Serial No. 10182 Circle:-:Phulwari Sharif Book No. :- 1 Deed No. 9192



762765

BIHAR

Deed No: 9192

District Registrar Office Patna

This document was presented for registration on 21/09/2017 by Bandhir Kumar Sinha
A Stamp Duty of Rs. 1186000/- and other Fees of Rs. 46525/- has been paid in it.
The document was found admissible. The Names, Photographs, Fingerprints and Signatures of the Executants and their Identifier, who have admitted execution before me, are affixed on the reverse page.
The document has been registered as Deed No. 9192 in Book No. 1, Volume No. 209 on pages from 560 to 578 and has been preserved in total 19 pages vide D. No. 83 / Year 2017

बिहार सरकार

Token No. 10624 / 2017 SCORE 4.1

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

दस्तावेज की जाँच किया एवं निबंधन हेतु ग्राह्य पाया।
21/09/2017
जाँच लिपिक
(अरुण कुमार महाराज)

(Development Agreement)

This development agreement executed and entered into on this 21st day of September, 2017 (Two thousand and Seventeen) of the Christian Era.

SCANNED BY

Sign. of Executant

For Sarvottam Hightech Pvt. Ltd.

1 Bandhir Kumar 21/09/2017

2 Avnish 21/09/2017

Rajesh Kumar 21/09/2017

District Registry Office,Patna

Token Number 10624 | Reg. Year 2017 | Serial Number 10182 | Deed Number 9192

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajesh Kumar(M. Dir)						
Sig.	Rajesh Kumar 21/9/2017						
Executant	Avanit Kumar						
Sig.	Avanit 21/09/2017						
Presented By	Randhir Kumar Sinha						
Sig.	Randhir Kumar Sinha 21/09/17						
Executant	Randhir Kumar Sinha	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Identified By	Sanjay Kumar						
Sig.	Sanjay Kumar 21/9/17						

SCORE Ver.4.0 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 2800sop028

Randhir Kumar Sinha 21/9/17

BETWEEN

(i) Shri Randhir Kumar Sinha son of Late Harendra Narayan Sinha,

(ii) Sri Avanit Kumar Son of Sri Randhir Kumar Sinha, both Address: "Pratimalaya" Purnendu Nagar, Phulwari Sharif, Patna by religion Hindu, Nationality Indian, hereinafter collectively called and/ or referred to as the **"LAND OWNER" (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.**

Mobile : 9431022994/9341714409

AND

M/s SARVOTTAM HIGHTECH PVT. LTD, a company incorporated under the Companies Act, 1956 Registration number: CIN-U70100BR2016PTC031506, having its registered office at Chitragupt Nagar, Near Dr. Shahjanand Surgery, Kankarbagh, Patna, PIN- 800020, Bihar through its Managing Director **Mr. Rajesh Kumar** S/o Sri Damodar Prasad, residing at 402, Ram Shyam Niketan, Nehru Nagar, Patna, PIN- 800013, 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-inoffice) or the **SECOND PART.**

Mobile : 9471867583

WHEREAS The land described in Schedule below is owned and possessed by the first party measuring total area 12900 sq.ft. (9.45 Kattha, or 29.60 Decimal) Phulwari sharif, colony-: Kelabagan Shantikunj P.S.- Phulwari Sharif Khata No. 869, cadastral serve plot no-668, khata no 1408, plot no-669 and Khata No. 1411, Cadastral Survey Plot No. 670 (part).

WHEREAS, the Schedule-I property is the ancestral property of the land owner. In which ancestor of land owner namely Ishwari Prasad Singh came in actual physical possession over the same. After sometimes Ishwari Prasad Singh died leaving behind three sons namely Sri Upendra Narayan Sinha, Harendra Narayan Sinha and Gajendra Narayan Sinha. Upendra Narayan Sinha has one sons namely Ashok Sinha, Harendra Narayan Sinha has two sons namely Randhir Sinha and Ranveer Sinha, Gajendra Narayan Sinha has one



For Sarvottam Hightech Pvt. Ltd.
Rajesh Kumar
Managing Director 21.9.2017

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son namely Sanjay Kumar Sinha. After sometimes Sri Upendra Narayan Sinha S/o Sri Ishwari Prasad Singh, Sri Ashok Sinha minor son of Sri Upendra Narayan Sinha R/o Village- Mubarakpur, P.S.Danapur District- Patna v/s Sri Harendra Narayan Sinha S/o Ishwari Prasad Singh , Sri Randhir Sinha and Sri Ranveer Sinha Partition through Title Partition Suit No. 41 year 1967 in the court of Sub Judge-2 Bahadur, Patna and property in question jointly allotted to Sri Randhir Kumar Sinha and Sri Ranbir Kumar Sinha and their sons. Subsequently family arrangement was made among Randhir Kumar Sinha and his sons and Ranvir Kumar and his sons on 14.09.1991, accordingly the Schedule-I Property came in the share of Sri Randhir Sinha alias Randhir Kumar Sinha. Since then Randhir Sinha alias Randhir Kumar Sinha is coming with his son namely Avanit Kumar in actual physical possession over the same and mutated their name in state scrista and paying rent to the state of Bihar through Circle Officer Phulwari Sharif Vize Zamabandi No. 6317.

(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

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For Sarvottam Hightech Pvt. Ltd.

Managing Director 21.9.2017

whatsoever regarding the said property or any part thereof. And whereas, the land owners are interested in getting constructed multi-storied residential/commercial Units on the said property and acquire built up area in the shape of, residential/commercial 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 their own cost a multi-storied residential/commercial building on the said property of the land owners (hereinafter referred to as the said building) in lieu of retaining 45% of actual constructed area as its Cost and owners wanted and agreed to acquire remaining 55% of the actual constructed area as completely built-up Units 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 here in after 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/commercial 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

For Sarvottam Hightech Pvt. Ltd.
Managing Director 21.9.2017

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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 **"SOFITEL APARTMENT"** or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 55% (Fifty five percent) of the total built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building defined in Schedule-II. 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.

(7) In case Owner's 55% 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 45% of the total built up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA

For Sarvottam Hightech Pvt. Ltd.

Managing Director

Sign. of Executant



(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. Post completion of construction and handover, 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 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 and thereon and give peaceful vacant possession of the Owner's area to the Owners within (3 Years 6 Months) from the date of execution of this agreement, with further grace period of Nine Months, subject to force majeure and such happenings as fire, tempest, accident exceptionally inclement weather, rioting etc. and any other act of God. If there is any further delay, beyond the aforesaid total period in giving delivery of possession of the owner's area without any of the aforesaid reasons then the Developer shall pay to the land owners compensation at the rate of Rs. 50,000.00/- (Rupees Fifty thousand) only per month from the date after expiry of the aforesaid grace period till the land owner's portion is finally handed over.

(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

For Sarvottam Hightech Pvt. Ltd.
Managing Director 21.9.2017

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use the standard materials as specified in schedule-II.

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

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

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

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

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

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

(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

For Sarvottam Hightech Pvt. Ltd.
Rajesh Kumar
Managing Director 21.9.2017

Sign. of Executant
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Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

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

THE DEVELOPER FURTHER UNDERTAKES:-

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

(B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invites 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/Phulwari Sharif Nagar Parisad/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

For Sai Constructions Pvt. Ltd.
Rajesh Kumar
Managing Director
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will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall he handed over to the Owner's society/association of Owners/allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 55% (Fifty five percent) in the residential constructed area to the land owner and 45% (Forty five 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/Phulwari Sharif Nagar Parisad or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allotties) jointly in the same proportion as their respective shares of built-up area in the said building.

For Sarvottam Highrise Pvt. Ltd.
Managing Director 21.9.2017

Sign. of Executant
21.9.17

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

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

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

(M) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

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

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

SCHEDULE-I

DETAILS OF THE PROPERTY:

All the piece and parcel of Residential land measuring approximately 29.60 decimals situated at Mauza- Phulwari, Mohalla: Khagaul Road (Kelabagan Shantikunj), P.S.Phulwari sharif, District- Patna, Thana No. 35 Khata No. 869 Cadastral

For Sarvottam Hightech Pvt. Ltd.
Managing Director 21.9.2017

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Survey Plot No. 668 (Part), Khata no-:1408 Cadastral Survey plot no: 669 (Part) and Khata No. 1411, Cadastral Survey Plot No. 670 (part) respectively, within the limit of Patna Municipal Corporation, Sub Registration Office Phulwari Sharif and District Registration Office Patna Sadar, which is bounded as follows::-

North	:-	Alkabir Apartment.
South	:-	N.H. No. 98 (Khagaul Road)
East	:-	Late Sanjay Kumar Sinha and Dr. Kamrul Hoda.
West	:-	20 feet wide Branch Road.

Note :- Govt. value is mentioned at **Code No.- 003 & Zone-3** of M.V.R. 2016-17.

Govt. value of above land is ₹ 5,92,50,000/- (Rupees Five crore ninety two lakh fifty thousand) only, in which land valued at ₹ 5,92,00,000/- (Rupees Five crore ninety two lakh) only and one side boundary wall valued at ₹ 50,000/- (Rupees Fifty thousand) only.

SCHEDULE- II

Share Distribution (Builder Share)

Flat No.	Floor	Built-up Area	Carpet Area	Super Built-up Area
101	First	1133 Sq.ft.	973 Sq.ft.	1483 Sq.ft
102	First	1098 Sq.ft.	951 Sq.ft.	1437 Sq.ft
103	First	683 Sq.ft.	959 Sq.ft	894 Sq.ft
104	First	3657 Sq.ft.	3467 Sq.ft.	4315 Sq.ft
301	Third	1133 Sq.ft.	973 Sq.ft.	1483 Sq.ft
302	Third	1098 Sq.ft.	951 Sq.ft.	1437 Sq.ft
303	Third	683 Sq.ft.	959 Sq.ft.	894 Sq.ft
304	Third	1249 Sq.ft.	1062 Sq.ft.	1636 Sq.ft
305	Third	965 Sq.ft.	810 Sq.ft.	1263 Sq.ft
306	Third	946 Sq.ft.	790 Sq.ft.	1239 Sq.ft
ShopNo.	**Floor**	**Built-up Area**	**Carpet Area**	**Super Built-up Area**
01	Ground	1535 Sq.ft.	1409 Sq.ft.	1811 Sq.ft
02	Ground	466 Sq.ft.	417 Sq.ft.	549 Sq.ft

For Sarvotam Highlech Pvt. Ltd.
Managing Director

Sign. of Executant
21.9.17
21/09/2017

(Land owners share)

Flat No.	Floor	Built-up Area	Carpet Area	Super Built-up Area
201	Second	1133 Sq.ft.	973 Sq.ft.	1483 Sq.ft
202	Second	1098 Sq.ft.	951 Sq.ft.	1437 Sq.ft
203	Second	683 Sq.ft.	959 Sq.ft.	894 Sq.ft
204	Second	1249 Sq.ft.	1062 Sq.ft.	1636 Sq.ft
205	Second	965 Sq.ft.	810 Sq.ft.	1263 Sq.ft
206	Second	946 Sq.ft.	790 Sq.ft.	1239 Sq.ft
401	Fourth	1133 Sq.ft.	973 Sq.ft.	1483 Sq.ft
402	Fourth	1098 Sq.ft.	951 Sq.ft.	1437 Sq.ft
403	Fourth	683 Sq.ft.	959 Sq.ft.	894 Sq.ft
404	Fourth	1249 Sq.ft.	1062 Sq.ft.	1636 Sq.ft
405	Fourth	965 Sq.ft.	810 Sq.ft.	1263 Sq.ft
406	Fourth	946 Sq.ft.	790 Sq.ft.	1239 Sq.ft

ShopNo.	Floor	Built-up Area	Carpet Area	Super Built-up Area
03	Ground	658 Sq.ft.	599 Sq.ft.	776 Sq.ft
02	Ground	501 Sq.ft.	434 Sq.ft.	591 Sq.ft

Developer will pay for the shortfall in the 55% Owners share in total constructed area due to above distribution to the Land owner as per prevailing market rate after the completion of the Building

Annexure – 1

FEATURES AND SPECIFICATIONS OF RESIDENTIAL FLATS [Subject to consultant decision of Elevation of the said building]

A. FLOOR & FINISH :

1. The flooring in the living room, bed room, dining area, drawing will be marble flooring with minimum 24" x 24" and Kitchen and balcony mat finish/vitrified tiles (2' x 2').

2. The Flooring in bath rooms, toilets will be of Mat finish ceramics tiles

3. Ceramic/glazed tiles will be provided in toilets up to 7'0" height from finished floor level and in kitchen it will be up to ht. of 24" from kitchen platform should be Granite.

B. SANITARY WARE & FITTINGS :

1. All water closet and wash basins will be in white ceramic, with low level white cisterns made up of PVC of ISI mark. 2. All top fitting will be chromium plated brass of standard mark. 3. G.I. pipe should be of I.S.I. approved make and all P.V.C. pipe to be of standard make with I.S.I. making.

For Sarvottam Hightech Pvt. Ltd.
Rajesh Kumar
Managing Director 21.9.2017

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C. KITCHEN PLATFORM & SINK:

Top of kitchen platform will be of Granite with steel sink.

D. DOOR & WINDOW:

1. All Door frame will be made of locally available sal wood, door shutters will be of factory made 32 mm thick hard core water proof I.S.I. mark flush door shutters painted with two coats of synthetic enamel paint over a coat of primer. Main door will be decorative panel door.
2. Window frame and shutters will be of wood/Glazed Aluminium with smoke glass. Frame and grills will be finished with enamel paints over primer if required.
3. The main door will be provided with a height latch, magic eyeand an aldarop. All other door fittings will be of anodized aluminium. The doors of bedrooms will have aldarops. The other doors will be provided only with door bolts.

WALL AND OTHER CIVIL WORKS:

1. Interior walls will be decorated by water proof wall putty only.
2. Exterior wall will be finished with cement based snowcem/ permanent finish.
3. Brick work, R.C.C. outer & inner plaster as per P.W.D. specification and materials should be obtained from approved P.W.D. quarry.

PLUMBING AND WASTE WATER LINES:

1. All concealed plumbing for supply water will of G.I. pipes of standard company and external soil or waste-water lines will be PVC pipe/ Hume pipe in a two stack system.
2. Commode, Indian Pan, Wash Basin should be of standard make.

ELECTRICITY SUPPLY AND WIRING:

1. Wiring will be concealed and suitable for 3-phase supply. The actual supply may, be of single or 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energized by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the flat owners shall be deemed to have given permission to Sarvottam Green Estates Pvt. Ltd. for allotment of such space. Location of transformer and main board will be decided by the company and Bihar State Electricity Board. If three phase wiring is carried out inside land owner's flats, extra payment shall be made by the land owners to builder on actual basis.
2. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter (s) for common services will be provided on main electrical board.

For Sarvottam Hightech Pvt. Ltd.
Managing Director 21.9.2017

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27/09/2017

3. All bed rooms, livings and dining areas shall have 01 (one) plug point, 02(two) light points, 01(one) fan point, one 05Amp plug point. In addition the master bed room, living and dining area shall have a 15A plug point. One 15A plug point will also be provided in kitchen and toilet one additional 05 Amp points for Aquaguard on demand may be provided by the builder company.

TELEPHONE AND T.V. CABLES:

1. Telephone cables will be provided from each flat up to common junction point (tag-block) at the gate or other suitable location. No wires will be drawn over this stretch.
2. Individual Television cables will be provided through concealed conduits for televisions connection from the terrace to each flat.

EXHAUST FAN OPENING:

If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided. But it is strictly dependent on consultant drawings and provisions.

AMENTIES WATER:

A 24 hrs. water supply will be provided to all the flats or common area from own central boring systems as per the design of P.H. consultants.

SWERAGE:

Suitable arrangement for rain storm and soil water disposal shall be provided as per the design of P.H. consultants.

DRIVE WAY:

A paved drive way finished with cheqcured tiles or grey cement based mosaic tiles or simple grey based mosaic work will be provided and the campus will have its own compound wall with M.S. gate and security check post. If the exiting wall are in good condition company reserve rights to retain/rectify/ modify them.

ATTENDANT ROOM/PARKING:

There will be provision of reserve parking space as per requirement of Patna Regional Development Authority. Some of them may be opened and some covered depending upon the availability of space.

OTHER CHARGES AND DEPOSITS: FOR RESIDENTIAL FLATS:

(i) Electric connection and other liasoning charges including transformer: As per B.S.E.B. requirement but minimum up to Rs. 21,000/- per flat for single phase connection (4KW). (ii) Generator: Rs. 21,000/- (Rupees twenty one thousands) only per flat connection for providing 500 watts emergency power supply

For Sarvottam Hightech Pvt. Ltd.
Managing Director 21.9.2017

24.9.17

24/09/2017

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. Sanjay Kumar
Mulchand Path Shivaganj Nagar
P.S. Patrakar Nagar
Patna. 800020
20/3/17

Gandhir Kumar Das 21/09/2017

Anant 21/09/2017

Signature of the Land Owners

2.



Aantika

D-11/172, Kaka Nagar
Dr Zakir Hussain Marg,
New Delhi

For Sarvottam Hightech Pvt. Ltd.
Rajesh Kumar
Managing Director 21.9.2017

Signature of the Developer

Printed By:-

(Manoj Kumar), Advocate
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

Drafted as per instructions of the parties,

Jay Anand
Advocate

(Dr. ANIL KUMAR SINHA, "UDDYOGI")
Advocate
'Chamber', Collectorate Bar Association
Patna

21.9.17

21/9/17

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.	1186000/-	Amt.Paid By N.J.Stamp Paper	Rs.	5000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	1227525/-

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	5000	K1c	0	Mb	25		
A10	0	E	40000	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0				
								TOTAL-	46025		

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

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 46525

Registering Officer
Patna

Date: 21/09/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 21st September 2017 by Randhir Kumar Sinha Late Harendra Narayan Sinha by profession Others. Status - Executant

Randhir Kumar Sinha 21-9-17

Signature/L.T.I. of Presentant **Date:21/09/2017**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sanjay Kumar' age '44' Sex 'M', 'Mathura Prasad', resident of 'Mulchand Path,chitragupt Nagar,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 21/09/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 209 on pages on 560 -578, for the year 2017 and stored in CD volume No. CD-33 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 21/09/2017

Token No. : 10624 Year : 2017 S.No. : 10182 SCORE Ver.4.1 Deed No . :d No . : 9192

बिहार सरकार

Help

View GRN Details

Download e-Challan

GRN	BHR20170902514SM
	VIEW
DSRO CODE	**2800**
Party Name	**Sarvottam Hightech Pvt Ltd**
Stamp Duty-(R0030021030001)	**1180000**
Registration & Other Fees-(R0030031040001)	**46025**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**1226025**
Status	**Success**
Payment Date	2017-09-19 12:34:19.0
CIN	00001532017091531450

GRN Recuss
Date
Sign

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बिहार सरकार

Help

View GRN Details

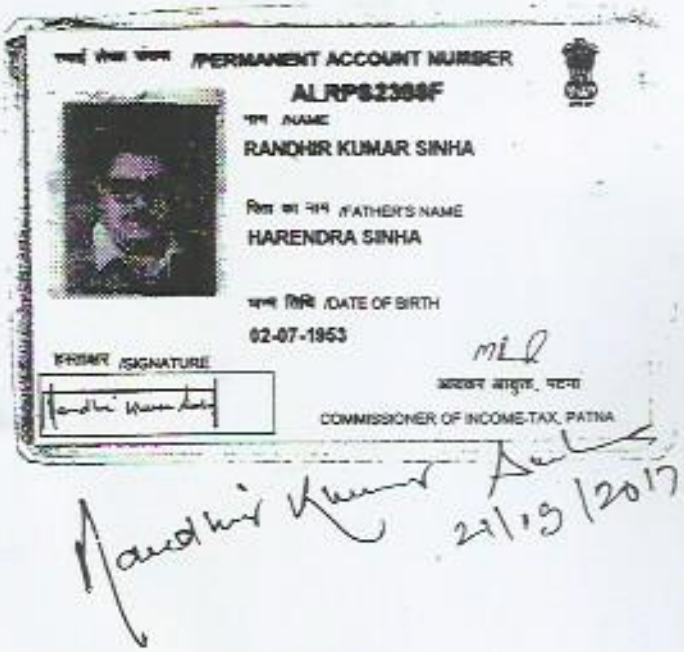
Download e-Challan

GRN	: BHR201709025390M
	VIEW
DSRO CODE	**2800**
Party Name	**Sarvottam Hightech Pvt Ltd**
Stamp Duty-(R0030021030001)	**1000**
Registration & Other Fees-(R0030031040001)	**0**
LLR & Proc Fee-(R0029008000006)	**0**
Challan Total Amount	**1000**
Status	**Success**
Payment Date	2017-09-16 16:01:44.0
CIN	00001532017091547113

GRN SUCCESS
Date-
Sign-

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Randhir Kumar Sinha 21/9/2017

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESH KUMAR

DAMODAR PRASAD

02/11/1973

Permanent Account Number

ABXPK3737A

Rajesh Kumar

Signature





इस कार्ड के खोने / पाने पर सूचना सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे– 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune– 411 016.
Tel: 91-20-27[illegible] 8081
e-mail: [illegible]

Rajesh Kumar
21/9/12

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AVANIT KUMAR

RANDHIR KUMAR SINHA

30/12/1979

Permanent Account Number
AFMPK0797D

Signature





Avanit
21/03/2017



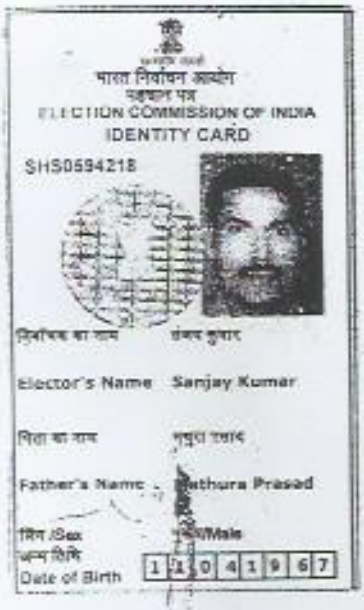
SHS0594218

पता : मुलचन्द पथ चित्रगुप्त नगर
बहुतल्लीय आवास,
अंचल - पटना सदर,
जिला - पटना, 800020

Address : Mulchand Path Chitragupta Nagar
Town/Vill - Patna,
Anchal - Patna Sadar,
Distt. - Patna, 800020

दिनांक / Date : 27/8/2010

153 कुम्हरार निर्वाचन क्षेत्र के निर्वाचक रजिस्ट्रीकरण अधिकारी के हस्ताक्षर की अनुकृति
Facsimile Signature of Electoral Registration Officer 153-Kumhrar, Constituency



भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD

SHS0594218

निर्वाचक का नाम संजय कुमार
Elector's Name Sanjay Kumar
पिता का नाम मथुरा प्रसाद
Father's Name Mathura Prasad
लिंग /Sex पु/Male
जन्म तिथि / Date of Birth 11/04/1967

Sanjay Kumar
21/9/17

Identifier