



बिहार BIHAR

Serial No. 23771

क्रमांक 8689 तारीख 2-9-13 अथवा 10/09/13 सा. सं. 1/14

L 251454

पक्षों का नाम एवं पता श्री श्री वि. डी. जिन प्रसाद 410/11/10 पार्सल नं. 1 कोटा, पटना

Deed No. 22696

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 02/09/2013 by Nagendra Prasad
A Stamp Duty of Rs. 287300/- and other Fees of Rs. 25725/- 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. 22696 in Book No. 1, Volume No. 497 on pages
from 164 to 186 and has been preserved in total 23 pages in C.D. No. 77 / Year 2013

CANNED

Date: 02/09/2013

Token No: 24340 / 2013

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



अ० नि० 2/9/13... प्रत्रांक... 1/14...
दिनांक 2/9/13... से सही है।

CHALLAN No. 56; 57 dated 2-09-2013

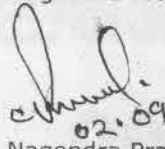
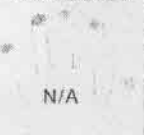
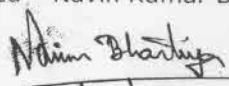
DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS
MADE ON THIS DAY THE 02nd DAY OF SEPTEMBER
2013 AT PATNA,

2/9

District Registry Office, Patna

Token Number 24340 Reg. Year 2013 Serial Number 23771 Deed Number 22696

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Nagendra Prasad						
Sig.	 02.09.13						
Executant	Nagendra Prasad						
Sig.		N/A	N/A	N/A	N/A	N/A	N/A
Claimant	Syed Md. Ziauddin Gilani (M. Dir.)						
Sig.	 02/09/13						
Identified By	Navin Kumar Bhartiya						
Sig.	 02/09/13						

(2)

BETWEEN

Sri NAGENDRA PRASAD, son of Late Laxman Prasad, resident of Pethia Bazar, P.O. Danapur Cantt., P.S. Danapur, District Patna, by Nationality Indian, hereinafter referred to "OWNER" / FIRST PARTY to this agreement (which term unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives, successors and assigns), on one part

AND

M/S TAMEER ENGINEERS PVT. LIMITED a Company, registered under Companies Act, 1956, having its registered Office at 172-D, Patliputra Colony, Patna-800013, represented through its Managing Director Syed Md. Ziauddin Gilani, son of S.M. Rafiuddin Gilani, resident of 172, Patliputra Colony, Patna 13, Police Station Patliputra Colony, in the Town and District of Patna, by Nationality-Indian, herein after referred to "DEVELOPER" / SECOND PARTY to this agreement (which term unless excluded by or repugnant to the context shall mean and include its Directors / Administrators, legal heirs assigned, executors, legal representatives, successors in interest and assigns) on the other part.

WHEREAS, The land owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece or parcel of land measuring an area of Six Kathas or thereabouts in Khasra No. 205, Khata No. 946, Thana No. 21, Tauzi No. 11/C, in Mouza -Danapur Shahjadpur, within the limits of the "Nagar Parishad Danapur Nizamat", pargana-Phulwari, District Patna, (more particularly described in the Schedule "A" below hereunder) and hereinafter for sake of brevity referred to as the "said land / property.

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AND WHEREAS, The Owner covenants that the aforesaid ~~property~~ (Schedule-"A") is in his exclusive physical possession with absolute right, title and interest therein through family partition dated 04-04-1995, and the said land is free from all encumbrances, debts, lien, charges or attachments and is in marketable condition; and the owner is solely entitled to transfer and convey the whole or part of the said land for any consideration.

AND WHEREAS, The land owner i.e. the first part of this Deed is interested in getting a Multistoried Super Deluxe Residential Building Complex developed and constructed on the said land (schedule "A" property) through a builder/ developer on contract on the terms and conditions agreed upon between them, whereupon the aforesaid "Developer" (second part of this agreement herein), which is capable to undertake such development project work and is well versed in building construction and development of land with full infrastructure and requisite licenses on its own or it being capable to engage such competent persons/ agencies on petty contract for completing construction work and develop owners plot approached and offered to the owner to develop and construct a multistoried Super deluxe residential Building complex on the said land/ property as per owner's necessity, desire and specifications in agreed terms and as per approved map and plan in his name and in accordance with law.

The Owner and Developer (the First Party and the Second Party), thereafter under mutual trust and understanding agreed to give effect to the above project and in advancement to it arrived at a mutual understanding in the terms and conditions noted in the MEMORANDUM OF UNDERSTANDING dt. 2nd day of July 2012 for developing owner's land and constructing a Four Storied Super Deluxe Residential Building Complex over and above Parking Space on the Ground Floor, and its other appurtenants after sanction and approval of plan / map and grant of necessary approvals.



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AND WHEREAS, The owner and the developer are ~~desirous~~ to develop construction of G+4 storied building on Schedule 'A' land which is feasible on it as per the existing building guidelines/ bylaws, and the available size of land to be developed having its location on a 30 feet wide approach road, but presently map and plan of Ground + 3 storied building above it has been approved through Plan case no. P/DANAPUR/PRN-4/15465/R4-01/20.03.2013, for the land in Schedule "A". The owner and Developer mutually understand and anticipate that this plan and map for construction only up to Ground +3 stories will be revised after removal of restriction on architects of not sanctioning building map beyond 11 meters height, in view of the ongoing scrutiny of multi-storied constructions made by the side of road narrower than 20 feet wide road, is waived, and the building guidelines and bye-laws permits so.

The owner and developer, therefore for the present are agreeable to start development project of the land strictly following the sanctioned and approved map through Plan case no. P/DANAPUR/PRN-4/15465/R4-01/20.03.2013, but are ready to undertake work on revised map and plan if in future is approved. It is mutually agreed that the developer will remain vigilant and watchful on the situation and will undertake all acts and efforts to get the map and plan for G+ 4 approved as and when such situation arises, and the moment approval of map of G+ 4 Floor is accorded, the developer, if finds it possible without heavy alterations, will undertake construction and development of G+4 storied super Deluxe Residential Building structure only.

NOW THEREFORE The parties hereto (the First Part-Owner and Second Part -Developer) after negotiations have agreed to enter into this Development Agreement for the development of the said property/ land (Schedule "A")



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and for construction of a Super Deluxe Residential Building Complex by the developer as per the sanctioned and approved plan dt 20.3.13(referred above) in the name of owner, and for distribution of share/ disposal of the flats and parking space on the terms and conditions recorded hereunder.

Before enumerating conditions / terms agreed upon between the parties, the Owner and the developer declare that they are entering into this Agreement Deed only for contractual purposes for developing building and nothing contained herein this agreement will construe them to be business partners or the development work as joint venture amongst the parties hereto, nor the terms of agreement in any manner will constitute them to be association of persons.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

(1.) That the Developer i.e. Second part has agreed to develop and construct a multistoried Super Deluxe Residential Building Complex on the said land/ property fully described in Schedule -"A" below at its/his own resources/ account, expenses and cost and under its/ his own supervision following the terms of approved plan and permissions/ sanctions and approvals.

(2.) That as per the existing sanctioned map and plan the Developer will undertake development of Ground floor for parking facility and other amenities, and 6 residential flats on 1st, 2nd and 3rd floor, consisting of 2 three rooms set residential flats, having super built up area of 1335 & 1235 sqft respectively; and 4 two bed room set flats having super built up area of 680 sqft, 805 sqft, 1045 sqft. & 900 sqft respectively, The Developer further undertakes to develop and equip two flats on 2nd Floors and 3rd floor, (of the size of

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805 sqft and 1045 sqft respectively and coming in the share of owner) in the shape of a Duplex with exclusive terrace (with walls separating it from common terrace and floors covered with suitable tiles). It is mutually agreed that if permission and sanctioned for 4th floor is also granted during midst of construction work, such duplex will be made of the similar shape and size indicated above adjoining 3rd and 4th floor instead of 2nd and 3rd.

(3.) The Super Deluxe Residential Building Complex developed on Schedule "A" land will be named as KANISHKA RESIDENCY, and the builder will have no right to alter/ amend or change its name or its approved / agreed design without valid permission of the owner.

(4.) That it is agreed that the builder will construct foundation lay out and its foundation structure for the building suitable and feasible for constructing a Ground + 4 and above storied Super Deluxe Residential Building on it, in consultation with building architect, so that in future if sanction of 4th floor and above construction over 11 meter height is accorded, it could be developed as G+4 floor construction without any hindrances. It is agreed upon the parties, that if there is any alternation or revision of the aforesaid plan within the parameters of Nagar Parishad, Danapur Nizamat / Competent Authority or if there is an increase in F.A.R during the periods of the construction or before/after the share or the constructed area, the Second Part will take up such further development on the terms and conditions prevailing with the present agreement.

(5.) That the proportionate share of the land owner and developer in the built up of the area of the project and Super Deluxe Residential Building shall be in the ratio of 50% and to 50% that is to say that the share of the land owner shall be 50% of the built up area distributed in several floor of



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multistoried building in the manner indicated below and the rest 50% area indicated in the manner below in shall be of developer's share. The land owner and Developer have mutually earmarked the flat numbers and parking place numbers as per sanctioned map, and for 4th floor also if such sanction is granted. The parties mutually agree to get the earmarked portion flat only in their respective possession, however to arrive at proportion of 50% share to the owner amongst earmarked residential flats, the developer, who gets excess area, will compensate owner in terms of money for the excess portion allotted to him on measurement. Such compensation amount for the excess portion of area coming to the ~~developer~~, will be paid by him to the owner, calculated on the current market rate/value of the said excess area as on the day of payment of amount.

(6.) That the Developer assures that he will use standard quality building materials while following safety rules and regulations for undertaking such constructions. The Builder after completing the building in full and final as per specifications and agreement within the time frame (Three years and six month) fixed for it, will deliver and hand over possession of the ~~50% of the~~ total built up area of the said building and 50% of parking space indicated in para 23 below to the owner free of cost which will be owner's exclusive property and will be called the owner's area. Such demarcated area with specific numbers of flats as indicated below will go in the exclusive share and possession of the Owner with full right title and interest therein. The Developer or its assigns will have no right to interfere in it. The rest of the 50% of the said total built up area indicated below shall remain with the developer and shall hereafter be called the developer's area, for which it alone would be entitled to retain with it, for having constructed the entire building at its own cost and expenses.



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(7.) The Developer shall not claim for any amount by any way or for any expenses of any kind incurred by it on any account or in the construction of the Super Deluxe Residential Building from the owner in lieu of the aforesaid owner's area.

(8.) That the developer also agrees to build a duplex flat in the share allotted to owner as per the specification and choice of the owner with exclusive stairs, exclusive terrace as mentioned above and also agrees to give one servant room/ watchman with attachment latrine/ bathroom to the owner on the ground floor, as owner's exclusive amenities and use. The Developer or its allottee / flat owners will have no concern with it.

(9.) That the remaining constructed/ unobstructed /open portion of the land adjacent to the road, setbacks, corridors, stairways common passage, driveways, common lavatories, generator room/space tube well, overhead tank, water pumps and motor room, and other common facilities and amenities etc, will be properly developed by the developer and which will be used by both the parties or the persons to whom either party transfer/ sales flats or permits to stay in.

(10.) That the Builder promises and is agreed to construct the said building within three years and six months from this day the date of agreement, and will deliver the possession of the owner's share of super built up area along with parking space as indicated in this agreement to the owner on or before the completion of three years and six months however there will a grace period of six Months subject to force majeure legal problem, earthquake, accident, strike, tempest, floods, lockout or other natural impediments delaying construction work.



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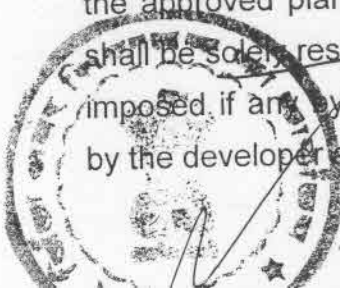
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(11.) That the Developer shall develop the said property at ~~its own account and name~~ and shall alone be responsible for the development of the said property; and neither the owner nor any other persons claiming through the owner shall have ~~any liabilities/responsibility~~ in the development of the said property.

(12.) That the developer shall take endeavor and step for getting approval of 4th floor of the map, for which he not ~~charge or ask for~~ compensation, however he will not deviate from the approved plan of Nagar Parishad, Danapur Nizamat / Competent Authority nor will undertake any construction work ignoring safety measures to the workmen. ~~The Developer as well as its assigns~~ involved in construction work will alone be responsible in case of any accident, casualty, trouble or unrest of any kind. The Owner will have no responsibility of any kind.

(13.) That it is agreed that the Memorandum of Understanding dt. 2.7.12 entered into between the parties will stand rescind with the execution of this Development Agreement, however the quality of construction and owner's right to inspect as agreed through said MOU will prevail as it is.

(14.) That after this agreement the Developers will take possession of owner's land and after taking possession of the said property the developer shall be free to do all acts, deeds and things required for development and construction of the said building at the developer's own account and expenses as per sanctioned plan of the Nagar Parishad, Danapur Nizamat / Competent Authority. Any deviation from the approved plan if made by the developer, the developer shall be solely responsible for the same and the penalty/ fine imposed if any by any Govt. Agency/ Deptt, Shall be borne by the developer alone.



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(15.) That after execution of this development agreement, the ~~landowner agrees~~ and undertakes that Developer shall be free to book flats of its 50% share allotted as per agreement to the willing persons as per Bihar Apartment ownership Act. 2006 and Bihar Apartment Ownership Rules under it.

(16.) That the developer shall be entitled to enter into agreements for sale, or otherwise allot flats parking spaces allotted to its share as per agreement which would not be beyond 50% of the total super built-up area which does not form part of the owner's area. The developer may enter into and shall exclusively be entitled to realize all amount receivable under such agreement, deed of allotment etc. for development and construction of the said building and for its all use.

(17.) That the owner shall at no time demand any sum or premium or any interest in any dealing regarding sale of developer's area and owner shall execute all such deeds and documents as may be required by the developer's in this regard.

(18.) That after the construction and completion of the project the respective share owners i.e. developer/ promoter and the land owner shall be the absolute owner of their respective share and they will be entitled to sell / transfer their ~~respective share~~ and as per the Bihar Apartment ownership act 2006, and Bihar Apartment Ownership Rules made under it.

(19.) That the developer further undertakes that : -

1) The builder will ~~no do~~ any act of commission omission expressly or impliedly or directly or indirectly by which the ~~owner's right~~ title and interest on the said property may in any manner be adversely affected.



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II) The builder will indemnify the owner and always keep him indemnified and harmless in respect to all claims, damages, ~~compensation~~ or expenses payable in consequence of any act, deed, or injury / accident sustained by any workmen, artisan or other persons while taking development work in the property or during the periods of construction of the said building.

III). The builder will undertake to act in accordance with law and will not create any charge or encumbrance upon the property without the express and written consent of the land owner.

(20.) That it is agreed that the specification of internal and external ~~works~~ of construction shall in accordance with the specification as described in schedule "B" attached herewith except the owner's duplex flat which it will be as per the specification and choice of the owner. The builder in consultation with owner and while caring for his likes and dislikes use bath room and kitchen water points, doors, windows, railings, electrical points and outwardly used materials such as colours/ tiles/ marbles etc.

(21.) That all construction material/ items shall be of standard quality/ make (no substandard material/ item shall be used) and shall be purchased or procured by the developer from standard/ approved companies/ suppliers. The developer shall not raise any objection if the land owner or his authorized representative desires to inspect the materials for the said material/ item However such inspection or checking will be made by informing and in consultation with the developer without any hindrance of construction work.

(22.) That the land Owners and developer also mutually decided to divide their shares 50% & 50% in the total constructed area. In case of construction of G+3 storied building the land owner will get following earmarked flats apart from the compensation amount for achieving less than 50% share in the manner stated above.



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Land owner's share in residential flats in case of construction of G+3 Storied building:-

Residential Flats; on FIRST FLOOR of building:-

FLAT NO. 101(three bed room set flat, having super built-up area of 1335 sft.); Flat no. 102(three bed room set flat having super built-up area of 1235 sft) Flat no. 103 (two bed room set flat, having super built-up area of 680 sft.), Flat no. 105 (two bed room set flat having super built-up area of 1045 sft.) & Flat no. 106 (two bed room set flat having super built-up area of 900 sft.,) Flats on SECOND FLOOR - Flat no. 204(two bed room set flat having super built-up area of 805 sft.), Flat no. 205(two bed room set flat having super built-up area of 1045 sft.);

Flats on THIRD FLOOR Flat no. 304 (two bed room set flat having super built-up area of 805 sft.), Flat no. 305 (two bed room set flat having super built-up area of 1045 sft.), out of which flat no. 204 & 205 on 2nd floor and flat no. 304 & 305 on 3rd floor will be shaped as duplex in the manner indicated above.

OWNER'S PARKING SPACE- Half of ground floor from west side.

Developers' share in residential flats in case of construction of G+3 Storied building;-:-

Residential Flats; on FIRST FLOOR of building:-

Flat no. 104 (two bed room set flat having super built-up area of 805 sft.),

Residential Flats on SECOND Floor of building:-

FLAT NO. 201(three bed room set flat, having super built-up area of 1335 sft.); Flat no. 202 (three bed room set flat having super built-up area of 1235 sft), Flat no. 203 (two bed room set flat, having super built-up area of 680 sft.) ,& Flat no. 206 (two bed room set flat having super built-up area of 900 sft.,)



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Residential Flats on THIRD Floor of building

Flat no. 301(three bed room set flat having super built-up area of 1335 sft.); Flat no. 302 (three bed room set flat having super built-up area of 1235 sft.); Flat no. 303 (two bed room set flat having super built up area of 680 sqf.) & Flat no. 306 (two bed room set flat having super built up area of 900 sqf.)

Parking Space Half of the ground floor from east side.

(23) In alteration to above if there is a construction of G+4 storied building, after approval of such map, the land owner will get the following earmarked residential flats apart from the compensation amount for achieving less than 50% share in the manner stated above.

Land owner's share in residential flats in case of construction of G+4 Storied building;-

On First Floor the owner will get entire Flats on it i.e Flat No. 101,102,103,104,105&106 having their respective specific area as indicated above.

On THIRD Floor the owner will get Flat no. 304 & Flat no. 305 having their respective specific area as indicated above.

On FOURTH Floor the owner will get Flat no. 402, Flat no. 404, Flat no. 405, Flat no. 406 having their respective specific area as indicated above.

out of which flat no. 304 & 305 on 3rd floor and flat no. 404 & 405 on 4th floor will be shaped as duplex as indicated above.

Developer's share in residential Flats in case of construction of G+4 Storied building;-

The developer will get the following residential flats.

Entire residential Flats on SECOND Floor. i.e Flat No. 201,202,203,204,205& 206 having their respective specific area as indicated above.



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On ~~THIRD Floor~~ the developer will get Flat No. 301, Flat no. 302, Flat No. 303 & Flat no. 306 having their respective specific area as indicated above.

On Fourth Floor Flat no. 401 & Flat no. 403 having their respective ~~specific area~~ as indicated above.

(24) It is mutually agreed that in above distribution of residential flats the owner achieves 210 Square feet less area than the area achieved by the developer in case of construction of G+3 storied building; whereas in case of construction of ~~G+4 Storied~~ construction owner gets 330 square feet less area in residential portion than the area allotted to developer. The developer agrees to compensate owner in terms of money as indicated in para 5 above to arrive at 50% & 50% share to both the parties. After payment of compensation amount and after bringing the proportionate share of 50% to the owner and the developer (after payment of compensation in lieu of excess area) may utilize the excess portion also as per its desire and utility.

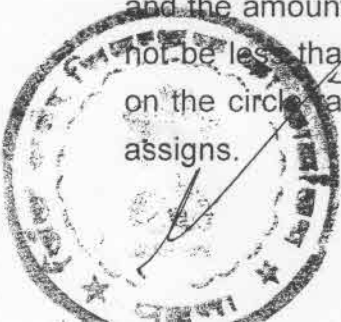
(25) the Developers have paid a sum of Rs 2,50,000/(Rupees Two ~~Lacs Fifty Thousand~~ Only) through Cheque No. 029482 dated 28.06.2012 issued by HDFC Bank Boring Road, Patna to the land ~~Owners~~ as security deposit which is refundable amount after completion of the project before handing over the land owners share.

(26.) That Land owner empowers Developers to take all steps to ~~get sanctioned~~ map/ plan modified so to accommodate 4th floor in it also.

(27.) That owner also empowers and authorizes Builder to appoint petty contractor or persons to complete the project within time failing which the owner or his assigns will be at liberty to claim for compensations in delaying construction and the amount of compensation will be negotiable but it will not be less than the banking rate of interest rate calculated on the circle rate of area to be delivered to the owner or its assigns.

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(28) That Builder will not mortgage or keep the property for any financial arrangement without written consent of the owner however it will be free to book its share to prospective buyers as per Apartment Rules under the act.

(29.) That all dispute and differences that may arise between hereto relating to or in connection with the matter of this agreement or between the parties or their representative shall be settled through arbitration by nominating an arbitrator suitable to both the parties.

SCHEDULE-"A"

ALL THAT, piece and parcel of landed property, with right, title, interest with possession thereon and therein including all kinds of easements measuring an area of 6 Kathas Equivalent to 8166 Sq. Ft. as per physical measurement more or less situated at Mauza Danapur Sultanpur, Pargana Phulwari Sharif, Thana Survey Registry Danapur, District, within the Jurisdiction of Sub Registry Office Danapur and Sadar Registry Office, Patna, under Thana No. 21, Tauzi No. 11/C, Khata No. 946, Khesra No.205, Zone-2, Government Valuation List No. 112, which is under Dissolved Patna Regional Development Authority and Patna Municipal Corporation, Patna, Nagar Parishad Danapur Nizamat and the same is bounded and butted as follows:-

Boundary

North : Plot of Mr. Mahadev Chaoudhary

South : Private Road

East : Plot of Mr. Shorai Gop

West : Part Plot No 205, & house of Mr. Shankar Prasad.

Dimension

North : 139 Feet 0 Inch

South : 141 Feet 0 Inch

East : 49 Feet 0 Inch

West : 69 Feet 0 Inch



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SCHEDULE-"B"

SPECIFICATION

Foundation: RCC Earthquake Proof Group Pile as per structural design.

Structure: RCC Frame structure as per Structural design

Brick Work: 1st Class Brick Work

Plaster : Cement Mortar: Wall Cement (1:6) & Ceiling Cement (1:4)

Boring/Tubewell: 300ft of depth, Motor pump of Standard quality Crompton Greeve/ Bajaj/Oswal.

Sewerage: Up to Main Drainage System.

Water Distribution System: Connection from deep tube well to ~~Over head~~ Tank connected with sub-mersible pump (ISI)

Doors: External/Main Door (frame of Sal Wood), Internal Door 32 mm thick ISI mark solid flush door (with exclusive beading, ~~veneers~~ and polishing), Gamhar Wood chowkat and panels with a coat of wood primer.

Windows: Fully glazed sliding aluminum window with MS/Aluminum grill.

Entrance Lobby:

1. Impressive entrance lobby
2. Name plate directory
3. Name Plate & Letter Box for each flat

Flooring: Marble Tiles/Vitrified Tiles

Kitchen:

1. Kitchen platform with Green Marble Top/ Granite Top
2. Designer kitchen DADO wall tiles upto height 2'
3. High Quality taps (Jaguar/Essco)
4. Provision for exhaust fan/chimney & microwave oven

Point

5. Provision for Aqua Guard Point
6. Provision for Refrigerator Point
7. S.S. Sink

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Dinning Space:

1. Provision for one ISI mark hindware/parryware colour wash basin

2. Provision for Refrigerator Point

Bathrooms:

1. A combination of designer tiles for bathrooms up to full height.

2. Hot & Cold mixer unit for bathroom

3. Provision for fitting geyser in bathroom

4. Provision for washing machine point

5. High quality taps (Jaguar/Essco)

6. Indian W.C. in common toilet and E.W.C. in attached toilet with towel stand, mirror, shower and standard size basin.

Water Proofing & Sunken slab to toilet: Double coat teachoxy treatment of Choksey Chemical, ROFF Chemical or equivalent.

Top Floor Slab: Heat proofing treatment

Electrical:

1. Concealed electrical copper wiring (Finolex/Anchor)

2. Adequate A.C. points in each flat

3. Adequate electrical points in each room

4. Premium quality switches (Anchor) in all rooms.

5. All fitting of ISI mark.

6. Control main switch of Havell

Intercom: In every flat, Intercom connection and set shall be provided

TV Point: In all flats TV points shall be provided

Telephone point: In all flats, Telephone points shall be provided in drawing room & master bed room

Lobby: Marbels/Vitrified Tiles

Stairs: Marbels Tiles



Choksey

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Walls: All internal walls shall be finished with JK/BIRLA WHITE PUTTY of interior grade. Outside walls shall be also finished with JK/BIRLA WHITE PUTTY with distemper over a coat of cement primer all of standard quality/designed classical exterior with ASIAN/ICI SANDTEX MATT TEXTURE paint.

Parking Area Flooring: CRAZY mosaic flooring in grey cement or non-skid vitrified tiles.

Value Addition:

1. Fire fighting systems: As per bye-laws of PMC
2. Standard quality Lift (Company-OTIS/KONE/SKY) and Generator set (sound proof/silent Diesel Generator of Kirlosker will be provided)
3. 24 Hrs. Power back up for all flats shall be provided (500W/Flat)
4. 24 Hrs. water supply for all flats shall be provided
5. Magic Eye in main door of all flats shall be provided.
6. Common toilet for servant and others
7. Trees & Plants all around the complex, with provision for children's play amusement in vacant places if required.

FULL DETAILS OF VALUATION

1. Total Area of Land Measuring 6 Kathas Equivalent to 8166 Sq. Ft. = 18.75 Decimals as per physical measurement more or less
2. Total cost of Land value comes to Rs. 14,065,000/- Only
3. Stamp Duty is according paid a sum of Rs. 2,81,300/only @ 2% of the Total land valuation amount and Rs. 1000/- only.
4. A Sum of Rs. 2,50,000/- Only refundable amount and 2% Stamp duty is duly paid of Rs 5,000./- Only.

5. Registration Fee and scanning Fee also paid vide Challan No 56/57 dated 02-09-2013 SBI. Main Branch Patna.



Chand 13
62/04/13

[Handwritten signatures and dates are visible at the bottom of the page.]

(19)

IN WITNESSES WHEREOF the Parties, have put
their signature in presence of the witnesses on this day
month and year mentioned above.


02/09/13

(Sri Nagendra Prasad)

INCOME TAX PAN : AGFPP7314K

SIGNATURE OF THE LAND OWNER


02/09/13

(S.M. Ziauddin Gilani)

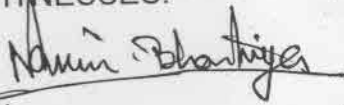
(Director)

For, M/s Tameer Engineers Pvt. Ltd,

INCOME TAX PAN :AAECT0120H

SIGNATURE OF THE DEVELOPER

WITNESSES:



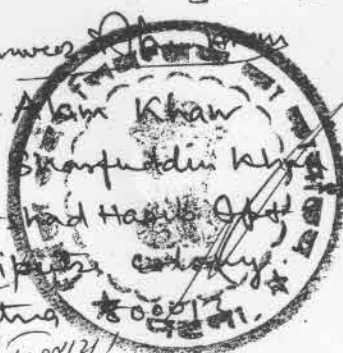
1. Navin Kumar Bhatia
S/o Vijay Kumar Bhatia
(Gulab Bagh Darapur
(Rant) Patna Bihar
801503

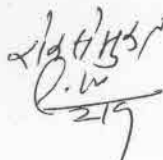
As per statement of the
Land OWNERS and the
DEVELOPER I have
drafted the Deed of
Development Agreement
documents in 19 pages.



(Khurshid Alam) 02/9/2013
Deed Writer Sadar
Registry Office Patna
L.No. 122/02

2. 
Panweer Alam Khan
S/o Late Sharfuddin Khan
403 Arshad Hanu Ghat
New Patlipada, Patna
Patna 800011




219

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. 287300/-**

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

Amt. Paid By N.J Stamp Paper

Rs. 1000/-

Amt. paid through Bank Challan

Rs. 312025/-

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	5000	K1c	0	Mb	25
	A10	0	E	20000	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
	TOTAL-									25025

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - **25725**

LLR + Proc Fee

LLR	0
Proc.Fee	0
Total	0

Service Charge

	700
--	-----

Date: 02/09/2013

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Monday, 02nd September 2013 by Nagendra Prasad S/O- Late Laxman Prasad by profession Others. Status - Executant

Signature/L.T.I. of Presentant

Date: 02/09/2013

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Navin Kumar Bhartia' age '39' Sex 'M', 'S/O-Vijay Kumar Bhartia', resident of 'Gola Road, danapur Cantt, patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 02/09/2013

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book-1 Volume No. 497 on pages on 164 -186 , for the year 2013 and stored in CD volume No. CD-77 year 2013 .The document no. is printed on the Front Page of the document.

Date : 02/09/2013

Registering Officer
Patna

Token No. : 24340

Year : 2013 S.No. : 23771

SCORE Ver.3.0

Deed No. : 22696

अन्तर मां 59321/ में (रु०)

चतुर्थ प्रति बिहार सरकार
(जमाकर्ता कार्यालय हेतु) निबंधन विभाग गैर मानक
दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं
भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम/पता..... *Tamara Engineers Pvt Ltd*
(जिसकी ओर से जमा किया जा रहा है) *Office 172-D Petrifur*
2. दस्तावेज का प्रकार *Jan. April Colony Patna. M.P.*
3. निबंधन कार्यालय *24-D Rd. Zicuddin*
4. बैंक का नाम एवं शाखा *Chitani*
5. भुगतान की जानेवाली राशि का विवरण *515.1.*

क्र.सं०	भुगतान की गई एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0010-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष-02-स्टाम्प गैर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क-उप-शीर्ष-0001, सकल प्राप्तिवा प्राथमिक इकाई-7549 सकल प्राप्तिवा विपत्र कोड-R0030021030001	29300 5000 34300
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप-मुख्य शीर्ष-03-पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष-0001, प्राथमिक इकाई-7549 सकल प्राप्तिवा विपत्र कोड-R0030031040001	20,000 5000 25
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तिवा-उप शीर्ष-0006 अन्य मदें-प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से आय विपत्र कोड-R0029008000006	25025
	भुगतान का माध्यम : नगद/चेक/ड्राफ्ट कुल राशि शब्दों में <i>Five Nine Thousand Three Hundred Twenty Five</i> कुल योग	59325

स्थान *Patna* अमाहिका का नाम एवं हस्ताक्षर
तारीख *21/9/13* *Z. C. Khan*
चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

चेक/ड्राफ्ट की राशि अस्तुति होने की पश्चात ही मान्य होगी।

FOR USE OF THE BANK

स्कूल नं० *1023* तिथि *21/9/13* उपयुक्त कॉलम
संख्या *1023* के अनुसार रु० *59325*
शब्दों में *Five Nine Thousand Three Hundred Twenty Five* प्राप्त किया।

प्राधिकृत पदाधिकारी का
हस्ताक्षर एवं मुहर

निबंधन हेतु सावित्र चार्ज जमा करने का विवरण

राशि रु० *59325* शब्दों में *Five Nine Thousand Three Hundred Twenty Five* एस्को लेखा सं० :
जमा करने की तिथि :
बैंक स्कूल सं० *1023* बैंक की प्राप्ति एवं मुहर

Z. C. Khan
21/9/13

अन्दा मो० शब्दों में (रु०) मात्र

चतुर्थ प्रति

बिहार सरकार

(जमाकर्ता कार्यालय हेतु)

निबंधन विभाग

गेर मानक

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम/पता
(जिसकी ओर से जमा किया जा रहा है)
2. दस्तावेज का प्रकार 30-4-2013
3. निबंधन कार्यालय
4. बैंक का नाम एवं शाखा
5. भुगतान की जानेवाली राशि का विवरण 5. B. 1

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष-02-स्टाम्प एवं पंजीकरण-लघु शीर्ष-03-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष-0001, सकल प्राप्तियों प्राथमिक इकाई-7549 सकल प्राप्तियों विपन्न कोड-R0030021030001	252,000
(ख)	निबंधन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष-0001, प्राथमिक इकाई-7549 सकल प्राप्तियों विपन्न कोड-R0030031040001	/
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राजस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मदें-प्राथमिक इकाई-7549 भूमि निबंधन शुल्क से आय विपन्न कोड-R00290080000006	/
	भुगतान का माध्यम : नगद/चेक/ड्राफ्ट कुल राशि शब्दों में कुल योग	252,000

स्थान

तारीख

जमाकर्ता का नाम एवं हस्ताक्षर

चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

चेक/ड्राफ्ट की राशि अन्तर्लिखित के प्रस्ताव ही मान्य होगी।

FOR USE OF THE BANK

क्रांत नं० तारीख उपर्युक्त कॉलेम

संख्या 05 में दि. 05/09/13 को जमा किया रु०

शब्दों में प्राप्त किया।

प्राधिकृत पदाधिकारी का

हस्ताक्षर एवं मुहर

निबंधन हेतु सविनियोजित जमा करने का विवरण

राशि रु०

जमा करने की तिथि :

एस्को लेखा सं०

बैंक की प्राप्ति एवं मुहर



Navin Bhartiya
09/09/13

Navin Kumar Bhartiya
S/o Vijay Kumar Bhartiya
Gada Road Dauspur (contd)
Rada Bikaner - 341503