

Serial No. 19518

Deed No. 16530



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

This document was presented for registration on 25/05/2012 by Arun Kumar Sinha. A stamp duty of Rs. 486100/- and other fees of Rs. 904/- 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. 16530 in Book No. 1, Volume No. 301 on pages from 96 to 119 and has been preserved in total 24 pages in C.D. No. 47 / Year 2012

Date: 25/05/2012

Token No: 20128 / 2012

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

SCANNED

DEVELOPMENT AGREEMENT

This Agreement is made on day of May 2012

BETWEEN

1. SHRI ARUN KUMAR SINHA
2. SHRI BARUN KUMAR
3. SHRI MUKESH KUMAR
4. SHRI RAJESH KUMAR SINHA

All sons of Late Kapil Muni Singh, resident of Mohalla- Mainpura, P.S.- Patliputra, Distt- Patna thereafter referred to as "THE LAND OWNER" when expression shall unless it be repugnant to context or meaning thereto mean and include his heirs, administrators, executors, legal representative. Successors and/or successors in interest and or nominees Indian Citizens of the FIRST PART.



Jalpa Infrastructure Pvt. Ltd

Arun Kumar
 25/5/12 Director

3 May 2012
 25/5/2012

4 x 1000 sq ft
 25/05/12

1301/1000 sq ft

2012/05/12

25/5
 2012

District Registry Office, Patna

Deed Number

Ring



Sig.

AND

JALALPUR INFRASTRUCTURE PVT LTD, a company incorporated and registered under the Indian Companies Act 1956, Vide No- U45200BR2010PTCO16052/2011, having its registered office at Hotel Maharaja Inn Rajendra Path Patna-800001, through its **Director, Sri Prem Kumar** S/o Late Ishwari Singh R/o Phulwari Sharif, P.S.- Phulwari Sharif, Dist- Patna, who has been empowered to enter into this agreement as per resolution dated 12.04.2011 taken by Board of Directors herein after called the **"BUILDER"** (which expression shall mean and includes its successors-in-interests and assigns) of the **SECOND PART**.

That the LAND OWNERS have represented that they are absolute OWNERS of the property measuring an area 54 decimals vacant land fully in **schedule-A**. The aforesaid land was purchased in the name of Jugal Singh and Kapildeo Singh Son of Inder Singh S/o Ram swaroop Singh through a registered sale deed vide Deed No. 4218, Book No. 1, Volume No. 47, Page No. 81 to 85 registered at Patna Registry office on 15.06.1942 in joint family Ram Swaroop Singh died leaving behind two sons namely Inder Singh and Jugal Singh. After the death of their father (Ram Swaroop Singh) both the brothers partitioned their all paternal & ancestral property before 1960 and in that partition Plot No. 1283 having area 54 Decimal and other properties have been allotted to Inder Singh. Inder Singh died leaving behind only one son Kapildeo Singh alias Kapil Muni Singh who came in possession over the same and he mutated his name in Govt. Serista vide Zamabandi No. 915/5 and paid taxes according to Malgujari receipt.

That Arun Kumar Sinha filed a partition suit case No. 572/2002 against father and other brother for partition the properties including plot No. 1283. Father Kapil Muni Singh died in the year of 2004 and thereafter all the parties have settled their disputes and partitioned the properties including plot no. 1283 by compromised dated 12.12.05 and accordingly compromised decree have been made by the Court of Sub-Judge -IV Patna



Jalalpur Infrastructure Pvt. Ltd

Prem Kumar
25/5/12 Director

3. 5321 3311

4. 41/02/2011 11/05/2012

12/12/05 12/12/05

2. 24/05/2011

That In the compromise Decree, Plot No. 1283 divided in four parts equally i.e. 4 Katha 4 dhoor 7 dhurki to each land LAND OWNERS and they have mutated their name separately in Government serista through mutation case No. 1080/1 and paying the rent to Govt. of Bihar vide Jamabandi No. 19056, 19057, 19058 and 19059 and coming in peaceful possession above the aforesaid land as absolute LAND OWNERS of their respective area of Plot no. 1283.

AND WHEREAS IT IS further represented and declared by the owner :-

- (i) That the said land is under their exclusive possession with absolute right, title and interest free from all encumbrances and the owner is entitled to transfer and convey the whole or part of the said land, having fully marketable title thereby.
- (ii) That the owner has not created any charges and/or encumbrance on the said land or any part thereof by way of sale, mortgage, exchange, lease, trust assessment right, liens, leave and license, permission, rent possession, charges inheritances or and other encumbrance whatsoever.
- (iii) That the owner has not entered in the past into any agreement for sale or development of the said land or any art thereof nor has made any arrangement with anyone whatsoever regarding the said land or any part thereof.

AND WHEREAS the aforesaid owner is interested in getting a multi-storied residential building complex developed and constructed on the said land through some reputed Developer who can develop and construct a residential building complex at its own cost and to acquire built up area in the said building complex in the shape of flats, and car parking space etc. as consideration for the value of the said land to be conveyed by the owner to the Developer.



Jalalpur Infrastructure Pvt. Ltd.

From Kumar
25/5/12 Director

11/05/12

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13/04/12

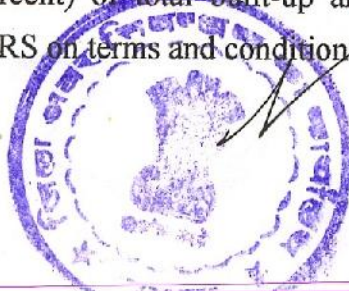
25/05/12

AND WHEREAS the aforesaid Developer offered to develop and construct at its own cost a residential building complex (hereinafter referred to as the "Said Building") on the said land and the aforesaid owner agreed to acquire the flats and car parking spaces in the said building, as consideration for the value of the said land to be conveyed by the owner to the Developer or its nominees including a Co-operative housing Society, firm, Association of person, body corporate etc.

AND WHEREAS a result of the negotiations between the parties hereto, the aforesaid owner of the FIRST PART and the aforesaid Developer of the SECOND PART, and on the representations and declarations made by the LAND OWNERS as herein parties hereto upon the terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGRED BY AND BETWEEN THE PARTIES THERETO AS FOLLOWS :-

- (1) The owner hereby appoints the aforesaid Developer as the Developer of the said land grant to the Developer also hereby accepts from the owner, the exclusive right, possession and license to develop the said land in the Schedule "A" as her hereunder written in the manner and on the terms, conditions and stipulations hereinafter mentioned.
- (2) The owner shall after the execution of this agreement, allow every facility to the Developer, their, staff, Engineer, Architects, workers etc. to enter upon the said land to carry out the various development works as stipulated in this Agreement.
- (3) The owner agree to convey, transfer and/or assign, to the Developer and/or its nominee (s) including a Cooperative Housing Society, Association of persons, Firms, body Corporate etc. free from all attachments charges and encumbrances 50% (Fifty percent) undivided share in the said built up area at the end for a total consideration on completion of the said building and on handing over the owner's area 50% (Fifty percent) of total built-up are at the said building to the LAND OWNERS on terms and conditions mentioned hereinafter.



Jalapur Infrastructure Pvt. Ltd

New/Amended
25/8/12-Director

3. 25/8/12

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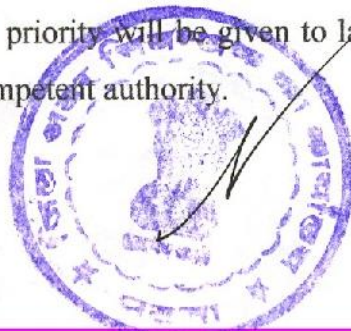
(4) The land owner has agreed on their part to convey their schedule landed property to the developer for the construction of multi stored residential building complex to be name and displayed as **JALALPUR GEMS**

(5.1) As consideration for 50% (Fifty percent) of the undivided share in the said built up area to be conveyed /transferred by the LAND OWNERS of the first part to the developer or its nominees, the Developer agrees to built, deliver and give possession to the owner of the first part 50% (Fifty Percent) of the total built up area in the shape of flats and reserved car parking space and/or any other built-up area (s) in the said building to be constructed on the said land by the Developer hereinafter referred to as the "OWNER'S AREA". The construction specification and services and amenities to be provided for the owner's area shall be as per details of Schedule "B" of this documents which is mentioned at the bottom of the documents without any type of cost) i.e. lift, E/A Transformer etc.)

(5.2) 50% (Fifty percent) of the total built-up area of the said building (after excluding) the said Owner's area as stipulated in clause (5.1 above) shall exclusively belong to the Developer alone shall be hereinafter be called the DEVELOPER'S AREA" to which the Developer alone shall be entitled to, for having constructed the entire building at its own cost and expenses.

(5.3) That, if fractional shares come in the flat, then in that case LAND OWNERS will be given first choice to retain the said flat and on failure to do so the Developer will retain the same and value of said flat will be paid to the either party as per prevailed present market at the time of handing over the land owners share.

(5.4) (a) That the share of the land owners will be distributed in each block and 1st priority will be given to land owners after the sanction of map from competent authority.



Jalalpur Infrastructure Pvt. Ltd

From Director
25/5/12

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3.14.12

(b) Bhumi Pujan & Booking for sale of flats will take place after the distribution of shares between land owners & builder.

(c) Among the land owner share will be distributed accordingly as given below:-

- (i) Sri Barun Kumar
- (ii) Sri Rajesh Kumar Sinha
- (iii) Sri ~~Mukesh~~ Kumar
- (iv) Sri Arun Kumar Sinha

Handwritten: If further any confusion then Barun Kumar may interchange the share from Arun Kumar Sinha.

(5.5) The land owners and their heirs/successors and/or nominees/s shall solely and exclusively be entitled to the owner's area and they shall have absolute right, title and interest over the owner's area and shall be fully entitled to use and enjoys the same either themselves individually or collectively or shall be fully entitled to transfer, convey, rent, otherwise lineate its interest, in any manner as deemed fit by them to any person or persons, Associations of persons, firm, Body Corporate, Co-operative Societies, Government's agencies etc. on such terms and conditions as may be decided by the LAND OWNERS individually or collectively.

(5.6) The Developer and/or its nominees (s) shall and exclusively entitled to the Developer's area and they shall have absolute right, title and interest over the Developer's area and shall be fully entitled to 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's agencies etc. on such terms and conditions as may be decided by the Developers or its nominee (s) individually or collectively.



Jalajpur Infrastructure Pvt. Ltd

Director

Handwritten: 3. [Signature]

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(6.1) The Developer agrees to construct and give possession of the owner's area to the land owners within a period of four year & six month from the date of Registered Agreement with a grace period of six months subject of force-major and such happenings as are beyond the controls of the Developers including fire, tempest, accident, strike, lockout exceptionally inclement whether any other act of God provided 80% construction is completed if there is any further delay beyond the aforesaid total period of 5 years, the Developer will pay a compensation in quarterly basis in advance Rs. 1,500/- per month per flat for six months and Rs. ~~1,000/- per flat per month~~ for next six months.

(6.2) If the building is not completed within a period of five years the owner (first party) will have right to complete the construction work with his own resources or by any other developer and the money will be adjusted from the share of the second party. If the developer (Second Party) has taken money/any type of loan on his share (50%) of the proposed developer area then the developer (Second Party) will be liable to return those amount's to the intended purchaser/bankers Owner (First Party) is not liable for any payment.

(7) It is hereby expressly, irrevocable and ~~irretrievably~~ agreed and declared by the owner that delivery of possession of built-up area to the LAND OWNERS in the manner provided in clause 5.1 herein above shall form and always be deemed to form fair and adequate consideration for transfer 50% of the undimmed right, title, interest and share in the said land agreed to be conveyed as herein above by the LAND OWNERS to the Developer and/or its nominee (s).

(8.1) The owner shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the LAND OWNERS shall, it necessary, execute all such deeds and documents as may be required by the Developer in this regard.

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

Jalalpur Infrastructure Pvt. Ltd

15/05/12

25/5/12 Director

3. 15/05/12

25/5/12

15/05/12

25/5/12



(a) From the date of delivery of possession of LAND OWNERS area to the Owner and his heirs/successors and/or nominee (s) and the Developer and its nominee (s) shall jointly have or be deemed to have importable 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, deed matter or things done by the owner in this regard.

(9) The owner hereby from the date of this agreement grant exclusive license to the Developer to enter upon the said land (more fully described in Schedule written) and to take and proceed the development, planning and construction of the said building in terms of this agreement.

(10.1) This agreed that any Agreement or arrangement made or entered into at any time by the Owner/ developer in breach of or violation of the terms and conditions of this Development Agreement shall be null and void.

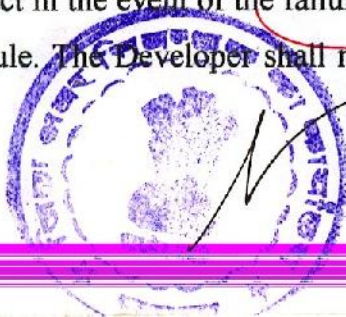
(10.2) The owner hereby irrevocably undertake not to sell, disposed off, alienate, charge encumbrance, lease or otherwise transfer the said land or any part thereof during the currency of this agreement and undertake not to do any act/s, deed/s of thin/s as shall be in breach of the terms of this Agreement save and except putting the said Developer there on for the purpose of development pursuant to this Agreement. The LAND OWNERS shall at ~~no point of time~~ during the currency of this agreement try to dispossess the said Developer from the said land subject to observance of the clauses of this Agreement faithfully by the Developer within the time stipulated herein.

It is reiterated and clearly understood between the parties that TIME will be essence of the contract. The Developer shall abide by the time schedule stipulated therein and the owner shall have right to rescind the contract in the event of the failure of the Developer to abide by the time schedule. The Developer shall not claim any payment proportionate of

Jalapur Infrastructure Pvt. Ltd
1 rev / 25/5/12 Director

3. 21/5/12

13/06/2012
24/06/2012



otherwise whatsoever for the money spent by him and owner shall be entitled to resume possession of the land and the constructed property without making any payment.

(10.3) The Developer shall develop the said land in its own name account and at its own cost and shall alone be responsible for the development of the said land in accordance with the plan. The Developer will obtain a Certificate from Municipal corporation/PRDA at before giving DP to the owner (completion certificate by competent ask)

(10.4) The Developer shall be entitled to develop the said land by constructing thereon building's consisting of flats and parking space/s and other structures in accordance with the building plans approved by the owner and sanctioned by the Patna Regional Development Authority as stated herein above.

(10.5) 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 comprises of 50% of the total built-up area of the building excluding the 50% of total built - up area forming part of the owner's area. Whenever required by the Developer, the owner will join as confirming party in all such. Agreements, sale deeds of allotments etc. so that the Developer may enter into and shall exclusively be entitled to realize all amounts receivable under such arrangements, sale Deeds of allotments etc. for developer and construction of the said building.

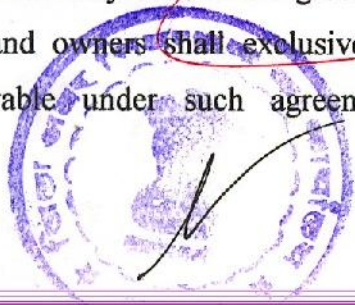
(10.6) Similarly the land owners will be fully entitled to enter into Agreement for sale or otherwise allot flats, parking space and other tenements in the land owner's area in the said building as detailed in clause 5.1 above and which does not form part of the developer's area. the owner may enter into Agreements, sale deeds, of allotted share and the land owners shall exclusively be entitled to realize all amounts receivable under such agreements, arrangements, sale deeds, of

Jalalpur Infrastructure Pvt. Ltd

From 15/05/12
25/05/12 Director

S. Singh 12/05/12

13/05/12
25/05/12



13/05/12
25/05/12

allotments etc. for its own use. That LAND OWNERS authorized with execution of this indenture in favor of the Developer and/or its nominee (s) so that no hindrance or obstruction is caused to the Developer in carrying out and discharging its obligations under these presents and thereby giving the Developer right and Authority to have and enjoy peaceful possession of the said land and to do such acts, and/or thins that may be necessary for the development, planning, construction of the said building and sale of the Developers area. It is however expressly agreed and understood between the parties that the aforesaid special power of Attorney shall be governed by the provisions of this Development agreement and in case of any conflict between provisions of the aforesaid ~~special Power of Attorney and this Development Agreement~~; the provisions of the Development Agreement shall prevail.

(11) The Developer undertakes:

- (1) That it will not do any act of commission, expressly or impliedly, directly, or indirectly by which the LAND OWNERS right, title and interest over the said land may in any manner be adversely affected until the Developer has given delivery of possession of the LAND OWNERS area to the owner.
- (2) To indemnify the LAND OWNERS and always keep them indemnified and harmless in respect of all claims, damages, compensations or expenses payable in consequences of any injury or accident sustained by workman, artisan, or invitees or other persons whether in the employment of the Developer or not while in or upon the said land and during the period of construction of the building thereon
- (3) That the Developer shall not create any charge encumbrance over the said land and for its own benefit without the written consent of the owner.



Jalalpur Infrastructure Pvt. Ltd

From K...
25/5/12 Director

3. 21/10/12

25/05/12

13/11/12

24/7/12

- (4) During the construction of the said building the Developer may be required to create equitable or any legal mortgage of the said construction thereon either in full or in part of developer's area for obtaining loan either for itself for expediting the construction or for the individual purchasers of flats and parking spaces etc. In such event the owner shall have no objection. The aforesaid acts do not bind the owner. The Developer shall be only responsible for the aforesaid acts and binds himself only. However, the Developer affirm and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the said construction or creating charges on the said construction of Developers area and building under construction and development of the said building only and such money shall not be diverted or invested in any other project work or purpose of the Developer.
- (13) The Developer shall appoint an Architect for drawing and preparing the Plans, designs and elevation etc. of the purposed building complex to be constructed the scheduled piece of land and all expenses to we incurred and fees to be paid to the said architect shall be paid and born by the Developer, it is further agreed and settled that the Developer the said property ensuring the construction to the maximum permissible FAR by the building sanctioning authority i.e. Patna Municipal Corporation or any other competent authority in the said regard.
- (14) The LAND OWNERS will deliver to the Developer and/or its duly authorized Advocate, certified copies/photocopies of all original title deeds, documents and papers relating to the said property with a due receipt for complete examination of the LAND OWNERS title thereto and agrees to co-operate with the Developer in such examination of the LAND OWNERS title and to answer and/or comply with all reasonable requisitions that may be made by he Developer and/or its Advocate in this regard to establish marketable title to the said property.

Jalaipur Infrastructure Pvt. Ltd

Per *[Signature]*
25/5/12 Director*[Signature]*
25/5/12*[Signature]*
25/5/12*[Signature]*
25/5/12*[Signature]*

- (15.1) In case there be any defect in the title of the owner (s) or there be any liability or any encumbrance then in such even, the Developer shall be entitled to have such defects cured and/or liability cleared for and on behalf of the owner at the Developers cost.
- (15.2) The Developer shall be entitled to retain only photocopies/certified copies of the original documents pertaining to the said property including titles deed etc. However, the original documents will be produced by the owner for inspection whenever required the Developer.
- (15.3) All outgoing including Municipal taxes and any other charges in respect of the said open land shall be borne and paid by the LAND OWNERS till the date of registry of agreement.
- (15.4) After delivery of possession of the LAND OWNERS area to the owner all outgoing in respect of the said land and the said land thereon shall be borne and paid by the owner and the Developer and/or their nominee/s proportionately in the proportion of their respective share in the total built-up-area (The word proportionately with all its cognate variation whenever used in these presents shall mean the proportion which the thereto and/or their nominees/s acquiring portions of the building are entitled to the covered areas in the said building).

Upon delivery of possession of the LAND OWNERS area to the owner area to the owner by the developer, the Developer the second party is only liable for payment of liabilities created upon the land and building in course of development the owner shall execute and register conveyance (s) of 50% (fifty percent) undivided share in the said built-up-area in terms of clause 4 hereinabove in favor of the Developer or its nominee/s including a Co-operative Housing Society or Association of persons or Body corporate etc. at the cost of the Developer. In default of the



Jalapur Infrastructure Pvt. Ltd

Director

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1 Year Run or
25/5/12
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13th June 2019

② 2.4.1

owner executing such transfer/conveyance of such other deeds as may be deemed necessary by the Developer in spite or notice in writing of 15 days Developer shall be entitled to take all steps as may be necessary for transfer/conveyance and for this purpose.

- (16) The Developer and LAND OWNERS both with their consent shall form as it deems best, a cooperative housing society/Association of persons/Body Corporate of all the persons owning tenements in the said building who as well as their nominees/respective agents, servants licenses/s, tenant/s, shall be bound to abide by the rules and regulations as be framed by such organization as well as to pay the regular maintenance charges as fixed for the maintenance and management of the entire building complex.
- (17) The nominees/s of the developer shall own and hold portion of the building comprised in the developer's area according to the standard agreement finalized by the Developer and the owner. The owner and his nominees/s shall not be bound to hold and own portions of the Developers area I the said building as per terms and conditions of this Agreement.
- (18) The Common areas shall jointly be owned by the LAND OWNERS of all the portions 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. Neither the developer nor the owner has any right over 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. The open terrace of the roof shall exclusively belongs to the owner, the first part and no one has any right to use and occupy without the permission of the owner, first part.

- (19) The owner agrees that if in future which shall not be with respect to newly constructed any levy is imposed by the Patna Regional

Jalalpur Infrastructure Pvt Ltd

1 year term or
25/5/12 Director

21/05/12

21/05/12

13/06/2012

21/05/12



Development Authority. Patna Municipal Corporation 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 LAND OWNERS and the Developer jointly in portion as their respective share of built-up area in the said building.

- (20) The LAND OWNERS agrees that in case any fine or penalty is imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the built-up area then ~~the same shall be borne and paid by the developer~~ and the owner shall not be liable in that respect to all, the owner shall be entitled to claim damages from the Developer in case the owner suffers any loss owing to such deviation.
- (21) It is agreed that in all transfers/conveyances of built-up area, the purchase(s) Transferee(s) or the Developer, second part shall bear the cost of stamp duty, court fees and other registration charges. The owner first part is not liable for it.
- (22) That due to passing of time or nature calamity, earthquake, fire, tempest, accident ~~Blast~~, flood etc. the building shall be raised to ground or becomes inhabitable whole or in part and shall be required to be reconstructed in the case all right, title and interest over the land (except the portion of the building which shall be remained habitable) shall revert to the owner first part or his heirs, administrators, executors, legal representatives, successors and successors in interest the developer, the 2nd part, his heirs, executors, administrators, legal representatives, purchasers from the Developer, his successors in office, nominees shall have no right, title and interest over the entire land or on its any part. If any one shall claim their right, title and interest over the land though the Developer, ~~the second part shall be null and void and illegal~~ they have only right over the waste materials and have to remove it within a period of two months failing which the owner

Jalalpur Infrastructure Pvt. Ltd

25/5/12 Director

28/05/12

28/05/12

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28/05/12



Total Value of land Rs. 2,43,00,000/- as per present M.V.R.
Valuation Code No.

FINISHING:

- All internal walls with POP punning cornice and moldings in Drawings and Dining and Bed room. Whether coat/ACE/Excel to be provided in external Wall.

WATER:

- 24 Hours Fresh water supply from own tube well.

PARKING:

- Covered Car Parking Space on ownership basis on Ground Floor.

LIFT:

- One Kone/equivalent make Elevator in each Block with a capacity of 6 persons.

SECURITY:

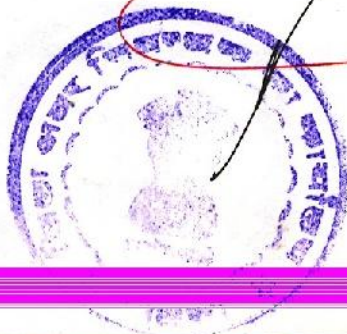
- 24 Hours Cable Intercon System from the gate to all the apartments for the greatest Security with CCTV.
- Installation of fire fighting arrangement at all floors.

CASE PAYMENT TERMS:

- Housing loan facility available from leading financial institutions.

SILENT FEATURE:

- Pollution free Environment, green garden inside the Complex.
- Firm Price at the time of booking No. Escalation
- Air Conditioned Community Hall. (One Kitchen and Toilet)
- 100% Power back up in common area.
- Guard Room and One Extra Toilet.



Jalapur Infrastructure Pvt. Ltd
1 Prem kumar
25/5/12 Director

3. 1/1/12

25/05/12

13/6/12

25/05/12

SCHEDULE- B**SPECIFICATION:****STRUCTURE:**

- RCC Frame structure with brick filler walls.
- Earthquake resistant structure.

FLOORING:

- Marble/Verified Tiles in side the flat.

DOORS AND WINDOW:

- Main Door Decorative panel and polished on front sides. Other door will be Flush Door painted with two coat of enamel paint
- Sal wood door and window frame.
- Full Glazed windows, painted of Gamhar wood and steel grill kitchen.
- Slabs are of well finished Edge Molded Black Granite Stone with stainless steel sink and Drain Board, Glazed Tiles dado wall up to 3 feet height over counter.
- Two power plug will be provided for Microwave and Geyser in kitchen.
- Installation of Reticulated Gas Pipe Lins System in each Kichen

BATHROOM:

- Two bathroom in each flat.
- White Ceramic Sanitary (Make Party ware/Hind ware)
- Ceramic Floor Tiles, Ceramic Titles up to 7 on walls, upoppean WC in Toilet attached to Master Bed room.
- Provision for Hot and Cold Water Supply branded cp fittings of jaquar/mark or branded company wash basis with counter in each.
- Power plug for geyser in each bathroom.

Jalapur Infrastructure Pvt. Ltd
 from Kumar
 25/5/12 Director

3. 25/5/12
 25/5/12

3. 25/5/12
 25/5/12

25/5/12



- Copper wiring in concealed PVT conduits sufficient light points.
- Provision for TV points in each Bedroom and Drawing Room.
- Modular type switches of branded company. Like Anchor, Roma
- Two Power Plug will be provided in each bed room.
- Special provision of A.C.

WITNESSES:

1. Pooja Kulkarni
S/O S. N. S. S. S.
Salalpur
Daraapur
25/05/12 Patna

~~Signature of the First Part.~~

(Land Owner)

2. ଅଧିକ ଶକ୍ତି

3. मुद्रा शुभा

4 वापस आकर नि. नं.
25/05/12

2. Surenderd (d)
Aushabad
Pahar 2
28/08/12

~~Signature of the Developers~~

PAN No. AACJ4387N

Jalapur Infrastructure Pvt. Ltd

Per Kov

Director



Drafted by -
Zai K. K.
~~A. W. Patra~~
25/05/2012

Endorsement of Certificate of Admissibility

able 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.

Stamp duty paid under Indian Stamp Act Rs. 486100/-
Addl. Stamp duty paid under Municipal Act Rs. 0/-

Amt. Paid By N.J Stamp Paper Rs. 0/-
Amt. paid through Bank Challan Rs. 487004/-

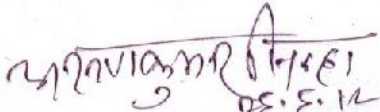
Registration Fee										LLR + Proc Fee		Service Charge		
FEE PAID	A1	0	C	0	H1b	0	K1a	0	Lii	0	LLR	0	600	
	A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0		
	A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0		
	A10	0	E	250	J1	0	K2	0	Na	54				
	B	0	H1a	0	J2	0	Li	0						
	TOTAL-										304			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. -											904			

Date: 25/05/2012

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Friday, 25th May 2012 by Arun Kumar Sinha of S/O-Late Kapil Muni Singh by profession Others. Status - Executant


05.5.12

Signature/L.T.I. of Presentant

Date: 25/05/2012

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rajeev Kumar' age '42' Sex 'M', 'S/O-Surendra Singh', resident of '19, d.n. singh lane, mithapur b.area, patna-800001'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date 25/05/2012

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 301 on pages on 96 -119 , for the year 2012 and stored in CD volume No. CD-47 year 2012 .The document no. is printed on the Front Page of the document.

Date : 25/05/2012

Registering Officer
Patna

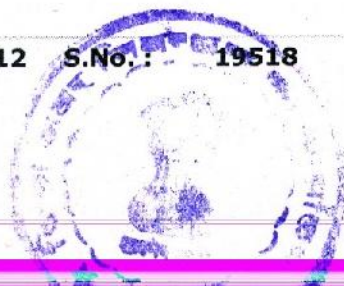
Token No. : 20128

Year : 2012

S.No. : 19518

SCORE Ver.3.0

Deed No. : 16530



(F)

अन्तर मो० शब्दों में (रु०) मात्र

चतुर्थ प्रति बिहार सरकार
(जमाकर्ता कार्यालय हेतु) निबन्धन विभाग

गैर मानक

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

1. पक्षकार का नाम/पता: Jalepur Infrastructure Pvt. Ltd.
(जिसकी ओर से जमा किया जा रहा है): Rajendra Path, Patna-1
2. दस्तावेज का प्रकार: Development Agreement
3. निबन्धन कार्यालय: Patna Sadar
4. बैंक का नाम एवं शाखा: S. B. I. Main Branch Patna
5. भुगतान की जानेवाली राशि का विवरण:

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष 02-स्टाम्प गैर व्यापिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001-प्रारम्भिक इकाई-7549 सकल प्राप्तियाँ विपत्र कोड-R0030021030001	4,86,100
(ख)	निबन्धन शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण शुल्क उप मुख्य शीर्ष-03 पंजीकरण शुल्क-उप शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष 0001-प्रारम्भिक इकाई-7549 सकल प्राप्तियाँ विपत्र कोड-R0030031040001	54 250 304
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029 भू राबस्व लघु शीर्ष-800-अन्य प्राप्तियाँ-उप शीर्ष-0006 अन्य मदें-प्रारम्भिक इकाई-7549 भूमि निबन्धन शुल्क से आय विपत्र कोड-R00290080000006	1
	भुगतान का माध्यम : <u>चैक/ड्राफ्ट</u> कौल राशि शब्दों में: <u>Four Lac</u> कुल योग	4,86,404

स्थान: Patna तारीख: 15/1/2012 उपर्युक्त का नाम एवं हस्ताक्षर

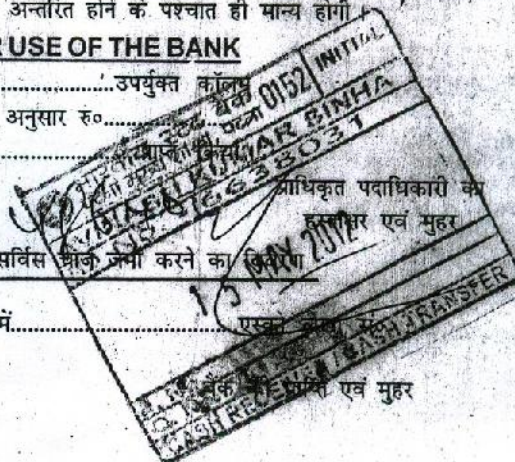
चैक/ड्राफ्ट न है निबन्धन प्रीट पर अंकित कर
चैक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी

FOR USE OF THE BANK

स्क्रीन नं० तारीख: उपर्युक्त कॉलम
संख्या 05 में दिए गये विवरण के अनुसार रु०
शब्दों में:

निबन्धन हेतु सर्विस चार्ज जमा करने का विवरण

राशि रु० शब्दों में:
जमा करने की तिथि :
बैंक स्क्रीन सं०:





**ELECTION COMMISSION OF INDIA
IDENTITY CARD**

भारत निर्वाचन आयोग
पहचान पत्र

JBX2359222



Elector's Name : Rajeev Kumar
निर्वाचक का नाम : राजीव कुमार
Father's Name : Surendra Singh
पिता का नाम : सुरेन्द्र सिंह
Sex / लिंग : Male / पुरुष
Age : 32 Years as on 1.1.2002
: ३२ वर्ष १.१.२००२ को

Address : 19, D.N. Singh Lane, Mithapur "B" Area,
Town/Vill - Patna,
Anchal - Patna Sadar,
Distt - Patna - 800001

पता : १९, डी.एन. सिंह लेन, मीठापुर "बी" एरिया,
शहर/गाँव - पटना,
अंचल - पटना सदर,
जिला - पटना - ८००००१

**Facsimile Signature of
Electoral Registration Officer**
188, PATNA (WEST) Constituency
१८८, पटना (पश्चिम) निर्वाचन क्षेत्र
के निर्वाचक रजिस्ट्रीकरण अधिकारी
के हस्ताक्षर की अनुकृति

Place : Patna Sadar **Date** : 04/03/2003
स्थान : पटना सदर **दिनांक** : ०४/०३/२००३

This Card may be used as an Identity Card
under different Government Schemes.
इस पत्र का विभिन्न सरकारी योजनाओं के अन्तर्गत
पहचान पत्र के रूप में प्रयोग किया जा सकता है।

JBX2359222

Depo. Pr
25/05/12