Serial No. 6987 Circle:-:Danapur Book No. - 1 Deed No. 6866

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

बिहार BIHAR V 792949

Serial No. 6987

Govt. of Bihar
Sub Registry Office , Danapur
Summary of Endorsement

This document was presented for registration on **14/06/2016** by **Sri Krishna Kumar**
A Stamp Duty of Rs. **701560**/- and other Fees of Rs. **21550**/- 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. **6866** in Book No. **1**, Volume No. **147** on pages from **540** to **561** and has been preserved in total **22** pages in C.D. No. **23** / Year **2016**

14/6/2016
Signature with Date
(**Dhananjay kumar Rao**)
Registering Officer, **Danapur**

Date: 14/06/2016 Token No: 7228 /2016



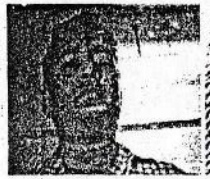
DEVELOPMENT AGREEMENT

This Development Agreement is made on this the 14th Day of June 2016 of the Christian Era.

Krishna Kumar 14/6/16

(1) Krishna Kumar 14/6/16
(2) Nikita Sinha 14.06.16
(3) Abdul Qadir Kumar 14.6.16
(4) Kumkum 14/6/16
(5) Chandrawati 14/6/2016
(6) 14/6/2016

Token Number 7228	Reg. Year 2016	Serial Number 6987	Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring
Claimant	Aditya Kumar					
Sig.	Aditya Kumar 14/06/16					
Claimant	Pankaj Kumar Choudhary					
Sig.	Pankaj Kr Choudhary 14-06-2016					
Executant	Akhilesh Kumar					
Sig.	Akhilesh Kumar 14-6-16					
Executant	Chandan Kumar					
Sig.	Chandan Kumar 14/6/2016					
Executant	Kumkum Kumari					
Sig.	Kumkum Kumari 14/06/2016					
Executant	Nishita Sinha					
Sig.	Nishita Sinha 14.06.16					
Executant	Reeta Sharma					
Sig.	रीता शर्मा 14/6/2016					
Presented By	Sri Krishna Kumar					
Sig.	Krishna Kumar					

BETWEEN

1. **SRI KRISHNA KUMAR** S/o Late Tribeni Kumar
2. **SMT. NISHITA SINHA** w/o Sri Krishna Kumar
3. **SRI AKHILESH KUMAR** S/o Late Tribeni Kumar
4. **SMT. KUMKUM KUMARI** w/o Sri Akhilesh Kumar

All residing at Dumaria Bujurg, P.S.-Parbatia, District-Khagaria.

5. **SRI CHANDAN KUMAR** S/o Sri R.K.Sharma
6. **SMT. REETA SHARMA** W/o Sri R.K. Sharma all are residing at Village-Sheetapur, P.S.-Dighwara, District-Saran herein the referred to as the land owner which terms and to as the land owner, which terms and expression unless it is respondent to the context shall mean to include their heirs, Successors, Executor, Legal Representative and assigned of the **"First Part".**

(5) Chandan Kumar 14/6/2016

(6) रीता शर्मा 14/6/2016

AND

M/S Ganpati Infra Buildcon Pvt. Ltd. a company registered under the Companies Act, 1956 having its registered office at 104, Gandhi Nagar, Boring Canal Road, Patna and Head Office at D-03, 1st floor, Mourya Lok Complex, Patna through its Directors (1) **Sri Aditya Kumar** S/o Sri K.K. Sinha, residing at 104, Gandhi Nagar, Boring Canal Road, Patna and (2) **Sri Pankaj Kumar Choudhary** S/o Sri Shatrughna Choudhary residing at 405, Hope Arya Apartment, Maurya Path, Khajpura, Bailey Road, Patna-14 hereinafter shall unless it be repugnant to the context, subject on meaning those of mean and include its successor in office assigns or nominees the **"Second Part".**

(3) Anilsoolkumar 14.6.16

(4) KumKum Kumari 14/6/16

WHEREAS, the owner is seized and possessed of and is owner of or otherwise was and is sufficiently entitled to the free hold land as per the sale deed bearing plot no.4, Tauzi no.5516 (Five thousand five hundred sixteen), Khata no.26 (Twenty Six), situated at Village - Jalalpur Ranjan Path, Pargana Phulwari, P.S. Danapur, District-Patna Survey Thana no.22 (Twenty two), town and district of Patna measuring about 9 Kathas 9 Dhur 7 Dhurki more or lessbeing equivalent to 12885.267 sq.ft. more particularly described in schedule hereunder written hereinafter for brevity sake referred to as the said property.

(1) Krishna Kumar 14/6/16

(2) Nishita Sinha 14.06.16

WHEREAS above named land owner purchased aforesaid property through registered sale deed no.-386

अवर निबंधन कार्यालय (पटना)

Sub District Registry Office,Danapur

ken Number 7228 | Reg. Year 2016 | Serial Number 6987 | Deed Number 6866

esType	Name	Photo	Thumb	Index	Middle	Ring	Little
ecutant	Sri Krishna Kumar	× Photo	× Thumb	× Index	× Middle	× Ring	× Little

g. Krishna Kumar 14/6/16

entified Shatrughna Chaudhary

g. 14/6/2016



CORE Ver.4.0 Powered by InfoSystem and Solutions,Patna Biometric Captured By 2802sop009

6/14/201

dated-25-01-2003 in Book No- 1, Volume No- 18, Page Nos. 279 to 346, Registerd Office Danapur from **Sri Shiv Murti Rai** son of Late Kapildeo Rai resident of Village Tajpur Manjha, P.S. Zamania, District Ghajipur (U.P.) present residing at Qtr. no.5/60, Officer's flats Bailey Road, P.S. Kotwali, District-Patna.

B. It is further represented and declared by the land owners.

i. That the aforesaid property is under the exclusive possession of the aforesaid Land owners with marketable title and interest, free from all encumbrances and they are entitled to transfer and convey the whole or part of the said property, having a fully marketable title therein.

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, easement right, gifts, liens, leave and license, permission, rent possession, charges, inheritance or any other encumbrances whatsoever.

iii. That no notice or notification for acquisition/ requisition under any statutes of the past or present in forces have been received, served or passed by the Danapur Municipal Corporation, Income Tax Department or any other Government Authorities for acquisition or requisition of the said property or any part thereof.

iv. That there is no attachment either before or after judgment and there is no claims, demands, suits, decrees, injunctions, orders, impendence, notice, petitions, or adjudication order affecting the said property or any part thereof.

v. That apart from the aforesaid Land Owners, none else are entitled to or have any share, right, title or interest over and in respect of the said property or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner whatsoever.

C. That the aforesaid Land Owners have expressed their desire to get a multi storied residential Building

complex developed and constructed over the said property, as permissible, by a Developer and acquire built up area therein the shape of residential flats and Car Parking Spaces, as built, as consideration for the value of land of the said property when conveyed by the Land Owners to the Developer.

D. That the aforesaid Developer, after perusing all documents of the aforesaid Land Owners regarding their ownership and title and after having satisfied themselves about the same has offered to develop and construct a multistoried residential building complex at their own cost over the said property of the Land Owners (hereinafter called and/ or referred to as THE COMPLEX.

E. That the aforesaid Land Owners, being desirous wanted and agreed to acquire part of the built up area of the said complex in the form of flats and Car Parking Space, as built, as consideration of the said land to be conveyed by the Land Owners to the aforesaid Developer or its nominee(s) including a co-operative housing society, firm, association of persons, body corporate etc.

AND WHEREAS, as a result of the negotiation for the Development of the said land between the aforesaid **Land Owners** and **Developer** hereto and on the representations and declarations made by them, as herein recorded, an Agreement for development of the said property by the **Developer** has been arrived at between the parties upon terms and conditions hereinafter mentioned.

NOW THESE PRESENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE LAND OWNERS AND THE DEVELOPER HERE TO AS FOLLOWS:-

(1) That the aforesaid Land Owners hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grants to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and License to develop the said property fully described in Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of the Land as given in Schedule-I of this Development Agreement is handed over to the aforesaid Developer by the Land Owners for construction of a multistoried residential 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 Danapur Municipal Corporation /Danapur or any Competent Authority.

(3) That the Developer will be exclusively responsible for any accident or incident which may cause during the period of construction of the said building and they will be responsible and answerable before the 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, lift, generator, 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) That the name of the proposed multistoried building/ complex shall be "**TRIBENI GALAXY**" as mutually decided by the aforesaid Developer and the Land owners.

(6) That the aforesaid Developer agreed to hand over 50% (Fifty percent) of the total super built up/Saleable Area to the aforesaid Land Owners in consideration of the cost of the land in shape of Flats and Car parking spaces on pro-rata basis along with proportionate 50% (Fifty percent) undivided share of the land with all right, title and interest in the aforesaid building for the use and occupation of the Land Owners as absolute Owners with all right, 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

(1) Krishna Kumar 14/6/16
(2) Nishita Sinha 14.06.16
(3) Akhilesh Kumar 14.6.16
(4) Kumkum Kumari 14/06/16
(5) Chandan Kumar 14/6/2016
(6) [illegible] 14/6/2016

person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

(7) That similarly, the Developer will retain 50% (Fifty percent) of the total Super built up/Saleable Area in shape of Flats and car parking spaces in consideration of cost of construction of the aforesaid building on pro-rata basis along with proportionate 50% (Fifty percent) undivided share of the land with right, title and interest in the aforesaid building and may transfer, convey, sell, grant lease or otherwise alienate their interest to any person or persons, association of persons, firms, body corporate etc. on such terms and conditions as they may deem fit and proper. The aforesaid Land Owners and the developer will have absolute right, title and interest over their respective shares of Super built up/Saleable Area in the Complex.

(7A) That it further agreed by the Developer and land owners that construction work of flat, common area, the land owner's share and Developer's share will be completed simultaneously.

(8) That it is further agreed by the aforesaid Land Owners and Developer that any alteration in the approved building plan within the parameter of the D.M.C. or the competent Authority's Building Rules and Regulations, 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.

(9) That the aforesaid Developer may alter such changes at their own risk and expenses. If any further constructions will be made, then the same shall be built by the Developer and the same shall be distributed between the aforesaid Land Owners and the Developer as per the above mentioned 50% -50% share in the super built up area in the aforesaid Building Complex.

(10) Developer will be pay Rs. 45 Lakhs (Forty Five Lakhs) to the owner as non refundable against the project and owner will acknowledge the . Details as are mention below :-

(1) Krishna Kumar 14/6/16
(2) Akhila Sinha 14.06.16
(3) Abdul Jagla Ansari 14.6.16
(4) Kumkum Kumari 14/06/16
(5) Chandan Kumar 14/6/2016
(6) [illegible] 14/6/2016

Bank	Name	Chq. No.	Date	Amount
BOB				
SK.Puri, Patna	Rita Sharma	000004	1.8.2014	10,00,000/-
" "	Chandan Kr.	619402	10.6.2016	5,00,000/-
" "	Kumkum Kri.	000003	8.8.2014	10,00,000/-
" "	Kumkum Kri.	000060	10.6.2016	2,50,000/-
" "	Akhilesh Kr..	000059	10.6.2016	2,50,000/-
" "	Krishna Kr..	000007	6.11.2014	3,00,000/-
" "	Krishna Kr..	000013	14.11.2014	2,00,000/-
" "	Krishna Kr..	000061	10.06.2016	2,50,000/-
" "	Nishita Sinha	000005	6.11.2014	2,00,000/-
" "	Nishita Sinha	000009	6.11.2014	3,00,000/-
" "	Nishita Sinha	000062	10.6.2016	2,50,000/-
			Total Rs.	45,00,000/-

(5) Chetan Kumar 14/6/2016

(6) 2nd Part 14/6/2016

(11) That the certificate of the architect regarding measurement of the super built up/Saleable Area, built up area and common service area will be the final and binding upon both the parties.

(12) That the aforesaid Land Owners, after the execution of this agreement shall allow every facility to the aforesaid Developer, its/ their staffs, Engineers, Architects, Contractors, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement and for that, the Land Owners and their heirs and successors-in-interest will have no objection nor they will create any hindrances for the same.

(3) Akhilesh Kr. 14.06.16

(4) Kumkum Kumari 14/06/16

(13) That the aforesaid Developer will develop and construct the proposed building with all amenities therein and thereon and will give peaceful vacant possession of the aforesaid Land Owners' area to the Land Owners within 2 years with a 11 months grace period from the date of sanction of the building plan by the Competent Authority, or the execution of the **Development Agreement** which ever passed later. Any accidental or such happening which are beyond the control of the developer such as fire, tempest, accident, strike and any other act of God and in case of any damage or collapse of the building in any natural calamity, the period of the construction of the proposed building will be extended with the consent of the land owners.

(1) Krishna Kumar 14/6/16

(2) Nishita Sinha 14.06.16

(14) That the aforesaid Developer shall develop the said complex themselves or through any agency, company etc. at their own cost and will be responsible for the development of the said land and neither the Land Owners nor any persons claiming through the Land Owners shall have any right to interfere in the development of the said land, but the developer will use the standard materials as required for the same.

(15) That the aforesaid Land Owners are entitled to verify and supervise the quality of materials to be used for construction of the said building. If the Land Owners find that the materials used for construction is not up to the mark and of good quality, then they should intimate the same to the developer and suggest using better quality of materials and the Developer will replace the inferior materials with quality materials.

(16). That the aforesaid Land Owners shall at no time demand further any sum of premium or any interest in any dealing regarding the sale of the Developer's area and the Land Owners shall, if necessary, execute all such deeds and documents, as may be required by the developer in this regard. However, the stamp duty and all expenses towards registration for the same shall be borne and paid by the purchasers only and in no case by the Land Owners.

(17) That from the date of delivery of possession of the Land Owners' area to the aforesaid Land Owners and / or their allottee/ allottees or purchaser/ purchasers and the Developer's area to the aforesaid Developer and/ or their allottee/ allottees or purchaser/ purchasers shall jointly have or be deemed to have undivided right, title and interest over the total land of the said complex in the proportion of their respective shares in the said building even without any further act, deed, matter or thing done by the Land Owners in this regard.

(18) That the aforesaid Land Owners hereby undertake not to sell, dispose off, alienate, charge, encumber, sublease or otherwise transfer the said land or any part thereof and further undertake not to do any act

(1) Krishan Kumar 14/6/16

(2) Mithila Devi 14.6.16

(3) Ashish Dogra 14.6.16

(4) Kum Kum Kumari 14/06/16

(5) Chaman Kumar 14/6/2016

(6) [illegible] 14/6/2016

(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.

(19) That the aforesaid Developer shall be fully entitled to enter into Agreement /Agreements for sale or otherwise allot units of the Developer's area in the said building and which does not form part of the Land Owners' area.

(20) That similarly the aforesaid Land Owners shall be fully entitled to enter into Agreement/ Agreements for sale or otherwise allot Units of the Land Owners' area in the said building and which does not form part of the Developer's area.

(21) That in addition to the right and interest of the Land Owners over saleable Super built up/Saleable Area in the Apartment or Building / Complex to be constructed on the said property in terms of this Development Agreement, the aforesaid Land Owners shall also have and enjoy proportionate right over the Super Built up/Saleable Area as well as common facilities provided in the same Apartment or Building/ Complex.

(22) That the aforesaid Developer will or shall have right to mortgage the said Schedule Landed property with any Bank or Banks or any Financial Institutions for obtaining loan and the Developer will have also right to execute Agreement or Agreements to sell, sale Deed or Deeds or any other document or documents of their 50% (Fifty percent) share in favors of intending buyer or buyers and the buyer or buyers shall have also right to obtain the loan for purchasing their unit or units in the said proposed building/ complex from any Bank or Banks or financial institution or any other authority. The developer and their buyer or buyers hereby agree that all the loans/ advances taken for the purpose of developing the land or constructing the Multi storied Building or Purchasing the units in the building; they would repay the loan amount to the Bank or Financial Institutions or any other authority concerned, for which the land owners and their heirs

(1) Krishna Kumar 14/6/16
(2) Nikhila Sinha 14.06.16
(3) Abdul Rashid Ansari 14.6.16
(4) Kumkum Kumari 14/06/16
(5) Chetan Khan 14/6/2016
(6) 14/6/2016

with any body else or intended buyer or buyers and for that no Power of Attorney is required under the Bihar Agreement is registered under the provisions of the Bihar Apartment Ownership Act, 2006 before the Registering Authority, Patna.

THE DEVELOPER AND THE LAND OWNERS FURTHER UNDERTAKE FROM EACH OTHER:-

(A) That the aforesaid Developer will not do any act of omission and commission, expressly or impliedly, directly or indirectly by which the aforesaid Land Owners' 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 Land Owners' area to the Land Owners.

(B) That the Developer will indemnify to the aforesaid Land Owners and always to keep them indemnified and harmless in respect of all claims including fee for sewerage, water connection, electric supply connection and other taxes etc, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman arisen 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) That the aforesaid Land Owners and the Developer do hereby agree that in case and 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 Danapur Municipal Corporation or the Competent Authority shall be also distributed between the Land Owners and the Developer in the same fifty -fifty (50-50) proportion.

(D) That the aforesaid Land Owners will deliver to the Developer and/ or their duly authorized representative or representatives, the certified copies/ photo copies of all original title deeds, decree, documents and papers relating to the said property for complete examination of the Land Owner's title

hereto and the Land Owners agree to co-operate with the Developer in such examination of the Land Owners' title and to answer and/ or comply with all reasonable requisitions that may be made by the Developer and/ or their representative in this regard to establish a marketable title to the said property.

(E) That in case, because of non availability of original title deed(s) and or defective title deed (s) or there will be any liability or any encumbrance on the Land Owners, then in such event, the Developer shall be entitled to have such defects rectified and / or liability cleared for and on behalf of the Land Owners at the Land Owners' cost and expenses and the Land Owners agree to indemnify the Developer for all losses including consequential loss arising out of such defect.

(F) That the aforesaid Developer shall be entitled to retain only photo copies / certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Land Owners for inspection, whenever required by the Developer. However, finally all the original documents shall be handed over to the Developer Owners' society/ Association.

(G) That in any event the aforesaid developer without prejudice to forgoing declarations, agree and undertake to remove all obstacles and clear all outstanding, doubts or defects, relating to the title of the property at the Land Owners' cost and expenses so as to ultimately vesting the said land/ property in the Developer or their nominees free from all encumbrances and defects.

(H) That the aforesaid Developer and the Land Owners may form as it deems proper, a Co-operative Housing Society/ Association of person, body corporate etc. for maintenance of common services of the building. And in due course the Land Owners and their nominee(s) shall become members of such an organization formed by the Developer and the Land Owners and their nominees, respective agents, servants, licenses, tenants etc. shall be bounded to abide by the

(1) Krishna Kumar 14/6/2016
(2) Nichita Sinha 14.06.16
(3) Abdulla Ansari 14.6.16
(4) Kum Kum Kumari 14/06/16
(5) Chetan Kumar 14/6/2016
(6) [illegible] 14/6/2016

rules and regulations as be framed 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 be fixed and revised from time to time by the developer with the consent of Owners' Society/ Associations for the maintenance and management of the entire building/ complex.

(I) That the nominee/s of the aforesaid developer shall own and hold possession of the building comprised in the developer's area according to the standard Agreement finalized by the Developer, the Land Owners and their nominee(s) shall be bound to hold and own possession of the Land Owners' area in the said building on the same terms and conditions as be contained in the aforesaid standard Agreement.

(J) That the common area shall jointly be owned by all the Unit purchasers, owners and Land Owners of the said building with equal entitlements to the 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 owners 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.

(K) That the Land Owners agree that if any levy is imposed by Danapur Municipal Corporation 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 become applicable on the said land or the building thereon, then the same shall be paid by the Land Owners and the Developer (or their allottees) jointly in the same proportion as their respective shares of super built up/Saleable Area in the said building.

(L) That the Developer and the Land Owners agree that in case any fine or penalty are imposed on the said building for any alleged deviation from the sanctioned building plan, resulting in any excess

construction of the super built up area or change within the bye-laws, then the same shall be borne and paid by the Developer and the land owners jointly in their proportionate share.

(M) That it is agreed that in all transfer/conveyance of units with undivided proportionate share of the land and/ or super built up area, the purchaser (s)/ transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges, / expenses etc.

(N) That the aforesaid Land Owners agree and undertake that in case of any dispute or litigation by person (s) claiming to be the co sharer in Schedule-I property of this Deed or claiming his/ their right, title and interest through the land owners relating to the right, title and interest regarding the Schedule I property of this Deed and the on going construction and development activities shall not be stopped or affected in any manner and the Land Owners shall keep the developer indemnified and the development activities shall be free from all hindrance (s) so that the project may be completed in time and in the larger interest of investor's interest involved and factor of cost escalation.

(O) That the entire cost to be incurred for registration of this Development Agreement shall be borne by the aforesaid Developer and Land Owners will have no concern with that.

(P) That in case, the aforesaid developer fails to complete the said building / complex within 2 years with 11 months grace period after getting the vacant possession of the aforesaid Land by the Land Owners and sanctioning of the building plan by the D.M.C. or the competent authority then the aforesaid Land Owners shall be entitled for a compensation @ Rs.100000/- (Rupees One lakh) only per month from the developer and the developer will be liable to pay the same to the Land Owners after 2 years and 11 (Eleven) months subject to the terms of Para 12 of this Agreement.

(5) Chelam Kumar 14/6/2016

(6) 14/6/2016

(3) Abdullah Haroon 14.6.16.

(4) Kumkum Kumari 14/06/16

(1) Krishna Kumar 14/6/16

(2) Mithilesh Sinha 14.06.16

(Q) That in case of any dispute or differences between the Land Owners and the Developer arising out of relating to this Development Agreement and Agreement for sale, 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.

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

Schedule-I

All that piece and parcel of land measuring 9 kathas 9 Dhur 7 Dhurki equivalent to 12885.267 square feet & 29.58 Decimals, alongwith boundary walls, situated and lying at Survey Plot no.4 (Four), Khata No. 26 (Twenty six), Tauzi No.5516 (Five thousand five hundred sixteen), Thana No.22 (Twenty two), Thana Code- 120, Zone-3, Ward No. 38, Situated at Village -Jalalpur Ranjan Path, Pragana-Phulwari, P.S. - Danapur, sub Registry Office Danapur and Sadar Registry office and District Patna and bounded as follows:-

North :- Road
South :- Part of Plot no.3 and 4,
East :- Part of Plot no.4
West :- Part of Plot no.3 & 4

DETAILS OF SCHEDULE OF THE LAND

1.	Total Land	-	12885.267 Sq.ft.
2.	Total Govt. Value of Land	-	Rs. 3,03,28,000/-
3.	Total Advance	-	Rs. 45,00,000/-
4.	Boundary Wall	-	Rs. 2,00,000/-
		Total	Rs. 3,50,28,000/-

FEATURES AND SPECIFICATION OF DELUX FLATS, SHOPS & OFFICES

(1) **FOUNDATION:-** R.C.C. Group pile Foundation as per the design of structural consultant

(2) **STRUCTURAL:-** R.C.C. frame structure, Earthquake, Resistant Cement and steel of ISI Mark shall be used; Thick Sone sand shall be used.

(3) **CIVIL WORK:-** Class I Brick work in 1.5 cement mortar shall be used for erecting 5" walls, Thick-Sone sand shall be used.

(4) **FLOORING :-** Vitrified tiles

(5) **TOILETS:-** Glaze Tiles upto 7' ft. height with shower, wash basin, water closet, white cisterns made of PVC in all toilets, sealed C.P.V.C. Pipes with hot and cold arrangement. The flooring in toilets will be cast in situ anti skid flooring along with proper water proofing.

(6) **KITCHEN:-** Working Platform of Granite top with stainless steel sink size 18" x 24" glazed tiles dado up to 2' height above working top. All tap fittings will be of chromium plated ISI mark Essco /Mark/Hindware etc., Kitchen much have hot water supply over sink water purifier point will be provided.

(7) **DINNING SPACE:-** Provision of one wash basin in proper space.

(8) **DOORS:-** All doors Chowkhatas will be made of Sal Wood and all door shutters will be of Water proof flush door ISI Mark with Paint.

(9) **WINDOWS:-** Aluminum/ U.P.V.C. frames with smock Glass fitted.

(10) **WALLS:-** All internal walls will be property Cement plastered along with proper coating of one coat wall putties, ceiling with finished with cement primer.

(11) External wall will be properly Cement plastered along with proper coating.

(12) **PLUMBING AND WATER LINES :-**All concealed plumbing for supply water will of CPVC Pipes of ISI Mark and external soil or waste water lines will be PVC pipe in a two stack system with geyser line connection each toilets.

(13) **ELECTRICITY SUPPLY AND WIRING:-**

1. Wiring will be of copper wires of ISI mark, concealed and suitable for 1 to 3 phase supply. The actual supply may be of single phase in accordance with rules and regulations of Bihar Sate Electricity Board in force at the time of complex is energized by them.

(5) Chelan Kumar 14/6/2016

(6) 14/6/2016

(3) Abdul Sagir Ansari 14.6.16.

(4) Kumkum Kumari 14/6/16

(1) Krishna Kumar 14/6/16

(2) Mukhiya Sinha 14.06.16

2. Each unit 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 the main electrical board.

3. All bed rooms, living and dining areas shall have two 5 Amp. plug point, 2 light points, one fan point and one Air conditioner plug point. One 15 Amp plug point will also be provided in kitchen and toilet.

4. All electrical modular switches Boards and accessories will be ISI mark.

(14) **GENERATOR:-** Soundless silent Generator of Kiloskar / Mahindra/ Tata Cummins make for Stand by Power supply.

(15) Intercom Connection it will be provided in each flat.

(16) **T.V. CABLES:-**

1. Individual Television cables will be provided through concealed conduits for flat no common point.

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

(17) **LIFT :-** Suitable lift to carry 4 passengers.

(18) **WATER:-** 24 hrs. Water supply will be provided to all the units or common areas from own central boring systems as per the design of PHED consultant with Submersible pumps of KSB or equivalent make.

(19) **SEWERAGE:-** Suitable arrangement for rain storm and soil water disposal shall be provided as per the design of PHED consultant.

(20) White ant treatment will be carried out at the time of earth work

(21) Top of Roof of Building will be properly water (Heat) Proof.

(22) Fire facilities will be provided.

(23) Generator Back up must be at least 300 watts in each unit.

(5) Chetan Kumar 14/6/2016

(6) 14/6/2016

(3) Anurodh Kumar 14.6.16

(4) Kumkum Kumari 14/06/16.

(1) Krishna Karma 14/6/16

(2) Nikhila Sinha 14.06.16

(24) Ground floor will be covered with checkered tiles.

(25) A boundary wall will be erected around the building with a Gate in the front Side.

Share distribution

That the aforesaid Land owners and Developer have mutually decided to divide their shares. Which details are hereunder:-

LAND OWNER'S SHARE:- It will be allocated after preparation of the booking plan of the said building after sanction of the building plan.

DEVELOPER'S SHARE :- It will be allocated after preparation of the booking plan of the said building after sanction of the building plan.

That the land owners and the Developer have gone through the contents of this Development Agreement which they have fully understood with free consent, without any pressure whatsoever from any quarter or person/ persons.

In witness whereof, the aforesaid land owners and the developer have hereto have put their respective signature on this deed of Development Agreement on the date, month and year first above written in presence of the witnesses.

Witnesses:-

1. [illegible] चौधरी
पिता – [illegible]
[illegible]
[illegible]
[illegible]
[illegible]
14/06/2016

2. Gaurav Kumar 14/06/16
S/O Ramesh Kumar Sharma
CA/22, P.C. Colony,
Kankarbagh
P.S. Kankarbagh
Dist.- PATNA

(1) Krishna Kumar 14/6/16
(2) Nishita Sinha 14.06.16
(3) Akhilesh Kewat 14.6.16
(4) Kum Kum Kumari
(5) Chetan Kumar 14/06/2016
(6) [illegible] 14/6/2016

Signature of the land owner

(1) Aditya Kumar 14/06/2016
(2) Pankaj Kr. Choudhary 14-06-16

Signature of the developer

14/6/16

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. 701560/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 722110/-

Registration Fee

FEE PAID												
	A1	20000	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	1000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
									TOTAL-	21000

LLR + Proc Fee		Service Charge
LLR	0	550
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21550

Date: 14/06/2016

Registering Officer
Danapur

Endorsement under section 52

Presented for registration at Registration Office, Danapur on Tuesday, 14th June 2016 by Sri Krishna Kumar Late Tribeni Kumar by profession Others. Status - Executant

Krishna Kumar
14/6/16

Signature/L.T.I. of Presentant

Date:14/06/2016

Registering Officer
Danapur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Shatrughna Chaudhary' age '65' Sex 'M', 'Late Dr. Chandrapati Chaudhary', resident of '405,khajpura,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 14/06/2016

Registering Officer
Danapur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Danapur in Book 1 Volume No. 147 on pages on 540 -561 , for the year 2016 and stored in CD volume No. CD-23 year 2016 .The document no. is printed on the Front Page of the document.

Date : 14/06/2016

Registering Officer
Danapur

Token No. : 7228 Year : 2016 S.No. : 6987 SCORE Ver.4.0 Deed No . : 6866

PAN NO. AAFCG4749Q

अंकर पो0..... शब्दों में (रु0.....) मात्र

मूल प्रति

(महालेखाकार कार्यालय हेतु)

(1)

बिहार सरकार

निबंधन विभाग

गैर मानक

दस्तावेजों के निबंधन के लिए जमा किये जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंध शुल्क के भुगतान के लिए बैंक चालान

1. प्रस्तुतकर्ता का नाम/पता M/S Ganpati Infra Buildcom Pvt. Ltd. thoru. its Di (जिसकी ओर से जमा किया जा रहा है) Sri Aditya Kumar; Off: D-03, Mauraya Lok Complex Patna.
2. दस्तावेज का प्रकार Deed of Development Agreement
3. निबंधन कार्यालय Danapur
4. बैंक का नाम एवं शाखा S.B.I Danapur. (Patna)
5. भुगतान की जानेवाली राशि का विवरण :

भुगतान का मद एवं शीर्ष	रकम	कुल रकम
स्टाम्प शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर न्यायिक लघु शीर्ष -103- दस्तावेजों पर स्टाम्प शुल्क लगाव उप शीर्ष 0001 सकल प्राप्तियाँ प्राथमिक इकाई - 75 49 सकल प्राप्तियाँ विपत्र कोड-R0030021030001, A/C NO.- 10963226587	699560=00 1000=00 700560=00	700560=00
निबंधन शुल्क-मुख्य शीर्ष -0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 03-पंजीकरण शुल्क, लघु शीर्ष -104- दस्तावेजों पर पंजीकरण शुल्क-उपशीर्ष- 0001 प्राथमिक इकाई - 75 49 सकल प्राप्तियाँ विपत्र कोड-R0030031040001, A/c No.- 10963226576	20,000=00 1000=00 21,000=00	21,000=00
मूल्यवर्धित शुल्क-मुख्य शीर्ष- 0029- मू. वर्धित लघु शीर्ष -830- अन्य प्राप्तियाँ-उपशीर्ष -0006- अन्य मदें - प्राथमिक इकाई-75 49 मूल्य निबंधन शुल्क के अन्य विपत्र कोड-R0029060300006,A/c No.- 10963226598		

भुगतान का माध्यम : नगद/चेक/ड्राफ्ट कुल योग 721560=00

कुल राशि शब्दों में Seven Lacs Twenty one thousend Five hundred Sixty only

स्थान Danapur.

तारीख 12/6/16

Aditya Kumar.

* चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

* चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी।

जमाकर्ता का नाम एवं हस्ताक्षर

721560=00
550=00
722110=00

FRO USE OF THE BANK

स्क्रॉल नं0 ..... तारिख ..... उपर्युक्त कालम संख्या 05 में दिए गए विवरण के अनुसार रु0 ..... शब्दों में .....

रूपये प्राप्त किये।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

निबंधन शुल्क सर्विस चार्ज * जमा करने का विवरण

एसबीआई खाता सं0 A/c No. 30978446198

जमा करने की तिथि :

बैंक स्क्रॉल सं0 .....

* (दस्तावेज के पृष्ठ की संख्या - 2) X रु 25/-

बैंक की प्राप्ति एवं मुहर

अंचल निबंधन कार्यालय

सत्यमेव जयते

ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
पहचान पत्र

JBX4757134



Elector's Name	: Shatrughna Chaudhari
निर्वाचक का नाम	: शत्रुघ्न चौधरी
Father's Name	: Swa0 Dr0 Chandrapati Chaudhari
पिता का नाम	: स्व० डा० चन्द्रपती चौधरी
Sex / लिंग	: Male / पुरुष
Age	: 52 Years as on 1.1.2003
आयु	: ५२ वर्ष १.१.२००३ को

Address : 405,Khajapura,
Town/Vill - Patna,
Anchal - Patna Sadar,
Distt - Patna - 800025

पता : ४०५,खाजपुरा,
शहर/गाँव - पटना,
अंचल - पटना सदर,
जिला - पटना - ८०००२५

Facsimile Signature of
Electoral Registration Officer
188, PATNA (WEST) Constituency
१८८, पटना (पश्चीम) निर्वाचन क्षेत्र
के निर्वाचक रजि. स्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति

Place : Patna Sadar
स्थान : पटना सदर

Date : 17/03/2004
दिनांक : १७/०३/२००४

This Card may be used as an Identity Card under different Government Schemes
इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत पहचान पत्र के रुप में प्रयोग किया जा सकता है।

JBX4757134

14/6/2016

पहचानपत्र