

Serial No. 10907 Deed No. 10489



Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 18/08/2021 by Navin Chandra. A stamp duty of Rs. 582700/- and other fees of Rs. 122000/- 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. 10489 in Book No. 1, Volume No. 262 on pages from 554 to 579 and has been preserved in total 26 pages in C.D. No. 38 / Year 2021

18/8/2021

Signature with Date (Dhananjay Kumar Rao)

Registering Officer, Patna

Date: 18/08/2021

Token No: 11195/2021

संतोष कुमार  
अधिका  
बिहार राज्य, पटना

18/8/21

SCANNED BY

DEVELOPMENT AGREEMENT

This Development Agreement made and entered into at Patna on this 18<sup>th</sup> day of August, 2021.

BETWEEN

1. SRI NAVIN CHANDRA, aged about 61 years, bearing Aadhaar No. 9534 1960 7131, PAN- ADBPC4301Q, by Caste Kayastha, occupation- Retired Govt. Servant, Indian Citizen.

Mob. No. 7991173090.

2. SRI PRAVIN CHANDRA, aged about 60 years, bearing Aadhaar No. 9192 5966 7953, PAN- AEDPC7218K, by Caste Kayastha, occupation- Pensioner, Indian Citizen.

Mob. No. 9334276757.

3. SRI SUBIN CHANDRA, aged about 53 years, bearing Aadhaar No. 5697 6159 7783, PAN- ALMPC2957M, by Caste Kayastha, occupation- Advocate, Indian Citizen.

Mob. No. 9835053849.

Navin Chandra  
Pravin Chandra  
Subin Chandra  
18-8-2021  
18-8-21



supriya Developers (P) Ltd

Director

खेसरा मंजी में श्रेणी दर्ज है;

18/8/21

All sons of Late Ram Chandra Prasad, residents of Shivpuri, Near Abhay Carbon Factory, P.O. & P.S.- Shastri Nagar, Patna, PIN- 800023, Bihar, Indian Citizen, all the above named parties hereinafter referred to as the "LAND OWNERS", (which expression shall unless excluded by or repugnant to the context or meaning thereto mean and include their successors, executors, administrators, legal representatives, nominees and assignees) of the FIRST PART.

AND

M/S SUPRIYA DEVELOPERS PRIVATE LIMITED, a Company incorporated under the provisions of Companies Act, 1956, bearing CIN No. 03-06356 of 1994-95, PAN- AAGCS6037C, having its Registered office at Bailey Road, Saguna More, Danapur, P.S. & P.O. Danapur, District- Patna, PIN- 801503, Bihar, having its Branch office at A.N. Path, Srikrishnapuri, Town and District Patna, Pin- 800001, Bihar, represented through its Director SRI BRAJESH KUMAR, aged about 52 years, Son of Late Raja Prasad Rai, resident of Bibiganj, Danapur, P.S. & P.O. Danapur, District Patna, PIN- 801503, Bihar, Aadhaar No. 8322 0127 7675, PAN- AENPK8559B, by Caste- Yadav, occupation business, Indian Citizen, hereinafter referred to as the "BUILDER/ DEVELOPER" (Which expression shall unless excluded by or repugnant to the context mean and include its Successor-in-office, Executors, Administrators and assign) of the SECOND PART. Mob. No. 9334205521.

RECITAL

WHEREAS, the above named land owners are the absolute owner of 04 katha 01 dhoor & 15 dhurkies of land, pertaining to part of Survey Plot No. 06, Khata No. 507, under Thana No. 07, Tauji No. 15363, situated in mauza Dhakanpura, presently known as Shivpuri, Survey Thana Phulwari, Sub and Sadar Registry office Patna, District Patna, within the limit of Patna Municipal Corporation Jamabandi No. 16, the details of aforesaid land is clearly mentioned in Schedule I of this Development Agreement.



Supriya Developers (P) Ltd  
Director

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Navin Chandra Subin Chandra  
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Pravin Chandra  
18.8.21  
Director  
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Supriya Developers (P) Ltd

Director

WHEREAS, the aforesaid land originally belonged to Smt. Indu Prasad, wife of Late Ram Chandra Prasad, mother of above named land owners. The aforesaid property was the self acquired property of the said Indu Prasad, who acquired the same under a registered deed of absolute sale dated 19/09/1985 vide deed No. 13393, registered at Registrar of Assurance, Calcutta (Now Kolkata) from Sri Ganga Rai, son of Sri Bhajju Rai, for a valid consideration.

WHEREAS, after purchasing the aforesaid land, the said Indu Prasad took possession of the aforesaid land and got her name mutated in government records and was paying ground rent to the State of Bihar through Circle office and accordingly rent receipt was issued in her name.

WHEREAS, the said Indu Prasad died on 03/02/2010 leaving behind her three sons namely Sri Navin Chandra, Sri Pravin Chandra and Sri Subin Chandra and 02 married daughters as her only legal heirs, who after the death of their mother inherited the aforesaid property by the right of survivorship and inheritance. Later on the daughters of Late Indu Prasad relinquished their right, title and interest over the Scheduled land in favour of their above named brothers and executed Undertaking (N.O.C.) duly notarized vide No. 592 dated 10.08.2021 by Vinita Sinha and notarized vide No. 591 dated 10.08.2021 by Simita Sharan. Now the above named First part are the absolute owner of the Scheduled property.

WHEREAS, all the above named land owners expressed their desire to develop and construct a residential multistoried building complex over the Scheduled property, fully mentioned in Schedule-I of this Development Agreement.

WHEREAS, the above named landowners being interested to construct a multistoried residential apartment over the Scheduled property through a reputed developer, who can develop and construct a multistoried residential complex over the Scheduled land at its own costs and expenses



Supriya Developers (P) Ltd

*Pratik Kumar*  
Director

Supriya Developers (P) Ltd

18/8/Director

Subin Chandra

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Navin Chandra

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Pravin Chandra

18.8.21

and to acquire built-up area in the said building complex in shape of Flats and car parking spaces etc. as consideration for the value of the said property to be conveyed by the owners to the developer and / or its nominee/s.

WHEREAS, when Sri Brajesh Kumar, one of the Directors of the developer company came to know the desire of the land owners, he approached the landowners and showed his willingness to develop and construct a residential multistoried building complex over the Scheduled land by adhering to all the applicable laws, Rules & bye-laws including the mandates of the Real Estate (Regulation and Development) Act, 2016. The landowners considered the request of the developer and agreed to develop the scheduled land through the above named developer. During negotiation, the landowners represented and declared that :-

(A)

(i) The Scheduled property is under their exclusive possession with absolute right, title and Interest, having a fully marketable title thereby.

(ii) The landowners 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 and license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) 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 Patna Municipal Corporation, Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) 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.



Supriya Developers (P) Ltd

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Director

Supriya Developers (P) Ltd  
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Director  
18/8/21

Sukain Chandra  
18/8/21

Nawin Chandra  
18-8-2021  
Ravin Chandra  
18.8.21

(v) The landowners have not entered or executed any agreement for sale or development with respect to the Scheduled property or any part thereof in past or present in favour of any third party.

(B) The aforesaid developer, offered to develop and construct at its own cost, a residential multi-storied building complex on the said property of the said land (hereinafter referred to as the said building) and the landowners agreed to acquire Units and other built-up area in the proposed building as consideration for the value of the said property.

(D) As a result of the negotiations between the parties hereto and on the representation and declarations made by the landowners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon the 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 landowners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to develop the Scheduled property, who hereby accepts from the Landowners the exclusive right, possession and license to develop the said property, fully described in the First Schedule hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That soon after execution and registration of this development agreement, the landowners shall hand over the vacant possession of the Scheduled land to the developer and authorize to construct a residential multi-storied building complex over the Scheduled land.

(3) That it is pertinent to mention here that a triple storied building has been constructed over the Scheduled land, measuring total constructed area about 6000 (Six thousand) Sq.ft. After handing over the existing construction, the developer demolish the said construct at its own costs

Supriya Developers (P) Ltd  
18/8/21  
Director

Subin Chandra  
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Navin Chandra  
18-8-2021  
Bavir Chandan  
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Supriya Developers (P) Ltd

*[Signature]*  
Director

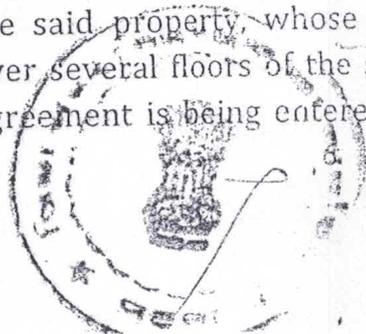
and expenses and also entitled to retain the garbage of the said demolished building. The landowners will have no right over the same.

(4) It is pertinent to mention here that prior to execution of this development agreement, the above named land owners prepared a building plan through a registered architect and got the same sanctioned from Patna Municipal Corporation vide building plan case No. P-Dhakanpura-PRN-G+3/162/2020. At the time of execution and registration of this development agreement, the land owners handing over the said sanctioned building plan to the developer and directed to construct the proposed multistoried building plan in accordance to the sanctioned building plan without any deviation and the developer agreed to do so.

A. That it is agreed by the parties that any alteration in the aforesaid plan which is in the parameter of Patna Municipal Corporation building Rules & Regulation, which may permit necessary shall require no consent/ permission of the landowners and the developer alone shall be entitled to make such alteration or modification. There shall no alteration except within permissible limits of Patna Municipal Corporation

B. That it is agreed by the parties that the developer shall develop the project in accordance with the approved layout plans, floor plans and specification. The developer undertakes to strictly abide by such plans and the bye-laws of Patna Municipal Corporation building Rules and Regulation, FAR and density norms and shall not make any variation/ alteration, modification in plans otherwise in the manner prescribed under law.

(5) The Developer and the landowners have jointly assessed that based on presently permissible F.A.R. as per P.R.D.A. (Dissolved) building bye-laws it shall be possible to construct total built-up area as approved by the competent authority on the said property, whose built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by and between the parties.



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Supriya Developers (P) Ltd  
Director

Subin Chandu Supriya Developers (P) Ltd  
18-8-21  
Director

Navin Chandra  
18-8-2021  
Navin Chandra  
19.8.21

The above built-up area does not include saleable parking space, if it is open, but the parking space will also be distributed on the same percentages i.e. landowners will have right of 50% parking space as the landowners' area.

(6) That after securing building plan from the competent Authority, the developer shall get the project registered under the provisions of Real Estate (Regulation and Development) Act, 2016, at its own cost and expenses. The land owners shall extend all co-operation to the developer by providing all papers, which are in its possession, required consent letter, Authority Letter etc.

(7) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the land owners' area/share to the landowners within 02 years and 06 month from the date of handing over the vacant possession of the Scheduled land by the landowners to the developer or from the date of registration of the project under the provisions of Real Estate (Regulation and Development) Act, 2016, whichever is later. If the developer fails to complete the project and hand over the owners' share to the owners within the aforesaid stipulated time then the landowners will provide 01 (One) Year more time to the developer as grace period. Even if the developer fails to complete the project and hand over the owners' share to the owners within the aforesaid stipulated time then the Developer shall be liable to pay monthly rent to the Landlord at the prevailing market rate and only thereafter the agreement can be extended up to further one year but if the Developer fails to complete the construction work and hand over the ready building to Landlord in complete duration of 4 years, 6 months (02 years 06 months for construction + one year extension + further one year extension on payment of rent @ prevailing market rate), then Development Agreement shall stand terminated and the Landlord's shall be compensated by the developer by payment of Rs. 10,00,000/- (Rupees Ten lakh only). It is made clear that if the Development Agreement stands terminated, then the

Supriya Developers (P) Ltd

Subin Chandra

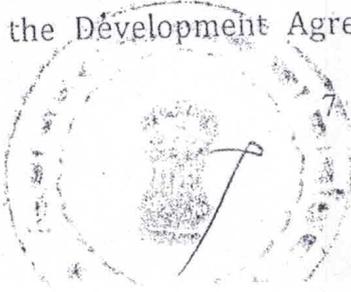
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Supriya Developers (P) Ltd

Pravin Chandra  
Director

developer shall not be allowed to claim any cost from the Landlord's or even remove the materials/structures standing over the developing property.

Must be defined as rent for total flats under land owner's share from the that of extension period till the and handing over possession of the completed building as per development agreement. That the parties are entering into one separate agreement relating to payment of rent by the developer to the each land owner's during construction period. This rent would be separate from the rent as detailed to be paid by the developer during extension period or in case of default.

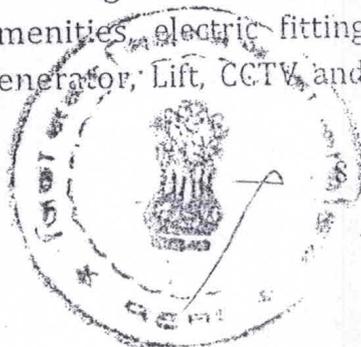
(8) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developer i.e. natural calamities like floods, earthquake, war, and pandemic in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the construction work, it would be seen and judged mutually by the land owners and the Developer.

But in case of COVID panademic only those period would be counted for the purpose of extension in which the government proposes complete lock down on construction works.

(9) It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para No. 08 of this development agreement.

(10) 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 the court of law for the same. The Land owners will not be responsible for the same in any way.

(11) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, Lift, CCTV, and intercom etc. till the final finishing



Handwritten signature/initials in blue ink.

Supriya Developers (P) Ltd

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Subin Chandra  
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and completion of the entire building to make them habitable for the Landowners and other inmates of the building.

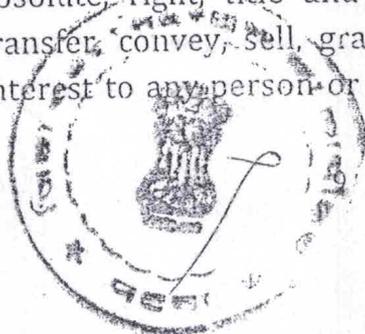
(12) That the landowners hereby declare and affirm that the property in question is free from all defects, right, title and interest, liens, charge. The land owners have not leased out, exchange or executed any kind of deed in favour of any person or persons in respect of the said property.

(13) The name of the proposed multistoried building complex shall be "INDRAM ENCLAVE" or any other name as the parties mutually agreed upon.

(14) That the developer agreed to hand over 50% (Fifty percent) of the total built up area along with 50% of the total car parking spaces to the land owners and the remaining 50% (Fifty percent)) of the total built-up area along with 50% of the total car parking spaces would be retained by the developer as developer's share and both the parties would have absolute right, title and interest over their respective share along with the proportionate share in the land 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.

(15) That after execution and registration of this development agreement both the landowners and the developer will enter into an agreement for distribution of share, in which the specific share of the landowners and the developer will be clearly mentioned. The share / portion of the landowners and the developer shall be mutually distributed and allocated on pro-rata basis as mutually agreed upon by the parties.

(16) That the landowners will retain 50% (Fifty percent) of the total built-up area in shape of complete Units with proportionate share in land attributed to each unit and car parking spaces in consideration of cost of land with an absolute right, title and interest over the same and may transfer, convey, sell, grant lease or otherwise alienate their interest to any person or persons, association of person, firm,



Supriya Developers (P) Ltd

Director

Supriya Developers (P) Ltd  
Subin Chandra - Supriya Developers (P) Ltd  
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Navin Chandra  
18-8-2021  
Pravin Chandra  
18.8.21

body corporate etc. on such terms and conditions as they may deem fit and proper.

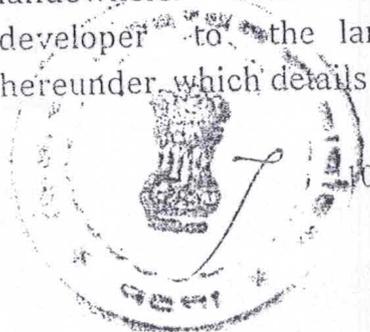
(17) That similarly, the developer will retain 50% (Fifty percent) of the total built-up area in shape of Units with proportionate share in land attributed to each unit and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, 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.

(18) That the parties concerned will sell, alienate or enter into an agreement for sale with respect to their respective allocated share only after execution of the proposed distribution agreement and registration of project under the Real Estate (Regulation and Development) Act, 2016.

(19) That the certificate of the architect regarding measurement of built-up area and common service area will be final and binding on both the parties. In case of any doubt, the architect will take exercise to measure the built-up area and common service area in presence of both the parties or their authorized representative.

(20) The Landowners 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 primary development works as stipulated in this agreement. The land owners agree to hand over the scheduled land immediately after execution and registration of this development agreement.

(21) That besides the aforesaid share to be given to the landowners, the developer agreed to pay a sum of Rs. 15,00,000/- (Rupees Fifteen lacs) only to the landowners as non refundable amount. The developer has already paid the said non refundable amount to the landowners. The details of payment made by the developer to the landowners is clearly mentioned hereunder, which details as follows:-



Subin Chandra  
Supriya Developers (P) Ltd  
Director  
18-8-21

Navin Chandra  
18-8-2021  
Navin Chandra  
18-8-21

Supriya Developers (P) Ltd  
Director

**Payment Details-**

Date	Mode	Bank	Amount
14.06.2019	Ch. No. 000665	Andhra Bank	1,00,000/-
22.10.2019	Ch. No. 000666	Andhra Bank	1,00,000/-
25.10.2019	Ch. No. 000691	Andhra Bank	1,00,000/-
16.08.2021	Ch. No. 267665	Indusind Bank	2,00,000/-
16.08.2021	Ch. No. 267666	Indusind Bank	2,00,000/-
16.08.2021	Ch. No. 267667	Indusind Bank	2,00,000/-
16.08.2021	Ch. No. 267672	Indusind Bank	2,00,000/-
16.08.2021	Ch. No. 267669	Indusind Bank	4,00,000/-

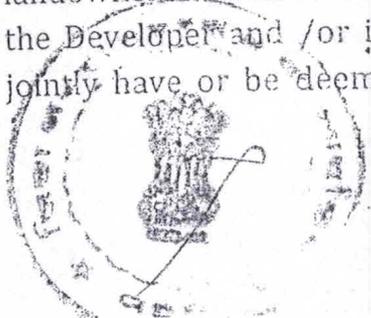
**Total Amount- 15,00,000/-**

It is agreed between the parties that besides the aforesaid non refundable amount, the ~~landowners~~ shall at no point of time demand any further amount ~~or premium or any interest~~ regarding sale of Developer's area.

(22) That the developer shall develop the said property themselves at its own costs and expenses and efforts and will be responsible for the development of the said land, but the landowners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as per advice of Architects.

(23) That the Landowners are entitled to verify and supervise the quality of materials to be used by the developer for construction of the building. If the Land owners find that the materials to be used for construction is not up to the mark and not of good quality then the landowners should intimate the same to the developer and suggest them to use better quality of materials and the developer shall rectify the same at once, the landowners will not force to stop the construction work, if the developer do the work as per agreement and by adhering all related law and using standard material and good workmanship.

(24) From the date of delivery of possession of the landowners' area to the landowners or their allottees and the Developer and /or its allottees, both the parties shall jointly have or be deemed to have undivided right, title and



Supriya Developers (P) Ltd

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Director

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Supriya Developers (P) Ltd  
Director

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Sudhin Chandra  
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Navin Chandra  
18-8-2021  
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Pravin Chandra  
18.8.21

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 in this regard.

(25) The Landowners 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 or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Landowners 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 save and except as provided in these present.

(26) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS out of and from the Developer's area in the said building and which does not form part of the landowners' area, whenever required by the Developer by adhering the provision laid down under the Real Estate ( Regulation and Development ) Act, 2016.

(27) Similarly the landowners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the landowners' area in the said building and which does not form part of the Developer's area.

(28) That the material to be used for construction of proposed multistoried building complex and its specifications are clearly mentioned in Schedule-II of this development agreement and it will be treated as part of the development agreement.

(29) After the Registration of this Development Agreement and after registration of the project under the Real Estate (Regulation and Development ) Act, 2016, the landowners and the Developer shall be entitled to sell or enter into agreement for sale their respective shares directly to its prospective buyers or any financial institution by following provisions of REKA.



Supriya Developers (P) Ltd

Director

Subin Chandra Supriya Developers (P) Ltd  
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(30) That after the completion of the construction of the building project, the developer/promoter/landowners shall be absolute owners of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Ownership Act, 2006 coupled with RERA.

**THE DEVELOPER FURTHER UNDERTAKES:-**

(A) That the developer will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the land owners' 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 land owners' area to the land owners.

(B) The Developer and/ or its allottees shall not mortgage the Landowners' share/ area with any Bank(s) or financial Institution(s). ~~The Developer can obtain loan from any Bank or any financial Institution for the development of the project only but for that the developer alone shall be liable and responsible for the same.~~ The landowners shall not be liable and responsible for such loans, mortgage obtained either by the developer or its allottees and the developer shall always keep and hereby keeps the landowners indemnified in this respect.

(C) To indemnify the landowners 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 and / or for contravention, breach of any law, Act, Statute, Rules and bye-laws.

(D) That it is also agreed between the parties that the parking space will not to be sold to any outsider or stranger other than the inmates of the building.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the landowners till the date of handing over the vacant

Subin Chandra Supriya Developers (P) Ltd  
18-8-21  
Director

Navin Chandra  
18-8-2021  
Pravin Chandra  
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Supriya Developers (P) Ltd

Director

possession of the Scheduled Land to the Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Landowners' area/ share to the Land owners.

(F) After the delivery the landowners' area/ share to the landowners all out going in respect of the said property and the said building thereon shall be borne and paid by the landowners and the Developer and their nominees separately and proportionately in proportion to their respective share in the total built-up area.

(G) The landowners 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 Competent Authority, the same may be constructed by developer at its own costs and expenses and the extra area/construction will be distributed in the same ratio as mentioned above i.e. 50% to the landowners and the remaining 50% to the developer.

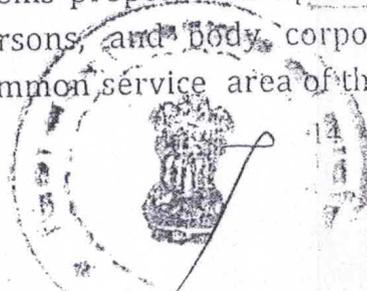
(H) The landowners will deliver to the developer and/or its duly authorized representative, photo copies of all original title deeds documents and papers relating to the said property for complete examination of the landowners' title thereto and the landowners agree to co-operate with the developer in such examination of the landowners' 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.

(I) The developer shall be entitled to retain only photocopies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the landowners for inspection whenever required by the developer. However, after completion of the building/ project, finally all the original documents shall be handed over to the association or maintenance agency.

(J) The developer and / or the landowners may form as it deems proper, a Co-operative housing society /association of persons, and body corporate etc. for maintenance of the common service area of the building and all the unit holder

Supriya Developers (P) Ltd  
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18-8-2021  
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Supriya Developers (P) Ltd  
Director

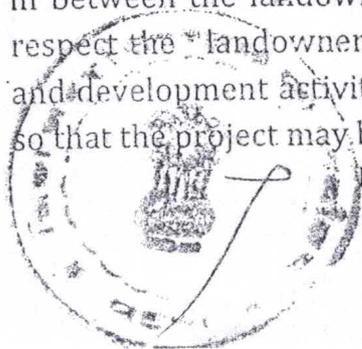
including the landowners will be members of such housing Society and shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed or revised from time to time by the owners' association of the apartment for the maintenance and management of the entire building complex, except the internal part of units. The component of land will be conveyed to such society, association at the time of registration of unit (s) of the multistoried building.

(K) The common area shall be jointly owned by the landowners and the developer of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No inmates of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.

(L) The Parties agree that in case any fine or penalty/fee is imposed on the said building for any breach of law and for any alleged deviation from the sanctioned plan and/or excess construction of the built-up area then the same shall be borne and paid by the developer alone. The landowners shall have no liability or responsibility for the same.

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

(N) That the landowners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer in the scheduled property or claiming his/her right, title or interest on and over 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 in between the landowners and such person(s) and in this respect the landowners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed within stipulated time.



15

Supriya Developers (P) Ltd

*[Signature]*  
Director

*[Signature]*  
Supriya Developers (P) Ltd  
Director

*[Signature]*  
Subin Chandra  
18-8-21

*[Signature]*  
Navin Chandra  
18-8-2021  
*[Signature]*  
Pravin Chandra  
18.8.21

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

(P) That the courts of Patna, Bihar, shall have the exclusive jurisdiction over all the matters or dispute arising in respect of and from this agreement.

#### SCHEDULE-1

#### **DETAILS OF LAND OWNED BY THE ABOVE NAMED LAND OWNERS.**

All that piece & parcel of land with construction measuring 04 katha 01 dhour & 15 dhurkies equivalent to 12.773 decimals of land with G+2 Building having ground floor 5060 sq. ft. and First Floor having 5060 sq.ft. and Second Floor 900 sq. ft. i.e. total constructed area 11020 sq.ft. with boundary wall, pertaining to part of Survey Plot No. 06, Khata No. 507, under Thana No. 07, Tauji No. 15363/227, situated in Mauza- Dhakanpura, presently known as Mohalla- Shivpuri, Survey Thana Phulwari, Present P.S.- Shastri Nagar, District- Patna, within limit of Patna Municipal Corporation, Sub and Sadar Registry office Patna, District Patna and the same is bounded and butted as follows:-

#### **BOUNDARY**

North :- Part of Plot No. 06 of Smt. Savita Rani and Sri Krishna Prasad,

South :- Part of Plot No. 06,

East :- Part of Plot No. 06 of Jadu Rai,

West :- Branch Road.

Note :- Govt. value is mentioned at Code No. 210 & Zone- 3 of M.V.R. 2016-17.

#### VALUATION OF PROPERTY/LAND

1. Total land value of Rs. 1,78,83,000/-
2. Total value of construction Rs. 1,10,20,000/-
3. Total value of Boundary wall Rs. 2,00,000/-

Total Rs. 2,91,03,000/-



Supriya Developers (P) Ltd

Director

सभी प्रकार के रोक से मुक्त पाया

जांच लिपिक

Subin Chandra - Supriya Developers (P) Ltd  
18-8-21  
Nabin Chandra - 18-8-2021  
Pravin Chandra - 18.8.21

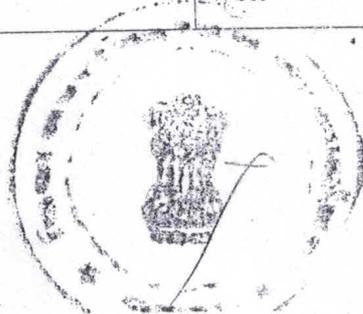
## Specification

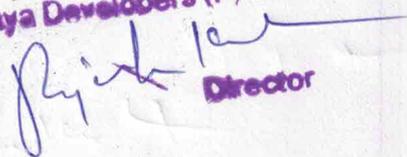
(SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE APARTMENT/PLOT OF "INDRAM ENCLAVE")

<b>FOUNDATION</b>	Earthquake R.C.C. Frame Structure.
<b>STRUCTURE</b>	RCC Framed structure with/ Brickwork No. 01 Quality & cement- Ultratech, ACC, Steel- TATA, Magadh & Shyam Steel.
<b>FLOORING</b>	Vitrified tiles Flooring in entire flat , Main Stair, Corridor having kota / Marble stone Flooring. Toilet Flooring will be ceramics Tiles .
<b>WALL FINISH</b>	Internal and External wall finished with wall putty and External wall finished with weather coat paint.
<b>INTERNAL FINISH</b>	Wall putty. Landlord share three flats Distemper and third floor Landlord share flats False ceiling.
<b>DOORS</b>	Sal wood door frame, water proof flush door with ISI mark.
<b>WINDOWS</b>	Aluminum coated fame with Sliding along grill.
<b>TOILET:-</b>	White / Coloured Glaze Tiles up to door height, white sanitary ware of ISI Mark. C.P. Fittings (Jaquar / Essco), Concealed G.I./ CPVC pipe work for water supply, hot and cold provision. A box shall be made inside the Bathroom after 7feet height in the share of Land owner.
<b>ELETRICAL</b>	Concealed PVC conduit with copper conductor, switches are Anchor / Havells, separate MCB of Havells for each Circuit, Light and Power Point in Bedroom and Drawing. Room as per drawing. Telephone point in Drawing room only. One T.V. point in all Bedroom and in Drawing Room.
<b>WATER SUPPLY</b>	24 Hours water supply from own submersible tube well

Subin Chandra Supriya Developers (P) Ltd  
 Director  
 18-8-21

Navin Chandra  
 18-8-2021  
 Pravin Chandra  
 18.8.21



Supriya Developers (P) Ltd  
  
 Director

<b>GENERATOR CONNECTION:-</b>	Soundless Generator of Mahindra or equivalent company. Emergency power shall be provided for 300 KVA in each flats.
<b>SECURITY:-</b>	24 Hours security with close circuit TV in reception & facility of intercom
<b>LIFT:-</b>	At least 4-5 persons Lift of Otis / Kone Standard Quality.
<b>KITCHEN</b>	Granite Top working platform, Stainless steel kitchen sink 2 feet colour ceramic and three Kitchen of land owners share shall be made of Semi Modular.
<b>SPECIAL FEATURES</b>	Earthquake Resistant Building, Covered Parking, Guard room & Provision for fire safety equipment and Roof heat treatment on terrace.
<b>PEST CONTROL</b>	Pest Control Treatments shall be done after demolition of existing structure.

Subin Chandra  
18-8-21

Navin Chandra  
18-8-2021  
Pravin Chandra  
14.8.21

NOTE : The specification are tentative and subject to minor modification, but the quality of products to be used shall not change and any modification can be done only after written consent with the Landlords. Roof treatment by Bricks & Concrete.

Supriya Developers  
[Signature]

[Signature]



Supriya Developers (P) Ltd

[Signature]  
Director

IN WITNESS WHEREOF, all the parties of this development agreement put their respective signatures on the day month and year first above mentioned in presence of under signed witnesses.

WITNESSES :—

1. Ravi Kumar  
S/o - Sri Kanta Pradhan  
Jai Prakash Nagar  
Ashiyaha Nagar  
Patna - 800025  
18/08/2021

Signature of the First part/  
Landowners.

1. Navin Chandra  
18-8-2021

2. Pravin Chandra  
18.8.21

3. Subin Chandra  
18-8-21

2. Seema Chandra  
C/o Late R.C. Prasad  
Shivpuri  
Patna  
Pin - 800023  
18/08/2021

Signature of the Developer

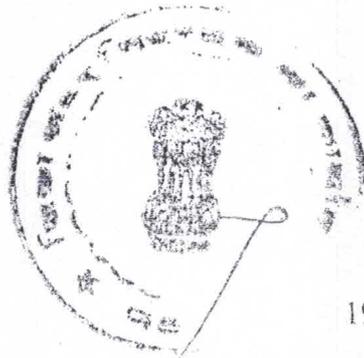
Supriya Developers (P) Ltd  
Director  
18/8/21

Printed By:-

(Sanjeev Kumar)  
UDDYOGIJI'S CHAMBER,  
Collectorate Bar Association  
Patna.

Drafted as per instructions of the parties,

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



Supriya Developers (P) Ltd

Director

## 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. 582700/-  
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper	Rs. 0/-
Amt. paid through Bank Challan	Rs. 604700/-

Registration Fee										LLR + Proc Fee		Service Charge		
FEE PAID	A1	1000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	1000	
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0		
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0		
	A10	0	E	20000	J1	0	K2	0	Na	0				
	B	0	H1a	0	J2	0	Li	0						
	TOTAL-													
	21000													
	Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -												22000	

  
Registering Officer  
Patna

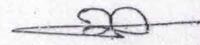
Date: 18/08/2021

## Endorsement under section 52

Presented for registration at Registration Office, Patna on Wednesday, 18th August 2021 by Navin Chandra S/O-Late Ram Chandra Prasad by profession Others. Status - Executant

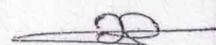
Navin chandra  
18-8-2021  
Signature/L.T.I. of Presentant

Date: 18/08/2021

  
Registering Officer  
Patna

## Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Ravi Kumar' age '36' Sex 'M', 'S/O-Kamta Paswan', resident of 'R/O-Jay Prakash Nagar, Ashiana Nagar, Patna (Bihar)-800025'. ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

  
Registering Officer  
Patna

Date : 18/08/2021

## Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 262 on pages on 554 -579, for the year 2021 and stored in CD volume No. CD-38 year 2021 .The document no. is printed on the Front Page of the document.

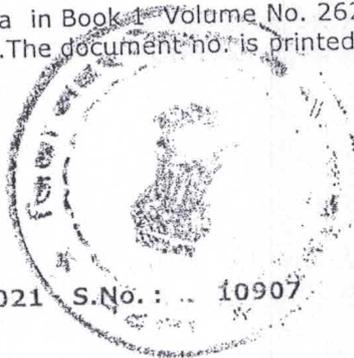
Date : 18/08/2021

Token No. : 11195

Year : 2021 S.No. : 10907

SCORE Ver.4.1

Deed No. : d No. : 10489

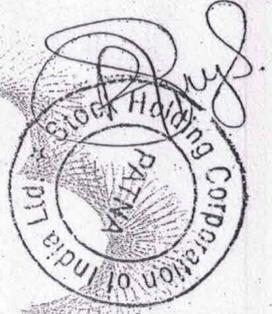
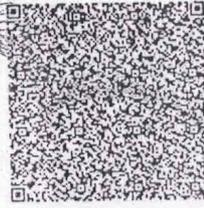


  
Registering Officer  
Patna

Supriya Developers (P) Ltd

Director

INDIA NON JUDICIAL  
Government of Bihar  
e-Stamp



Certificate No. : IN-BR22975634656207T  
Certificate Issued Date : 17-Aug-2021 11:25 AM  
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC  
Unique Doc. Reference : SUBIN-BRBRSHCIL0130651167428487T  
Purchased by : SUPRIYA DEVELOPERS PRIVATE LIMITED  
Description of Document : Article 5 Agreement or memorandum of an Agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0 (Zero)  
First Party : Not Applicable  
Second Party : SUPRIYA DEVELOPERS PRIVATE LIMITED  
Stamp Duty Paid By : SUPRIYA DEVELOPERS PRIVATE LIMITED  
Stamp Duty Paid (Rs.) : 0 (Zero)  
Reg. fee (Rs.) : 21,000 (Twenty One Thousand only)  
LLR & P Fee (Rs.) : 0 (Zero)  
Miscellaneous Fee (Rs.) : 0 (Zero)  
Discore SC (Rs.) : 0 (Zero)  
Total Amount (Rs.) : 21,000 (Twenty One Thousand only)

18/8/21



18/8

Subin Chandra  
18-8-21

Pravin Chandra  
18-8-21

Nawin Chandra  
18-8-2021

18/8/21

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Supriya Developers (P) Ltd

Director

0003058252

INDIA NON JUDICIAL  
Government of Bihar  
e-Stamp



Certificate No. : IN-BR22975580603444T  
Certificate Issued Date : 17-Aug-2021 11:26 AM  
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC  
Unique Doc. Reference : SUBIN-BRBRSHCIL0130651225095689T  
Purchased by : SUPRIYA DEVELOPERS PRIVATE LIMITED  
Description of Document : Article 5 Agreement or memorandum of an Agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0 (Zero)  
First Party : Not Applicable  
Second Party : SUPRIYA DEVELOPERS PRIVATE LIMITED  
Stamp Duty Paid By : SUPRIYA DEVELOPERS PRIVATE LIMITED  
Stamp Duty Paid (Rs.) : 2,79,700 (Two Lakh Seventy Nine Thousand Seven Hundred only)  
Reg. fee (Rs.) : 0 (Zero)  
LLR & P Fee (Rs.) : 0 (Zero)  
Miscellaneous Fee (Rs.) : 0 (Zero)  
Discore SC (Rs.) : 1,000 (One Thousand only)  
Total Amount (Rs.) : 2,80,700 (Two Lakh Eighty Thousand Seven Hundred only)

11/9/21

Subin Chandra  
18-8-21  
18/8/21

Previn Chandra  
18.8.21

Navin Chandra  
18-8-2021



18/8

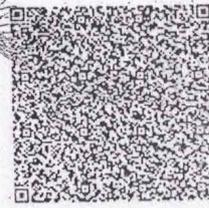
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Supriya Developers (P) Ltd

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Director

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Government of Bihar  
e-Stamp



Certificate No. : IN-BR22975843295875T  
Certificate Issued Date : 17-Aug-2021 11:26 AM  
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Unique Doc. Reference : SUBIN-BRBRSHCIL0130650836275447T  
Purchased by : SUPRIYA DEVELOPERS PRIVATE LIMITED  
Description of Document : Article 5 Agreement or memorandum of an Agreement  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0 (Zero)  
First Party : Not Applicable  
Second Party : SUPRIYA DEVELOPERS PRIVATE LIMITED  
Stamp Duty Paid By : SUPRIYA DEVELOPERS PRIVATE LIMITED  
Stamp Duty Paid (Rs.) : 3,00,000(Three Lakh only)  
Reg. fee (Rs.) : 0 (Zero)  
LLR & P Fee (Rs.) : 0 (Zero)  
Miscellaneous Fee (Rs.) : 0 (Zero)  
Discore SC (Rs.) : 0 (Zero)  
Total Amount (Rs.) : 3,00,000 (Three Lakh only)

11/9/21



18/8/21

18/8/21

Subim Chandu  
18-8-21

Pravin Chandu  
18.8.21

Navin chandra  
18-8-2021

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Supriya Developers (P) Ltd

Director

0003058254





Help

View GRN Details Live

Download e-Challan

GRN

BHR202108459019E

VIEW

DSRO CODE

2800

Party Name

Ms Supriya Developers Pvt Ltd

Stamp Duty-

3000

(R0030021030001)

Registration & Other

Fees-

0

(R0030031040001)

LLR & Proc Fee-

0

(R0029008000006)

Challan Total Amount

3000

Status

Success

Payment Date

2021-08-16 16:48:54.0

CIN

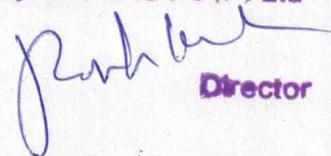
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11/9/21

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Supriya Developers (P) Ltd

  
Director

प्ररूप संख्या - 6

(नियम 8 देखिये)

31004

बिहार



सरकार

सांख्यिकी एवं मूल्यांकन निदेशालय, बिहार

मृत्यु प्रमाण पत्र

जन्म और मृत्यु रजिस्ट्रीकरण अधिनियम, 1969 की धारा-12/घास-17 के अन्तर्गत निर्गत।

प्रमाणित किया जाता है कि निम्न जानकारी मूल मृत्यु अभिलेख से प्राप्त की गई है, जो बिहार राज्य  
कं. \_\_\_\_\_ पत्ता \_\_\_\_\_ जिले के \_\_\_\_\_ पत्ता धर  
तहसील (अंचल/प्रखंड) के \_\_\_\_\_ पत्ता नगर निगम \_\_\_\_\_ स्थानीय क्षेत्र संबंधी  
रजिस्टर में है।

नाम : इन्दु प्रसाद

लिंग : स्त्री

मृत्यु की तारीख : 03-02-2010

मृत्यु का स्थान : शिवपुरी, शास्त्री-नगर, पत्ता

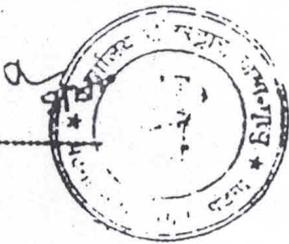
पति/पति का नाम : एच. राम-चन्द्र प्रसाद

स्थायी पता : शिवपुरी, पं० शास्त्री-नगर, पत्ता-23

रजिस्ट्रीकरण संख्या : 1776

रजिस्ट्रीकरण की तारीख : 06-02-2010

तारीख



निर्गत करने वाले प्राधिकारी का हस्ताक्षर

मुहर : रजिस्ट्रार  
जन्म-मृत्यु  
पटना नगर निगम  
पटना

Supriya Developers (P) Ltd

Director