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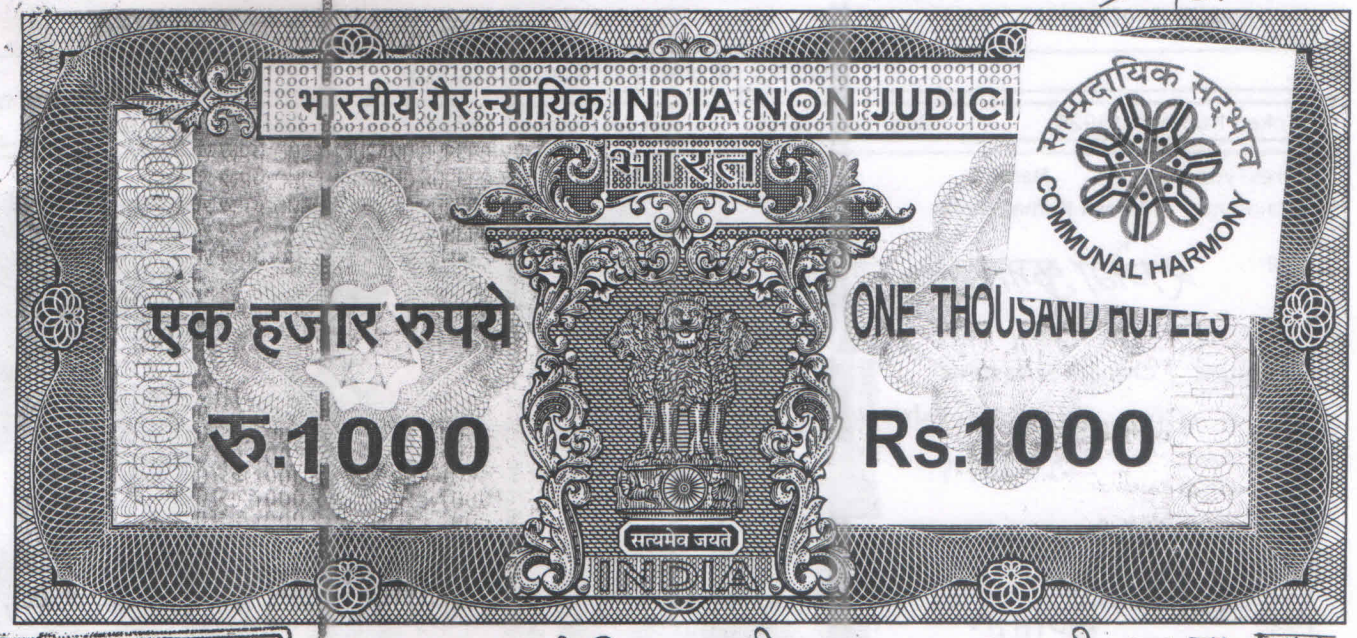

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बिहार BIHAR 2014

24 MAY 2014

कोषागार पदाधिकारी
भागलपुर

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श्रीमति चन्द्रा श्रीवास्तव स्था० आर० बी० एस० एस० सहाय रोड, भागलपुर।

M 163999
1000/-

Syed Aftab Ahmad
Stamp Vendor
Court Compound, Bhagalpur
L.No.-7/75

जि० व० जि०
जि० निबं० कार्या०
भागलपुर

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made at Bhagalpur on this 18th day of Nov 2014

BETWEEN

Smt. Chandra Srivastava, Wife of Mr. Ajay Kumar Srivastava, at present residing at 501, Apurva Apartment, Nara Road, Jaripatka, Nagpur-440 014 & Permanent Resident of Shiva Bhawan, RBSS Sahay Road, Bhagalpur,

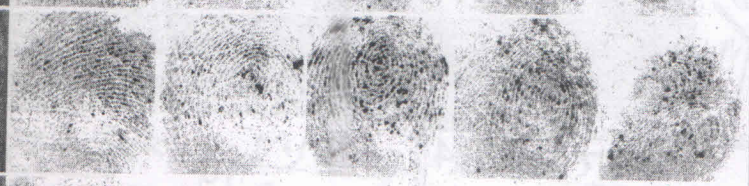
Chandra Srivastava
18/11/14

For, MAA BUILDCON
Proprietor
18/11/14

SCROLL CHECKED

District Registry Office,Bhagalpur

Token Number 13926 | Reg. Year 2014 | Serial Number 13333 | Deed Number 13127

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajesh Kumar Sinha						
Sig.	राजेश कुमार सिन्हा 22/11/14						
Executant	Chandra Srivastava						
Sig.	Chandra Srivastava 22/11/14						
Presented By	Chandra Srivastava						
Sig.	Chandra Srivastava. 22/11/14						
Identified By	Vishal Kumar Sinha						
Sig.	Vishal Kumar Sinha 22/11/14						

SCORE Ver.3.0 — Powered by InfoSystem and Solutions,Patna — Biometric Captured By 2200sop002

22/11/14

District Bhagalpur (Bihar),hereinafter called and / or referred to as **"OWNER "** (which expression shall unless repugnant to the context or meaning thereto, mean and include her heirs, administrators, executors, assigns, legal representatives and / or successors-in-interest) of **THE FIRST PARTY.**

AND

Sri Rajesh Kumar Sinha, S/o Late Radhe Shyam Narayan, Resident of Gandhi Gram, Netaji Subhas Chandra Bose Path, Near Camp Jail, P.O & District Bhagalpur-812001, in the state of Bihar, & **Proprietor of M/S MAA BUILDCON, (a proprietary firm)** hereinafter collectively called and or referred to as the **"DEVELOPERS"** (which expression shall unless repugnant to the context or meaning thereto mean and include its administrators, executors, assigns, legal representatives, and / or successors-in-interest of the **SECOND PARTY.**

WHEREAS

(A) The OWNER is seized and possessed of and is OWNER of or otherwise was and is sufficiently entitled to the free hold vacant land. The land, being part of Municipal Survey Plot No. 225, gha, ch, ja(part), Khata No. 84, Holding No. 24 (part), Ward No. 09(old), 32(New), Police Line Road, PS Ishakchak, Dist. Bhagalpur, more particularly described in the Schedule of Land / Property hereunder written (hereinafter , referred to as the said PROPERTY). The OWNER has been granted up to date land rent receipts from Anchal & Municipal Corporation in her name on payment of land rents.

(B) It is represented and declared by the OWNER:-

(i) That the said PROPERTY is under her exclusive possession with absolute right, title and interest, free from all encumbrances, to

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transfer and convey the said PROPERTY, having a full marketable title therein.

(ii) That the OWNER has not created any encumbrances on the said property or any part thereof by way of sale, mortgage, exchange, lease, trust, easement, rights, gifts, liens, leave and licence permission, rent, possession, charges, inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition / requisition under any status of the past or presently in force, has been received, served or passed by Municipal Corporation, Income Tax Department or any other Government Authorities for acquisition or requisition of the said PROPERTY or any part thereof.

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

(v) That apart from the OWNER none else is entitled to or has any share, right, title, interest over and in respect of the said PROPERTY or any part thereof as a partner or partnership or co-partner in any joint family or in any other manner howsoever.

(vi) That the OWNER is neither a Benamidar nor a Trustee for anyone in respect of the said property or any part thereof.

(vii) That the OWNER has not entered in the past in any agreement for sale or development of the said PROPERTY or any part thereof nor have made any arrangement with any one whatsoever

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regarding the said PROPERTY or any part thereof except the Developer mentioned herein before..

AND WHEREAS

(A) The OWNER has expressed a desire to get a multi-storied Commercial cum Residential Complex developed and constructed on the said PROPERTY, as permissible, by a Developer and built-up area therein in the share of shops, office spaces, residential flats, & parking spaces etc. as built, as consideration for the value of land of the said PROPERTY when conveyed by OWNER to the DEVELOPER.

(B) The Developer has approached the Land OWNER and offered to develop and construct at its own cost, a permissible multi-storied building on the said PROPERTY of the OWNER (hereinafter referred to as the said COMPLEX). The OWNER is not to bear any cost and any risk at any stage of the construction and completion of the building.

(C) The OWNER being desirous of, wanted and agreed to acquire a part of the built-up area of the said COMPLEX in the form of shops, office spaces, flats,. as built, as consideration for the said land to be conveyed by the OWNER to the DEVELOPER.

AND WHEREAS as a result of the negotiations between the parties hereto and on the representations and declarations made by them as herein recorded, an agreement for development of the said property by the DEVELOPER has been arrived at between the parties upon terms and conditions hereinafter appearing.

Chandra Sai Vastawa 18/11/14

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

(1) The OWNER hereby appoints the DEVELOPER as the developer of the said PROPERTY and grants to the said DEVELOPER who hereby accepts from the OWNER right and license to develop the PROPERTY in the Schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter mentioned.

(2) It is made expressly clear that the DEVELOPR shall construct a multi-storied residential cum commercial complex on the said PROPERTY of the OWNER only on the basis of plan as sanctioned by the concerned government authority.

(2.1) The above built-up area does not include Salable parking spaces, whether open or covered, which will be shared by the OWNER and the DEVELOPER in the same proportion as that of built-up area.

(2.2) All charges/deposits required to be paid by the buyers of DEVELOPER'S AREA i.e. charges for electricity connection, generator connection, maintenance deposit and / or any other charges/deposits shall be borne by the Developer. Similarly the above all charges shall also be borne and paid by the OWNER for OWNER'S AREA. The Development specimen shall be deemed & include electricity and generator installation and connection besides the construction of boundary walls, but security money required to be deposited in the concerned govt. office for such connection shall be deposited by the Developer.

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(3) Immediately after the execution of this Development Agreement the Developer shall proceed expeditiously with preparation of the plans and drawings for the said complex preferably within a period of one month hereof.

(3.1) It is further agreed that any alterations / or revisions of the aforesaid plans within the parameters of the Authority Building Rules and Regulations which may become desirable, shall require any further approval of the OWNER and the Developer alone shall be entitled to make such alterations / revisions which would be binding on the OWNER.

(3.2) All approvals, permissions and sanctions for the construction of the COMPLEX shall be obtained by the Developer. The cost, charges and expenses relating to such approvals / permissions / sanctions shall be borne by the DEVELOPER only.

(3.3) It is further agreed that any alterations / or revisions of the aforesaid plans within the parameters of the Authority Building Rules and Regulations which may become desirable, shall require further approval of the Owners and the Developer alone shall not be entitled to make such alterations / revisions.

(4) That undivided right, title, interest and share of the OWNER and the DEVELOPER in the PROPERTY and the COMPLEX thereon, after completion of construction shall be as follows :-

OWNER'S AREA - **45 % (Forty five) of total built up area**
DEVELOPER'S AREA - **55% (Fifty Five) of total built up area**

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(5) The DEVELOPER agrees to deliver and give possession to the OWNER'S **45%** (Forty five) of the total Built- up area including parking space of the said COMPLEX with all infrastructure amenities, as said hereinabove in the preceeding paragraph to be constructed by the DEVELOPER at its own cost on the said PROPERTY, hereinafter called the OWNER'S AREA as consideration for 45 % (Forty five) of the undivided right, title interest and share in the said PROPERTY to be conveyed / transferred by the OWNER to the DEVELOPER or its Nominee(s), hereinafter called the DEVELOPER'S AREA and this should be done immediately after completion of construction of the building.

(5.1) However, due to the different size of shops, office spaces, flats if the built-up area exceeds 45 % of the LANDOWNER's share, then the LANDOWNER will pay to the Developer the market sale price to the Developer if they want to keep the said built-up areas to themself for the excess area. Likewise, if the Developer's share has more than 55% of the built-up area, then, the Developer will pay the market sale price of excess area to the OWNER.

(6) After sanction of plans of the COMPLEX by the B. M. C. but before commencement of construction of the said COMPLEX, the Owner's area and the Developer's area shall be clearly demarcated. Such demarcation shall be mentioned separately

(6.1) The OWNER and / or their nominee (s) shall solely and exclusively be entitled to and shall have absolute right, title and interest over the OWNER'S AREA. They shall be fully entitled to use and enjoy the same either themself, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any Person, Association of Persons, Firm, Body Corporate, Co-operative Societies,

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Government Agencies etc. on such terms and conditions as may be decided by the OWNER individually or collectively and the Developer shall have no say or objection in the same.

(6.2) The DEVELOPER and / or its nominee (s) shall exclusively be entitled to the DEVELOPER'S AREA. They shall be fully entitled to transfer, convey, grant, otherwise alienate their interest in any manner as deemed fit by them to any Person, Association of Persons, Firms, Body Corporate, Co-operative Societies, Government Agencies etc. on such terms and conditions as may be decided by the DEVELOPER or its nominee(s) individually or collectively.

(7) It shall take about 2-1/2 years with a grace period of 6 months from the date of handing over of vacant possession of the said vacant land or three months from the registration of Development Agreement, or after passing of map from the appropriate authority whichever is later to complete the construction of both OWNER'S as well as Developer's share of built-up area provided that if any time is lost to the developer by such happenings as is beyond the control of the Developer including force majeure, fire, tempest or other inevitable cause of accident or from any strike or lockout affecting work or by reasons of civil commotion or disturbances or by reasons of any exceptionally inclement weather and any other act of God then so much of the time as is so lost will be further added to the period of 2-1/2 years.

(8) It is made expressly clear that time is the essence of this Agreement

(9) It is hereby expressly agreed and declared by the OWNERS that:

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(9.1) Delivery of possession of 45 % (Forty five) of the total built up area of the said COMPLEX in the manner provided herein shall form and always be deemed to form fair, reasonable and adequate consideration for the 55% (Fifty five) of the undivided right, title, interest and share in the aforesaid agreed to be conveyed as herein above by the OWNER to the DEVELOPER and / or its nominees.

(9.2) The OWNER shall at no time demand any sum of premium in any form or any interest in any dealing regarding sale of DEVELOPER'S AREA and the OWNER shall execute all such deeds and documents as may be required by the DEVELOPER in this regard.

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

(10.1) The OWNER and their nominee(s) and the DEVELOPER and its nominee(s) shall jointly have undivided right, title interest and share in the total land of the said PROPERTY in their respective shares of 45% (Forty five) of the OWNER'S and 55% (Fifty five) of the DEVELOPER after delivery of OWNER'S AREA to the OWNER.

(11) The OWNER hereby grant exclusive right and license to the DEVELOPER to take up and proceed with the development planning and construction of the said COMPLEX in terms of this Development Agreement and hand over joint vacant physical possession of the said property as said and agreed hereinabove, more fully described in Schedule hereunder written.

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(11.1) It is agreed that any agreement or arrangement made or entered into at any time during the subsistence of this agreement by the OWNER in breach of or in violence of terms and conditions of this Development Agreement shall be null and void.

(11.2) The OWNER hereby irrevocably undertake not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said PROPERTY or any part thereof during the currency of this Agreement and undertake not to do any act, deed, matter or things as shall be in breach of the terms of this Agreement. The OWNER shall at no point of time during the currency of this Agreement try to dispossess the Developer from the said property except in accordance with this Development Agreement.

(11.3) The Developer shall develop the said property at its own cost and shall alone be responsible for the development of the said property in accordance with the terms of this Development Agreement. The Developer shall be at liberty to include any other person as a partner during the development of the said property and that partnership shall be limited to the extent of the Developer's share only.

(11.4) As after the date hereto the DEVELOPER shall be deemed to be in possession of the said PROPERTY and shall be free to do all acts, deeds and things required for development and construction of the said COMPLEX at the DEVELOPER'S own cost and expense.

(11.5) The DEVELOPER shall be entitled to develop the said property by constructing thereon dwelling units, tenements, & parking spaces and other structures, in terms of the building plans approved by the OWNER and sanctioned by B M. C. and / or any other Authority as stated herein above.

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(11.6) Both OWNER and the Developer shall be entitled to enter into agreement for sale or otherwise allot tenements as comprised in the OWNER'S AREA & DEVELOPER'S AREA respectively in the said Complex which is 45% (Forty five) and 55% (Fifty Five) respectively of the total built-up area. The OWNER if needed by the Developer will join as confirming party in all such agreements, sale deeds, deed of allotment etc. which the DEVELOPER may enter into. The Developer shall exclusively be entitled to realise all amounts receivable under such agreements, sale deeds, deeds of allotment etc. for development and construction of the said COMPLEX and for its own use.

(11.7) After delivery of possession of the OWNER'S AREA to the OWNER by the DEVELOPER in terms of this Development Agreement, the OWNER shall be fully entitled to enter into OWNER'S Area in the said Complex which is 45% (Forty five) of the total built-up AREA, The Developer if needed by the OWNER will join as confirming party in all such agreements, sale deed of allotment etc. that the OWNER may enter into and the OWNER shall exclusively be entitled to realise all amounts receivable under such agreement, sale deeds, deeds of allotment etc. for their own use.

(11.8) The DEVELOPER shall be entitled to retain all necessary documents including original documents of OWNER title to the said property till completion and handing over of the projects. In such an event the DEVELOPER undertakes to keep the said title deeds safe, protected and harmless and to have the same produced for inspection for and take extracts therefrom whenever required

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(12) The LANDOWNER do hereby nominate, constitute and appoint, Sri Rajesh Kumar Sinha, S/o Late Radhe Shyam Narayan, Resident of Gandhi Gram, Netaji Subhas Chandra Bose Path, Near Camp Jail, P.O & District Bhagalpur-812001, in the state of Bihar as her true lawful attorney to do, execute and perform in her name and on her behalf any of the following acts, matters, deeds or things as may be required in terms and conditions of this Development Agreement in respect of the complex to be constructed thereon ;

(i) That after completion of the construction of the building Project the respective sharers i.e. developer / promoter and land OWNER shall be absolute OWNER of their respective shares and they will be entitled to sell / transfer their shares respectively as per provisions of Bihar Apartment (Flat) Ownership Act, , 2006 U/S 5 (1) & 5 (2) and complete the transaction.

(ii) To appear before any Registrar or Sub-Registrar or Assurance and/or any other Officer(s) or any registration and / or admit execution of and on our behalf of any documents, deeds, instruments, writing or other assurances executed by him (Attorney) in respect of 55% (Fifty Five) share of built-up area of the Developer and to do all other acts, deeds, matters and things in relation thereto which may be requisite, desirable or necessary in terms of this Development Agreement.

(iii) To commence, prosecute, institute, defend, oppose and appear and represent us in all acts and legal proceedings and also to represent us in appeal and revision proceedings whether civil, criminal, original or appellate in all applications or petitions in any court of law as also in proceedings before Revenue Authorities and / or in proceedings before B.M.C., Police, Revenue, Stamp, Public works,

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Postal and /or Registration authorities and also before all Magistrate, Judicial and Revenue Officers or other Officers and to issue or accept service of writ, process or summons and do all acts and things as may be necessary to protect the interests of the Executant and the said Developer in accordance of this Development Agreement.

(iv) To nominate, engage and authorise Solicitors, Advocates, Architects, Surveyors, Engineers, as may be necessary from time to time to revoke their appointments and pay their remunerations.

(13) The OWNER shall help and co-operate with the Developers during construction period of Complex and sale of the Developer Area.

(14) The DEVELOPER further undertakes :-

(14.1) That it will not do any act of commission or omission, expressly or impliedly, directly or indirectly by which the right, title and interest of the OWNER over the said property and Complex may in any manner be adversely affected.

(14.2) To indemnify the OWNER and always keep them indemnified and harmless 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 OWNER to the Property. The OWNER agree to co-operate with the DEVELOPER in such examination of the requisition that may be made by the Development and/or its representatives in this regard.

(14.3) However, if the Developer deviates from the sanctioned plan in any manner and on account of the aforesaid, any fine, penalty or

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any other sum is imposed by any of the Authorities for regularizing the same, the same shall be payable by the Developer alone.

(14.4) In case there be any defect in the title of the OWNER or there be any liability or any encumbrance on the PROPERTY, then in such event, the Developer shall be entitled to have such defects cured and / or liability cleared for and on behalf of the OWNER, at the cost and expenses of the OWNER.

(15) During the construction of the said Building, if the Developer faces difficulty in obtaining funds from the prospective buyers of the flats, due to non-booking of Flats, shops & office spaces of his share , the Developer may require to create equitable or any legal mortgage of the land and the construction thereon for obtaining project loan from Banks / F. I's etc. or for the individual purchasers of Flats the Developer shall mortgage only his proportionate share in the built-up area and /or land. In such an event, the OWNER, if required, they shall join the Developer in creation of such mortgages on terms to be mutually agreed. However, the Developer affirms and undertakes that all money obtained as loan by pledging, hypothecating or mortgaging the said property or creating charges on the said property(land and building under construction) shall exclusively be invested for construction and development of the said building only and such moneys shall not be diverted in any other project work or any other purpose of the Developer. In case the loan obtained from any Financial Institution is not repaid by the Developer, the same will be realised from 55% (Fifty five) share in built-up area of the Developer. The land OWNER'S area will remain free from encumbrance. For the purpose of creating the mortgage on the Builder's share in the project, the Builder acting through their authorised representatives are entitled to execute any mortgage deed etc. in favour of Bank / F. I's and get it registered before the Sub-Registrar Office.

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(16) All taxes and other statutory charges in respect of the said property and / or the existing building thereon, till the date of this Agreement shall be borne and paid by the OWNER. From the date of the Agreement and till delivery of possession, all the taxes and other statutory levies viz., service tax VAT etc., shall be borne and paid by the Developer to the authority concerned.

(17) After delivery of the OWNER'S area of the complex all taxes in respect of the said property and the said Complex thereon shall be borne and paid by the OWNER and the Developer and/or their respective nominee(s) in the proportion of their respective share in the total built-up area in the Complex.

(18) The word proportionately with all its cognates variations, whenever used in these presents shall mean the proportion in which the parties hereto and / or their nominee(s) acquiring portions of the complex are entitled to in the covered areas in the Complex.

(19) The Developer shall with the consent and approval of the Owner, form, as it deems expedient a Co-operative Housing Society / Association of persons / Body Corporate of all the person(s) owning tenements, in the said Complex. The OWNER and their nominee(s) shall also become members of such an organisation formed by the DEVELOPER. The OWNER, their nominee(s), respective agent(s), servant(s), licensee(s), tenant(s) etc. shall be bound to abide by the rules and regulations as may be framed by such organisation from time to time and they shall be bound to contribute towards the cost of formation of such organisation as well as to pay the regular maintenance charges as be fixed for the maintenance and management of the entire Complex. The pecuniary liability created

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by the Co-operative Society shall be in proportions to the cost needed and made for the affecting facility to the marks and not more.

(20) The nominee(s) of the DEVELOPER shall own and hold portions of the COMPLEX comprised in the DEVELOPER'S AREA according to the standard Agreement finalised by the DEVELOPER. The OWNER and their nominee(s) shall also hold and own portions of the OWNER'S Area in the said Complex on the same terms and conditions as be contained in the aforesaid standard agreement and to execute similar agreements.

(21) The Roof and Terrace of the building shall be under the exclusive use of the Owners to the exclusion of any other persons or Association / Society etc. of the said COMPLEX and the same shall not form part of common area and facilities..

(22) No OWNER of any part of the said Complex will have any exclusive right, title and interest over the common areas and common facilities except the right of common use thereof.

(22) Both the OWNER and the Developer will jointly be entitled to all permissible future and /or horizontal development / exploitation of the said property and the said Complex thereon, in accordance with the Bye-laws, Rules & Regulations, as applicable. The constructions, sharing, owing and selling of all such additional built-up area will be done in the same proportions and on the same terms as contained in this Development Agreement.

(23) It is agreed that if any levy is imposed by the B. M. C. or any other Public Body or Bodies or the Government for the development / betterment of the area in which the said property is located and Complex is built or any other statutory levy becomes

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applicable on the said property or the Complex thereon, then the same shall be the Developer.

(24) The Developer agree that in case any fine or penalty by way of compounding, is imposed on the said Complex or 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

(25) It is agreed that in all transfer / conveyance of built-up area, the purchaser(s) / transferee(s) shall bear the cost of Stamp Duty, Court Fee and other Registration charges.

(26) The Name of the Multi-Storied Building Complex shall be decided later by the land owner.

(27) Notwithstanding anything contained in these presents the Developer shall indemnify and keep indemnified the Owners against and from of all losses, claims, damages, costs, charges and expenses that may be made, incurred or suffered by the Owners in relation to the said property, demolition of existing structures, constructions of new buildings and in relation thereto or for any breach of any contract by the Developer or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

(28) That the Developer shall hand over a copy of the approved drawings of plans to the Owners within one month of the approval of the same by competent authority.

(29) That in case of any dispute or difference between the parties arising out of relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the

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Arbitrator appointed by the parties to this Development Agreement if the parties so agrees. Such Arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time. The place of Arbitration shall exclusively be at Bhagalpur

(30) The OWNER agree that after the execution of this Development Agreement, the same shall be registered by them within the requisite time as per Registration Act at the cost and expenses of the Developer.

(31) Only Courts of Bhagalpur shall have the jurisdiction over all the matters of disputes.

SCHEDULE OF PROPERTY/LAND

All that Piece and Parcel of land being part of Municipal Survey plot number 225, gha, ch, chh, ja(part), Khata No. 84, Holding No. 24 (Part), Ward No. 09(old), 32(New), Shiv Bhawan Colony, Near Police Line Road, PS Ishakchak, Dist. Bhagalpur admeasuring **7325 square feet** situated in ward number 32, within the Municipal Town of Bhagalpur, District Bhagalpur (Bihar) and bounded as follows :-

NORTH : Archana Jha & Others
SOUTH : Niz Land of Owner
EAST : Road
WEST : Ajeet Sharma

Value:-

- Cost of Land : Rs. 2,12,12,000=00
- Cost of Boundary Wall : Rs 2,88,000=00

Total : Rs. 2,15,00,000=00 (First Value)

For, MAA BUILDCON
Proprietor
18/11/19

Chanda Srivastava
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STANDARD SPECIFICATIONS

Foundation	Isolated / Combined RCC Footing foundation with preventive measures of earth quake, Termite Proof, Damp Proof.
Structure	R.C.C. Frame structure as per designed by the Structural Consultant with TATA Tiscon Iron Bar, ACC / Lafarge/Ultratech Cement, Black Stone Chips & No. 1 Bricks.
Floor	All rooms, balconies, passages and bathrooms shall be furnished with vitrified / ceramic and anti skid tiles.
Kitchen	Marble working platform and ceramic / Glazed tiles in dado up to 2 feet height over the platform. Stainless Steel sinks with opening for exhaust
Bathrooms	All bathrooms shall be fitted with Wash Basin, Jaquar Taps, Fittings, Indian or Western Pans of best brands. Wall of the bathrooms will furnished with ceramic tiles of best brand up to 07 feet dado and it will have concealed water pipes for hot & cold provisions.
Door	Door with Sal / Sisham / Sakhua wood frame.
Wall	POP finished
Electric Fitting	Modular switches of best brands in all rooms, toilet and kitchens.
Electricity	Own transformer will be installed for the Apartment. Separate Meters will be obtained by the Flat OWNER.
Exterior	Elevation as per designed with weather and heat proof acrylic paint.

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For, MAA BUILDCON
Proprietor 18/11/17

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THIS DEVELOPMENT AGREEMENT AT BHAGALPUR ON THE DAY, MONTH AND YEAR WRITTEN ABOVE.

Signed by the abovementioned
in the presence of the witness
named herein below :-

1. 18/11/14
(Ajay Kr. Srivastava)

Claudia Srivastava
(OWNERS) 18/11/14

For, MAA BUILDCON
Proprietor 18/11/14
(DEVELOPER)

2. Rakesh Kr. Yadav
S/o Late Amrik Lal Gope
Koylaghat -
Bhagalpur.
18/11/14

Drafted by
Vishal Kumar Singh
L.No- 124/03
18/11/14



Vishal Kumar Singh

राजेश कुमार सिन्हा

[illegible]

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. 5760/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 450695/-

Registration Fee

A1	0	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	1000

LLR + Proc Fee		Service Charge
LLR	0	650
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 1650

Date: 22/11/2014

Registering Officer
Bhagalpur

Endorsement under section 52

Presented for registration at Registration Office, Bhagalpur on Saturday, 22nd November 2014 by Chandra Srivastava Ajay Kumar Srivastava by profession Business. Status - Executant

Chandra Sri Vastava 22/11/14

Signature/L.T.I. of Presentant **Date:22/11/2014**

Registering Officer
Bhagalpur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Vishal Kumar Sinha' age '32' Sex 'M', 'Amar Nath Sinha', resident of 'Mundichak, Tilkamanjhi, Bhagalpur'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 22/11/2014

Registering Officer
Bhagalpur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Bhagalpur in Book 1 Volume No. 170 on pages on 347 -370 , for the year 2014 and stored in CD volume No. CD-27 year 2014 .The document no. is printed on the Front Page of the document.

Date : 22/11/2014

Registering Officer
Bhagalpur

Token No. : 13926 **Year : 2014** **S.No. : 13333** **SCORE Ver.3.0** **Deed No . : 13127**

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