Serial No. 6327 Circle-:Darbhanga Urban

Book No. :- 1 Deed No. 8305

Deed No 8305

Serial No. 6327

बिहार सरकार

जिला निबंधन कार्यालय दरभंगा सदर

पृष्ठांकन का सारांश

दिनांक **17/05/2017** को **Sanjay Kumar Sharma** द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया । इसमें रू0 **644480** मुद्रांक शुल्क एवं रू0 **22000** निबंधन तथा अन्य शुल्क का भुगतान किया गया । दस्तावेज [illegible] किया गया । जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, [illegible] के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं0 **8305** के रूप में पुस्तक सं0 **1** की जिल्द सं0 **105** के पृष्ठ [illegible] से **156** तक **CD 17** में आज निबंधित एवं कुल **26** पृष्ठों में संधारित किया गया ।

चलान सत्यापित

दिनांक– **19/06/2017** प्रभारी लिपिक टोकन नं. 6450 / 2017

झा

निबंधन पदाधिकारी







SEAL OF REGISTRAR ★ DARBHANGA ★

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made and entered into at Dated this 17th day of May 2017 (Two thousand seventeen) Through E-Challan Dated 16 05-2017 S.B.I. Darbhanga

District Registry Office,Darbhanga

Token Number 6450 | Reg. Year 2017 | Serial Number 6327 | Deed Numb

PresType	Name	Photo	Thumb	Index	Middle	Ring	L
Claimant	Dhrub Prasad Murarka						
Sig.	Dp murarka 17-5-17						
Claimant	Jai Sri Shyam Homes Pvt.Ltd.	Photo	Thumb	Index	Middle	Ring	Little
Sig.							
Executant	Aditi Shardawaj (M) Sangita Sharma (G)						
Sig.	संगीता शर्मा 17/5/17						
Executant	Murari Lal Sharma						
Sig.	मुरारीलालशर्मा 17/05/2017						
Executant	Sumitabh Bhardawaj (M) Sangita Sharma (G)						
Sig.	संगीता शर्मा 17/5/17						
Presented By	Sanjay Kumar Sharma						
Sig.	संजयकुमार शर्मा 17/5/17						
Executant	Sanjay Kumar Sharma						
Sig.	संजयकुमार शर्मा 17/5/17						
Executant	Sangita Sharma						
Sig.	संगीता शर्मा 17/5/17						

HAJIPUR REGISTRY OFFICE

SCORE Ver.4.6 | Powered by IL&FS Technologies Ltd. | Biometric Captured By 1300sop020

संजयकुमार शर्मा
17/5/17

BETWEEN

(1) SANJAY KUMAR SHARMA AGED 45 YEARS (2) MURARI LAL SHARMA AGED 65 YEARS BOTH SON OF LATE KALYAN CHANDRA SHARMA & (3) SMT. SANJITA SHARMA AGED 38 YEARS W/O LATE PAWAN KUMAR SHARMA as self and attorney of the minor daughters ADITI BHARDAWAJ, AGED 14 YEARS & SAMRIDHI BHARDAWAJ AGED ABOUT 8 YEARS BOTH DAUGHTER OF LATE PAWAN KUMAR SHARMA (MINIOR) being represented by their Mother and natural guardian Smt. Sanjita Sharma W/O Late Pawan Kumar Sharma all resident of NEAR POONAM CINEMA, LALBAGH, DARBHANGA, -FIRST PARTY

FROM 60 PARTY 1 , ID NO- CFB1620079 FORM 60 PARTY 2 , ID NO- CFB4932885 AND PAN NO- HWNPS5194F PARTY 3

And Jai Sri Shyam Homes Pvt. Ltd. A company duly incorporated under the companies Act. 1956 and having its registered office at 119, Narayan Plaza, Exhibition Road, Town & District- Patna in the State of Bihar through its managing Director Sri Dhruv Prasad Murarka, aged 55 years S/O Late Durga Prasad Murarka , and enter into the present agreement on behalf of the aforesaid Company which company is here-in-after referred to as the Developer/ Second Party. PAN -AACCJ3493K MOB-9835024470

The expression "land Owners/ First Party" and "Developer/ Second Party " whenever they occur in the body of this Agreement shall mean and include their respective heirs, executers, legal Representatives, Administrators and / or

17/5/17

17-5-2017

District Registry Office,Darbhanga

Token Number 6450	Reg. Year 2017	Serial Number 6327	Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Identified By	Shyam Kumar Sharma						
Sig.							

17/5/17

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575 To 582

30-17

Assignees, unless and it is repugnant to the contexts of meaning thereof.

RECITAL

That kalyan Chandra Sharma S/O Late Mahadev Chandra Sharma purchased Two Katha 10 Dhur Land from Late Mohini Devi Srivastava W/O Late Babu Mahesh Chandra Srivastava vide registered Deed number 11049 dated 03.06.1972 registered at Darbhanga.

Further Late Durga Devi Sharma W/O Late Kalyan Chandra Sharma purchased 1 Katha 5 dhur land from Smt. Mohini Devi Srivastava vide registered deed number 14147 dated 13.07.1978 registered at Darbhanga.

Thereafter after their death it dissolved on their Three Sons namely Pawan Kumar Sharma, Sanjay Kumar Shrama and Murari Lal Sharma and after the death of Pawan Kumar Sharma his wife namely Sanjita Sharma was substituted in his place along with her Two minor daughters namely Aditi Bhardwaj and Samridhi Bhardwaj.

WHEREAS

(A) The owners are seized and possessed of an area and sufficiently entitled to the property (Land) within the limits of the Darbhanga Municipal Corporation situated and lying at Lalbagh, Ward No. 12 (Old) & 20 (New) Naka No.-04, Khesra No.-8347, 8348 & 8349, Area particularly described in the schedule herein under

SEAL OF REGISTRAR DARBHANGA

written (hereinafter for bravery's sake referred to as the said Property)

(B) It is further represented and declared by the owners

(i) That the said absolute right, title and interest, free from all encumbrances, to transfer and convey the whole or part of the said property, having a fully marketable title thereby.

(ii) That the owners have not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, assignment rights, gifts, lines, leave and licence, 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 DRDA, the DMC, Income Tax Department or any other government authorities, for acquisition or requisition of the said property of any part thereof.

(iv) That there are no attachments, either before or after Judgment and there are no claim, demands, suits, decress, injunctions, orders, notices, petitions, orders, resplendence, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That from the Owners, else is entitled to or has any share, right, or interest, over and in respect of the said

SEAL OF REGISTRAR DARBHANGA

property or any part thereof as partner or partnership or co-partner in any joint family or in any other manner howsoever.

(vi) That the owner are not Benamidars or trustees for anyone in respect of the said property of any part thereof.

(vii) That the Owners have not entered in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS the Owners are interested in getting a multi storeyed residential/ commercial and/ or commercial-cum-residential building KALYAN KUNJ Complex developed and constructed on the said property and acquire built up area in the same in shape of shops, offices, residential flats, parking spaces etc. as consideration for the value of land of the said property and when conveyed by the Owner to the developer.

(C) The aforesaid Developer, offered to develop and construct at its own cost, a multi-storied commercial/ residential/ commercial-cum-residential building on the said property of the Owners (hereinafter referred to as the said building) and the Owners being desirous of wanted and agreed to acquire flats, offices, shops, and other built up areas of the said building as consideration

for part of the said property to the conveyed by the Owners to the Developer or its nominees including a co-operative Housing Society, Firm, Association of persons, Body Corporate etc.

(D) As a result of the negotiations between the parties hereto and on the representations and declarations made by the Owners and herein recorded, An Agreement for Development of the said property by the aforesaid Developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

NOT THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Owners hereby appoint the aforesaid Developer as the Developer of the said property and grant to the Developer, who hereby accepts from the owners, the right to develop the said property in the Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

2. The developer and the Owners have jointly assessed that as per DMC approved drawing total super built area approved as well as parking will be distributed as per mutually agreed terms i.e. 50% (Fifty Percent) to the land owners and remaining 50%(Fifty Percent) to the developers.

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a) That the developer is also paying Rs. Twenty Lakh as Non- refundable amount to the land Owners and has further agreed to pay Rs Twenty thousand as rent for Thirty Six months that is during the construction period.

3. Immediately after the execution of this development agreement, the Developer shall proceed expeditiously with preparation of the plans and drawings, for the said Building.

3.1 The Developer shall obtain consent/ approval in writing of the Owners of the final plans of the said Building before start of selling/ booking of any built up area and before submitting the same for sanction to the DRDA/DMC and / or any other Local Authorities.

3.2 The Owners shall have no objection if the aforesaid building plans are submitted to the local authority (ies) in the name of the owners/ Developer or any other permissions, approvals are obtained in the their name and agree to sign all such papers that may be deemed necessary by the Developers for the same. However, all fees, costs, charges, and expenses relating to such approvals/ sanctions, shall be borne by the Developer.

3.3 It is further agreed that any alterations of revision of the aforesaid plans within the parameters of the DRDA/DMC Building Rules and Regulations, which may become necessary, shall be done in consultation with the owner.

4. The Owner agrees to sell, transfer and / or assign, to the Developer and/ or its nominees(s) of persons, Firm, Body corporate etc. free from attachments, charges and encumbrances 50% (fifty Percent) undivided share in the said property at and for consideration and on terms and conditions mentioned hereinafter.

5. As consideration for 50% (fifty Percent) of the undivided share in the said property to the conveyed/ undivided share in the said property transferred as per the provision of Section 5 of the Bihar Apartment ownership Act 2006 to the Developer or its nominee(s), in terms of clause 4 above, the Developer agrees to deliver and give possession to the owners of 50% of the total super built up area of the said building to the constructed by the Developer at its own cost or the said property hereinafter called the owners area. The balance 50% (Fifty Percent). of the total super built up area shall belong to the Developer and shall hereinafter be called the Developer area to which it alone shall be entitled to, for having constructed the entire building at its own cost and expenses.

6.1 At the time of approval by the owners of the Aforesaid building plans, as aforesaid, the owners Area and the Developers are shall be clearly demarcated.

6.2 Owners and their nominees shall solely and exclusively be entitled to the owners area and they shall have absolute right, title and interest over the owners areas

and shall be fl.illy 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 person, firms Body-corporate, Cooperative Societies, government agencies etc. on such terms and conditions as may be decided by the owners individually or collectively.

6.3 The Developers and br its nominees shall solely and exclusively be entitled to the developer Area, and they shall have absolute right, title shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in a manner as deemed fit by them to any persons, Association of persons, firm, Body corporate, Co-operative Societies, Government agencies etc., on such terms and conditions as may be decided by the developer or /its nominees individually or collectively.

7. The Developer agree to construct, and give possession of the owners Area to the owners within a period of two & half years from the date of approval of map from DRDA/ DMC or handing over of vacant possession by the owners, which ever is later, with a further grace period of six months, If there is any further delay, beyond aforesaid total period of 36 months in giving delivery of possession of the Owners area, then of Developer shall pay to the Owners compensation at the rate of 5 00/- (Five Hundred only) per day from the date

after expiry of the aforesaid grace period till the date of delivery of possession of the owners Area.

8. it is hereby expressly, irrevocably and irretrievably, agreed and declared by the Owners that delivery of possession of 50%. (Fifty Percent) of the total built up area of the said building in the manner provided herein shall fotrn and always be deemed to form fair, reasonable, and adequate consideration for 50% (Fifty Percent) of the undivided share in the aforesaid property agreed to be conveyed as herein above by the owners to the Developer and/or its nominees.

8.1 That, this Development Agreement is being registered as per the provision of Section 5 of the Bihar Apartment Ownership Act, 2006 and hence as per said provisions the Developer/second party and the Land Owners/First party shall be absolute owner(s) on their respective shares and will be entitled to sell/transfer their shares separately and for that no Power of Attorney is required under the Bihar Apartment Ownership Act, 2006 and this Development Agreement is registered under the provisions of the Bihar Apartment Ownership Act, 2006 before the Registering Authority, Darbhaga,. Bihar.

8.2 The Owners and their nominees and the Developer and its nominees shall jointly have undivided right, title and interest over the total land of the said property in their respective shares of 50% (Fifty Percent) of the owners

SEAL OF REGISTRAR DARBHANGA

and 50% (Fifty percent) of the developer, after being conveyed as aforesaid.

9. The Owners hereby from the date of this Agreement give vacant possession of the said property carefully described in Schedule herein to the Developer to enable the Developer to take up and proceed with the development, planning and construction of the said building in terms of this Agreement.

9.1 It is agreed that any agreement or arrangement made or entered into at any time by the Owner in breach of or violation of terms and conditions of this Development Agreement shall be null and void.

9.2 The Owner hereby irrevocably undertake not to sell, dispose off, alienate charge, encumbrance, lease or otherwise, transfer the said property or any part thereof during the currency of this Agreement and undertake not to do any act, deed, matter, or things, as shall be in breach of the terms of this Agreement save and except putting the Developer in possession thereof for the purpose of Development pursuant to the currency of this agreement, try to dispossess the Developer from the said property.

9.3 The Developer shall develop the said property in its own name and account and at its own cost and shall along be responsible for the Owner nor any person(s) claiming through the Owner shall have any right or interest in the

development of the said property except in relation to the Owners area.

9.4 The owner shall take all steps for vacating existing settlers, tenants etc. if any from the said property and all costs involved or compensation payable in any form such vacation shall be to the account and shall be paid by the Owners on their own account and the Developer shall not in any way be responsible for the same. The time period for completion of the project in terms and clause 7 above shall be deemed to start after the vacation of the said property.

9.5 As after the date hereof, the Developer shall be deemed to be in possession of the aid property and shall be free to do all acts, deeds and things required for development, and construction of the said Building at the Developers own cost and expenses.

9.6 The Developer shall be entitled to develop the said property by constructing thereon one or more buildings consisting of shops, offices, other commercial spaces, dwelling units, flats, parking spaces and other structures in accordance with building plans approved by the Owner and sanctioned by DRDAJDMC as started herein above.

9.7 The Developer shall be entitled to enter into agreements for sale, otherwise allot flats, offices, shops parking space and other tenements comprised in the Developers area in the said Building which is 50% (Fifty

Percent) of the total built up area and which does not form part of the Owners Area, wherever required by the Developer, the Owner will not join as confirming party in all such Agreements sale deeds, deeds of allotment etc. that the Developer may enter into and shall exclusively be entitled to realise all amounts receivable under such agreement sale deeds, deeds of allotment etc. for development and construction of the said Building and for its own use.

9.8 Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot flats, offices shops, parking spaces and other tenements comprised in the Owners Area in the said Building which is 50% (Fifty Percent) or one half of the total built up area and which does not form part of the Developers Area, whenever required by the Owner, the Developer will not joint as confirming party in all such agreements, sale deeds, deeds, of allotment etc. that the Owners may enter into and the owners shall exclusively be entitled to realise all amounts revivable under such agreements, sale deed, deeds of allotment etc. for their own use.

10. The Developer shall have the right to demolish the existing structure(s) on the said property and to sell and remove the demolished material from the said property within a period of 3 (three) months from the date of delivery of the said plot in vacant position, so that there is no hindrance in the construction work.

SEAL OF REGISTRAR DARBHANGA

11 The Developer/Seco,,d party further undertakes:

11.1 That, it/ he will not do any act of commission, expressly or impliedly, directly or indirectly by which the Land Owners/ First party's right, title and interest over the said property may in any manner be adversely affected.

11.2 That it will be entirely the responsibility of the Developer/ Second Party to get the plans, maps and structures of the complex sanctioned from the concerned government agencies. The Land Owners/ First party's will not incur any expenses or efforts for the sanction of plans, maps and other government requisites required for the development of the complex. The Developer/ Second Party is also responsible and accountable for expenses and legalities in respect of all claims including fee for sewerage, water connection, electric supply connection and other taxes etc., damages, compensation or maintenance expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the Developer/ Second Party or not while in or upon the said property and during the period of construction of the said building thereon. The Developer/ Second Party has to indemnify the Land Owners/ First party and always to keep him indemnified and harmless.

11.3 That, the Land Owners/ First party will deliver to the Developer/ Second Party and/or, its duly authorized

representative or representatives, certified copies/ photocopies of all original title deeds, documents and papers relating to the said property for complete examination of the Land Owners/ First party's title thereto, enabling him to start construction and the Land Owners/ First party agrees to co-operate with the Developer/ Second Parry in such examination and to answer and/or comply with all reasonable requisitions that may be made by the Developer/ Second Party and/or its representative in this regard to establish mutual marketable title to the said property.

11.4 That, the Developer/ Second Party shall be entitled to retain only photocopies/certified copies of the original documents pertaining to the said property including title deeds etc. However, the original documents will be produced by the Land Owners/ First party for inspection and the photocopies will be given whenever required by the Developer/ Second Party. All the original documents concerning the said property shall be retained by the Land Owners/ First party.

11.5 That, the Developer/ Second Party shall retain all the original copies of the documents such as Registered Agreement between Land Owners/ First party the Developer/Second Party, Maps duly approved by the govt. / authorized department, documents of Fire Approval from the Govt. / authorized department needed for the construction of the Complex and certified/photocopy copies of the original documents

pertaining to the Complex will be given to the Land Owners/ First party. However, the original documents will be produced by the Developer/ Second Party, Land Owners/ First party for inspection and the photocopies will be given whenever required by the Land Owners/ First party.

12. That, the nominee/s of the Developer/ Second Party shall own and hold possession of the building comprised in the Developer/Second Party's area according to the standard agreement finalized by the Developer/ Second Party with the consent of the Land Owners/ First Party. The Land Owners/ First party and its nominee(s) and Developer/ Second Party and its nominee(s) shall be bound to hold and own possession of their respective area in the Said building on the same terms and conditions as be contained in the aforesaid standard Agreement and to execute similar Agreement.

13. That, the common portions of the super built up area shall jointly be owned by all the respective unit owner(s) of the Complex with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the Complex, on the said terms and conditions applicable to all, for such utilization. No unit owner(s) of any part of the said building will have any exclusive rights to, title of and interests in — over the common areas and common facilities except the right of common use.

OFFICE OF REGISTRAR DARBHANGA

14. That, the Land Owners/ First Party and Developer/ Second Party agree that in case any fine or penalty/ fee/ fine to be imposed/ levied on the Complex for any alleged deviation from the sanctioned plan, resulting in any excess construction on the super built up area, then the same shall be borne and paid by the Developer/ Second party at all stages- before, during & after the construction of the complex and even after the handing over the possession to the Land owners/ First party.

15. That, the entire costs to be incurred for registration of this Development Agreement shall be borne by the developer/ Second Party and the Land owners / First party will have no concern of any payments on that.

16. That, in case of any dispute or differences between the parties 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 appointment by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time at Darbhanga.

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SHARE DIVISION

Name	Allocated SQ FT	Flat No./ Shop	Floor	Parking Number
Land Owner	Ground Floor 50%			
Land Owner	First Floor Complete			
Land Owner	Fourth Floor Complete			
Developer	Ground Floor 50%			
Developer	Second Floor Complete			
Developer	Third Floor Complete			

Note:- The aforesaid division can be revised with mutual consent of both the parties after sanctioning of Plan Map.

Schedule-I

Description of the land / property under this development agreement. All that part and parcel situated at:- Moh- LALBAGH, WARD NO-12 (Old), 20 (New), NAKA NO.-04, Jamabandi No-381, DIST.DARBHANGA Circle DARBHANGA bearing Municipal Kheshra-8347, 8348 & 8349, Area of Three Katha Fifteen Dhur (16.37 Decimal) l

Bounded as

North- Road,

South-Kabristan,

East- Dharmshala,

West- Parmanand Jajodia

DETAILS OF GOVERNMENT VALUATION (COMMERCIAL MAIN ROAD)

Value of Land -	2,86,55,000/-
Value of Structure - 1861 Sqft Fifty years old structure 40% Discount	30,15,000/-
TOTAL -	3,16,70,000/-

(Rupees Three Crore Sixteen Lakh Seventy Thousand only)

SEAL OF REGISTRAR DARBHANGA

Schedule II

FEATURES AND SPECIFICATION OF FLATS

(A) FLOOR AND WALL TILING:

1. The flooring in the living rooms, bedroom, dining area, kitchen and balcony will be of Marble

2. The flooring in bath rooms, toilets will be of ceramic tiles flooring.

3. Ceramic / glazed tiles will be provided in toilets up to 6'ht. from finished floor level in kitchen it will be up to ht. 2'-O" from kitchen platform.

(B) SANITARY WARE AND FITTINGS:

1. All water closet and wash basins will be in white ceramic, with low level white cisterns made up of PVC depending upon bulk availability.

2. All top fittings will of chromium plated brass. In case of non- availability in bulk, these 'ill be substituted by some other suitable materials.

(C) KITCHEN PLATFORM AND SINK: Top of kitchen platform will be of granite with stainless steel sink.

(D) DOORS AND WINDOWS;

I. R.C.C. door frame toilet, kitchen and other door frame will be locally available hard wood and doors shutters

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will of factory made 30 mm thick hard core flush shutters painted with synthetic enamel over a coat of primer.

2. Window frame and shutters will be of wood and with ms frame grills will be finished with enamel paint over primer.

3. Front doors will, be provided a night latch, magic eye and a aldrop. All the door fittings will be of onodised aluminum.

(E) WALLS:

1. Interior walls be decorated by plaster with one coat of cement primer.

2. Exterior wall will be finished with cement based snowcem permanent finish depending upon bulk availability

(F) PLUMBING AND WASTEWATER LINES:

All concealed plumbing for supply water will of P.P.R. & PVC pipes and external soil of waste water lines will PVC PIPE in a two stack system with geyser line connections in bath room.

G) ELETRICITY SUPPLY AND WIRING:

1. 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.

2. All bed rooms, living and dining areas shall have I plug point, 2 light point, I Fan point, 1-5 A Plug point. In addition the master bed room living and dining area shall nave a 15 A plug point. One 15 A plug point will also be provided in kitchen and toilet of master bed room.

H) TELEPHONE AND TV CABLES:

1. Telephone cable will be provided from each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn beyond this stretch.

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

3. Intercom facility shall be provided to the flats.

4 Lift vill be provided for capacity of 6 persons i.e. 480 kg weight.

(1) EXHAUST FAN OPENING:-

If the structural design of complex permits, provision if a suitable opening for an exhaust fan shall be provided.

Notes:- All specifications, sizes and layout etc. are subject to minor variations additions alterations by the company upon suggestions of its consultants. Any features not included in this list but desired by a flat owner may be provided, at company's Discretion at additional cost

AMENITIES:

WATER:

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

Sewerage:-

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

PARKING:-

There is a- provision of reserve parking space as per requirements of Darbhanga Regional Development

Authority Some of them may be opened and some covered depending upon the availability of space.

IN WITNESS WHEREOF the parties here to have their respective hands on this DEVELOPMENT AGREEMENT on the 17TH day of MAY, 2017 above first written in presence witnesses below :-

संजय कुमार शर्मा 17/5/17

संजीता शर्मा 17/5/17

Witness :-

1. श्याम कुमार शर्मा - 37 वर्ष
पिता श्री मुरारी लाल शर्मा
पुनम सिनेमा केपास
लालबाग दरभंगा

Signature of the Landowner

2. आधार - 873254586611.

संजय कुमार शर्मा
17/5/17

ग. गौरव कुमार शर्मा
पिता श्री मुरारी लाल शर्मा
पुनम सिनेमा केपास
लालबाग दरभंगा

D P Muraka
17/5/17

Signature of the Developer

मुरारी लाल शर्मा 17/05/2017





This Deed of Development Agreement been Drafted by *me according to the MODEL_DEED published by Dept. Of Reg.(Bihar) and Directions of the builder / vendor and the purchaser, and on basis of the available papers and Documents.*

SEAL OF REGISTRAR DARBHANGA

Dated-17-05-2017

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. 634400/-**
Addl.Stamp duty paid under Municipal Act **Rs. 0/-**

Amt.Paid By N.J Stamp Paper **Rs. 0/-**
Amt.paid through Bank Challan **Rs. 656400/-**

Registration Fee

FEE PAID

A1	21000	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	0	J1	0	K2	0	Na	0		
B	0	H1a	0	J2	0	Li	0	TOTAL-	21000		

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

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

Registering Officer
Darbhanga

Date: 17/05/2017

Endorsement under section 52

Presented for registration at Registration Office, Darbhanga on Wednesday, 17th May 2017 by Sanjay Kumar Sharma Kalyan Chandra Sharma by profession Others. Status - Executant

संजय कुमार शर्मा
17/5/17

Signature/L.T.I. of Presentant **Date:17/05/2017**

Registering Officer
Darbhanga

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Shyam Kumar Sharma' age '37' Sex 'M', 'Murari Lal Sharma', resident of 'Near Poonam Cinema, Lalbagh, Darbhanga'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Darbhanga

Date : 17/05/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office, in Book No. Volume No. on page no. to for the year and stored in CD Volume No , year . The document no. is printed on the front Page of the document.

बिहार सरकार

SCORE 4.1

Date Token No. : 6450 Year : 2017 S.No. : 6327 SCORE Ver.4.1

Registering Offi
Deed No . :d No . :

DEED NO:

SCANNED by

621740001