Serial No. 1862 Circle:-:Mushahari (Town) Book No. :- 1 Deed No. 1804

Serial No. 1862 Deed No. 1804

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

This document was presented for registration on **15/02/2017** by **Surendra Pd. Jayaswal**
A stamp duty of Rs. **293600**/- and other fees of Rs. **20500**/- 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. **1804** in Book No. **1**, Volume No. **26** on pages from **483** to **494** and has been preserved in total **12** pages in C.D. No. **4** / Year **2017**

Signature with Date
(Nilesh Kumar)
Registering Officer, **Muzaffarpur**

Date: 15/02/2017 Token No: 1928 /2017

DEVELOPMENT AGREEMENT

This Agreement is made and entered into at Muzaffarpur on this the ..15th...Day of ...Feb.....2017 (Two Thousand Seventeen).

BETWEEN

(1) SRI SURENDRA PRASAD JAYASWAL Age - 73 Years &

(2)SRI NRIPESH PRASAD JAYASWAL Age - 70 **Years** both Sons of Sri Late lakshmi Prasad Jayaswal,

(3) SMT. KARUNA JAYASWAL Age - 59 **Years** W/o Sri Nripesh Prasad Jayaswal,

(4) SMT. KALA JAYASWAL Age - 63 **Years** W/o Sri Surendra Prasad Jayaswal all R/o Vill.-Bichli Pachdahi, Thana & Sub registry Sakra, District-Muzaffarpur, hereinafter referred to as the 'OWNERS' (which expression shall unless repugnant to the context or meaning there to mean and include her heirs

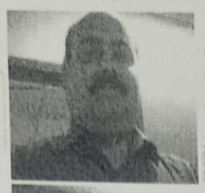
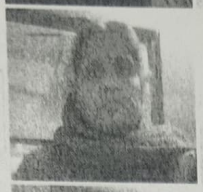
For MADHUTECH REALITY
Partner
15/2/17

Surendra Prasad Jayaswal
15/2/17
Nripesh Prasad Jayaswal
15/02/2017

15/2/2017

District Registry Office,Muzaffarpur

Token Number 1928 | Reg. Year 2017 | Serial Number 1862 | Deed Number 1804

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Vinoo Yadav						
Sig.	15/2/17						
Executant	Kala Jayaswal						
Sig.	कला जायसवाल 15/2/17						
Executant	Karuna Jayaswal						
Sig.	Karuna Jaiswal 15/2/2017						
Executant	Nripesh Prasad jayaswal						
Sig.	Nripesh Prasad Jayaswal 15/04/2017						
Presented By	Surendra Pd. Jayaswal						
Sig.	Surendra Prasad Jayaswal 15/2/17						
Executant	Surendra Pd. Jayaswal	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Identified By	Vishwajeet Kumar						
Sig.	Vishwajeet Kumar S/o Sri Radhika Raman Sha 18/2/17						

Surendra Prasad Jayaswal
15/2/17

administrators executors, legal representatives, successors-in- interest and/or assigns) of the ONE PART.

AND

Madhutech Reality having its office at c/o SRI GAJENDRA PRASAD SINGH ,PANCHWATY COLONY, MITHANPURA RAMNA, MUZAFFARPUR in the State of Bihar through its Partner Vinoo Yadav S/o Late Kumar Indu Bhusan, hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the context or meaning there to mean and include its executors, administrators, legal representatives successor/s in office and/or assigns) of the OTHER PART.

WHEREAS the aforesaid Owners are seized and possessed of and are Owners of or otherwise were and are sufficiently entitled to the free hold Land **Situated at Mauza- Salahpur budhan alias Attardah, Pargana-Bishara in the town of Muzaffarpur bearing Tauzi no.6300, Thana no.342, Khata no.46 & 190 and Plot No.195 & 194 (Old)/New Plot No.349P & 348, Anchal-Mushari, District.- Muzaffarpur, Total Land Measuring an area of 8 Katha equivalent to 14,965 Sq.Ft more or less I (2200 Sft.) = 1 Katha 5 Dhoor II (12765 Sft.) = 6¾ Katha** within the limits of Muzaffarpur Municipal Corporation & Muzaffarpur Regional Development Authority more fully described in schedule of the Land hereunder written, hereinafter referred to as the SAID PROPERTY.

AND WHEREAS, the property fully described in schedule-I of this Land was purchased property in the name of **(1) LATE LAKSHMI PRASAD JAYASWAL S/o Late Raghunandan Choudhary, (2) SRI SURENDRA PRASAD JAYASWAL & (3)SRI NRIPESH PRASAD JAYASWAL** both Sons of Sri Lakshmi Prasad Jaiswal, vide deed no.13207 in Book no.1, Vol. No.107, Dtd.4-11-1977(Total land 6 Katha), **(4) SMT. KARUNA JAYASWAL** W/o Sri Nripesh Prasad Jayaswal, vide deed no.5599 in Book no.1, Vol. No.27, Dtd.22-03-1999 (Total land 10 dhur),**(5) SMT. KALA JAYASWAL** W/o Sri Surendra Prasad Jayaswal deed no.5598 in Book no.1, Vol. No.27, Dtd.22-03-1999(Total land 10 dhur), **(6) SRI NRIPESH PRASAD JAYASWAL** Son of Late Lakshmi Prasad Jayaswal, vide deed no.5598 in Book no.1, Dtd.22-03-1999(Total land 10 dhur), **(7) SRI SURENDRA PRASAD JAYASWAL** Son of Late Lakshmi Prasad Jayaswal, vide deed no.24014 in Book no.1,Dtd.28-05-1999(Total land 10 dhur), all registered at District sub registrar office, Muzaffarpur, in exclusive peaceful physical possession over the same as absolute owners. The Land owners also

mutated their name separately in the state sarista (Register-II) and paying the Land Rent to the Government of Bihar through the Circle Officer, Mushari, Muzaffarpur.

AND WHEREAS, the aforesaid owner is interested in getting a multistoried Commercial Cum Residential Building developed and constructed on the said property through some reputed Developer, who can develop and construct Commercial Cum Residential Building Complex at its own cost and to acquire built-up area in the said building complex in the shape of Flats, Shops & Offices etc. and Car Parking space etc. as consideration for the value of the said property to be conveyed by the owner to the developer and/or its nominee/s.

AND WHEREAS, the aforesaid developer offered to develop and construct at its own cost a Commercial Cum Residential Building complex in the name of "**.....LAKSHMI SARASWATI KUNJ.....**" (hereinafter referred to as the said Building) on the said property and the aforesaid owner agreed to acquire Flats, Shops & Offices etc. and Car Parking space etc in the said building, as consideration for value of the said land to be conveyed by the owner to the developer or its nominee/s including a Co-Operative Housing Society, Firm, Association of persons, Body corporate e.t.c.

AND WHEREAS, as a result of the negotiations between the parties hereto, the aforesaid owner and aforesaid developer and on the representations and declarations made by the owner as herein recorded, an agreement for Development of the said property has been arrived at between the parties hereto upon the term and condition hereinafter appearing.

NOW THESE PRESENTS WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIERS HERE TO AS FOLLOWS :-

1. That the owner here by appoint the aforesaid Developer as the developer of the said property and irrevocably grants to the developer, who hereby accept from the owner the exclusive rights, possession and license to develop the said property fully described in the schedule here under written in the manner and on the term, condition and stipulations hereinafter mentioned.

2. That the developer will construct the said building as per plan sanctioned by the Muzaffarpur Municipal Corporation/ Muzaffarpur Regional Development Authority or any other authority/ concerned and/or as permissible under the building Bye-Laws of M.R.D.A. or any other Authority concerned and the owner shall have no objection in this regard. It is on that basis this agreement is being entered into by and between the parties hereto.

3. It is further agreed that any minor alteration or revision of the aforesaid plan within the parameters of the Muzaffarpur Municipal Corporation/ Muzaffarpur Regional Development Authority Building Rules and Regulation, which may

For MADHUTECH REALTY
Partner
15/12/2017

Kanika Jaiswal
15/12/2017

Surendra Prasad Jayaswal
15/12/17

Nirpendra Prasad Jayaswal
15/12/2017

become necessary shall not require any further approval of the owner and the Developer alone shall be entitled to make such alternation/revision how ever such incidence will be intimated to owner well in advance and not come as surprise to the owner.

3.1 The owner simultaneously with the execution of this Development Agreement agree to grant vacant physical possession of the said property of the developer.

3.2 The owner 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 the various developmental works as stipulated in this Agreement.

4. The Developer will construct, complete and give to the owners of the First Part **45% (Forty Five Percent)** of the entire Super built up area plus car parking space of the said building hereinafter called the OWNER'S AREA as consideration for the proportionate undivided share of said landed property to be conveyed/ transferred by the owner to the Developer and or its nominee(s)/ assingnee(s).

5. The balance of the total built-up area of the said building (after excluding the said Owner's area as stipulated in clause 4 above) i.e. 55% (Fifty Percent) of the built up area shall exclusively belong to the developer and hereinafter be called 'DEVELOPER AREA' to which the Developer alone shall be entitled having constructed the same at its own cost and expenses.

5.1 The owner and her heirs/successors in interest and/or nominee/s shall solely and exclusively be entitled to the owner's area and shall have absolute right title and interest or shall be fully entitled to use and enjoy the same either themselves individually or collectively or shall be fully entitled to transfer convey, grant, otherwise alienate their interest, in any manner ass deemed fit by them to any person or persons, Association of persons, firm, Body corporate, Co-Operative societies, Government's Agencies etc. on such terms and conditions as may be deemed fit by the owner individually or collectively.

5.2 The Developer and/or its nominee(s) shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and they shall be fully entitled to transfer, convey, grant otherwise alienate their interest, in any manner as deemed fit by them to any person or persons Association of persons. Firms, Body Corporate, co-operative societies, Government, agencies etc. on such term and condition as may be decided by the Developer or its nominee(s) individually or collectively.

6. The Developer agrees to construct and give possession of the owner's area to the owner within a period of 3 (Three) years from the date of approval of Plan Map from M.R.D.A. with a grace period of 6(six) months. However, the aforesaid

For MADHUTECH REALTY
Partner
15/12/17

Karuna Jaiswal
15/12/17

Surendra Prasad Jaiswal
15/12/17

Nripesh Prasad Jaiswal
15/12/17

completion period is subject to "Force Majur" the Developer will be entitled for extra time in the case of any litigation and such happening as are beyond the control of the Developer including fire, tempest, accident, strike, lock-out exceptionally inclement weather and any other Act of God.

7. The owner shall at no time demand any further sum of premium or any interest any dealing regarding sale of Developer's area and the owner shall if necessary, join in execution of all such deeds and documents as may be required by the Developer in this regards as confirming party . However the stamp duty and all expenses in this regard shall be born and paid by the purchaser/s only.

7.2 This Agreement shall not ever be deemed to constitute partnership of any sort between the parties hereto.

7.3 From the date of delivery of possession of owner's area to owner, the owner and her heirs/successors and/or nominee/s and the Developer and its nominee(s) shall jointly have or be deemed to have undivided right, title and interest over the total land of the said property in the proportion of their respective share in the said building even without any further act. Matters or things done by the owner in the regard.

8. The owner hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said landed property (more fully described in schedule written hereunder) and to take up and proceed with the development, planning and construction of the building in terms of this Development by the owner shall be a license as contemplated in section 60(b) of Indian Easement Act, 1982.

8.1 It is agreed that any Agreement or arrangement made or entered into at any time by the owner in breach of or violation of the terms and conditions of this Development shall be null and void.

8.2 The Owners here by irrevocably undertake not to sell dispose off, alienate, charge, encumber, lease or otherwise transfer the said landed property or any part thereof during the currency of this agreement and undertaken not to do any act/s deed/s matter/s or thing/s as shall be in breach of the terms of the Development Agreement save and except putting the said Developer thereon for the purpose of Development pursuant to this Development Agreement. The owner shall at no point of time during the currency of this Development Agreement try to dispose the said Developer from the said property or any part there of .Provided the developer takes up the work in a time bound plan under agreed action plan with schedule or else the the owner will be free to take alternate action of development.

8.3 The Developer shall develop the said property in its own name and account and at its own cost and shall alone be responsible for the development and

For MADHUTECH REALITY
Partner
15/2/17

Surendra Prasad Jayaswal
15/2/17
Nagesh Prasad Jayaswal
15/02/2017

कॉलो जाय सेवाल
15/2/17
Karuna Jaisaul
15/2/2017

जिला अवर निबंधक
मुजफ्फरपुर

construction of the said building and neither the owner nor any person(s) claiming through the owner shall have any right to interfere in the development of the said property as long as the development wiork is as per agreed and approved plan.

8.4 As after the date hereof the developer shall be fully entitled to do all acts, deeds and things required for development and construction of the said building at the developer's own cost and expense.

8.5 The Developer shall be entitled to enter into agreement for sale, or otherwise allot flats, parking spaces and other tenements in the Developer's area in the said building which comprise of the total built up area of the said building excluding the built-up-area forming part of the owner's area. Whenever required by the Developer, the owners will join as confirming party in all such Agreements, sale Deeds or Allotment etc.

9. During the construction of the said building the developer may be required to create equitable or any legal mortgage of the said land and the construction thereon either in full or in part for obtaining loan for the individual purchasers of flats and parking spaces etc. In such event the owner shall have no objection and they shall join the developer in creation of such mortgage on terms to be mutually agreed the Developers portion only. However, the Developer affirm and under take all moneys obtained as loan by pledging/ hypothecating or mortgaging the said property or creating charges on the said building under construction shall be exclusively invested for construction and Development of the said building only & bank timing arrangeent for only developers portion only.

10. The owner will deliver to the Developer and/or its duly authorized Advocate certified copies/photocopies of all original title deeds, documents, and other papers relating to the said land/property for complete examination of the owner's title thereto and the owner shall answer and/or comply with all reasonable requisitions that may be made by the Developer's and/or its Advocate in this regard to establish a marketable title to the said land/property.

10.1 In case there be any defect in the title of the owner or there be any liability or any encumbrances in such event the developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owner and at the owner's cost and expenses and which shall be re-imbursed by the owner.

10.2 In any event the owner without prejudice to foregoing declaration agrees and undertakes to remove all obstacles and clear all outstanding doubts or defects, relating to the title of said the property save as herein above provided at its own cost so as to ultimately vest the said landed property in the developer or its nominee/s free from all encumbrances and defects.

For MADHUTECH REALITY
Partner
15/2/17

Surendra Prasad Jayaswal
15/2/17
Nripesh Prasad Jayaswal
15/02/2017

Karuna Prasad
15/2/2017

जिला अवर निबंधक
मुजफ्फरपुर

10.3 In case due to any defect in title of the owner and/or the said property or any part thereof or due to any other reason/s whatsoever, if it will not be possible for the developer to construct the said building or any part thereof then in that case the developer will be entitled to receive back the entire investment and expense made by the developer in respect of the aforesaid project proposed to be constructed on the said property along with interest, however developer and/or his attorney need to check all documents and satisfy himself/them selves taking up major investment so that such incident does not take place/and/or such dispute do not occur.

10.4 All outgoing including Municipal taxes and any other charges in respect of the said landed property shall borne and paid by the owner till the date of handing over of vacant possession of the said landed property and thereafter the same shall be borne and paid by the developer till the delivery of possession of the owner's area to the owner.

10.5 After delivery of possession of the owner's area to the owner all outgoing in respect of the said landed property and the said building thereon shall be borne and paid by the owner and the developer and/or their nominee(s) proportionately in the proportion of their respective shares in the total built-up area in the said building.

11. Upon delivery of possession of the owner's area to the owner by the Developer and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon the owner shall execute and register conveyance(s) of proportionate undivided share in the land of said property in term of clause 4 herein above in favour of the developer or its nominee/nominees including a cooperative Housing societies or association of persons of Body corporate etc. In default of the owner executing such transfer/conveyance of such deed or deeds as may be deemed necessary by the developer, the Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents, transfer/conveyance and for this purpose the owner hereby nominate and appoint **Madhutech Reality having its office at C/O SRI GAJENDRA PRASAD SINGH,PANCHWATY COLONY MITHANPURA RAMNA, MUZAFFARPURin the State of Bihar through its Partner Vinoo Yadav S/o Late Kumar Indu Bhusan** for the said purpose as their true and lawful attorney to act, apply for and obtain Income Tax clearance certificate, urban land Clearance and all other permissions and approvals as may be deemed necessary by the developer in this regard for granting such documents of title to the developer and/or its nominee/s.

12. The Developer shall form as it deem best, a co operative Housing Society/Association of Persons/Body Corporate of all the persons owning tenants in the said building. The owner her nominee/s shall be come member of such an organization formed by the Developer and the owner, her nominees, respective agents servants, licenses, tenants etc. shall be bound abide by the rules and

For MADHUTECH REALITY
Partner
15/2/17

Karuna Jaisud
15/2/2017

Gajendra Prasad Jayaswal
15/2/17

Nareperh Prasad Jayaswal
15/02/2017

regulations as may be framed by such organization time to time and they shall be bound to contribute towards the cost of formation such organization as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex.

13. The common area shall jointly be owned by all the owner's of all the portions of the said building with equal entitlement to use and enjoy all common area and facilities provided for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization . No owner's 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 of common use and enjoyment.

14. The owner agreed that if any levy is imposed by the Muzaffarpur Municipal Corporation/Muzzafarpur Regional Development Authority or any other public body or bodies or the Government for the Development/ betterment of the area in which the said landed 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 owner and the Developer jointly in the same proportion as per their respective shares of built-up-area in the said building.

14.1 To indemnify the Owner and always keep him indemified and hamless in respect of all claims, damages, liabilities, compensations or expenses payable on account of any harm, injury and/or accident sustained by any workmen, artisan during the course of and/or in construction of the Complex and or in the course of the examination of the title of the Owners o the Property. The Owner agrees to co-operate with the DEVELOPER in such examination of the requisition that may be made by the Development and/or its respresentatives in this regard.

15. 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, court fees and other registration charges.

16. That in case of any dispute or difference between the parties arising out of relating to this development agreement the same shall be steeled by the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration and Conciliation Act, 1996 as amended from time to time.

17. Developer may Insurance during construction for any incident, accident etc. at their cost.

SCHEDULE OF PROPERTY

All that piece and parcel of Total Land Measuring an area of 6¾ Katha equivalent to12,765 Sq.Ft more or less, land Situated at Mauza- Salahpur budhan alias Attardah, Pargana-Bishara in the town of Muzaffarpur bearing

For MADHUTECH REALITY
Partner
15/2/17

Surendra Prasad Jayaswal
15/2/17

Nripeth Prasad Jayaswal
15/02/2017

Karuna Jaisal
15/2/2017

Tauzi no.6300, Thana no.342, Ward No. 31 New Anchal-Mushari, District.- Muzaffarpur within the limits of Muzaffarpur Municipal Corporation, Muzaffarpur Regional Development Authority and bounded as follows:-

Branch Road Residential

Khata No.	Khesra No.
46 New	349 New
190 New	348 New
	195, 194, 191 Old

BOUNDARY OF LAND:-

NORTH :- Ram Autar Das
SOUTH :- Sita Ram
EAST :- Viveka Nand Choudhai
WEST :- Main Road

VALUATION OF LAND:-

AREA-- Total Land Measuring an area of 12765 Sq.Ft more or less
VALUE 1,46,80 ,000/-

STANDARD SPECIFICATION

1. Structure:-R.C.C. Structure with brick work in cement mortar as per design & specification of structural/consultant, after soil test design for earthquake resistant complience to SEISMIC ZONE-I/II/III.
2. Doors:- (a) main door decorative(TEAK WOOD) (b) Door frame (chaukaths) of sal wood, synthetic enamel paint on one coat of primer.
3. Window:- Alluminium Frame with glass and steel grill, sliding windows & mosquite mesh..
4. Kitchen:- (a) vitrified floor tiles, (b) Working platform granite slab, (c)Dado 2ft. up to exhaust fan plate form height ceramic tiles above working platform(d) steel sink (e)Aqua guard point.
5. Flooring:- Vitrified tiles in all areas of flat., ceramic flooring in staircase, corridor & balcony rough finish sadarhalli in toilats.
6. Bathroom:- (a) Hot and cold water provision (b) ceramic floor tiles,
   (b) dado ceramic tiles up to 7 ft. all around
   (c) Sanitary ware:- white plated vitreous sanitary ware of standard make (d) Fitting chromium plated fitting of standard make (e) Flush tank-Acrylic in white colour, (f) One geyser point in each bathroom, exhaust fan.
7. Electrical:- (a) All internal wiring in copper conductor using concealed Pvc-conduits (b) Tv Point, Telephone Point in bed room, drawing room provided in each flat(not connection) (c) All electrical switches and accessories of standard (anchor) make (fans & other fixtures not Including) (d) Adequate lighting point sockets etc. outlets provided in each flat.(e) One washing machine point, (f) Fridge point, disc washer point, oven point .
8. Internal wall finish:-All internal walls be finished with cement plaster, Plaster of Paris with Cement Primer.

जिला अवर निबंधक मुजफ्फरपुर

15/2/17

Surendra Prasad Jayaswal 15/2/17

Kazuna raised 15/2/2017

Nagendra Prasad Jayaswal 15/02/2017

9. External wall finish:- All external walls be finished with two coats of weather coat paint.
10. Fire safety :- A std. equipment to be installed for fire safety.
11. Water supply :- One bore well facilities will be provided with over head tank.
12. Water Proof :- Heat treatment of Roof top
13 .Lift :- Two Lift facility four to six to eight passengers capacity.(OTIS)
14. Parking space: - Car parking space on the ground floor available.
15. Generator ; (Kirlosker) For common lights, lifts, water pump and 400 watts electrical connection to each flat.
16. Intercom :- Intercom Facility for each flat to flat to flat and reception Counter
17. Power Supply :- Electric connection from P.E.S.U
18. Any Extra Work will be Chargeable.
19. Street light with solar light provision.
20. Rain water Harvesting provision.
21. Sewerage treatment plant.

IN WITNESS WHEREOF the parties hereto have executed this Development Agreement at Muzaffarpur on the 15th Day , Feb.....Month, ...2017.....Year first above written.

(1) Surendra Prasad Jayaswal 15/2/17

(2) Nagendra Prasad Jayaswal 15/02/2017

(3) Kanura Jaiswal 15/2/2017

(4) [illegible] 15/2/17

(5) 15/2/17

SIGNED SEALED & DELIVERED BY THE OWNERS IN THE PRESENCE OF

SIGNED, SEALED & DELIVERED BY THE DEVELOPER IN THE PRESENCE OF

WITNESSES:-

1. Bishwajeet Kumar
S/o Sri Radhika Ramn Singh
C-3/11, S.K. Puri
Patna - 800001.

2. Ashok Kumar
S/o Sri Sheek Dev Ram
A/31, Ashray Pawan Apartment
Raja Bazar, Patna - 800014.
15-02-2017

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.	293600/-	Amt.Paid By N.J Stamp Paper	Rs.	0/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	314100/-

Registration Fee

FEE PAID									
	A1	20000	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	0	J1	0	K2	0	Na	0
	B	0	H1a	0	J2	0	Li	0		
								TOTAL-		20000

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

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500

Registering Officer
Muzaffarpur

Date: 15/02/2017

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur on Wednesday, 15th February 2017 by Surendra Pd. Jayaswal Late Lakshmi Pd. Jayaswal by profession Business. Status - Executant

Surendra Prasad Jayaswal

Signature/L.T.I. of Presentant **Date:15/02/2017**

Registering Officer
Muzaffarpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Vishwajeet Kumar' age '49' Sex 'M', 'Radhika Raman Singh', resident of 'Shrikrishnapuri Boring Road, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Muzaffarpur

Date : 15/02/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur in Book 1 Volume No. 26 on pages on 483 -494, for the year 2017 and stored in CD volume No. CD-4 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Muzaffarpur

Date : 15/02/2017 **Deed No . :d No . : 1804**

Token No. : 1928 **Year : 2017** **S.No. : 1862** **SCORE Ver.4.1**

Serial No. 1863 Circle:-:Mushahari (Town) Book No. :- 1 Deed No. 1805

T-1929

Serial No. 1863 Deed No. 1805

Govt. of Bihar

District Registry Office ,Muzaffarpur

Summary of Endorsement

This document was presented for registration on **15/02/2017** by **Surendra Pd. Jayaswal**
A stamp duty of Rs. **111320**/- and other fees of Rs. **20500**/- 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. **1805** in Book No. **1**, Volume No. **26** on pages from **495** to **506** and has been preserved in total **12** pages in C.D. No. **4** / Year **2017**

Signature with Date
(Nilesh Kumar)
Registering Officer, **Muzaffarpur**

Date: 15/02/2017 Token No: 1929 /2017

41
16/2

DEVELOPMENT AGREEMENT

This Agreement is made and entered into at Muzaffarpur on this the ....15th.Day of ...Feb.....2017 (Two Thousand Seventeen).

BETWEEN

(1) **SRI SURENDRA PRASAD JAYASWAL** Age - 73 Years &

(2)**SRI NRIPESH PRASAD JAYASWAL Age -70Years** both Sons of Sri Late lakshmi Prasad Jayaswal,

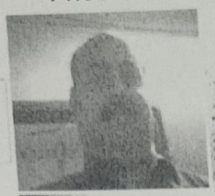
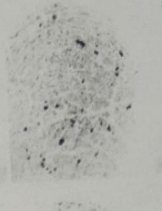
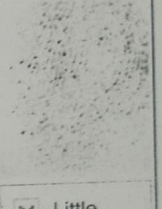
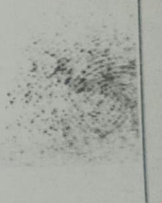
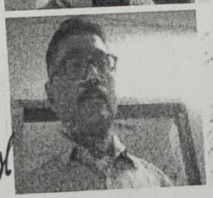
(3) **SMT. KARUNA JAYASWAL Age - 59 Years** W/o Sri Nripesh Prasad Jayaswal,

(4) **SMT. KALA JAYASWAL Age - 63 Years** W/o Sri Surendra Prasad Jayaswal all R/o Vill.-Bichli Pachdahi, Thana & Sub registry Sakra, District-Muzaffarpur, hereinafter referred to as the 'OWNERS' (which expression shall unless repugnant to the context or meaning there to mean and include her heirs

Surendra Prasad Jayaswal 15/2/17
Nripesh Prasad Jayaswal 15/02/2017
Karuna Jaiswal 15/2/2017

District Registry Office,Muzaffarpur

Token Number 1929 | Reg. Year 2017 | Serial Number 1863 | Deed Number 1805

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Vinoo Yadav						
Sig.	[signature] 15/2/17						
Executant	Kala Jayaswal						
Sig.	कला जायसवाल 15/2/17						
Executant	Karuna Jayaswal						
Sig.	Karuna Jaiswal 15/2/17						
Executant	Nripesh Pd. Jayaswal						
Sig.	Nripesh Prasad Jayaswal 15/02/2017						
Presented By	Surendra Pd. Jayaswal	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Executant	Surendra Pd. Jayaswal						
Sig.	Surendra Prasad Jayaswal. 15/2/17						
Identified By	Vishwajeet Kumar						
Sig.	Vishwajeet Kumar S/o Sri Radhika Ramn Singh 15/2/17						

Surendra Prasad Jayaswal
15/2/17

administrators executors, legal representatives, successors-in- interest and/or assigns) of the ONE PART.

AND

Madhutech Reality having its office at c/o SRI GAJENDRA PRASAD SINGH ,PANCHWATY COLONY, MITHANPURA RAMNA, MUZAFFARPUR in the State of Bihar through its Partner Vinoo Yadav S/o Late Kumar Indu Bhusan, hereinafter referred to as the "DEVELOPER" (which expression shall unless repugnant to the context or meaning there to mean and include its executors, administrators, legal representatives successor/s in office and/or assigns) of the OTHER PART.

WHEREAS the aforesaid Owners are seized and possessed of and are Owners of or otherwise were and are sufficiently entitled to the free hold Land **Situated at Mauza- Salahpur budhan alias Attardah, Pargana-Bishara in the town of Muzaffarpur bearing Tauzi no.6300, Thana no.342, Khata no.46 & 190 and Plot No.195 & 194 (Old)/New Plot No.349P & 348, Anchal-Mushari, District.- Muzaffarpur, Total Land Measuring an area of 8 Katha equivalent to 14,965 Sq.Ft more or less I (2200 Sft.) = 1 Katha 5 Dhoor II (12765 Sft.) = 6¾ Katha** within the limits of Muzaffarpur Municipal Corporation & Muzaffarpur Regional Development Authority more fully described in schedule of the Land hereunder written, hereinafter referred to as the SAID PROPERTY.

AND WHEREAS, the property fully described in schedule-I of this Land was purchased property in the name of **(1) LATE LAKSHMI PRASAD JAYASWAL S/o Late Raghunandan Choudhary,** (2) **SRI SURENDRA PRASAD JAYASWAL & (3)SRI NRIPESH PRASAD JAYASWAL** both Sons of Sri Lakshmi Prasad Jaiswal, vide deed no.13207 in Book no.1, Vol. No.107, Dtd.4-11-1977(Total land 6 Katha), **(4) SMT. KARUNA JAYASWAL** W/o Sri Nripesh Prasad Jayaswal, vide deed no.5599 in Book no.1, Vol. No.27, Dtd.22-03-1999 (Total land 10 dhur),**(5) SMT. KALA JAYASWAL** W/o Sri Surendra Prasad Jayaswal deed no.5598 in Book no.1, Vol. No.27, Dtd.22-03-1999(Total land 10 dhur), **(6) SRI NRIPESH PRASAD JAYASWAL** Son of Late Lakshmi Prasad Jayaswal, vide deed no.5598 in Book no.1, Dtd.22-03-1999(Total land 10 dhur), **(7) SRI SURENDRA PRASAD JAYASWAL** Son of Late Lakshmi Prasad Jayaswal, vide deed no.24014 in Book no.1,Dtd.28-05-1999(Total land 10 dhur), all registered at District sub registrar office, Muzaffarpur, in exclusive peaceful physical possession over the same as absolute owners. The Land owners also

For MADHUTECH REALITY
Partner
15/2/17

Surendra Prasad Jayaswal
15/2/17

Nripesh Prasad Jayaswal
15/02/2017

Karuna Jaiswal
15/2/2017

mutated their name separately in the state sarista (Register-II) and paying the Land Rent to the Government of Bihar through the Circle Officer, Mushari, Muzaffarpur.

AND WHEREAS, the aforesaid owner is interested in getting a multistoried Commercial Cum Residential Building developed and constructed on the said property through some reputed Developer, who can develop and construct Commercial Cum Residential Building Complex at its own cost and to acquire built-up area in the said building complex in the shape of Flats, Shops & Offices etc. and Car Parking space etc. as consideration for the value of the said property to be conveyed by the owner to the developer and/or its nominee/s.

AND WHEREAS, the aforesaid developer offered to develop and construct at its own cost a Commercial Cum Residential Building complex in the name of "**.....LAKSHMI SARASWATI KUNJ.....**" (hereinafter referred to as the said Building) on the said property and the aforesaid owner agreed to acquire Flats, Shops & Offices etc. and Car Parking space etc in the said building, as consideration for value of the said land to be conveyed by the owner to the developer or its nominee/s including a Co-Operative Housing Society, Firm, Association of persons, Body corporate e.t.c.

AND WHEREAS, as a result of the negotiations between the parties hereto, the aforesaid owner and aforesaid developer and on the representations and declarations made by the owner as herein recorded, an agreement for Development of the said property has been arrived at between the parties hereto upon the term and condition hereinafter appearing.

NOW THESE PRESENTS WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIERS HERE TO AS FOLLOWS :-

1. That the owner here by appoint the aforesaid Developer as the developer of the said property and irrevocably grants to the developer, who hereby accept from the owner the exclusive rights, possession and license to develop the said property fully described in the schedule here under written in the manner and on the term, condition and stipulations hereinafter mentioned.

2. That the developer will construct the said building as per plan sanctioned by the Muzaffarpur Municipal Corporation/ Muzaffarpur Regional Development Authority or any other authority/ concerned and/or as permissible under the building Bye-Laws of M.R.D.A. or any other Authority concerned and the owner shall have no objection in this regard. It is on that basis this agreement is being entered into by and between the parties hereto.

3. It is further agreed that any minor alteration or revision of the aforesaid plan within the parameters of the Muzaffarpur Municipal Corporation/ Muzaffarpur Regional Development Authority Building Rules and Regulation, which may

For MADHUTECH REALITY
Partner
15/2/17

Surendra Prasad Jayaswal 15/2/17
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Karuna Jaiswal 15/2/2017

become necessary shall not require any further approval of the owner and the Developer alone shall be entitled to make such alternation/revision how ever such incidence will be intimated to owner well in advance and not come as surprise to the owner.

3.1 The owner simultaneously with the execution of this Development Agreement agree to grant vacant physical possession of the said property of the developer.

3.2 The owner 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 the various developmental works as stipulated in this Agreement.

4. The Developer will construct, complete and give to the owners of the First Part **45% (Forty Five Percent)** of the entire Super built up area plus car parking space of the said building hereinafter called the OWNER'S AREA as consideration for the proportionate undivided share of said landed property to be conveyed/ transferred by the owner to the Developer and or its nominee(s)/ assingnee(s).

5. The balance of the total built-up area of the said building (after excluding the said Owner's area as stipulated in clause 4 above) i.e. 55% (Fifty Percent) of the built up area shall exclusively belong to the developer and hereinafter be called 'DEVELOPER AREA' to which the Developer alone shall be entitled having constructed the same at its own cost and expenses.

5.1 The owner and her heirs/successors in interest and/or nominee/s shall solely and exclusively be entitled to the owner's area and shall have absolute right title and interest or shall be fully entitled to use and enjoy the same either themselves individually or collectively or shall be fully entitled to transfer convey, grant, otherwise alienate their interest, in any manner ass deemed fit by them to any person or persons, Association of persons, firm, Body corporate, Co-Operative societies, Government's Agencies etc. on such terms and conditions as may be deemed fit by the owner individually or collectively.

5.2 The Developer and/or its nominee(s) shall solely and exclusively be entitled to the Developer's area and shall have absolute right, title and interest over the Developer's area and they shall be fully entitled to transfer, convey, grant otherwise alienate their interest, in any manner as deemed fit by them to any person or persons Association of persons. Firms, Body Corporate, co-operative societies, Government, agencies etc. on such term and condition as may be decided by the Developer or its nominee(s) individually or collectively.

6. The Developer agrees to construct and give possession of the owner's area to the owner within a period of 3 (Three) years from the date of approval of Plan Map from M.R.D.A. with a grace period of 6(six) months. However, the aforesaid

For MADHUTECH REALITY
15/2/17
Partner

Surendra Prasad Jayaswal
15/2/17

Nripesh Prasad Jayaswal
15/02/2017

Karuna Jaiswal
15/2/2017

completion period is subject to "Force Majur" the Developer will be entitled for extra time in the case of any litigation and such happening as are beyond the control of the Developer including fire, tempest, accident, strike, lock-out exceptionally inclement weather and any other Act of God.

7. The owner shall at no time demand any further sum of premium or any interest any dealing regarding sale of Developer's area and the owner shall if necessary, join in execution of all such deeds and documents as may be required by the Developer in this regards as confirming party . However the stamp duty and all expenses in this regard shall be born and paid by the purchaser/s only.

7.2 This Agreement shall not ever be deemed to constitute partnership of any sort between the parties hereto.

7.3 From the date of delivery of possession of owner's area to owner, the owner and her heirs/successors and/or nominee/s and the Developer and its nominee(s) shall jointly have or be deemed to have undivided right, title and interest over the total land of the said property in the proportion of their respective share in the said building even without any further act. Matters or things done by the owner in the regard.

8. The owner hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said landed property (more fully described in schedule written hereunder) and to take up and proceed with the development, planning and construction of the building in terms of this Development by the owner shall be a license as contemplated in section 60(b) of Indian Easement Act, 1982.

8.1 It is agreed that any Agreement or arrangement made or entered into at any time by the owner in breach of or violation of the terms and conditions of this Development shall be null and void.

8.2 The Owners here by irrevocably undertake not to sell dispose off, alienate, charge, encumber, lease or otherwise transfer the said landed property or any part thereof during the currency of this agreement and undertaken not to do any act/s deed/s matter/s or thing/s as shall be in breach of the terms of the Development Agreement save and except putting the said Developer thereon for the purpose of Development pursuant to this Development Agreement. The owner shall at no point of time during the currency of this Development Agreement try to dispose the said Developer from the said property or any part there of .Provided the developer takes up the work in a time bound plan under agreed action plan with schedule or else the the owner will be free to take alternate action of development.

8.3 The Developer shall develop the said property in its own name and account and at its own cost and shall alone be responsible for the development and

For MADHUTECH REA...
Partner
15/12/17

Surendra Prasad Jaiswal
15/12/17
Nripendra Prasad Jaiswal
15/12/17

Karuna Nand Singh
15/12/2017

construction of the said building and neither the owner nor any person(s) claiming through the owner shall have any right to interfere in the development of the said property as long as the development wiork is as per agreed and approved plan.

8.4 As after the date hereof the developer shall be fully entitled to do all acts, deeds and things required for development and construction of the said building at the developer's own cost and expense.

8.5 The Developer shall be entitled to enter into agreement for sale, or otherwise allot flats, parking spaces and other tenements in the Developer's area in the said building which comprise of the total built up area of the said building excluding the built-up-area forming part of the owner's area. Whenever required by the Developer, the owners will join as confirming party in all such Agreements, sale Deeds or Allotment etc.

9. During the construction of the said building the developer may be required to create equitable or any legal mortgage of the said land and the construction thereon either in full or in part for obtaining loan for the individual purchasers of flats and parking spaces etc. In such event the owner shall have no objection and they shall join the developer in creation of such mortgage on terms to be mutually agreed the Developers portion only. However, the Developer affirm and under take all moneys obtained as loan by pledging/ hypothecating or mortgaging the said property or creating charges on the said building under construction shall be exclusively invested for construction and Development of the said building only & bank timing arrangeent for only developers portion only.

10. The owner will deliver to the Developer and/or its duly authorized Advocate certified copies/photocopies of all original title deeds, documents, and other papers relating to the said land/property for complete examination of the owner's title thereto and the owner shall answer and/or comply with all reasonable requisitions that may be made by the Developer's and/or its Advocate in this regard to establish a marketable title to the said land/property.

10.1 In case there be any defect in the title of the owner or there be any liability or any encumbrances in such event the developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owner and at the owner's cost and expenses and which shall be re-imbursed by the owner.

10.2 In any event the owner without prejudice to foregoing declaration agrees and undertakes to remove all obstacles and clear all outstanding doubts or defects, relating to the title of said the property save as herein above provided at its own cost so as to ultimately vest the said landed property in the developer or its nominee/s free from all encumbrances and defects.

For MADHUTECH REA...
Partner
15/2/17

Sumendra Prasad Jayaswal
15/2/17
Nripesh Prasad Jayaswal
15/02/2017

Karuna Jaiswal
15/2/2017

10.3 In case due to any defect in title of the owner and/or the said property or any part thereof or due to any other reason/s whatsoever, if it will not be possible for the developer to construct the said building or any part thereof then in that case the developer will be entitled to receive back the entire investment and expense made by the developer in respect of the aforesaid project proposed to be constructed on the said property along with interest, however developer and/or his attorney need to check all documents and satisfy himself/them selves taking up major investment so that such incident does not take place/and/or such dispute do not occur.

10.4 All outgoing including Municipal taxes and any other charges in respect of the said landed property shall borne and paid by the owner till the date of handing over of vacant possession of the said landed property and thereafter the same shall be borne and paid by the developer till the delivery of possession of the owner's area to the owner.

10.5 After delivery of possession of the owner's area to the owner all outgoing in respect of the said landed property and the said building thereon shall be borne and paid by the owner and the developer and/or their nominee(s) proportionately in the proportion of their respective shares in the total built-up area in the said building.

11. Upon delivery of possession of the owner's area to the owner by the Developer and subject to the other terms and conditions contained herein before or at such earlier time as may be mutually agreed upon the owner shall execute and register conveyance(s) of proportionate undivided share in the land of said property in term of clause 4 herein above in favour of the developer or its nominee/nominees including a cooperative Housing societies or association of persons of Body corporate etc. In default of the owner executing such transfer/conveyance of such deed or deeds as may be deemed necessary by the developer, the Developer shall be entitled to take all steps as may be necessary for execution and registration of all such documents, transfer/conveyance and for this purpose the owner hereby nominate and appoint **Madhutech Reality having its office at C/O SRI GAJENDRA PRASAD SINGH,PANCHWATY COLONY MITHANPURA RAMNA, MUZAFFARPURin the State of Bihar through its Partner Vinoo Yadav S/o Late Kumar Indu Bhusan** for the said purpose as their true and lawful attorney to act, apply for and obtain Income Tax clearance certificate, urban land Clearance and all other permissions and approvals as may be deemed necessary by the developer in this regard for granting such documents of title to the developer and/or its nominee/s.

12. The Developer shall form as it deem best, a co operative Housing Society/Association of Persons/Body Corporate of all the persons owning tenants in the said building. The owner her nominee/s shall be come member of such an organization formed by the Developer and the owner, her nominees, respective agents servants, licenses, tenants etc. shall be bound abide by the rules and

For MADHUTECH REALITY
Partner

Surendra Prasad Jayaswal
15/2/17

Nanjeeth Prasad Jayaswal
15/02/2017

Karuna Jaiswal
15/2/2017

जिला अवर निबंधक
मुजफ्फरपुर

regulations as may be framed by such organization time to time and they shall be bound to contribute towards the cost of formation such organization as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the entire building complex.

13. The common area shall jointly be owned by all the owner's of all the portions of the said building with equal entitlement to use and enjoy all common area and facilities provided for utilization by the occupants of the said building on the same terms and conditions applicable to all for such utilization . No owner's 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 of common use and enjoyment.

14. The owner agreed that if any levy is imposed by the Muzaffarpur Municipal Corporation/Muzzafarpur Regional Development Authority or any other public body or bodies or the Government for the Development/ betterment of the area in which the said landed 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 owner and the Developer jointly in the same proportion as per their respective shares of built-up-area in the said building.

14.1 To indemnify the Owner and always keep him indemified and hamless in respect of all claims, damages, liabilities, compensations or expenses payable on account of any harm, injury and/or accident sustained by any workmen, artisan during the course of and/or in construction of the Complex and or in the course of the examination of the title of the Owners o the Property. The Owner agrees to co-operate with the DEVELOPER in such examination of the requisition that may be made by the Development and/or its respresentatives in this regard.

15. 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, court fees and other registration charges.

16. That in case of any dispute or difference between the parties arising out of relating to this development agreement the same shall be steeled by the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration and Conciliation Act, 1996 as amended from time to time.

17. Developer may Insurance during construction for any incident, accident etc. at their cost.

SCHEDULE OF PROPERTY

All that piece and parcel of Total Land Measuring an area of 1 ¼ Katha equivalent to 2200 Sq.Ft more or less, land Situated at Mauza- Salahpur budhan alias Attardah, Pargana-Bishara in the town of Muzaffarpur bearing Tauzi

For MADHUTECH REALITY
Partner
15/2/17

Surendra Prasad Jayaswal
15/2/17
Nizipath Prasad Jayaswal
15/02/2017

Karuna Prasad
15/2/2017

no.6300, Thana no.342, Ward No. 31 New Anchal-Mushari, District.- Muzaffarpur within the limits of Muzaffarpur Municipal Corporation, Muzaffarpur Regional Development Authority and bounded as follows:-

Main Road Commercial

Khata No.	Khesra No.
46 New	349 New
190 New	348 New
	195, 194, 191 Old

BOUNDARY OF LAND:-

NORTH :- Ram Autar Das
SOUTH :- 20' Road
EAST :- Land ownder
WEST :- Main Raod

VALUATION OF LAND:-

AREA-- Total Land Measuring an area of 2200 Sq.Ft more or less
VALUE55,66 ,000/-

STANDARD SPECIFICATION

1. Structure:-R.C.C. Structure with brick work in cement mortar as per design & specification of structural/consultant, after soil test design for earthquake resistant complience to SEISMIC ZONE-I/II/III.
2. Doors:- (a) main door decorative(TEAK WOOD) (b) Door frame (chaukaths) of sal wood, synthetic enamel paint on one coat of primer.
3. Window:- Alluminium Frame with glass and steel grill, sliding windows & mosquite mesh..
4. Kitchen:- (a) vitrified floor tiles, (b) Working platform granite slab, (c)Dado 2ft. up to axhust fan plate from height ceramic tiles above working platform(d) steel sink (e)Aqua guard point.
5. Flooring:- Vitrified tiles in all areas of flat., ceramic flooring in staircase, corridor & balcony rough finish sadarhalli in toilats.
6. Bathroom:- (a) Hot and cold water provision (b) ceramic floor tiles,
   (b) dado ceramic tiles up to 7 ft. all around
   (c) Sanitary ware:- white plated vitreous sanitary ware of standard make (d) Fitting chromium plated fitting of standard make (e) Flush tank-Acrylic in white colour, (f) One geyser point in each bathroom, exhaust fan.
7. Electrical:- (a) All internal wiring in copper conductor using concealed Pvc-conduits (b) Tv Point, Telephone Point in bed room, drawing room provided in each flat(not connection) (c) All electrical switches and accessories of standard (anchor) make (fans & other fixtures not Including) (d) Adequate lighting point sockets etc. outlets provided in each flat.(e) One washing machine point, (f) Fridge point, disc washer point, oven point .
8. Internal wall finish:-All internal walls be finished with cement plaster.
   Plaster of Paris with Cement Primer.

For MADHUTECH REALITY
Partner
15/2/17

Surendra Prasad Jayaswal. 15/2/17
Nagipesh Prasad Jayaswal 15/02/2017
Karuna Jaisud 15/2/2017

9. External wall finish:- All external walls be finished with two coats of weather coat paint.
10. Fire safety :- A std. equipment to be installed for fire safety.
11. Water supply :- One bore well facilities will be provided with over head tank.
12. Water Proof :- Heat treatment of Roof top
13 .Lift :- Two Lift facility four to six to eight passengers capacity.(0TIS)
14. Parking space: - Car parking space on the ground floor available.
15. Generator ; (Kirlosker) For common lights, lifts, water pump and 400 watts electrical connection to each flat.
16. Intercom :- Intercom Facility for each flat to flat to flat and reception Counter
17. Power Supply :- Electric connection from P.E.S.U
18. Any Extra Work will be Chargeable.
19. Street light with solar light provision.
20. Rain water Harvesting provision.
21. Sewerage treatment plant.

IN WITNESS WHEREOF the parties hereto have executed this Development Agreement at Muzaffarpur on the 15th Day , Feb.....Month, ...2017.....Year first above written.

(1) Surendra Prasad Jayaswal
15/2/17

(2) Nripesh Prasad Jayaswal
15/02/2017

(3) Karuna Jaiswal
15/2/2017

(4) कमला जायसवाल
15/2/17

(5) 15/2/17.

SIGNED SEALED & DELIVERED BY THE OWNERS IN THE PRESENCE OF

SIGNED, SEALED & DELIVERED BY THE DEVELOPER IN THE PRESENCE OF

FOR MADHUTECH REALITY
15/2/17
Partner

WITNESSES:-

1. Rishwajeet Kumar
S/o Radhika Raman Singh
C-3/11, S.K. Puri,
Patna - 800 001.

2. Ashok Kumar
S/o Sri Sheek Dev Ram
A/31, Ashray Palwan Apartment
Raj Bazar
Patna - 800014
15-02-2017

Endorsement of Certificate of Admissibility

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

amp duty paid under Indian Stamp Act	Rs.	111320/-	Amt.Paid By N.J Stamp Paper	Rs.	0/-
Addl.Stamp duty paid under Municipal Act	Rs.	0/-	Amt.paid through Bank Challan	Rs.	131820/-

Registration Fee

FEE PAID

A1	20000	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	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		

TOTAL- 20000

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

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 20500

Registering Officer
Muzaffarpur

Date: 15/02/2017

Endorsement under section 52

Presented for registration at Registration Office, Muzaffarpur on Wednesday, 15th February 2017 by Surendra Pd. Jayaswal Late Lakshmi Pd. Jayaswal by profession Agriculture. Status - Executant

Surendra Prasad Jayaswal.

Signature/L.T.I. of Presentant **Date:15/02/2017**

Registering Officer
Muzaffarpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Vishwajeet Kumar' age '49' Sex 'M', 'Radhika Raman Singh', resident of 'Shrikrishnapuri Boring Road, Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Registering Officer
Muzaffarpur

Date : 15/02/2017

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Muzaffarpur in Book 1 Volume No. 26 on pages on 495 -506, for the year 2017 and stored in CD volume No. CD-4 year 2017 .The document no. is printed on the Front Page of the document.

Registering Officer
Muzaffarpur

Date : 15/02/2017

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