



बिहार BIHAR



क्रमांक 18721 सा. 13 किमत 1000 वास्ते पटना सीट

S 717529

क्रेता का नाम एवं पता

राज कंस इन्डस्ट्रीज प्रा. लि. चित्रगुप्त नगर, पटना

चन्द्रशेखर प्रसाद पन्ना 4207

मुद्रांक विक्रेता, सा. नं. 33/87
कलकत्ता कोर्ट, पटना

ALLOTMENT AGREEMENT

This deed of Allotment Agreement is made on this the th day of 20....

BETWEEN

Smt. Manorma Devi w/o Sri Mahandra Prasad Singh, resident of Village-Sadanichak, P.S.- Persa Bazar, P.O.- Mithanchak, Town & Distt. Patna by faith-Hindu, hereinafter collectively called the FIRST PARTY.

M/S Raj Construction a Partnership firm under Indian Partnership Act, 1932 having its registered office at New Chitragupt Nagar, Parvati Path, P.S.- Patrakar Nagar, District- Patna hereinafter called the SECOND PARTY.

Handwritten signature and date: 16/05/2016

WHEREAS the First Party has executed Deed of Development Agreement dated 7/06/12 for construction of Multistoried residential building situated at Mauza- Jaganpura, Bard no.- 22 (old), P.S.- Ramkrishna Nagar in the town and district of Patna, bearing Khata No. 74, Plot No. 300 (Part), Tauzi no- 131, Thana No- 26 under P.M.C. Authority in the state of Bihar and District- Patna in favour of M/S RAJ CONSTRUCTION.

Now, the First Party and the Second Party mutually agree and declare that :

1. The Second Party will construct a multi-storied (B+G+3) building according to P.M.C. suction plan case no.- P/Jaganpura/PRN/B+G+3/245/2016 on the scheduled land.
2. The Super Built-up Area(s) of the different flats will be as follows :-
 Flat type 1 = Super Built-up 1321 sq.ft.
 Flat type 2 = Super Built-up 1305 sq.ft.
 Flat type 3 = Super Built-up 1351 sq.ft.
 Flat type 4 = Super Built-up 1321 sq.ft.
 Flat type 5 = Super Built-up 1305 sq.ft.
 Flat type 6 = Super Built-up 1321 sq.ft.
 Flat type 7 = Super Built-up 1351 sq.ft.
 Flat type 8 = Super Built-up 1321 sq.ft.
 The total Super Built-up area of each floor will be 10595 sq.ft. (approx.)
3. The total Super Built-up area of Ground, first, second, third and fourth floors will be $10595 \times 4 = 42380$ sq.ft. (approx.)

Hence the Owner's Share of (50% of the saleable area) = 21190 sq.ft. (approx.)

And the Developer's Share (50% of the saleable area) = 21190 sq.ft. (approx.)

4. **Owner's Share :-**

For approval up to B+G+3rd floor : That the First Party will take fourteen flats along with fourteen Car Parking and one covered hall 2672 sq.ft. as per booking plan described as follows:

Flat No. G7 on the ground floor	= 2670 sq.ft.
Flat No. G5, G7 on the ground floor	= 2626 sq.ft.
Flat No. 105, 106, 107, and 108 on the 1st Floor	= 5298 sq.ft.
Flat No. 205, 206, 207, and 208 on the 2nd Floor	= 5298 sq.ft.
Flat No. 305, 306, 307, and 308 on the 3rd Floor	= 5298 sq.ft.

Total area of fifteen flats = 21190 sq.ft.

Open car Parking no. on basement floor- G5, G6, G7, 105, 106, 107, 108,

Handwritten signature/initials

205, 206, 207, 208, 305, 306, 307 and 308.

Specations of Owner allocation:

In the construction work of the owner's allocation in the said building, the following will be provided:

Flooring: Floor Tiles flooring in all the areas of the Flat., Kitchen, Toilets and Balcony space.

Windows: Wooden window fitted with glass and duly painted.

Doors: 30mm thick fabricated water-proof ply board flush door duly painted fitted on shal wood chowkhat.

Kitchen: 20 inches wide white marble main slab in kitchen 2' feet high glazed tiles above the main slab. Steel sink of appropriate dimensions.

Bathroom: Six feet high glazed tiles in Bathrooms. Parry or similar vitreous sanitary wares. Every flat will contain two wash basins one in any bathroom and the second in the nearby location of bathrooms or kitchen.

White wash: P.O.P in the inner walls of the Flats.

Electricity: Adequate electrical points for lighting, fans, refrigerators and power plugs. Power point will contain points for Geyser, TV set, Cooler & Air conditioners etc. All wiring will be done in copper wires with PVC conduit pipes.

Cable: Point for Cable will be provided in the Drawing Room.

Telephone: Point for telephone will also be given in the drawing Room.

5. **Developer's Share :-**

Flat No. G3 on the ground floor	= 2670 sq.ft.
Flat No. G1, G2 on the ground floor	= 2626 sq.ft.
Flat No. 101, 102, 103, and 104 on the 1st Floor	= 5298sq.ft.
Flat No. 201, 202, 203, and 204 on the 2nd Floor	= 5298 sq.ft.
Flat No. 301, 302, 303, and 304 on the 3rd Floor	= 5298 sq.ft.

Total area of fifteen flats = 21190 sq.ft.

Open car Parking no. on basement floor- G1, G2, G3, 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303 and 304.

All the above calculations are based on the Map called Booking Plan duly signed by both the Parties, which is also a part of this agreement. The built up and super areas are approx and may change with the requirement of needful design. An excess area of flat (21190 - 21008) = 182 Sq.ft. of Super built-up area is in the

Handwritten signature/initials

allocation of first party for which the second party will adjust its as present market price. Thus it has been irrevocably agreed by and between the parties that the said allocation is final. The power given to the developer will remain confined to the portion/flats/parkings allotted to the developer. Who can not exercise any power under the said deed in respect to any portion of the allocation of the first parties. This mutual understanding and promise to each other is the consideration for allowing the second party to proceed with the construction. So for the rest of portion of built-up and super built-up construction is concerned the developer is entirely free to deal with the same according to his discretion.

SCHEDULE-1 REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring more or less 20.75 decimals. Which is situated at Mauza- Jaganpura, Bard no.- 22 (old), P.S.- Ramkrishna Nagar in the town and district of Patna, bearing Khata No. 74, Plot No. 300 (Part), Tauzi no- 131, Thana No- 26 under P.M.C. Authority in the state of Bihar and District- Patna under P.M.C. Authority, in the state of Bihar and bounded by:

NORTH : Road

SOUTH : Road &

EAST : Plot no.

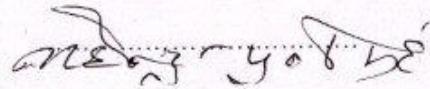
WEST : Plot no.

That the parties have read understood and considered the nature and effect of the contents particularly clause 4 and 5 have found them correct

In witness where of both the parties have executed this agreement cum allotment on this ..th Day of 20...

WITNESSES :

1.....



Signature of the First Part

2.....

.....
(For M/S RAJ CONSTRUCTION)