I No. 17098 Circle:-:Mushahari (Town) Book No. :- 1 Deed No. 16774

Serial No. 17098

Deed No: 16774

Govt. of Bihar
District Registry Office ,Muzaffarpur
Summary of Endorsement

This document was presented for registration on **28/08/2015** by **Suresh Chandra Prasad**
A stamp duty of Rs. **880000**/- and other fees of Rs. **20600**/- 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. **16774** in Book No. **1**, Volume No. **233** on pages from **24** to **47** and has been preserved in total **24** pages in C.D. No. **35** / Year **2015**

Date: 28/08/2015 Token No: 17477 /2015 Signature with Date
(Nitesh Kumar)
Registering Officer, **Muzaffarpur**

Mahesh Chandra Prasad 28.8.15

DEVELOPMENT AGREEMENT

This development agreement executed and entered into this 28/8 day of **August, 2015**.

BETWEEN

(i) Sri Suresh Chandra Prasad and **(2) Dr. Mahesh Chandra Prasad,** both sons of Late Baidyanath Prasad, both are resident of Mohalla-Aghorya Bazar, P.S.- Kazi Mohammadpur, District-Muzaffarpur,Pin-842002,Bihar, Indian Citizen, by Nationality Indian, hereinafter collectively called and/ or referred to as the **owners** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and / or successors-in-interest) of the **FIRST PART.** Mob N- 9547321328

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AND

Amit Kumar 28.8.15

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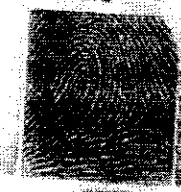
District Registration

Token Number 17477 Reg. Year 2015 Serial Number Deed Number

	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Amit Kumar						
Sig.	Amit Kumar 28.8.15						
Executant	Mahesh Chandra Prasad						
Sig.	Mahesh Chandra Prasad 28.8.15						
Presented By	Suresh Chandra Prasad						
Sig.	Suresh Chandra Prasad.						
Executant	Suresh Chandra Prasad	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Identified By	Sunil Kr. Gupta						
Sig.	Sunil Kumar Gupta S/o Sri Rameshwar Prasad 28.08.15						

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(ii) Sri Amit Kumar son of Sri Gajendra Prasad Singh, resident of Panchwati Colony, Mithanpura,P.S-Mithanpura,district Muzaffarpur, BIHAR PIN-842002, , Indian citizen, and Partner of **Madhutech Reality**, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representatives and /or successors-in-office) of the **SECOND PART**. Mob-N. 9718243250.

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

Whereas as the property of Schedule No.1 fully described at the foot of this deed is the purchased property of the land owner through a Registered sale deed executed by ...., which is registered in the Office of the District Registrar Muzaffarpur in Book no. 1, Volume no. ...., pages ..... to ....., bearing Deed No. ...../..... on ..... Since then he came in actual, physical, possession over the land fully described in Schedule no.I at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar to Circle Office, Muzaffarpur.

AND WHEREAS, the said land owners expressed their desire to develop the landed property and to construct multi-storied building on Kheshra No.413,

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Situated at Aghoria Bazar, P.S.-Kazi Mohammadpur, P.O.- Ramna, District- Muzaffarpur, measuring an area of 10(ten) Kathas equivalent to 44(forty four) Decimal more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A)It is further represented and declared by the Owners:-

(i) That the said property is under their exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Muzaffarpur Municipal Corporation, the MMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

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(v) That the owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof. AND WHEREAS, the owners are interested in getting constructed multi-storied residential flats cum commercial complex on the said property and acquire super built up area in the shape of residential flats, parking spaces, etc. as consideration for the value of the lands of the said property when conveyed by the owners to the Developers.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential cum commercial complex building on the said property of the owners (hereinafter referred to as the said building) and the owners wanted and agreed to acquire flats, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon terms and conditions hereinafter appearing.

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NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) The aforesaid owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule -I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the developer. The developer will construct the proposed building as per the sanctioned building plan of the Muzaffarpur Municipal Corporation.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The land Owners will not be responsible for the same in any way.

(4) That the entire multistoried building complex shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings,

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water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential-cum-commercial building complex shall be **LAXMI ARCADE**, or as mutually agreed upon by both the parties.

(6) That the developer agrees to hand over Fifty percent of the total super-built up area in the shape of flats ,commercial area, car parking space to the aforesaid Land Owners in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building.The 50%(fifty percent) share of the Owners is sub-divided into equal share of 25% in favour of each owner, named Shri Suresh Chandra Prasad and Dr. Mahesh Chandra Prasad. For the use and occupation of the Land Owners as absolute Owners with all the right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owners with all amenities. Details of division of flats, parking space and commercial space are given in Annexure A, which shall be considered as apart of this agreement.

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(7) In case Owner's 50% (fifty percent) of the Super built-up area is not covered in the form of the complete flat taken, the developer will have to pay the equivalent Market Price to the Owners for the area.

(8) That similarly, the developer will retain 50% of the total super built-up area, in the shape of flats,comercial area 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. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(8A)The Owners and the Developer hereby agree that the commercial area shall normally be not sold out unless and until it becomes extremely essential to do so.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the Muzaffarpur Municipal Corporation building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land Owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land Owners and developer as per the above mentioned share. In case

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the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat or building and demand share in the land.

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

(11) The Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(12) That the builder will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within 24months(**twentyfour months)** from the date of sanction of the building plan, with further grace period of **06 Months** (six months).

(12 A)Force Measure :In case the Developer fails to develop&complete the building complex as per sanctioned building plan within stipulated time period, the Developer shall have to pay Rs. two lakhs per month as penalty to the Owners without fail, after expiry of the grace period .

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(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(14) That the Land Owners are entitled to verify and supervise the quality of materials to be used for construction of the building. If the land Owners find that the materials used for construction is not up to the mark and not of good quality then the same should be intimated to the developer and suggest to use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard, However, the stamp duty and all expenses towards registration shall be borne and paid by the purchasers only and in no case by the Owners.

(16) Form the date of delivery of possession of Owner's area to the Owners, the and or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building

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even without any further act, deed, matter done by the Owners in this regard.

(17) The Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(18) The developer shall be entitled to enter into agreement for sale, or otherwise allot units in the Developer's area in the said building and which does not form part of the Owens's area, whenever required by the Developer.

(19) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owners.

(20) A separate list of detailed specifications for the said building in schedule II is part of this Development Agreement.

(21) AND WHEREAS after the Registration of this Development Agreement in Registry Office, the

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Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(22) That after the completion of the construction of the building project developer/promoter/land owners shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act, 2006 u/s 5 (1) & 5 (2) and others.

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

THE DEVELOPER FURTHER UNDERTAKES:-

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

(B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in

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consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Muzaffarpur Regional development authority, shall be distributed between the Owners and developer in the same proportion, as mentioned herein above.

(D) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall he handed over

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to the Owner's society/association of Owners/allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e. 50% (Fifty percent) in the residential-cum-commercial constructed area to the land owners and 50% (Fifty percent) in the residential and commercial constructed area to the developers.

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

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

(I) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owner/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(J) The Owners agree that if any levy is imposed by Muzaffarpur Municipal Corporation authority MMC or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

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

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any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

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

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

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

(O) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and

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

(I) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owner/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(J) The Owners agree that if any levy is imposed by Muzaffarpur Municipal Corporation authority MMC or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

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

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such arbitration shall he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Muzaffarpur.

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

(q) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and Schedule land altogether and land owner/s will have no objection regarding the same in future.

(r) That after handing over the possession of the flats of the land owners share by the developer, the land owners shall be liable for the taxes, rents, cess, duties etc. in respect of their share such as service tax, Municipal Tax, VAT, any other taxes as charged by the Govt. or competent authority.The same is also applicable to the Developer for their share.

DETAILS OF THE PROPERTY:

SCHEDULE-1

Land measuring 10(ten)Kathas equivalent to 44 Decimal more or less subject to actual measurement bearing Kheshra No.413, Khata No. 462,Thana No.343, old Ward No. 30 and present Ward No. 30, Holding No. 472, Jamabandi No 2281, Situated at Aghoria Bazar, P.S.- Kazi Mohammadpur, P.O.- Ramna, in town and district of the Muzaffarpur, within the Municipal corporation area and under the district/sub-registrar, Muzaffarpur,

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Type of Land-Principal Road, Commerical.

Bounded as follows-

NORTH :- DevendraBhushanChaudhary.

SOUTH :- Sadpura Road

EAST :- Late Kishandeo Sah

WEST :- Sakaldeo Singh

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

which market value of above land is Rs.4,40,00,000 /- (Rupees four crores forty lakhs only).

SCHEDULE II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALL TILING:

1. The flooring in the living room, bed room, dining area, kitchen and balcony will be of Class-I Marble/Tiles.

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

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

B) SANITARY WARE & FITTINGS:

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

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

C) KITCHEN PLATFORM &SINK :

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

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

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

WALLS :

1. Interior walls will be decorated by plaster of Paris with one coat of cement primer.

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

PLUMBING AND WASTE WATER LINES:

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

ELECTRICITY SUPPLY AND WIRING :

1. Wiring will be concealed and suitable for 1/3 phase supply. The actual supply may, be of single or 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energized by them. If the Bihar State Electricity Board requires space within the compound

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to erect a transformer, the flat-owners shall be deemed to have given permission to the **Developer or their authorized agency** for allotment of such space. Location of transformer and main Board will be decided by the company and Bihar State Electrieity Board.

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

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

TELEPHONE AND T.V CABLES:

1. Telephone cable will be provided from each flat upto common junction point (tag-block) at the gate or other suitable location. No wires will be drawn beyond this stretch.

2. Individual Television cables will be provided through concealed conduits for television connection from the terrace to each flat.

3. Intercom facility shall be provided to the flats.

EXHAUST FAN OPENING:

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

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

AMENITIES :

WATER:

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

SWERAGE :

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

SERVANT ROOM/PARKING :

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

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

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

Mahesh Chandra Prasad 28.8.15

Suresh Chandra Prasad. 28.8.15

Amit Kumar 28.8.15

28/8/15

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

WITNESSES:-

1. Sunil Kumar Gupta.
S/o. Shree Kameshwar Prasad.
~~128~~ - Nai Bazar Patwatoli Lane,
Dis - Muzaffarpur P.S - TOWN Thana.
28-08-15

2. Binod kumar Lalan
S/A Anand Swaroop Singh
Add. Parao Pokhar, Lane No-2.
Amgola
Dis - Muzaffarpur
28.8.15

Mahesh Chandra Prasad
28.8.15

Suresh Chandra Prasad.
28.8.15

Endorsement of Certificate of Admissibility

...le under Rule 5 : duly Stamped (or exempted from or does not require stamp duty) under the Indian ...ct, 1899, Schedule I or I-A, No. '05'. Also admissible under section 26(a) of the B. T. Act.

...p duty paid under Indian Stamp Act **Rs. 880000/-**
...l.Stamp duty paid under Municipal Act **Rs. 0/-**

Amt.Paid By N.J Stamp Paper	**Rs. 0/-**
Amt.paid through Bank Challan	**Rs. 900600/-**

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	600
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20600

Date: 28/08/2015

Registering Officer
Muzaffarpur

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur Sadar on Friday, 28th August 2015 by Suresh Chandra Prasad Baidyanath Prasad by profession Agriculture. Status - Executant

Suresh Chandra Prasad.

Signature/L.T.I. of Presentant

Date:28/08/2015

Registering Officer
Muzaffarpur Sadar

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Sunil Kr. Gupta' age '33' Sex 'M', 'Kameshwar Pd.', resident of 'Nai Bazar,ps-Nagar,muz'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 28/08/2015

Registering Officer
Muzaffarpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur Sadar in Book 1 Volume No. 233 on pages on 24 -47 , for the year 2015 and stored in CD volume No. CD-35 year 2015 .The document no. is printed on the Front Page of the document.

Date : 28/08/2015

Registering Officer
Muzaffarpur

oken No. : 17477 Year : 2015 S.No. : 17098 SCORE Ver.3.0 Deed No . : 16774