 Partner

Manoj B. Singh
13/08/18 Partner

whatsoever which may arise due to deviation from the said sanctioned plan and/or to violation of the provisions of the law relating to the construction of the intended building complex and the developers shall provide for all civil work including installation of overhead tanks, provisions of water supply, drainage, compound wall, car parking spaces, electricity etc. as per the specification and amenities set out in the plan approved by the Nagar Parisad Danapur Nizamāt or any other competent authority.

18. The below mentioned scheduled property is to be utilized by the developer as a part of an amalgamated building project along with other properties which have been acquired beforehand and alternatively, some which will be acquisitioned in future as well. The present land owners, previous land owners and prospective land owners, members of co-operative societies, cooperative societies shall have no objections against the builder providing amenities such as electric poles, internal path rights, pathways & driveways, water connection, underground sewer, cables etc. within the abovementioned amalgamated building project. These common amenities shall be utilized by the occupiers in the building project and the developer has the secured right to construct such amenities as and when required for the facilitation of common interest.

SCHEDULE-I ABOVE REFERRED TO

The piece and parcel of vacant land measuring an area of approximately **16082.51 Sq.ft.** equivalent to **36.92 Decimals**, more or less, situated at **Branch Road of Mohalla-Jalalpur Priyadarshi Nagar (Danapur M.V.R. Serial No.-133, Zone-3, Year-2017) Pargana-Phulwari, Survey Thana-Danapur, District-Patna, Within the limit of Nagar Parisad Danapur Nizamāt, Bearing Thana No.-22 (Twenty Two), Tauzi No.-5170 (Five Thousand One Hundred Seventy), Khata No.-4 (Four), Survey Part Plot No.-137 (One Hundred Thirty Seven), Cooperative Plot No.-3, within the jurisdiction of Sub Registration office Danapur and Sadar Registration Office and District-Patnā, and bounded as follows:-**



For ALTAIR BUILDCON

Mamaji B. Singh
13/08/18

Vijay Kumar
13/08/18

Nulau Singh
13/08/18

Anil Kumar Singh
13/08/18

For ALTAIR BUILDCON
Nulau Singh
13/08/18 Partner

For ALTAIR BUILDCON
Mamaji B. Singh
13/08/18 Partner

BOUNDARY:-

- NORTH - Branch Road.
 SOUTH - Part Plot No.-137 Sri Raj Kishore Singh.
 EAST - Plot No.-138 Jai Narayan Singh.
 WEST - Plot No.-137 V.S.G.N.S. Limited.

GOVT. VALUATION OF SCHEDULE-I PROPERTY

Total land measuring **16082.51 Sq.ft.** equivalent to **36.92 Decimals**
 approx, Situated at Branch Road of Mohalla-Jalalpur Priyadarshi
 Nagar (Danapur M.V.K. Serial No.-133, Zone-3, Year-2017).

@ Rs.8,75,000/-Per Decimal.

Or Rs.2009.0925/- per Sq. ft. i.e. **Rs.3,23,12,000/-**

Rupees (Three Crores Twenty Three Lakhs Twelve Thousand)
 only.

SCHEDULE-II**BRIEF SPECIFICATIONS**

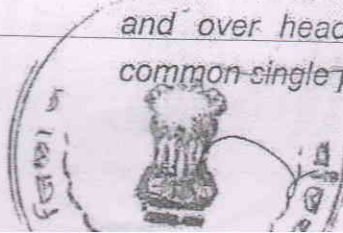
- | | | |
|----------------------|---|--|
| 1. FOUNDATION | : | R.C.C. Pile foundation as per design. |
| 2. SUPER STRUCTURE | : | R.C.C. Earth Quake Resistant Frame
Structure as per design. |
| 3. CIVIL WORK | : | First Class Brick work in 1:4 Cement mortar. |
| 4. FLOORING | : | Vitrified Tiles (2'X2')/Marble |
| 5. STAIRCASE & LOBBY | : | Marble |
| 6. DOORS | : | Main Door-Hardwood
Rest- 30 mm thick Flush door shutters fitted
In Hard wooden frame and painted
two coats of synthetic enamel paint
over a coat of Primer. |
| 7. WINDOWS | : | Wooden frame with wooden palla and fitted with
Glass/Aluminium Channel with frosted glass |
| 8. TOILETS | : | White Ceramic Glazed Tiles up to 6'-0 height
With Wash basin and in One Master
Bedroom Single lever cold + hot water
and over head shower point and in
common single point with shower |

Vijay Kumar - Manoj B. Singh
17/08/18

Anil Kumar Singh
Nutan Singh
13/08/18

For ALTAR BUILDCON
Nutan Singh
13/08/18

For ALTAR BUILDCON
Manoj B. Singh
13/08/18



For ALTAR BUILDCON

9. KITCHEN

one Bathroom (if possible)

Flooring would be Mat Finish ceramic tiles. All the fittings would be of std make.

Working platform with Black Granite /

Marble with single slab with steel sink

Sufficient light point and One Power Point

for micro oven/OTG/fridge and toaster/mixer

Sufficient area for installation of modular fitting

proper drainage and space for cleaning in drainage

provision for exhaust

Concealed P.V.C. Conduct Copper wiring

with std. quality electric accessories,

adequate light and power points,

Wire will be of Havel's, Anchor, Finolex/ any standard company

Switches semi modular.

All internal water supply pipes of std.

make Shall be concealed.

Checkers Tiles/Crazy flooring in parking and driveway.

At least one wash rooms for Servant/ Driver in the parking area.

All walls and ceiling shall be cement plastered with P.O.P. will be done in all the internal walls and Ceiling and external surface will be painted with Weather-coat paint.

With own deep One no. Tube well and R.C.C. Tank.

One point shall be provided in every Flat

Emergency Power Back up for Light and Fan. (Approx 500 W/flat)

Elevator (Lift) of standard company will be provided like OTIS, KONE.

10. ELECTRICAL

11. PLUMBING

12. PARKING

13. FINISHING

14. WATER SUPPLY

15. INTERCOM

16. GENERATOR

17. ELEVATOR

Mamaji B. Singh
13/08/18

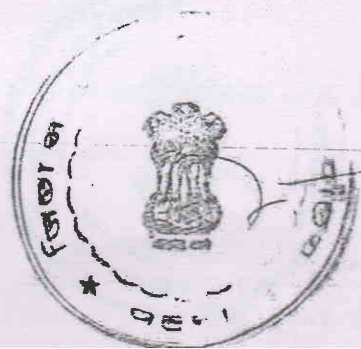
Vijay Kumar
13/08/18

Nadani Singh
13/08/18

Anil Kumar Singh
13/08/18

Nudam Singh
13/08/18 Partner

Mamaji B. Singh
13/08/18



For ALTAIR BUILDCON

Mamaji B. Singh

For ALTAIR BUILDCON

IN WITNESS thereof both the land owner and builder/developer have put their respective signature in token of acceptance of the terms and conditions as settled above in presence of the following witnesses:

WITNESSES

1. Mushonk Shuman Singh
S/o Prem Shuman Singh
R/o Dehrawan

2. Baloo: *[Signature]*
13/08/18

Md. Afzal
Soh of Md. Akil
Daus Kothi
Digha
Patna

Md. Afzal
13/08/2018

SIGNATURE OF THE LAND OWNERS

(i) Anil Kumar Singh
13/08/2018

(ii) Neelam Singh
13/08/2018

(iii) Vijay Kumar Singh
13/08/18

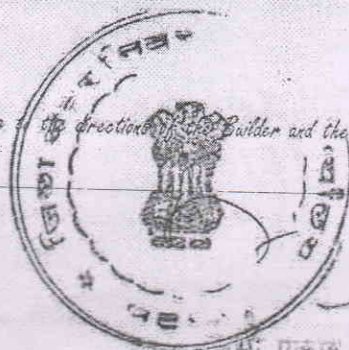
(iv) Manoj B. Singh
13/08/18

SIGNATURE OF THE SECOND PARTY
(BUILDER/DEVELOPER)

(i) For ALTAIR BUILDCON:
[Signature]
Partner 13/08/2018

(ii) For ALTAIR BUILD:
[Signature]
Partner 13/08/18

This deed of is drafted by me according to the direction of the Builder and the Land Owners, and on basis of the available papers and documents -



(UDAY NARAYAN SINGH)
ADVOCATE
C.B.A. Patna
License No.-5167/1995.

मलान का सत्यापन बैंक स्कूल से किया।

[Signature]
जॉय सिंह

For ALTAIR BUILDCON

[Signature]
Manoj B. Singh

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. 647240/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs.	0/-
Amt. paid through Bank Challan	Rs.	673765/-

Registration Fee

										LLR + Proc Fee		Service Charge		
FEE PAID	A1	1000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	500	
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0		
	A9	0	DD	0	I	5000	K1c	0	Mb	25	Total	0		
	A10	0	E	20000	J1	0	K2	0	Na	0				
	B	0	H1a	0	J2	0	Li	0						
	TOTAL-									26025				

Total amount paid									
-------------------	--	--	--	--	--	--	--	--	--

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26525

Date: 13/08/2018

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 13th August 2018 by Anil Kumar Singh S/O-Late Uma Shankar Singh by profession Others. Status - Executant

Anil Kumar Singh

Signature/L.T.I. of Presentant

13-08-2018

Date: 13/08/2018

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Nishant Kumar Singh' age '27' Sex 'M', 'S/O-Prem Kumar Singh', resident of 'R/O-Ram Niwas Singh Katra, South Of Buddh Murti, Kadamkuan, West Lohanipur, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 13/08/2018

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, Patna in Book No. 1 Volume No. 261 on page no. 479 to 498 for the year 2018 and stored in CD Volume No. 40, year 2018. The document no. is printed on the front Page of the document.

Date : 31/08/2018

Token No. : 10465 Year : 2018 S.No. : 10281

SCORE Ver. 4.1

Deed No. : 9956

Registering Officer
Patna



For ATTAINMENT

Manoj K. Singh
PARTNER



Help

View GRN Details Live

Download e-Challan

GRN

BHR201808028139M

VIEW

DSRO CODE

2800

Party Name

ALTAIR BUILDCON

Stamp Duty-

(R0030021030001)

647240

Registration & Other

Fees-

(R0030031040001)

26025

LLR & Proc Fee-

(R0029008000006)

0

Challan Total Amount

673265

Status

Success

Payment Date

2018-08-09 12:47:07.0

CIN

null

Token no:- 10465 Serial no:- 10281
2901 36925

Date :- 13/08/2018



For ALTAR BUILDING
Manny B. Singh
PARTNER



भारत सरकार
GOVERNMENT OF INDIA



निशांत कुमार सिंह
Nishant Kumar Singh

जन्म वर्ष / Year of Birth : 1989
पुरुष / Male



2506 8488 0606

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O प्रेम कुमार सिंह, राम निवास
सिंह कटरा, बुद्ध मूर्ति के दक्षिण, कदमकुआं,
पश्चिमी लौहानीपुर, कदमकुआं, पटना,
बिहार, 800003

Address: S/O Prem Kumar Singh,
Ram Niwas Singh Katra, South Of
Buddh Murti, Kadamkuan, West
Lohanipur, Kadamkuan, Patna,
Bihar, 800003



1847
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

Manoj B. Singh
13/08/18

For ALTAIR BUILDCON

Manoj B. Singh
PARTNER