

अंचल पदाधिकारी का कार्यालय

(भू-स्वामित्व प्रमाण-पत्र)

1156

31/9/15

श्री विद्यानाथ सिंह व श्री सुदर्शन सिंह व श्री परिचारी लोहानीपुर

ग्राम कटमकुआ जिला पटना

गाम का नाम एवं थाना संख्या	तांजी संख्या	खाता संख्या	घमरा संख्या	रकबा	
				एकड़	डि०
मौजा - लोहानीपुर थाना नं० 6 जमानदी 1119	156	44	581		28 डी.
<p>आवेदक के नाम से राजस्व रसीद जमावदी नं० 1119 पर भरती है, जमीन रेंचती है, तथा आवेदक के दरकाज कब्जा में है।</p> <p>आत० भू. स्वामित्व प्रमाण पत्र निर्गत किया जा सकता है।</p> <p>दिनांक 31/9/15</p>					

आवेदक का हस्ताक्षर

Siddhant Singh

अंचल पदाधिकारी का मुहर



कर्मचारी का प्रतियोग

अंचल पदाधिकारी का हस्ताक्षर

Serial No. - 1 No. 100
 Date of issue - 10/5/2016
 Name of the person -
 Address of the person -



District, State
 District, State
 District, State

X
102

00666592
 अरुण नारायण
 अरुण भावली
 अरुण भावली

1. 20/5/2016 दिनांक 10/5/2016 को 10/5/2016

दिनांक	मालिका	विवरण			
		दिनांक	उपरा	उपरा	उपरा
20/5-2016					
मालिका	(मालिका)	2.00		12.00	12.00
मुद्रा	(मुद्रा)	15.50		31.00	15.50
मालिका		31.00		12.00	31.00
मुद्रा		31.00		12.00	31.00
मालिका		12.00		24.00	12.00

12/11/2016 दिनांक 10/5/2016 को 10/5/2016

दिनांक	मालिका	विवरण			
		दिनांक	उपरा	उपरा	उपरा
20/5-2016					
मालिका	(मालिका)			12.00	12.00
मुद्रा	(मुद्रा)			31.00	15.50
मालिका				12.00	31.00
मुद्रा				12.00	31.00
मालिका				24.00	12.00

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

303.00 151.50

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016

10/5/2016 दिनांक 10/5/2016 को 10/5/2016



बिहार BIHAR

क्रमांक सं० 386 ति० 19/4/2017 5000 124805468

क्रमांक सं० 4092

Deed No. 3684

Govt. of Bihar ला० सं०-30/87, समाहरणालय, पटना

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 21/04/2017 by Vijay Kumar Singh. A Stamp Duty of Rs. 785000/- and other Fees of Rs. 21500/- 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. 3684 in Book No. 17 Volume No. 83 on pages from 451 to 469 and has been preserved in total 19 pages in C.D. No. 13 / Year 2017.

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

Token No. 4255/2017

वस्तावेज की जाँच किता
एद
दस्तावेज में उचित धर्मिक विवरणों के अन्तर्गत सही पाया।
21.4.17

जॉय लिपिक
(प्रवीण कुमार)

SCANNED BY
Seeni
(SHASHI BHUSHAN PATHAK)
OPERATOR

(Development Agreement)

This development agreement executed and entered into on this 20th. day of April, 2017 (Two thousand and seven hundred and seven) of the Christian Era;



Sign. of Executant

Vijay Kumar Singh
Vijay Kumar Singh
20/4/17
20/4/17
20/4/17



District Registry Office, Patna

En Number 4255 Reg. Year 2017 Serial Number 4092 Deed Number 3684

Photo	Thumb	Index	Middle	Ring	Little

Sanjay Kumar Kanodia
21.04.17

Identified Sanjay Kumar Kanodia

9.

Signature of Vijay Kumar Singh
21.4.2017

Presented Vijay Kumar Singh

Signature of Vidya Nath Singh
21.4.17

Signature of Siddhi Nath Singh
21/4/17

Signature of Prem Kumar Mittal
21/4/17

Signature of Prem Kumar Mittal (Dir)

Name

Signature

(i) Sri Vijay Kumar Singh son of Late Deena Nath Singh,
 (ii) Sri Vidya Nath Singh
 (iii) Sri Siddhi Nath Singh both are son of Late Sukhdep Singh, all are resident of West Lohanipur, Bara Fatak, P.S.-Kadamkuan, District- Patna, Pin-800003, by Nationality Indian, hereinafter collectively called and/ or referred to as the "**LAND OWNERS**" (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heirs, Administrators, Executors, legal representatives and/ or successors-in-interest) of the **FIRST PART.**

Mob. No. 9931859228.

AND

SHRI BALAJI NEST BUILDER PRIVATE LIMITED, a company incorporated under the provision of companies Act., 1956 having its registered office at Near Deorashi Apartment, Dr. Ashok Sahay Compound, Behind Congress Maidan, Kadamkuan, District- Patna, Pin-800003 through its Managing Director Sri Prem Kumar Mittal son of Late Gopi Ram Mittal, resident of Road No. 10G, Rajendra Nagar, Patna-16, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) or the **SECOND PART.**

PAN-AAQCS0882H.

Mob. No. 9334101680.

WHEREAS the aforesaid Owner are seized and possessed of and are Owner of or otherwise were and are sufficiently entitled to the free hold Land Situated at Mohalla-South Chandmari Road, Mauza- Lohanipur, Pargana Azimabad, P.S-Kankarbagh, District-Patna bearing Survey Plot No. 581, Khata No.-44, P.S.-Kankarbagh, Thana No.06, Tauji No. 156, District- Patna, Measuring 28 decimals (Twenty Eight), equivalent to 8 Katha 19 Dhooors 4 Dhurki



Sri Balajee Nest Builder Pvt. Ltd.

Director

Sign. of Executant

Sukhdev Nath Singh
Vijay Kumar Singh



of 12174.50 Sq. ft. more or less along with the name of Patna Municipal Corporation, Patna Regional Development Authority and within the Jurisdiction of District Sub-Registrar of Patna Sadar, more fully described in schedule of the Land hereunder written, hereinafter referred to as the SAID PROPERTY.

AND WHEREAS, the aforesaid land is the ancestral Property of the Land owners and aforesaid property originally belonged to Ram Padarath Singh whose name is recorded in Survey Khatian as owner of the property. The said Ram Padarath Singh leaving behind his 03 sons namely Sukhdeo Singh, Mukhdeo Singh and Jagdeo Singh. Jagdeo Singh died issueless during the life time of Late Ram Padarath Singh. Sukhdeo Singh died leaving behind his three sons namely Deena Nath Singh, Vidya Nath Singh & Siddhi Nath Singh during the life time of Sri Ram Padarath Singh. After the death of Sri Ram Padarath Singh, Mukhdeo Singh & Deena Nath Singh, Vidya Nath Singh & Siddhi Nath Singh inherited the aforesaid property by the right to survivorship and inheritance and became the absolute owner of the aforesaid property.

Whereas, subsequently, Mukdeo Singh also died issueless and property comes in possession of three son of Late Sukdeo Singh, all the three sons became the absolute owner of the entire property. Sri Deena Nath Singh also died leaving behind his only son Sri Vijay Kumar Singh and till date there is no partition amongst them and they remain in Joint possession and occupation over the said 28 decimals of land and since then the Landowners came in exclusive possession over the same as absolute owners and the said land owners are paying The land rent to the Government of Bihar through the C.O. Sadar, Patna. The details of aforesaid 28 decimals of land is clearly mentioned in Schedule-I of this Development Agreement.

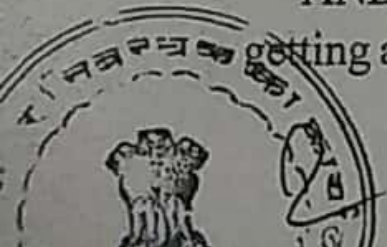
AND WHEREAS, the aforesaid owner is interested in getting a multistoried Residential Building Developed and

Sri Balajee Nest Builder Pvt. Ltd.

Sign. of Executant

[Signature]
Director

[Signature]
Sukhdeo Singh
Vijay Kumar Singh
Deena Nath Singh



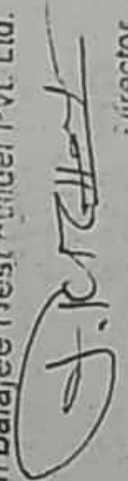
constructed on the said property through some reputed Developer, who can develop and construct Residential Building Complex at its own cost and to acquire built-up area in the said building complex in the shape of Flat and Car parking space etc. as consideration for the value of the said property to be conveyed by the developer to the owner and/or its nominee/s.

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

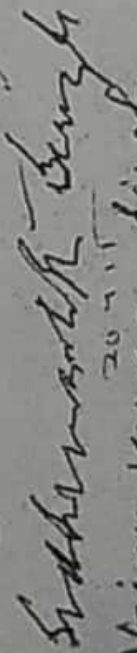
- (i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.
- (ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.
- (iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.
- (iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.
- (v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi storied residential Unit

Sri Balajee Nest Builder Pvt. Ltd.


Director

Sign. of Executant


20.11.17

the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential/commercial building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property, to be conveyed by the land owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

- (1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.
- (2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential/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.

Sri Balajee Nesi Builder Pvt. Ltd.

Director

Sign. of Executant

[Handwritten signature]

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

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "RAM PADARATH ENCLAVE" or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 60% (sixty percent) of the total super-built up area in the shape of units and car parking space 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. 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 60% 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 40% (Forty

Sri Balajee Nest Builder Pvt. Ltd.

Director

Sign. of Executant,

with all absolute, right, title and interest convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

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

(11) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within (36 Months) from the date of sanction of the building plan, with further grace period

Sri Balajee Nest Builder Pvt. Ltd.

Director

Sign. of Executant

Sri Balajee Nest Builder Pvt. Ltd.
20.04.2017
Vishal Kumar Singh



period as stated above in this agreement then the developer shall pay Rs. 10,000/- per month to the land owner, but the said period shall not be exceed after 36 months in any case and this agreement come to an end automatically.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(14) That the Land Owners 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

Sh. Balajee Nest Builder Pvt. Ltd.

Sign. of Executant

Signature of Balajee Nest Builder Pvt. Ltd.

Director

thereon for the purpose or 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 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,

Sri Balajee Nest Builder Pvt. Ltd.

Director

Sign. of Executant

Prakash Singh

Vijay Kumar Singh

B. C. Singh

20.11.17

20.11.17



- (B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.
- (C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.
- (D) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.
- (E) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies has already given to the developer.
- (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

Sri Batajee Nest Builder Pvt. Ltd.

Director

Sign. of Executant

20.11.17
Vijay Kumar Singh, 20.11.17
20.11.17



50% (sixty percent) in the residential constructed area to the land owner and 40% (forty percent) in the residential constructed area to the developers.

(G) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(I) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J) The Owners agree that in case any fine or penalty/fee/ to be imposed on the said building for any alleged

Sri Balajee Nest Ltd. Pvt. Ltd.

Director

Sign. of Executant

Sudhakar Singh
Vijay Kumar Singh



deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

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

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

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

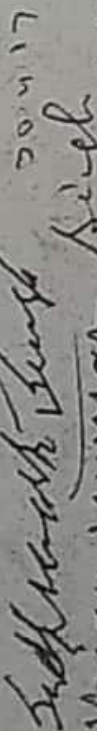
(N) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(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.

Sri Balajee Nest Builder Pvt. Ltd.

 Director

Sign. of Executant

 20.11.17



DETAILS OF THE PROPERTY:
SCHEDULE- I

All that piece & parcel land Measuring 28 decimals (Twenty Eight), equivalent to 8 Katha 19 Dhooors 4 Dhurki or 12194.56 Sq.ft. more or less subject to actual measurement Situated at Mohalla- South Chandmari Road, Mauza- Lohanipur, Pargana Azimabad, P.S.- Kankarbagh, District- Patna bearing Survey Plot No. 581, Khata No.-44, P.S.- Kankarsagh, Tnana No. 06, Tauji No. 156, District- Patna, within the limits of Patna Municipal Corporation, Patna Regional Development Authority and within the Jurisdiction of District Sub- Registrar of Patna Sadar in town and district of the Patna within the Municipal corporation area and bounded as follows:-

NORTH :- House of Bidumata Devi and others.
SOUTH :- Branch Road.
EAST :- Housing Board.
WEST :- House of Late Ram Govind Singh.

Note :- Govt. value is mentioned at Code No. 336 & Zone - 3 of M.V.R. 2016-17

which market value of above land is ₹ 3,92,00,000/- (Rupees Three Crore Ninety two lakh) only.

Share Distribution

We land owner and developer also decided to partition of the building in the ratio of 60%:40% basis.

Land owners share.

1. Ground Floor entire 6 flats.
2. Second Floor entire 7 flats.
3. Third Floor entire 7 flats.

Developer share.

1. First Floor entire 7 flats.
2. Fourth Floor entire 7 flats.

Note:- Fourth Floor flat no. 405 is 50%:50% developer and land owners share, which shattlement will be as marketable rate.

Sri Barajee Nest Builder Pvt Ltd.

Director-

Sign. of Executant

Signature of Late Ram Govind Singh
Vijay Kumar Singh



SCHEDULE- II
FEATURES AND SPECIFICATION OF UNITS
SCHEDULE-A GENERAL SPECIFICATION

1. **Structure** : Mortar 1:6 min.. Structural Consultant (Stad File).
2. **Mortage-Mortar** 1:6
3. **Room Ceramic tiles** (Ivory/white) of 2'x2'.
4. min 1:6
5. **ISI make.** Main entry: teakwood panel door.
6. with safety girl.
7. **Toilet**-with standard fittings (ISI). Water point with washing machine with outlet.
8. Point for washing machine, fridge and AC points in all bed rooms.
9. Working platform of black granite, Glazed tiles wall upto 4 feet height from Working platform.
10. In flats of landowners there should be a separate line from the boring connection for collecting drinking and cooking water. This will be provided in entire complex.
11. All drawing room, dining rooms, bath room, Kitchens and balconies shall be finished with vitrified tiles.
12. In top roof/Trrace flooring heat treatment shall be done
13. All G.I. Pipe will be used of Standard ISI make quality .
14. A common meter for common supply to the building shall be provided by the builder at his won coast from Electricity Department of Concern Division.
15. Entire electrifications will be done with copper wire (Anchor/MalaJin concealed P.V.C conduties.
16. **Security Intercom**:-All flats will be linked to reception counter at ground floor by intercom.
17. **Generator** :-A ISI Marked of adequate capacity shall be installed at the ground floor to run the submersible water moter pump, Lighting to common areas as per plan capacity.
18. **Lift**:- 5 Passenger Single speed lift of OTIS /orbis/ G.E.Elevator make

Sri Balajee Nest Builder Pvt. Ltd.

Director

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 Singh
20.04.2017

Sanjay Kumar Karoal

S/o Shankar V. (S/o) Karodia
401, Sadash Enclave
Exhibition Road, Patna

Sanjay Singh
2. (Sanjay Singh)

S/o Bidy Nath Singh
Kadamkera, Patna-80003

20/4/17

.....

.....

.....

Sanjay Singh
20.4.17

Vijay Kumar Singh
20.4.17

Bidy Nath Singh
20.4.17

Signature of the Land Owners.

Sri Balajee Nest Builder Pvt. Ltd.

[Signature]
Signature of the Developer

20.4.17

Printed:-

[Signature]
(Sanjeev Kumar)

Advocate

UDDYOGI'S CHAMBER,
Collectorate Bar Association,
Patna

Drafted as per instructions by the parties

[Signature]
(Dr. ANIL KUMAR SINHA, UDDYOGI'S CHAMBER)

Advocate

'Chamber', Collectorate Bar Association,
Patna.

