Serial No. 9940 Circle:-:Patna Book No. :- 1 Deed No. 898



बिहार BIHAR

Serial No. 9940 Deed No. 898

Govt. of Bihar
District Registry Offices, Patna

Summary of Endorsement

This document was presented for registration on **12/09/2017** by **Deepak Singh**
A Stamp Duty of Rs. **51000**/- and other Fees of Rs. **20250**/- 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. **8984** in Book No. **1**, Volume No. **204** on pages from **224** to **233** and has been preserved in total **10** pages in C.D. No. **32** / Year **2017**

बिहार सरकार

Date: 12/09/2017 Token No: 10402/2017

Signature with Date
(Satya Narayan Choudhary)
Registering Officer, **Patna**

SCANNED BY

डेवलपमेन्ट एग्रीमेन्ट

यह पूरक डेवलपमेन्ट एग्रीमेन्ट आज दिनांक 12/9/2017 को श्री दीपक सिंह उर्फ दीपक कुमार पिता स्व0 दीनानाथ सिंह,

M/S. JAI NIWAS CONSTRUCTIONS
Amit Kumar Poddar
Partner

निवासी - खाजपुरा, वर्तमान थाना - हवाई अड्डा, जिला - पटना, भारतीय नागरिक, जिन्हें आगे "जमीन मालिक" के नाम से सम्बोधित किया गया है। (जो शब्दावली प्रसंग के प्रतिकूल होने अथवा हटाये जाने की स्थिति को छोड़कर उनके उत्तराधिकारी, निष्पादक, प्रशासक हित्बद्ध उत्तराधिकारी को शामिल करेंगे) जिन्हें इसमें प्रथम पक्ष कहा गया है। 9960322619

एवं

मेसर्स जय निवास कन्सट्रक्सन्स, कार्यालय- गौरी शंकर कॉम्पलेक्स, लोहियानगर, कंकड़बाग, पटना-20, जो भारतीय पार्टनरशीप एक्ट 1932 के अंतर्गत संचालित है, द्वारा पार्टनर **श्री अमित कुमार पोद्दार** पिता श्री प्रमोद नारायण पोद्दार, निवासी - फ्लैट नं0 एम-105, गौरीशंकर काम्पलेक्स, लोहियानगर, कंकड़बाग, पटना-20, के माध्यम से सम्पादित किया जाता है जिन्हें आगे डेवलपर/भवन निर्माता /उन्नयनकर्ता/ विकासक इत्यादि के नाम से सम्बोधित किया गया है, जिसमें उनके कार्यालय के अधिन्यासी, नामित एवं उत्तराधिकारी इत्यादि सम्मिलित हैं जो इसमें द्वितीय पक्ष के रुप में वर्णित हैं, के बीच सम्पादित हुआ।

Mobile No. 9473066603

M/S JAI NIWAS CONSTRUCTIONS
Amit Kumar Poddar
12/09/2017
Partner

यह कि जमीन मालिक प्रथम पक्ष, मौजा - खाजपुरा, महल्ला - आरा गार्डेन, थाना - गर्दनीबाग, परगना एवं सर्वे थाना - फुलवारी शरीफ, जिला-पटना के थाना नं.- 11 (ग्यारह), तौजी नं.- 5173 (पाँच हजार एक सौ तिहत्तर), खाता नं. 77 (सतहत्तर), अंश सर्वे प्लौट नं. 1714 (एक हजार सात सौ चौदह), एराजी 2.25 डिसमील (दो दशमलव दो पाँच डिसमील) लगभग, जिसका वर्तमान M.V.R. मूल्य मो. 25,00,000/- (पच्चीस लाख) रुपये है पर स्वामी के रुप में स्वत्व धारित करते हुए निर्विवाद

Deepak Singh
12/9/17

रुप से शांतिपूर्वक दखल-कब्जे में हैं, जिसका पूर्ण विवरण इस विलेख की अनुसूची-I में वर्णित है जो इस विलेख का भाग है।

यह कि अनुसूची-I में वर्णित सम्पति प्रथम पक्ष श्री दीपक सिंह उर्फ दीपक कुमार एवं उनके चाचा रामनगीना सिंह का जमीन मुहल्ला आरा गार्डेन, मौजा-खाजपुरा, थाना - गर्दनीबाग, सर्वे थाना - फुलवारी शरीफ, जिला - पटना में है, जिसका थाना नं0 11, थाना कोड-050, वार्ड नं0 04, तौजी-5173, खाता नं0-28777, सर्वे प्लौट नं0 1714, रकवा 4.5 डी0 अन्तर्गत पटना नगर निगम, सब वो सदर रजिस्ट्री पटना सदर जिला पटना का खरीदगी जमीन तथा अन्य लोगों का यानि सुशील कुमार, सुवेश कुमार, दोनों पिता-स्व0 जगदीश सिंह, जनार्दन सिंह पिता स्व0 रामनारायण सिंह, मो0 लालती देवी पति स्व0 चन्द्रदेव सिंह एवं सुजीत कुमार पिता स्व0 चन्द्रदेव सिंह, सभी का खानदानी जमीन कुल मिलाकर जमीन का रकवा लगभग 9 कट्ठा (यानि 12249 वर्गफीट यानि 28.125 डी0) जमीन के मालिक के हैसियत से दिनांक 03.07.2010 को एक निबंधित डेवलपमेन्ट एग्रीमेन्ट के तहत द्वितीय पक्ष यानि मेसर्स जय निवास कंसट्रक्सन्स के पक्ष में उक्त जमीन पर एक बहुमंजिला आवासीय कम्पलेक्स बनाने एवं विकास करने हेतु दिया है जिसका वसीका नं0 17685, सिरियल नं0 20629, टोकन नं0 20964/2010, बुक नं0 1, जिल्द नं0 288, पेज नं0 66 से 82, सीडी-45, सन् 2010 ई0, निबंधन कार्यालय पटना सदर है और उक्त निबंधित डेवलपमेन्ट एग्रीमेन्ट दिनांक 03.07.2010 में सभी शर्तो का उल्लेख किया गया है जो एग्रीमेन्ट अभी तक कारगर है और द्वितीय पक्ष को उक्त जमीन पर बिल्डिंग बनाने हेतु पूर्ण रूप से अधिकृत किया गया है।

M/S. JAI NIWAS CONSTRUCTIONS
Amit Kumar Poddar
12/09/2017
Partner

Deepak Singh
12-9-2017

यह कि उक्त डेवलपमेन्ट एग्रीमेन्ट दिनांक 03.07.2010 में प्रथम पक्ष श्री दीपक सिंह उर्फ दीपक कुमार को नाबालिग के रूप में दर्शाया गया है जिसमें उनके चाचा श्री रामनगीना सिंह को अभिभावक बनाया गया है परन्तु अब प्रथम पक्ष बालिग हैं इसलिए उक्त एग्रीमेन्ट के पूरक एग्रीमेन्ट के रूप में कुछ शर्तो के साथ इस दस्तावेज द्वारा घोषणा किए है जिसका वर्णन नीचे दिया गया है।

यह कि प्रथम पक्ष श्री दीपक सिंह उर्फ दीपक कुमार एवं उनके चाचा श्री रामनगीना सिंह का उक्त प्लौट में लगभग 4.5 डी0 जमीन है। जिसे उन्होंने द्वितीय पक्ष को उक्त जमीन पर बिल्डिंग बनाने हेतु अधिकृत किया है। ...

यह कि इस पूरक एग्रीमेन्ट के द्वारा प्रथम पक्ष श्री दीपक सिंह उर्फ दीपक कुमार यह घोषणा करते हैं तथा एकरार करते हैं कि दिनांक 03.07.2010 को लिखित निबंधित एग्रीमेन्ट में जो भी शर्त्ते लिखी गई है वे प्रथम पक्ष को शत-प्रतिशत मंजुर है इसमें कोई आपत्ति उन्हें नहीं है। भविष्य में भी प्रथम पक्ष उक्त एग्रीमेन्ट के खिलाफ कोई आपत्ति नहीं करेंगे और शर्त्तो का पालन करेंगे।

यह कि उक्त जमीन प्रथम पक्ष के पिता स्व0 दीनानाथ सिंह एवं चाचा श्री राम नगीना सिंह के नाम से संयुक्त रूप से हैं। प्रथम पक्ष के पिता स्व0 दीनानाथ सिंह का मृत्यु हो जाने पर प्रथम पक्ष दीपक सिंह ही उनके एकमात्र वारिस है।

यह कि प्रथम पक्ष को यह बात मंजूर है कि जो भी हिस्सा प्रथम पक्ष के पिता स्व0 दीनानाथ सिंह एवं उनके चाचा श्री रामनगीना सिंह को उक्त अपार्टमेन्ट में मिलेगा उसमें आधा हिस्सा प्रथम पक्ष दीपक सिंह का होगा तथा आधा हिस्सा उनके चाचा श्री रामनगीना सिंह का होगा। प्रथम पक्ष दीपक सिंह अपने हिस्से का

M/S. JAI NIWAS CONSTRUCTIONS
Amit Kumar Poddar
12/09/2017
Partner

Deepak Singh
12/9/17

उपयोग अपने मनमुताबिक करेंगे इसमें उनके चाचा श्री रामनगीना सिंह का किसी प्रकार का हस्ताक्षेप नहीं होगा।

अनुसूची-I

वह आवासीय परती जमीन जो मौजा - खाजपुरा, महल्ला - आरा गार्डेन, थाना - गर्दनीबाग, परगना एवं सर्वे थाना - फुलवारी शरीफ, जिला-पटना के थाना नं.- 11 (ग्यारह), तौजी नं. - 5173 (पाँच हजार एक सौ तिहत्तर), खाता नं. 77 (सतहत्तर), अंश सर्वे प्लौट नं. 1714 (एक हजार सात सौ चौदह), वार्ड नं0 4, एराजी 2.25 डिसमील (दो दशमलव दो पाँच डिसमील) लगभग, वजमीन्दारी बिहार सरकार द्वारा अंचलाधिकारी, अंचल कार्यालय पटना सदर, यह लेख्य सम्पति अवर निबंधन कार्यालय एवं जिला निबंधन कार्यालय पटना क्षेत्रान्तर्गत अवस्थित है और पटना नगर निगम क्षेत्र के अंदर है, जिसकी चौहद्दी निम्नवत् है :-

M/S. JAI NIWAS CONSTRUCTIONS
Amit Kumar Poddar
12/09/2017
Partner

चौहद्दी

उत्तर :- जनार्दन सिंह

दक्षिण :- रामनगीना सिंह

पूरब :- सुशील कुमार एवं सुवेश कुमार

पश्चिम :- 20 (बीस) फीट चौड़ा सहायक सड़क

नोट :- उपर्युक्त सम्पति वर्ष 2016-17 के न्युनतम दर पंजी के **कोड नं.- 050** पर अंकित है, जिसका वर्त्तमान बाजार मूल्य मो. 25,00,000/- (पच्चीस लाख) रूपया है।

Dev Prakash Singh
12/09/2017

जमीन का कीमत	:-	24,20,000/-
बाउण्ड्रीवाल का कीमत	:-	80,000/-
कुल	:-	25,00,000/-

यह कि इस पूरक एग्रीमेन्ट को जो दिनांक 03.07.2010 का मूल रजिस्टर्ड डेवलपमेन्ट एग्रीमेन्ट का पूरक एग्रीमेन्ट है उसे प्रथम पक्ष एवं द्वितीय पक्ष दोनों अच्छी तरह से पढ़ लिया है तथा दूसरों से भी पढ़वाकर समझ लिया है तथा सही पाकर दोनों पक्ष इस पूरब एग्रीमेन्ट पर गवाहों के समक्ष हस्ताक्षर बना दिए है ताकि प्रमाण रहे और सनय पर काम आवें।

गवाहगणः-

1. विनोद कुमार
पी ओमप्रकाश पोद्दार
आर पी डि पेट्रोल पम्प
मेन रोड शंकर व्हीरल
पटना - 20
12/9/17

DeePak Singh
12/9/17
प्रथम पक्ष का हस्ताक्षर

M/S. JAI NIWAS CONSTRUCTIONS
Amit Kumar Kumar
12/09/2017
Partner
द्वितीय पक्ष का हस्ताक्षर

2. आलोक कुमार सिंह
पिता- श्री सतीश कुमार सिंह
पी०सी० कॉलिनी
केकड़बाग, पटना-20
12/9/17

Endorsement of Certificate of Admissibility

sible under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the an 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.	51000/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-

Amt.Paid By N.J Stamp Paper	Rs.	5000/-
Amt.paid through Bank Challan	Rs.	66250/-

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	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	20000

LLR + Proc Fee		Service Charge
LLR	0	250
Proc.Fee	0	
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20250

Registering Officer
Patna

Date: 12/09/2017

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 12th September 2017 by Deepak Singh S/O Late Dinanath Singh by profession Others. Status - Executant

Deepak Singh
12/9/17

Signature/L.T.I. of Presentant **Date:12/09/2017**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Vinod Kumar' age '44' Sex 'M', 'Om Prakash Poddar', resident of 'R.P.D Petrol Pump,main Road,patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date : 12/09/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 204 on pages on 224 -233, for the year 2017 and stored in CD volume No. CD-32 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Patna

Date : 12/09/2017

Token No. : 10402 Year : 2017 S.No. : 9940 SCORE Ver.4.1 Deed No . :d No . : 8984

Serial No. - 20629 Book No.- 1 / Deed No. - 17685

Summary of Endorsement

This document was presented for registration on this Saturday, the 3rd of July 2010 by Sushil Kumar.

A stamp duty of Rs. 114980/- and other fees of Rs. 729/- has been paid in it.

The document was found admissible. The names,photographs and 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. 17685 in Book No. 1 , Volume No. 288 on pages from 66 to 82 and has been preserved in total 17 pages in C.D. No. 45 / Year 2010 .

SCANNED

Date :03/07/2010 Token No. : 20964 / 2010

Signature with date
(Ajay Krishna Mishra)
Registering Officer , Patna

Sanjay Kumar

DEVELOPMENT AGREEMENT

This deed of DEVELOPMENT AGREEMENT IS made and entered into this 3rd day of July, 2010.

CONSTRUCTIONS
Amit Kumar Poddar
03/07/2010

4. [illegible]
5. [illegible]
1. Sushil Kumar 3/7/10
2. [illegible] 3/7/10
3. [illegible] 6. Sujit Kumar

BETWEEN

1. Sri Sushil Kumar, S/o Late Jagdish Singh
2. Sri Subesh Kumar, S/o Late Jagdish Singh
3. Sri Janardan Singh, S/o Late Ram Narayan Singh,
4. Sri Ram Nagina Singh Son of Late Chedi Singh and Sri Deepak Kumar (Minor) S/o Late Dinanath Singh & C/o Sri Ram Nagina Singh.
5. Smt. Lalati Devi W/o Late Chandra Deo Singh
6. Sri Sujit Kumar, S/o Late Chandra Deo Singh

All residing at Mauza - Khajpura, P.S.- Gardani-bagh, Sub & Sadar Registration Office and District - Patna, Bihar, hereinafter called and or referred to as the "The Land Owner" which expression shall unless it be repugnant to the contest or meaning thereto mean and include his and/ or heirs, administrators, Executors, Legal representatives and/ or successors in interest) called the FIRST PARTY.

AND

M/s Jainiwas Constructions (A partnership firm registered under the Indian partnership Act, 1932) and having its office at present Gauri Shankar Complex, Lohiya Nagar, Kankarbagh, Patna- 20 through its partner Sri Amit Kumar Poddar, S/o Sri Pramod Narain Poddar and the residing at Flat No. M-105, Gauri

M/S. JAI NIWAS CONSTRUCTIONS
Amit Kumar Poddar
03/07/2010

1. Sushil Kumar 3/7/10
2. Subesh Kumar 3/7/10
3. Janardan Singh
4. Ram Nagina Singh
5. Lalati Devi
6. Sujit Kumar

Shankar Complex, Lohiya Nagar, Kankarbagh, Patna-20, hereinafter referred to as the DEVELOPER (which expression shall unless it be repugnant to the context or the meaning thereto mean and include its administrators, legal representatives, as assigns and/ or successors-in-interest) called the 2nd Party (SECOND PARTY).

WHEREAS the 1st Party is the owner and title holder of the land fully detailed in **schedule no. 1** at the foot of this Development Agreement.

WHEREAS the 1st party had ancestral property of the said land (accept Sri Ram Nagina Singh Son of Late Chedi Singh and Sri Deepak Kumar (Minor) S/o Late Dinanath Singh & C/o Sri Ram Nagina Singh), purchased property from Sri Ranjit Singh, S/o Late Bhaw Sagar Singh and grand son of Late Ram Narayan Singh) then the 1st party has been coming and continuing in physical possession with full right, title and interest over the same.

SCHEDULE NO.- 1

Description of the land under agreement over which the apartment will be made :

Measurement of land 9 kathas (approx) 12249 sq. ft.= 28.125 Decimal according to actual measurement of

M/S. JAI NIWAS CONSTRUCTIONS
Amit Kumar Poddar
03/07/2010
Partner

1. Sushil Kumar 3/7/10
2. Sukesh 3/7/10
3.
4.
5.
6. Sujit Kumar

land bearing Mohalla - Ara Garden, Mouza - Khajpura, P.S.- Gardanibagh, Pargana & Survey P.S.- Phulwarisharif, Under Survey Thana No.- 11, Thana Code- 050, Ward No.- 04, Tauzi No.- 5173, Khata No.- 287 and 77, Cadestral Survey Plot No.- 1714 within the jurisdiction of Patna Nagar Nigam, Sub and Sadar Registration office & district Patna bounded as follows :-

North :- Rana Singh House and Others.

South :- Lav Kush Apartment.

East :- Ram Naresh Paswan & Others

West :- Road (20.0 feet Wide)

Total government value of land - Rs. 57,44,000/-

(Rupees fifty seven lakhs forty four thousand only).

WHEREAS the 1st party has become ready to enter into the Development Agreement with the 2nd party for construction of multi-storied residential Complex there on and to develop the same by making the Super Deluxe Apartment.

The Terms and conditions which have been settled between the Land Owner (1st party) and the Builder (2nd party) in this Development Agreement are as follows:-

1. That the land owner's agreed on their part to convey their schedule- 1 landed property to the Developer

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1. Sushil Kumar 3/7/10
2. Subodh 3/7/10
3.
4.
5.
6. Sujit Kumar

for the construction of the entire said multi-storied residential complex to be name and displayed as **"Rameshwaram Enclave".**

2. That the 1st party is the land owner of the land fully detailed in schedule no. 1 at the foot of the Development Agreement and so they shall have fully authorize the 2nd party (Builder) to prepare map and get it sanctioned from Patna Nagar Nigam for construction of the building over the same.

3. That, the 1st party has authorized the 2nd party to make deluxe apartment over the said land and the 2nd party will take permission from Patna Nagar Nigam or from any other concerned officer and the 1st party will give written consent in this work and also will give full co-operation.

4. That, the 2nd party will meet all expenses for construction of the apartment over the said land and he will not demanded money from the 1st party and the 1st party shall be only entitled to take share of flat/ parking in lieu of there land.

5. That in the said construction of the apartment will be flats from 1st floor to 4th floor construction. Ground floor will be used for parking.

6. That the both parties (1st and 2nd party) will

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1. Sushil Kumar 3/7/10
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5.
6. Sujit Kumar

be entitled to take share of flat/parking in builtup area in ratio which are as follows :-

1st PARTY'S SHARE	2ND PARTY'S SHARE
Parking :- 40% (Gr. Floor) Flats - 40% on all floors from North-West direction and on above 40% in same direction if map passed by Patna Nagar Nigam	Parking :- 60% (Gr. Floor) (Flats) - 60% on all floors from South -West, South-East & North-East direction and on above floor 60% in same direction if map passed by Patna Nagar Nigam

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7. That, the duration for completion of the said apartment by the 2nd party over the said land will be for Two Years and 6 months grace period due to unavoidable circumstances from the date of map passed from Patna Nagar Nigam and in case of the delay in completion of the said construction of the apartment, the 2nd party (Builder) shall have to pay defaulter charge at the rate of Rs. 4/- per sq. ft. of build-up area to the 1st party.

8. That, the 2nd party shall have every right to enter into the agreement for booking of flats/ parking in the said apartment with the 3rd party from the date of this deed of agreement of own share (builder's share) and also to prepare the agreement for sale and to receive money from the interested purchasers of the

4. Mohd Rafi
5. Rafi Ahmad
6. Sujit Kumar

1. Sushil Kumar 3/7/10
2. Subodh Kumar 3/7/10
3.

flat/ parking etc.

9. That the 1st party will have to sign over the necessary papers or documents for apply of loans for the purchasers of flat / parking of 2nd party share (builder's share) or for passing the map from Patna Nagar Nigam or over any other essential documents and papers which required for development of the construction of apartment and they shall co-operate in all manners to the 2nd party.

10. **1st party (Land Owners)** authorised/Power of Attorney on their behalf to **2nd party (Builder)** to do all or any of the following acts / matters, deed or things:-

(i) To sign, seal, execute dan deliver and join in executing and delivery of deed on charges and mortgaged in connection with arising out of the said Development agreement of the aforesaid said land with the Jainiwas Constructions as per terms of the agreement.

(ii) To carry out, comply with and do every Act, Deeds, matters and things as any have or be required under the provisions of he said Development.

(iii) To correspond and deal with make representation to the Departments and officers whatever required or other Authority in connection with or relating

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1. Sushil Kumar 3/7/10
2. 3/7/10
3.
4.
5. Sujit Qumar

to or touching the Development Agreement.

(iv) To have the plans of the proposed Multi Stoiried Building prepare in according with the rules and regulations of the competent authority (Patna Nagar Niram) and to submit the said plans and to obtain the approval of the concerned authority to sign all writings and undertakings applications etc. it may deemed necessary in connection therewith.

(v) To pay all taxes, rents, charges, dues, expenses and other payments and out-going whatsoever due and payable for on my account in connection with any of the affairs relating to the said property.

(vi) To make representations to all Govt. Authorities including Central and State Government, P.M.C. and any other authorities for any purpose whatsoever necessary in connection with the said agreement.

(vii) To get approved and sanctioned all plans, building plans estimates, designs and to engage any architect, Engineers, contractors and give and sign all such contracts in respect of the said work and the attorney shall think fit as per the Development agreement.

(viii) To sign, execute, enter into the sell agreement with the interested purchasers of the flats and to execute

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Amit kumar Poddar
03/07/2010

1. Sushil Kumar 3/7/10
2. Sushma 3/7/10
3. Sunil Kumar
4. Prabhat Kumar
5. Prabhat Kumar
6. Sujit Kumar

the absolute sale deed in their favour and to receive money or to sign all relevant papers in this regard in respect of the said Development Agreement of Builder's Share).

(ix) To apply for and obtain connections of Electricity Connection or telephone or any other facilities or take loans from the any authority or financial institutions to sign over the papers in this regard for the purpose of the deed of the Development Agreement.

(x) To face any proceeding in offices or in court or law in respect of the deed of the Development Agreement.

(xi) To refer the matter for arbitration proceeding in case in future it may arise and to appoint advocate or legal advisers or to appoint any other staffs in connection with the Development agreement.

(xii) AND we do hereby declare that my said attorney shall have full power and absolute authority to act in the matter and proper aforesaid as fully effectually as we would have acted personally.

11. That the construction of the said multi-storied residential complex will be of first class quality detailed SPECIFICATION to be attached and part of this agreement.

12. That it has been agreed and settled that in future if any of the relatives and other persons of the first party will claim their share on the said land the first party has to

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4. 5. 6. Suit Kumar

1. Subhil Kumar 3/7/10
2. 3/7/10
3.

bear the said cost and they will be entitled to take share from the 1st party and the second party will have nothing to do it.

13. That after completion of the construction of the apartment the 1st party will execute and register the sale deed in favour of the purchasers of flats/ parking of 2nd party's share (builder share) According to apartment ownership Act- 2006.

14. That, the 2nd party will have right to select the purchasers of the flats/ parking etc. according to his own choice (builder's share) and he will be only entitled for fix rate of the flats/ parking etc. and the 1st party will not interfere in this matter.

15. That the developers shall act as an independent developer in constructing the said building over the schedule No. 1 landed property of the owners and shall keep the owners and the owner's area indemnified from and against all claims and liabilities and 3rd party claims and laibilities arising out of any act or omission against the development in or relating to the construction of the said buidling.

16. That if there are any dues /loan agianst the said property the land owners will be liable to pay all dues/ loan

M/S. JAI NIWAS CONSTRUCTIONS
Amit Kumar Poddar
03/07/2010

1. Sushil Kumar 3/7/10
2. [signature] 3/7/10
3. [signature]
4. [signature]
5. [signature]
6. Sujit Kumar

before completion of building. Without having been cleared all dues/ loan the land owner will not be entitled to take physical possession of flats/ parking etc.

17. That, in case of any kind of differences or dispute regarding any matter, both the parties will have to appoint an Arbitrator and they will finish the dispute through the said appointed punches (Arbitrator) and they will abide by the judgement of the Arbitrator and when the Arbitrator decision will not solve the dispute, the party will take shelter of the competent court.

18. That, the terms and conditions of the deed of Development Agreement will be binding on both parties, their legal heirs as well as successors in interest.

19. That, the common area of the said apartment shall be common for all flats / holder & etc. of the said land.

20. That the extension of this plan to other adjusant plot shall be only done through written permission from Sri Sushil Kumar & Sri Subesh Kumar both sons of Late Jagdish Singh and Smt. Lalti Devi, W/o Late Chandradeo Singh.

21. That the contents of this deed of Development greement has been read over and explained to both the parties in Hindi and understood by them and after fully satisfied they have put signatures over the same.

Amit Kumar Poddar 31/07/2010

1. Sushil Kumar 31/7/10
2. Subesh Kumar 31/7/10
4. [illegible]
5. [illegible]
6. Sujit Kumar

VANSHNAMA (वंशावली)

Late Ragho Singh

- Late Jagdish Singh
  - Sri Sushil Kumar
  - Sri Subesh Kumar
- Late Ram Narayan Singh
  - Sri Janardan Singh
  - Late Bhaw Sagar Singh
    - Sri Ranjit Singh S/o Late Bhaw Sagar Singh
    - Sri Ram Nagina Singh and Late Dinanath Singh
    - Both Sons of Late Chedi Singh
    - Purchased property of share of
    - Sri Ranjit Singh & Deepak Kumar (Minor)
    - S/o Late Dinanath Singh C/o Ram Nagina Singh
  - Late Chandradeo Singh
    - Smt. Lalati Devi W/o
    - Late Chandradeo Singh &
    - Sri Sujit Kumar S/o
    - Late Chandradeo Singh

M/S. JAI MAHAS CONSTRUCTIONS
Amit Kumar Poddar
03/07/2010

4. [illegible]
5. [illegible]
6. Sujit Kumar

1. Sushil Kumar 3/7/10
2. [illegible] 3/7/10
3. [illegible]

SPECIFICATION

The construction of the Apartment will be as per the following specification :-

FOUNDATION	:	Pile foundation as per Design.
STRUCTURE	:	R.C.C. frame structure.
CIVIL WORK	:	First class bricks work in cement mortar.
FINISHING	:	All walls and ceilings internally cement Plaster coated with Plaster of Paris (POP).
ELECTRICAL	:	Concealed PVC conduct wiring usually copper conductor with standard quality electric accessories.
DOORS	:	Door frames of Sakhuwa wood only.The door shutter will be 30mm thick flush door of stndard quality.
WINDOW	:	Fully glazed windows with Sakhuwa frame. Inside panel of Gamhar wood & glass.
FLOORING	:	Marble flooring in all covered area inside the flats.
TOILET	:	Coloured glazed tiles upto 7 feet height level, hot and cold arrangement with wall mixture and shower in toilets.

M/S. JAI NIWAS CONSTRUCTIONS
Amit Niwas Poddar
03/07/2010
Partner

1. Sushil Kumar 3/7/10
2. Subash 3/7/10
3.
4.
5.
6. Sunil Kumar

KITCHEN	:	Working platform of black Granite top steel sink with sink mixture, glazed tiles upto 2' 0" height from cooking platform.
LIFT	:	A suitable capacity of 6 persons lift provided in the apartment.
GENERATOR	:	A silent generator will be provided in the apartment.

Witnesses :-

1. पिंकी सिंह
W/o राम नगीना सिंह

2. [illegible]
S-o-राम नारायण राय
6D [illegible] गार्डनीबाग
पटना - 1

3. [illegible]
श्री [illegible]
२१/बी पुरा
पटना

1. Sushil Kumar 3/7/10.

2. [signature] 3/7/10

3. जगदीश सिंह

4. [illegible]

5. भारती देवी

6. Sujit Kumar

Sig. of 1st Party
(Land -owner)

Amit Kumar Poddar
03/07/2010

Sig. of 2nd Party
(Builder)

PAN No- AAHFJ3297R

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. 114980 *Amt. paid by N.J. Stamp Paper -* Rs. 0

Addl. Stamp duty paid under Municipal Act Rs. *Amt. paid through Bank Challan -* Rs. 115709

FEE PAID			Registration Fee				LLR + Process Fee		Service Charge
	A1	0 C	0 H1b	0 Ka1	0 Lii	0	LLR	0	
	A8	0 D	0 H2	0 K1b	0 Liii	0	Proc. Fee	0	425
	A9	0 DD	0 I	0 K1c	0 Mb	0	Total-	0	
	A10	0 E	250 J1	0 K2	0 Na	54			
	B	0 H1a	0 J2	0 Li	0				
					TOTAL-	304			

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. 729

Registering Officer
Patna

Date : 03/07/2010

Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 03rd July 2010 by Sushil Kumar S/O-Late Jagdish Singh by profession Others. Status - Executant

Sushil Kumar 3/7/10
Signature / L.T.I. of Presentant *Date : 03/07/2010*

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those executants and identified by the person (identified by Krishna Prasad age .... Sex M son/daughter of S/O Late Ram Naryan Rai resident of Dakanpura,Gardanibagh,Patna.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Patna

Date . 03/07/2010

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book No. 1 Volume No. 288 on page no. 66 - 82 for the year 2010 and stored in CD Volume No.CD-45 year 2010. The document no. is printed on the front Page of the document.

Registering Officer
Patna

Date : 03/07/2010

Token No.20964 Year - 2010 Sl.No. 20629 SCORE Ver. 2.1 Deed No. 17685 NIC-Bihar