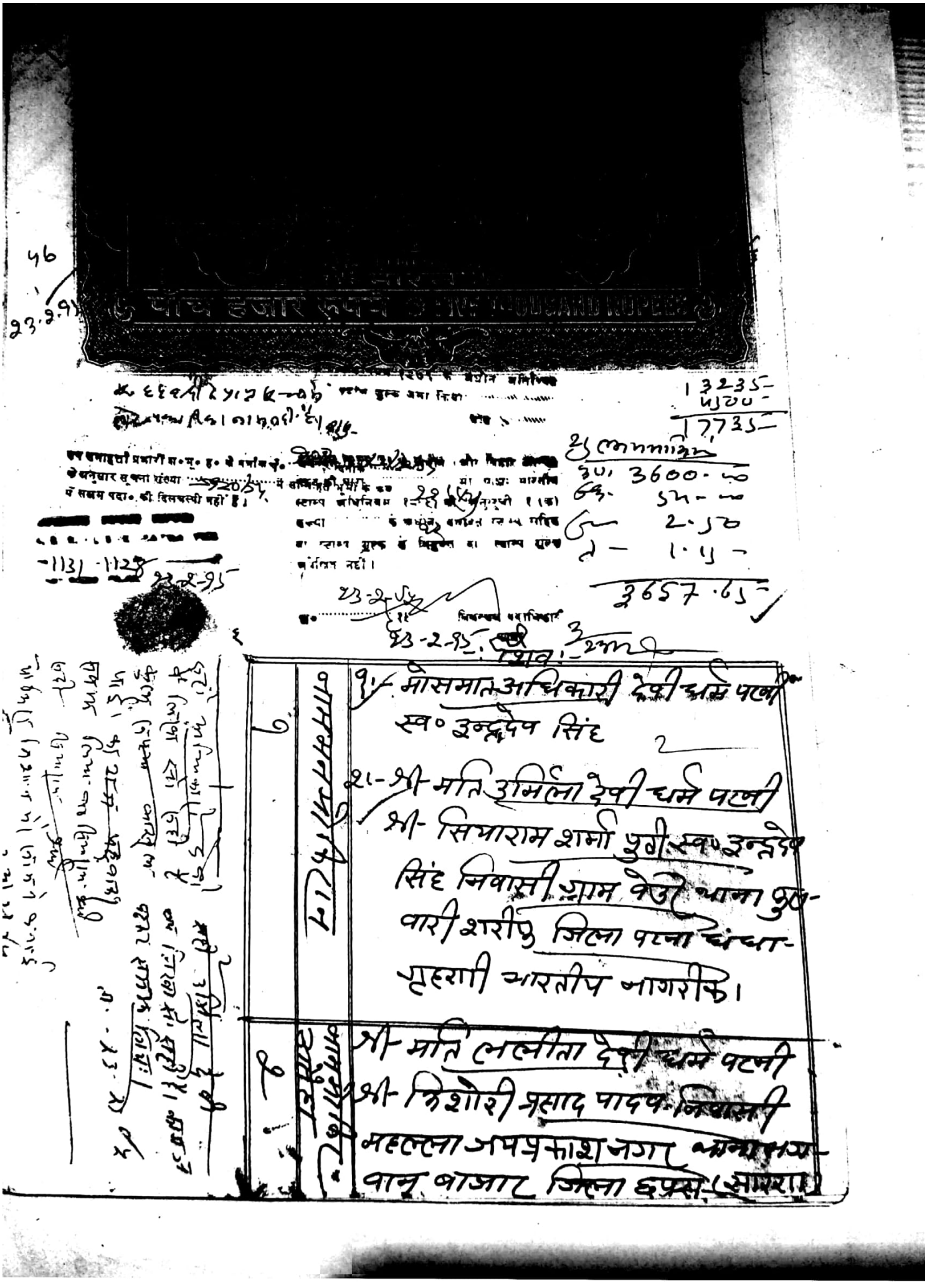


46
23.2.91

13235-
4500-
17735-

3600.00
54.00
2.50
1.15
3657.65

23-2-95

23-2-95

1131 1128

22-2-95

१- मौसमात अधिकारी देवी धर्म पत्नी स्व० इन्द्रदेव सिंह

२- श्रीमति उर्मिला देवी धर्म पत्नी श्री सियाराम शर्मा पुत्री स्व० इन्द्रदेव सिंह निवासी ग्राम पेउरे थाना पुरवारी शरीफ जिला पटना बंधा-मुहरारी भारतीय नागरिक।

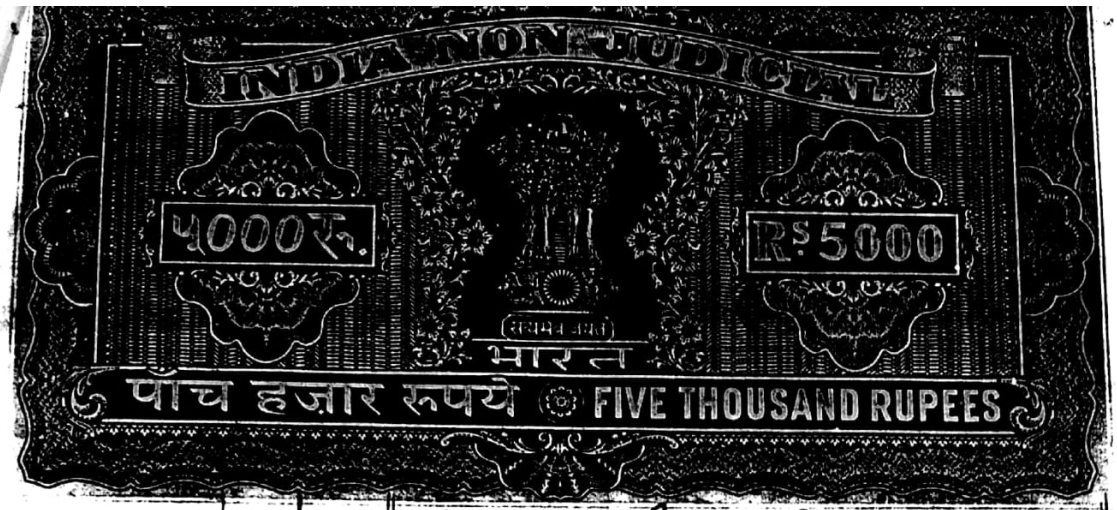
श्रीमति लल्लीता देवी धर्म पत्नी श्री किशोरी प्रसाद यादव निवासी महल्ला जयप्रकाश नगर थाना छपरा बाजार जिला छपरा (सारण)

17735

JAN 1995

पटना

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		चंधा गृहस्थी भारतीय नागरिक।
3	बिक्री	निर्विवाद विक्रय पत्र (बेचा वैप-ला कलामी) (Absalute Sale deed)
2		मो० ₹00001 नब्बे हजार रुपया - जिसका आधा मो० ४५,०००/ पैंता-लीस हजार रुपया होता है।
1		मवाजा 53 1112 तीन इक्का सतहे चुट अराजी मजरुआ हकियत कास्त - इसी कायमी वेसेगे नकदी वाके मौजा वेडी पुरना को सबे थाना फुलपारी शरीफ सब को सदर रजिष्ट्री को जिला पटना को

Scanned by CamScanner

पटना कोषागार, पटना

मूल्य

नाम

पिता/पति

ग्राम/मुहल्ला

थाना

जिला

सुरक्षित सिविल



23/2/95

जिला वयस्क शिक्षण पटना का मुहर

शिक्षण पदाधिकारी

23-2



थानान० 33 तेंतीस वो पत्रांक नं० ५०१० पचास सौ सतर वो खातान० के खसरा नं० वो चौहद्दी नीचे दिया गया है वो लगान साढ़ाना मो० ५० पैसा लगता है वो उपरोक्त भूमि जो पटना प्राधिकार के अन्दर है वो उपरोक्त भूमि को प्रमीशन हेतु सक्षम पदाधिकारी शहरी भूमि हदबन्दी के यहाँ आवेदन दिया गया था जिसकी आवेदन संख्या २५२० दिनांक ८-१२-७४ है है जिसे साठ दिनों की अवधि से निरस्त कर दिया है। वो अंचलाधिकारी - फुलवारी शरीफ



पटना कोषागार 17301

मूल्य

नाम

पिता/पति

ग्राम/महल्ला

थाना

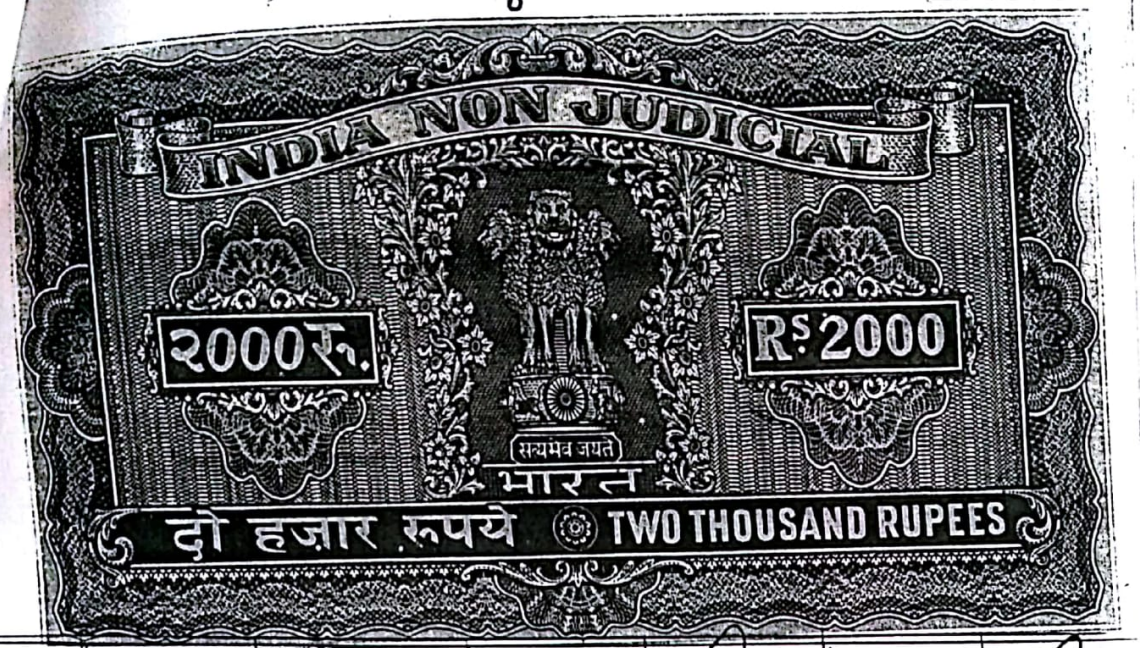
जिला

हस्ताक्षर विक्रेता



विनियम पदाधिकारी
पटना
23-2

2000Rs.



खाता नं०	खसरा नं०	रकबा हद्दा	रकबा दुरु	उत्तर	दक्षिण	पूरब	पश्चिम
१६ / ६४ /	२८ ✓ / २८० /	३ /	१७ /	रमेश सिंह वो अमनु शर्मा की मौ० आ-मनी अंजु पाता पौत्र, २८८	रामाशुभ शर्मा	सड़क	अजय ठाकुर मौ० २८१

संदर्भ

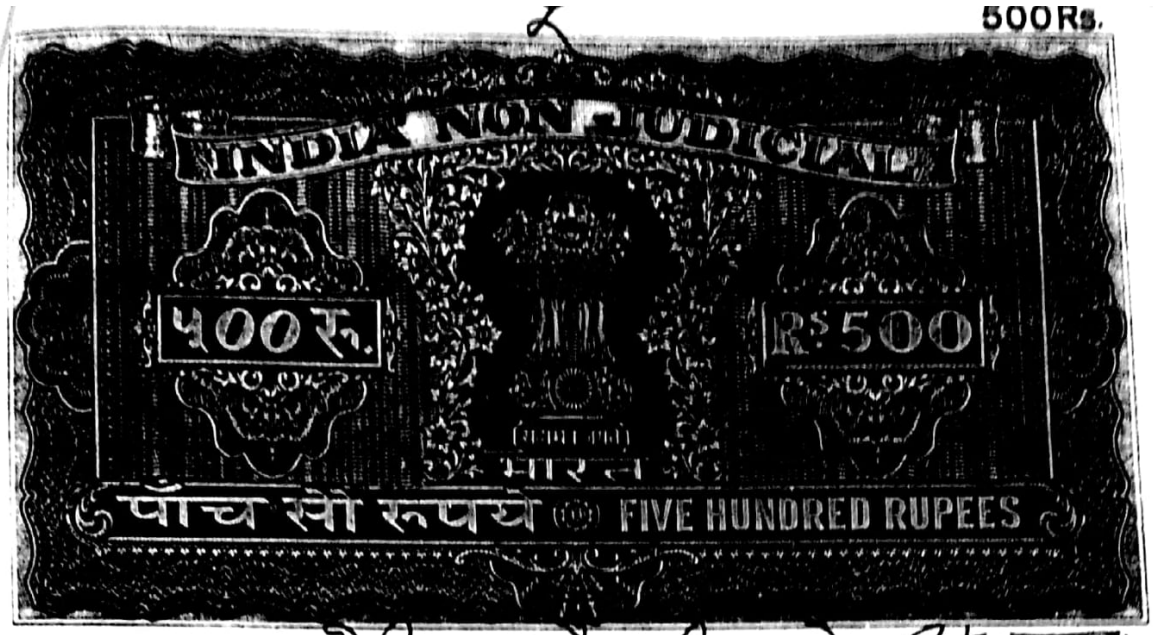
पद के अजी सुन्दर्जे खानान० २ किवीत भुमि पसमुल और आजीपात के जो मौकिआन० १ के शौदुरी तथा मौकिआ० न० २ के पैतृक सम्पति है जिसपट

Scanned by CamScanner





নির্বাহক পরিচালক
বরেন্দ্র
23.2



मनमोहन 1 के पति इन्द्रदेव सिंह कब्जा
दावपत्र में अपने जीवन काल तक शांति-
पूर्वक चले आते हैं इन्द्रदेव सिंह के कोई
बेटा नहीं है सिर्फ एक पुत्री मोहिनी
है बाद मजाने इन्द्रदेव सिंह के
उनकी सारी चल अचल सम्पत्तियों
के उत्तराधिकारी उनकी पत्नी तथा
पुत्री हुई कब्जा दावपत्र में चली
आती है अपने घट के मालकीन
मनमोहन है।

इस समय मनमोहन
के जरूरत खपत के वास्ते बनाने
मकान तथा अन्य आवश्यक कार्य
अति आवश्यक है बेमा पिछी-

ग्रा०- खोरी खास
थाना - बेरुआरबारी
जिला - पूर्णिया
22-2-95





जिला दण्डाधिकारी
पटना



किसे खानान० २ के वर्णित भूमि को
तत्काल आप ऐसे अन्य साधनों से
खत्मों का होना नजर नहीं आता है
अतएव मनमोकिल पहालत
श्रीहत जात को शपात अमल को ऐसे
खस्तगी होश को पास में रहकर
अपने मवाज़ि ऽ३।।।२ तीन बहासतह
धुर जमीन जो खानान० २ वसीका
हजा दर्ज है जो हरतह के वाईन
से पाक और साफ है उसको वकिमत
मो० ५०००/ नंबरे हजार रुपया
मे वदस्त मोकिल आलेह श्री मति
भलोनी देवी को बिना दिये अनु-
चित रवाब डिक्री को पुनरावलोकन को

Scanned by CamScanner



पटना कोषागार, पटना

मूल्य 1775/-

नाम ..... पुष्पलता मालवीय देवी

पिता/पति ....

ग्राम/मोहल्ला ....

थाना ....

जिला ....

12/1/95

मुद्रांक विक्रेता

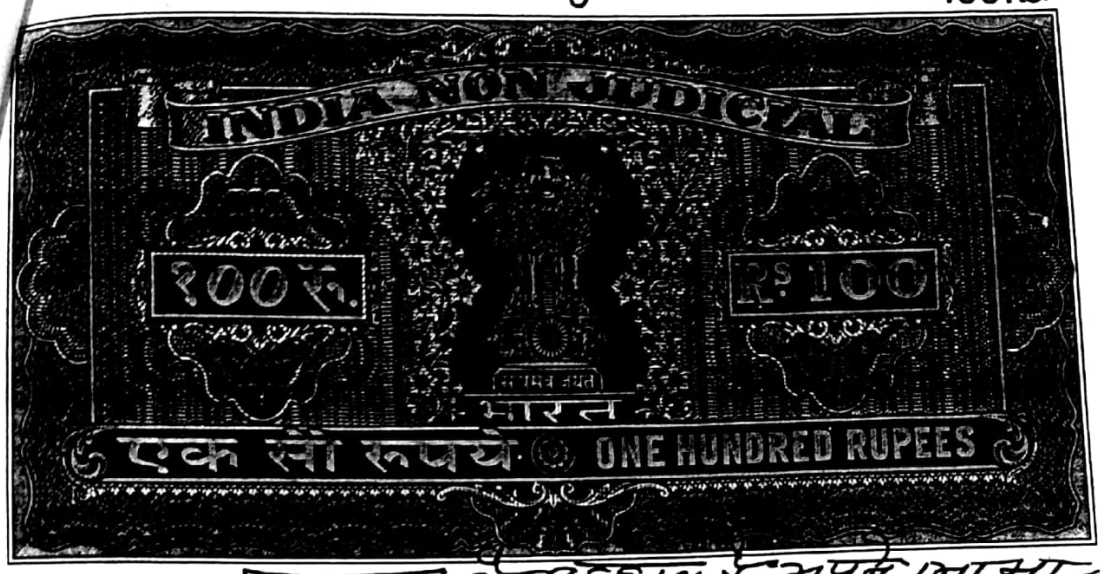


विदेश न्यायालय

पटना

25/1/95

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फुसलाव वो पहकाव में आकर भाग-
भाग को समझ वो घुमकर वो अपने
हितैषियों से परामर्श लेकर पट-
वसीका निर्विवाद विक्रयपत्र लिखा
वो एकरार निष्पादन स्वीकार किया
वो कुल रुपया कपल लिखने वसीका
के मनमोकिल ने मोके मुँहा से
वसुल पा चुकी है वो खरीदार
उपरोक्त भूमि पर कब्जा वो दखल
में होकर वो रहवर जहाँ-जहाँ जरू-
रत हो वएपराज नाम मनमोकिल
वो वाशान के स्थान पर खरीदार
श्री-मतिललीता देवी पत्नि वसीक



पटना कोषागार, पटना

मूल्य ..... 17332 ...

नाम ..... श्रीमती सत्य वा देवी

पिता/पति .....

ग्राम/महल्ला .....

थाना .....

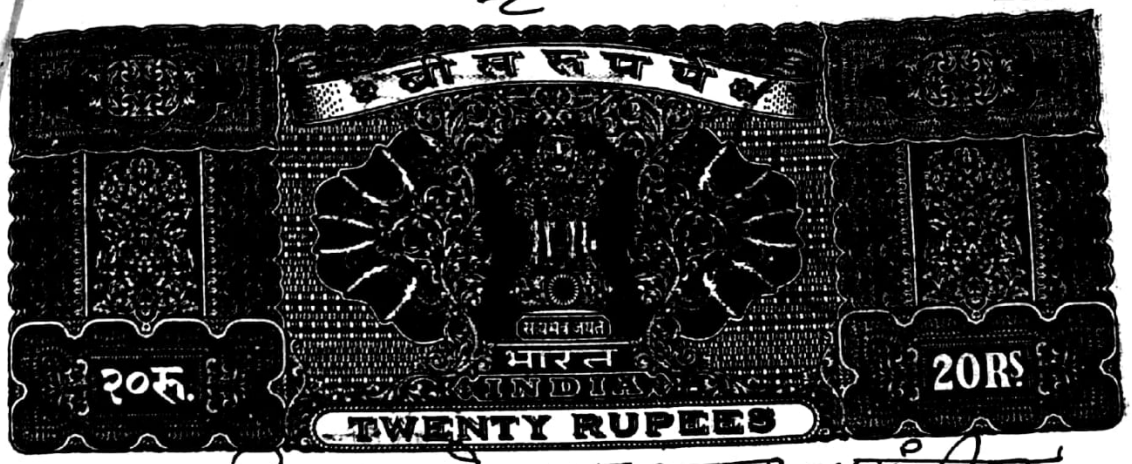
जिला .....

17.1.95

मुद्रांक विक्रेता



निबंधन पदाधिकारी
पटना
23. 2



विक्रयपत्र के द्वारा अपना नाम कि
करेंगी, वैसे भूमि में जो कुछ
हक व अधिकार मनमोहन से
हासिल था व आईन्दा हासिल होना
वह सब हक व अधिकार आज के
दिन से खरीदार श्री-मति ललिता
देवी के हासिल हैं व होगी।

वसुरत वेदखली जहूर
वादैन नोमिन हकिम खरीदार
मुताहक इसाल व सम्मन मय
खिलाफ व तवान वैज मिसदर
मय सूद किस्त सोदा एवं



पिता/पति .....

ग्राम/मुहल्ला .....

थाना .....

जिला .....

मुद्रांक विक्रेता



निबंधन पदाधिकारी

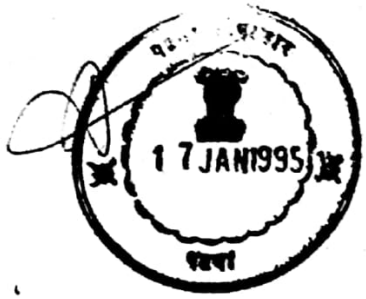
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रुपया महावारी सैकड़ा नोटेज
पर खुले बाजार से आज की जाकर
नामी बेचामी के खरीदार
मनमोकिल से पस्तुत होते
गए।

इस पत्ते पर खसीदा
विक्रय पत्र मनमोकिल ने
मोके उपरोक्त भी-मति लतीफ
देवी के पनाम को पदत्त -



मूल्य 1300

नाम

पिता/पति

ग्राम/महल्ला

थाना

जिला

मुद्रांक लिपिक

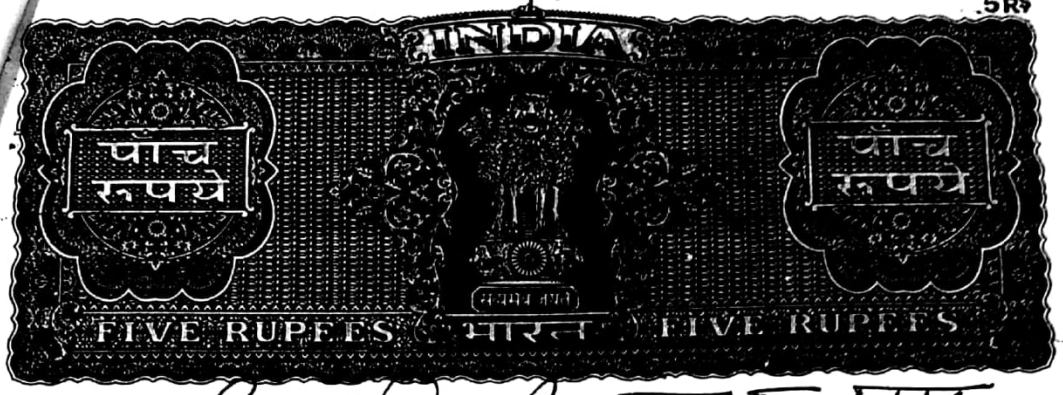


जिला स्तर निर्वाचन पदाधिकारी

पटना

23-2

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लिखे दिया के-समय पर काम
आदेश प्रमाण रहे

लेखक
नरेन्द्र कुमार तोमर तोमरगिरि
पत्र वाणिज्य भोगिनाथ के कहने पर
मेरे द्वारा पत्र लिखा गया।
दिनांक - 23-2-१९२१

1

V

फुलवारी | 2632 | श्रीमती बलवीना देवी

अदालती नम्बरी 33 | 53112. | किशोरी प्रसाद यादव आप

2151 | 536807 | 489 | 5681
87 | 53 | 64 | 2695
X | 16
2695
589
590

2012-13							
माल- (नकदी)	1.00				10.00	1.00	
गुजारी (भावली)	0.25				2.50	0.25	
सेस	0.50				5.00	0.50	
*सूद	0.50				5.00	0.50	
मुतफरकात	0.20				2.00	0.20	
मीजान	2.45				24.50	2.45	

अदायकारी। 26.95

2012-13 अदायकारी बाबत	बकाया				मीतालबा हाल	फाजिल
	तीन वर्ष से ज्यादा।	3रा वर्ष।	2रा वर्ष।	1ला वर्ष।		
माल- (नकदी)				10.00	1.00	
गुजारी (भावली)				2.50	0.25	
सेस				5.00	0.50	
*सूद				5.00	0.50	
मुतफरकात				2.00	0.20	
मीजान अदायकारी				24.50	2.45	

2695

(1) मीजान कुल (लफ्जों में) -- छवीस रुपया पँचानवे पैसा मात्र

(2) नाम देहिन्दा -- 2

(3) कुल बकाया -- 2

दस्खत वो तारीख अमला तहसील कुनिन्दा

*खास महाल का बकाया मालगुजारी पर (सेवाय ऐसे बकायों पर जिन पर कि सार्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

बि.स.मु (राजस्व) 1-2011

Kumari
6.1.12

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गोपनीय प्रतिवेदन।

अंचल पदाधिकारी का कार्यालय

(के स्वामित्व प्रमाण-पत्र) जप्तपत्र सं०- 370

नाम ललिता देवी पति किशोरी प्रसाद यादव ग्राम [illegible] मोतीगंज बाजार छपरा

थाना मशरख बाजार छपरा जिला

ग्राम का नाम एवं थाना संख्या	नौजी संख्या	खाता संख्या	खसरा संख्या	रकबा	
				एकड़	डि०
बेआर - 33		16,64	589/ 590/	3.17½/	

आदेश

आवेदिका ललीता देवी पति किशोर प्रसाद यादव के नाम से पंजी II पर प्रमाण० 2151 से रसीद कटा है। जिसका रकबा 16,64, बेसरा- 589, 590 रकबा- 3.17½ है 2012-13 तक लगान चुका है। भूमिधरी स्वत्व की है और मजरूआ, आम मालिक मुल्क से मुक्त है। अतः आवेदिका को मुक्ति कब्जा प्रमाण पत्र निर्गत किया जा सकता है

Skumar
12.11.12

12/11/12

ललीता देवी

आवेदक का हस्ताक्षर

कार्यालय का प्रतिवेदन

कार्यालय का मुहर

[illegible] का हस्ताक्षर

Scanned by CamScanner

Serial No. 34555 Book No. :- 1 Deed No. 28779

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000 Rs. 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

बिहार BIHAR 506070

Serial No. 34555 Book No. :- 1 Deed No. 28779

Govt. of Bihar
District Registry Office, Patna
Sumnary of Endorsement

This document was presented for registration on 09/11/2012 by Lalita Devi
A Stamp Duty of Rs. 108900/- and other Fees of Rs. 804/- 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. 28779 in Book No. 1, Volume No. 555 on pages from 320 to 338 and has been preserved in total 19 pages in C.D. No. 86 / Year 2012

SCANNED

Date: 09/11/2012 Token No: 35401 /2012

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

This development agreement exccuted and entered into this 9th day of November, 2012.

BETWEEN

Smt. Lalita Devi wife of Sri Kishori Prasad Yadav, resident of Mohalla- Jai Prakash Nagar, P.S.- Bhagwan Bazar,

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District Registry Office,Patna

Token Number 35401 | Reg. Year 2012 | Serial Number 34555 | Deed Number 28779

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Lalita Devi						
Sig.	9/11/12						
Claimant	Arun Kumar(Partner)						
Sig.	09/11/12						
Identified By	Sanjay Kumar Sinha						
Sig.	9/11/12						
Executant	Lalita Devi						
Sig.							

☒ Photo ☒ Thumb ☒ Index ☒ Middle ☒ Ring ☒ Little

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District- Chhapra (Saran), by Nationality, Indian, Hereinafter collectively called and/ or referred to as the **owner** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.**

AND

Abhinav Construction, a partnership firm, having its office at, Shiva Enclave, Tarkeshwar Path, P.S.- Kankarbagh Distt.-Patna through its Partner **Sri Arun Kumar** son of Late Chaudhary Rajendra Prasad, resident of Neelam Mansion, Durga Ashram Lane, Sheikhpura, Patna, Bihar, hereinafter called and referred to as the "DEVELOPERS" (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.**

Whereas the property of Schedule No.1 fully described at the foot of this deed is the purchased property of the land owner Smt. Lalita Devi the first part through a Registered sale deed on 23.02.1995 executed by Smt. Adhikari Devi wife of Late Inderadev Singh, Smt. Urmila Devi wife of Sri Siyaram Sharma D/o Late Indradev Singh, resident of Beur, P.S.- Phulwarishrif, District- Patna, which is Registered in the Office of the District Registrar Patna in Book no. 1, Volume no. 135, pages 215 to 234, bearing Deed No. 573/1995. Since then she came in actual, physical, possession over the land fully described in Schedule no.1 at the foot of this deed and mutated her name in State Sirista and paying rent to the State of Bihar through Circle Office, Phulwari vide Zamabandi no. 2151.

AND WHEREAS, the said land owner expressed her desire to develop the landed property and to construct multi-storied building on survey plot no. 589 & 590, Khata No. 16 and 64, Tauzi No. 5070, Thana No. 33 situated at Mauza- Beur, Mohalla- Krishna Vihar, pargana and Survey P. S.- Phulwari, at present P.S.- Beur, Distt- Patna, measuring an area of 3 Kathas

9/11/12

9/11/12

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17 dhoor, equivalent to 12.03125 Decimal more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer, the second part.

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

(i) That the said property is under their exclusive possession with 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, 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, 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 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 owners are interested in getting constructed multi-storied residential flats on the said property and acquire super built up area in the shape of, residential flats, parking spaces, etc. as consideration for the value of the lands of the said property when conveyed by the owners to the Developers.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the owners (hereinafter referred to as the said

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and other built-up area of the said building as consideration for the part of the said property to be conveyed by the 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 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 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 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 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 or the competent authority.

(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

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

(6) That the developer agreed to hand over 50 percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building. 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 50 % of the Super built-up area is not covered in the form of the complete flat taken, the developer will have to pay the equivalent Market Price to the Owners for the area.

(8) That similarly, the developer will retain 50 % of the total super built-up area. In the shape of flats and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owner (first Part) and the developer (second part) 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 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

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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 flat or building and demand share in the land.

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

(11) The 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 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 **(2 Years 6 Months)** from the date of sanction of the building plan, with further grace period of **6 Months** (six months).

(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.

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(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, However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Owners.

(16) Form the date of delivery of possession of Owner's area to the Owners and 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 Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The 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 shali be entitled to enter into agreement for sale, or otherwise allot FLATS in the Developer's area in the said building and which does not from par 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 FLATS comprised in the Owner's area in the said building and which does not from 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.

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(21) AND WHEREAS after the Registration of this Development Agreement in Registry Office, 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/land owner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

(i) That the final /deed of the flat along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the developer/promoter or the land owner, as the case may be, as per sub-section (1) in favour of the prospective apartment purchasers.

THE DEVELOPER FURTHER UNDERTAKES:-

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

(B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or 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 Patna Regional development authority or competent authoridy shall be distributed between

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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 will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owners/ allottees of FLATS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 50% (50 percent) in the residential constructed area to the land owner and 50% (50percent) 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 FLAT Owners and their nominee(s) shall become members of such an organization formed by the developer and the FLAT 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

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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 nominee/s of the 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 Owners and its nominees(s) shall be bound to hold and own possession of the Owner's area in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreement.

(I) The common area shall jointly be owned by all the FLAT 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 FLAT 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.

(J) The Owners agree that if any levy is imposed by Patna Regional development authority 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 allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

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

(L) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear

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the cost of stamp duty, registration fee and other registration charges/expenses etc.

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

(N) That the entire cost to be incurred for registration of this development agreement shall borne by the developer and the land Owner will have no concern with that.

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

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

(q) 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 Schedule land altogether and land owner/s will have no objection regarding the same in future.

DETAILS OF THE PROPERTY:

SCHEDULE-1

Land measuring an area of 3 Kathas 17 dhoor, equivalent to 12.03125 Decimal more or less, subject to actual measurement bearing survey plot no. 589 & 590, Khata No.

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16 and 64, Tauzi No. 7090, Thana No. 33 situated at Mauza- Beur, Mohalla- Krishna Vihar, pargana and Survey P. S.- Phulwari, at present P.S.- Beur, Distt- Patna, within the Municipal corporation area and under the district/sub-registrar, Patna, and **Bounded as follows :**

NORTH : Ramesh Singh and Kamal Sharma
SOUTH :Ramashray Sharma
EAST :Branch Road
WEST :Ajay Kumar Plot No. 597

Note :- Govt. value is mentioned at **Code No. 106 & Zone - 3** of M.V.R. 2012-13.

which market value of above land is Rs. 54,15,000/- (Rupees fifty four lac fifteen thousand) only.

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALL TILING :

1. The flooring in the living room, bed room, dining area, kitchen and balcony will be of Ceramic/tiles

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

3. Ceramic/glazed tiles will be provided in toilets upto 7' ht. from finished floor level in kitchen it will be upto ht. of 2'-0" from kitchen plat form.

B) SANITARY WARE & FITTINGS:

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

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

C) KITCHEN PLATFORM & SINK :

Top of kitchen platform will be of granite with Stainless steel sink.

D) DOORS & WINDOWS :

1. Wooden door frame in toilet, kitchen and other door frame will be made of locally available hard wood and door shutters will be of factory made 30 mm thick hard core flush

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shutters painted with two coats of synthetic enamel over a coat of primer.

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

3. All the doors will be provided with a night latch, magic eye on main door and a Ldrop. All other door fittings will be of onodised aluminium.

WALLS:

1. Interior walls will be decorated by plaster of paris with one coat of cement primer and distamper paint.

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

PLUMBING AND WASTE WATER LINES:

1. All concealed plumbing for supply water will be of G.I. Tata/PPR pipes and external soil or waste water lines will be PVC pipe in a two stack system with geyser line connection in bath room.

ELECTRICITY SUPPLY AND WIRING:

1. Wiring will be concealed and suitable for 1/3 phase supply. The actual supply may, be of single or 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energised by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the flat-owners shall be deemed to have given permission to **Abhinav Construction,** for allotment of such space. Location of transformer and main Board will be decided by the company and Bihar State Electricity Board.

2. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter(s) for common services will be provided on main electrical board.

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

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TELEPHONE AND T.V 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 flat.

3. Intercom facility shall be provided to the flats

EXHAUST FAN OPENING :

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

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

AMENITIES :

WATER:

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

SWERAGE :

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

PARKING :

There is a provision of reserve parking space as per requirements of Patna Regional Development Authority/ P.M.C. (Municipal Authority) Some of them may be opened and some covered depending upon the availability of space.

As the total car parking space and servant room is less then the total number of occupants, individual allotment as reserve parking space/servant room will be done on first cum first serve basis at an extra cost by the company.

After going through the contents of the same in presence of the witnesses who have also signed hereunder after understanding the contents of the deed.

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IN WITNESSES WHEREOF, the parties have executed this deed of development agreement on the date, month and year first mentioned above it.

WITNESSES:-

1. Sanjay Kumar Sinha
S/o/ Mani Mohan Pd
Kankar Bagh Colony
Patna 20 संजय कुमार सिन्हा
9/11/12 9/11/12

2. Pradeep Kumar
S/o Sri Kishori Pd. Yadav.
Beur Jail Road, Anisabad.
Patna.
9/11/12

Signature of Land owner.

Akumar.
09/11/12

Signature of Developer.

Drafted as per instructions of the parties.

9/11/2012 13/7/1999

Printed By:-
(Manoj Kumar)
UDDYOGIJI'S CHAMBER,
Collectorate Bar Association
Patna.

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

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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. 108900/-**

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

Amt.Paid By N.J Stamp Paper	Rs. 5000/-
Amt.paid through Bank Challan	Rs. 104704/-

Registration Fee

FEE PAID												
	A1	0	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	250	J1	0	K2	0	Na	54		
	B	0	H1a	0	J2	0	Li	0				
									TOTAL-	304		

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

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 804

Date: 09/11/2012

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 09th November 2012 by Lalita Devi W/O Sri Kishori Prasad Yadav by profession House Wife. Status - Executant

ल देवी

9/11/12

Signature/L.T.I. of Presentant **Date:09/11/2012**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sanjay Kumar Sinha' age '40' Sex 'M', 'Mani Mohan Prasad', resident of 'Salum,q.N-48,kankarbagh,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 09/11/2012

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 555 on pages on 320 -338 , for the year 2012 and stored in CD volume No. CD-86 year 2012 .The document no. is printed on the Front Page of the document.

Date : 09/11/2012

Registering Office
Patn

Token No. : 35401 **Year : 2012** **S.No. : 34555** **SCORE Ver.3.0** **Deed No . : 28779**

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निबंधक महानिरीक्षक, बिहार तथा जन्म, मृत्यु एवं विवाह के महारजिस्ट्रार तथा
फर्म के रजिस्ट्रार का कार्यालय

फर्मों की रजिस्ट्रीकरण की अभिस्वीकृति

भारतीय भागीदारी अधिनियम इण्डियन पार्टनरशीप ऐक्ट 1932 के नियम 10 (क)

विहित फारम 'ज'

फर्म रजिस्ट्रर बिहार इसके द्वारा भारतीय भागीदारी अधिनियम, 1932 की धारा–58 (1) द्वारा विहित विवरण की प्राप्ति स्वीकार करते हैं।

विवरण प्राप्ति कर लिया गया है और फर्म का नाम "M/s Abhinav Contruction"

फर्म रजिस्ट्रर में संख्या – 132/2015 के अन्तर्गत दर्ज कर लिया गया है।

प्राप्ति फीस का मेमो
मात्र 1,000/– (एक हजार रूपया)

10/09/15

वास्ते, फर्म रजिस्ट्रार, रजिस्ट्रीकरण विभाग,
बिहार, पटना

ज्ञाप संख्या BF²10126/2015–209 / पटना दिनांक 11.9.2015

श्री/मेसर्स
Arun kumar, Partner,
"M/s Abhinav Construction"
302, Shri Prasad Yogendra Complex,
34/35, Kidwaipuri, Patna –800001
को उनके पत्र संख्या ——/दिनांक 21.8.15 प्रसंग में प्रेषित।

10/09/15

वास्ते, फर्म रजिस्ट्रार, रजिस्ट्रीकरण विभाग
बिहार, पटना

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