Serial No. 2852 Book No. :- 1 Deed No. 2523

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

बिहार BIHAR क्रम संख्या 34592 तिथि 3.3.2014 मूल्य 5000 शीट संख्या 2 रु 891537/-

क्रेता का नाम एवं पता

Serial No. 2852 Deed No. 2523

रमेश प्रसाद, मुद्रांक विक्रेता लो0 नं0 11/77 समाहरणालय,पटना

Govt. of Bihar

District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on 05/03/2014 by Ramesh Kumar Sinha
A Stamp Duty of Rs. 805800/- and other Fees of Rs. 26525/- 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. 2523 in Book No. 1, Volume No. 56 on pages from 492 to 511 and has been preserved in total 20 pages in C.D. No. 9 / Year 2014

बिहार सरकार

SCORE 3.0

Date: 05/03/2014 **Token No. 2901 /2014**

Signature with Date
(Rishi Kumar Sinha)
Registering Officer, Patna

DEVELOPMENT AGREEMENT

This development agreement executed and entered into this **05th** day of **March, 2014.**

BETWEEN

Sri Ramesh Kumar Sinha son of Sri Vidya Bhushan Sinha, resident of Village- Dariyapur, P.S.- Parsa Bazar, Distt.- Patna,

Authorising Director
GEETANJALI ESTATE PVT. LTD.

Managing Director
GEETANJALI ESTATE PVT. LTD.

at present residing at Mitra Compound, Boring Canal Road, Patna,, Patna, 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

M/S GEETANJALI ESTATE PVT. LTD., Registered office at Pal Market, Rajabazar, Bailey Road, Patna-14, Registration No. U45200BR2006PTC012753, through its Managing Director **Shri Dhirendra Kumar Singh** Son of Late Sitab Singh, resident of Patel Path, Mohalla- Shekhpura, P.S.- Shastri Nagar, Distt.- Patna, Indian Citizen, 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.

WHEREAS, the property more fully described in schedule-I below at the foot of this deed is the ancestral property and possessed the same as absolute owner, and they are in peaceful physical and exclusive possession over the same.

Whereas the Owner is seized and possessed of or otherwise was and is sufficiently entitled to the property which are situated on Survey Plot No. 511, Khata No. 185, Mauza- Kurthoul, Thana No. 110, Survey Thana- Phulwari, at present P.S.- Parsa Bazar, in the Town and District of Patna having measuring more or less **31770 sq.ft. equivalent to 72.9472 decimals** as more fully and particularly described in the Schedule hereunder and forming a part of this agreement.

And whereas, land of Schedule-I property is the ancestral property of the land owner. Land owner's ancestor Ramavtar Sharan Singh died leaving behind three sons namely Inderdevan Sharan Singh, Shiv Narayan Singh and Shyam Narayan Singh. Inderdevan Sharan Singh died leaving behind three sons namely Vidya Nand Sinha, Vidya Bhushan Sinha and Sanjay Kumar Sinha. Vidya Nand Sinha died leaving behind

one son namely Naresh Kumar Singh. Vidya Bhushan Sinha have two sons namely Ramesh Kumar Sinha and Sunil Kumar Sinha. Sanjay Kumar Sinha have two sons namely Shailesh Kumar Sinha and Mukesh Kumar Sinha. Sunil Kumar Sinha son of Sri Vidya Bhushan Sinha filed a title partition suit bearing no. 572/1989 in the Court of Sub Judge-I Patna. The above suit was compromised on 05-10-1989 and final decree was prepared on 19.02.1990. Accordingly property fully described at foot of this in Schedule-I and others property was allotted in the share of Sri Ramesh Kumar Sinha. Sri Ramesh Kumar Sinha came in actual physical possession over the same and mutated in the state serista and paying rent to the state of Bihar through Circle Office Phulwari Sharif vide Zamabandi No. 1284. Hereinafter referred to as the said property. The Developers have approached the land owner to develop the said property at their own costs/fund and at their own risks and responsibility.

(A) It is further represented and declared by the 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 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/Any other authority, the PMC/Any other authority, 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 building) and the owners wanted and agreed to acquire flats, 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/Any other 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 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 **'INDRAPRASTH CITY'.**

(6) That the developer agreed to hand over 35% (Thirty five percent) of the total super-built up area to the land Owner in shape of flats & car parking spaces with all common aminities such as lift, generator, intercom, Electrical connection, Fire safety system and what-so-ever 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 35% 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 vice Versa.

(8) That similarly, the developer will retain 65 % 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 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/Any other 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 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 **(5 Years)** Five Years, from **1st April, 2014**. with further grace period of **6 Months** (Six months). If the developer fails to hand over the possession even after the laps of the grace period of aforesaid six months the builder shall be liable to pay Rs. 5,000/- (Rupees five thousand) per month per flat for owner's share flat, which shall be paid monthly to owner.

And whereas Land Owner approached to Patna Municipal Corporation for sanction of map and a plan has been approved by the **Amit Ranjan**, Registered Architect, C.O.A. Reg. No. CA/91/14391, vide Plan Case No. P/Kurthoul/ PRN-6-CA/91/14391/07-2009/PMC-77-11/08-06-2012.

(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, 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, the 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 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 Owens'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) 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, 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 will be given whenever required by the developer. However finally all the original documents shall he handed over to the Owner's society/association of Owners/ allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 35% (Thirty five percent) in the residential constructed area to the

land owner and 65% (Sixty five percent) in the residential constructed area to the developers.

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

(J) 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.

(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) 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.

(M) 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.

(N) 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.

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

(p) That the drive way/approach road/Private Passage/ set back area in the northern & eastern side of the property fully mentioned in Schedule-I (Plot No. 511) shall also be used by the land owner/flat owner/developer of the adjacent plot no. 908 & 909 for their ingress and egress without any obstruction by any party or their heirs and successors in future in any manner what-so-ever.

(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

All that piece and parcel of land measuring **31770 sq.ft. (Thirty one thousand seven hundred Seventy square feet) equivalent to 72.9472 decimals,** situated at Survey Plot No. 511, Khata No. 185, Mauza- Kurthoul, Thana No. 110, Survey

Thana- Phulwari, at present P.S.- Parsa Bazar, in the Town and District of Patna, within the limit of P.M.C. and under the Sub Registration Office Patna Sadar and District Registration Office Patna and bounded as follows;-

NORTH :- Part Plot No. 511.
SOUTH :- Survey Dagar (branch Road)
EAST :- Part plot No. 511.
WEST :- Plot No. 510.

Note :- Govt. value is mentioned at **Code No. 162 & Zone** - 3 of M.V.R. 2013-14.

which market value of above land is Rs. 4.01.90,000/- (Rupees Four crore one lac ninety thousand) only.

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALL TILING :

1. (a) The flooring in the living room, bed room, dining area, kitchen and balcony will be of Class-I Marble. (LEERA-SIZE)

(b) Parking floor will be finished with checker tiles.

2. The flooring in bath rooms, toilets will be of Class-I Marble flooring.

3. Somani 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 make Hindware/Parryware ceramic, with low level white cisterns made up of PVC .

2. All top fittings will be of chromium plated brass of ESSCO mark.

C) KITCHEN PLATFORM & SINK :

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

D) DOORS & WINDOWS :

1. Wooden door frame in toilet, kitchen and other door frame will be made of sal wood and door shutters will be of factory made 30 mm thick hard core Green ply/Alpro flush shutters painted with two coats of synthetic enamel over a coat of primer.

2. Window frame and shutters will be of Ghambhar 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 and a Ldrop. All other door & window fittings will be of onodised shivalik 12mm aluminium.

WALLS :

1. Interior walls will be decorated by plaster of paris with one coat of cement primer & two coat tractor emulsion

2. Exterior wall will be finished with Asian Apex, weather coat.

PLUMBING AND WASTE WATER LINES :

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

ELECTRICITY SUPPLY AND WIRING :

1. Wiring will be concealed and suitable for 1/3 phase fire proof Anchor wires will be used in wiring. 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 **M/S GEETANJALI ESTATE PVT. LTD.**, 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 All bed room living and dining area shall have a 15 A plug point. One 15 A plug point will also be provided in kitchen and both toilet. Modular Anchor switches will be used.

4. Generator will be provide Kriloshar/Mahendra Silent Generator.

5. Lift will be provide capacity of 6 person ISI mark.

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 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.

SERVANT ROOM/PARKING :

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

SHARE DISTRIBUTION OF THE FLAT BETWEEN LAND OWNER AND DEVELOPER WHICH DETAILAS AS FOLLOWS :-

TOTAL FLATS OF THE BLOCK A, B AND C

Block - "A"	-	29
Block - "B"	-	25
Block - "C"	-	25
Total	-	79

Share of the Land Owner's i.e. 35% which details as follows:-

Block	Flat No.	Floor
"A"	1, 2, 3, 4, 5, 6	Ground
	3, 4 & 5	First
	Nil	Second
	Nil	Third
	Nil	Fourth
"B"	Nil	Ground
	Nil	First
	Nil	Second
	1,2,3,4 & 5	Third
	1,2,3,4 & 5	Fourth
"C"	Nil	Ground
	1,2,3,4 & 5	First
	1,2,3,4 & 5	Second
	Nil	Third
	Nil	Fourth

Share of the Developer's i.e. 65% which details as follows:-

Block	Flat No.	Floor
"A"	Nil	Ground
	1, 2 & 6	First
	1,2,3,4,5 & 6	Second
	1,2,3,4,5 & 6	Third
	1,2,3,4,5 & 6	Fourth
"B"	1,2,3,4 & 5	Ground
	1,2,3,4 & 5	First
	1,2,3,4 & 5	Second
	Nil	Third
	Nil	Fourth
"C"	1,2,3,4 & 5	Ground
	Nil	First
	Nil	Second
	1,2,3,4 & 5	Third
	1,2,3,4 & 5	Fourth

If there is any difference in total constructed area, shall be settled as per prevailing market rate after the completion of the Building.

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.

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

WITNESSES:-

1. Raj Kr. Singh
Lat - Jamun P.d. Singh.
Chainpur
Mithanchak
Patna -

Signature of the Land Owner 5/3/2014

2. मनोज कुमार
पिता प्रेम देव सिंह
आई ओ. सी.
रोड सिपारा पटना

Signature of the Builder/Developer

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

Drafted as per instruction of the parteis
Jay Anand 10/2007
Chamber 5.3.2014 Advocate
(Dr. ANIL KUMAR SINHA "UDDYOGI")
Advocate,
'Chamber', Collectorate Bar Association,
Patna

Endorsement of Certificate of Admissibility

der Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian 899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

ty paid under Indian Stamp Act	Rs. 805800/-	Amt.Paid By N.J Stamp Paper	Rs. 5000/-
mp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 827325/-

Registration Fee

A1	1000	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	5000	K1c	0	Mb	25
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	26025

Fee

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

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26525

Registering Offic
Pat

Date: 05/03/2014

Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 05th March 2014 by Ramesh Kumar Sinha S
Sri Vidya Bhushan Sinha by profession Others. Status - Executant

Ramesh Kumar Sinha
5/3/2014

Registering Offi
Pat

Signature/L.T.I. of Presentant **Date:05/03/2014**

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Raj Kumar Singh' age '40' Sex 'M', 'Yamuna Singh', resident of 'Chainpura,mittanchak,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Offi
Pa

Date : 05/03/2014

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 56 on pages on 492 -511 , for the year 2014 and sto in CD volume No. CD-9 year 2014 .The document no. is printed on the Front Page of the document.

Registering Off
Pa

Date : 05/03/2014 **Token No. : 2901** **Year : 2014** **S.No. : 2852** **SCORE Ver.3.0** **Deed No . : 25**

CASH TRANSFER

ELECTION COMMISSION OF INDIA
IDENTITY CARD
भारत निर्वाचन आयोग
पहचान पत्र

BR/35/211/675061



Elector's Name	: RAJ KUMAR SINGH
निर्वाचक का नाम	: राज कुमार सिंह
Father/Mother/Husband's Name	: YAMUNA PRASAD SINGH
पिता/माता/पति का नाम	: यमुना प्रसाद सिंह
Sex / लिंग	: Male / पुरुष
Age as on 1.1.1995	: 30 Years
१.१.१९९५ को आयु	: 30 वर्ष

Address : H.No. 21,
VILL. CHAINPURA,
P.O. MITTANCHAK, DISTT. PA

पता : म.सं. 21,
गांव चैनपुरा,
डाकघर मित्तनचक, जिला पट

Facsimile Signature of
Electoral Registration Officer
for 211-PHULWARI(SC) Constituency

211 – फुलवारी(अ.जा.) निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति

Place : PATNA
स्थान : पटना

Date : 29
दिनांक : 29

This Card May Be Used as an Identi
Under Different Government Scheme
इस पहचान पत्र का प्रयोग सरकारी योजनाओं के
प्रयोग किया जा सक

Raj Kumar Singh.
5/3/14

जमा पर्ची/Pay-in-slip नकद/अंतरण/CASH/TRANSFER

भारतीय स्टेट बैंक
State Bank of India

शाखा/Branch. Pal

दिनांक/Date 4.3.2014

खाते का प्रकार : बचत बैंक/चालू खाता/आवर्ती जमा/कैश क्रेडिट खाता/सावधि ऋण खाता सं०/Type of Account : SB/CA/RD/CC/DL/TL A/C No.

		0	5	4	7	5	0	0	5	2	1

के बैंक खाते में जमा करने हेतु/For the credit of the Bank Account of Patna Estate

नकद/चेकों के विवरण/पर्ची को दूसरी ओर देखें Details of Cash/Cheques/ Overleaf	राशि/Amount रु०/Rs.	पै०/P.
खाते में नकद जमा/Cash Deposit in the account	500	00
नकदी रखरखाव शुल्क/Cash Handling charges	1	00
कुल जमा/Total Deposit	RECEIVED 501	00
रुपये (शब्दों में)/Rupees (in words) Five hundred one only		
(कार्यालय उपयोग हेतु/FOR OFFICE USE)		
एस.डब्ल्यू.ओ./S.W.O.	रोकड़ अधिकारी/पासकर्ता अधिकारी Cash Officer/Passing Officer	

डट्टा सं० / Code No. 596 / 2005964 / Satya / 5 Lac

(रू. .....) मात्र !

बिहार सरकार
निबंधन विभाग

गैर मानक

न के लिए जमा किए जाने वाले स्टाम्प शुल्क / निबंधन शुल्क
ी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

eetanjali Estate Pvt Ltd, Office at- Pal Market, Bailey Road, aja Bazar, Patna

evelopment Agreement

ला निबंधन कार्यालय, पटना

रतीय स्टेट बैंक, मुख्य शाखा,पटना

ा:

	भुगतान का मद एवं शीर्ष	रकम
	स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02 - स्टाम्प गैर न्यायिक टाम्प शुल्क लगाना - उप शीर्ष 0001 सकल प्राप्तिया प्राथमिक इकॉई 75 49 सकल प्राप्तिया विपत्र कोड - **R003002103000l**	800800
(ख)	निबंधन शुल्क-मुख्य शीर्ष - 0030- स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष- 03 पंजीकरण शुल्क, लघु शीर्ष-104- दस्तावेजों का पंजीकरण शुल्क- उपशीर्ष- 0001, प्राथमिक इकाई 75 49 सकल प्राप्तिया विपत्र कोड - **R003001040001**	20000 5000 1000 25 26025
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029- भू राजस्व लघु शीर्ष-800 अन्य प्राप्तिया- उपशीर्ष-0006-अन्य मद प्राथमिक इकाई -75 49 भूमि निबंधन शुल्क से आय विपत्र कोड - **R002900800006**	0
	भुगतान का माध्यम: नगद/ चेक*/ड्राफ्ट* कुल राशि शब्दों में	कुल योग 826825

Geetanjali Estate Pvt

स्थान Patna

तारीख 4.3.14

Managing

जमाकर्ता का नाम एवं हस्ताक्षर

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

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

FOR USE OF THE BANK

स्क्रोल नं. ----------तारीख ---------- उपर्युक्त कालम संख्या - 05 में दिए गये विवरण के अनुसार

रु0 ----------/ शब्दों में ---------- रुपये प्राप्त किया।

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर