



बिहार BIHAR

क्रम संख्या 7958 तिथि 13/7/2023 सीट संख्या 747043

Serial No. 12131

Deed No. 11293

Govt. of Bihar

District Registry Office, Patna

Summary of Endorsement

This document was presented for registration on 15/07/2023 by Vibhuti Narayan

A Stamp Duty of Rs. 1277000/- and other Fees of Rs. 47025/- has been paid in it.

The document was found admissible. The Names, Photographs, 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. 11293 in Book No. 1, Volume No. 257 on pages from 151 to 171 and has been preserved in total 21 pages in C.D. No. 40 / Year 2023

Date: 15/07/2023

Token No: 12252 / 2023

Signature with Date  
(Dhananjay Kumar Rao)  
Registering Officer, Patna

दस्तावेज को  
दस्तावेज के  
विवरणों के अनुसार  
15/7

अ.प्र. लिपिक  
(अभिषेक कुमार)  
3000 लि०

### DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS  
MADE ON THIS THE 15<sup>th</sup> DAY OF JULY 2023, AT PATNA.

BETWEEN

Mr. Vibhuti Narayan aged about 73 Years son of Late

Onkar Narayan Sharma, resident of House No. 27,



ROYAL PREMIUM DEVELOPER'S PVT. LTD.  
Authorised Signatory

SCANNED BY

Vibhuti Narayan  
Royal Premium Developer's Pvt. Ltd.  
15/7/23

# District Registry Office, Patna

Token Number 12252      Reg. Year 2023      Serial Number 12131      Deed Number 112

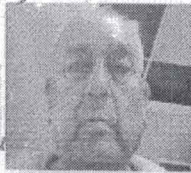
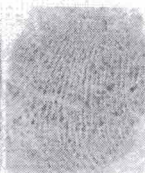
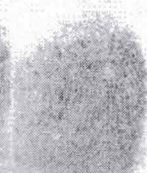
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Claimant      Rajesh Kumar Gupta  
(Managing Director)  
Sig.      Ms Royal Premium  
Developers Pvt Ltd



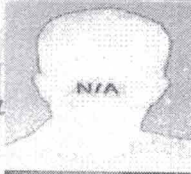
Presented By      Vibhuti Narayan

Sig.      Vibhuti Narayan  
15-7-23



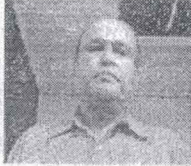
Executant      Vibhuti Narayan

Sig.      Vibhuti Narayan  
15-7-23



Identified By      Anup Kumar Mishra

Sig.      Anup Kumar Mishra  
15/7/23



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Vibhuti Narayan  
15-7-23

ROYALPREMIUM DEVELOPERS PVT. LTD.  
Anup Kumar Mishra  
Authorized Signatory

(2)

Jagarnath Singh Lane, Choudhary Tola, P.O. Mahendru, P.S. Sultanganj, District Patna, Pin Code-800006, by Nationality-Indian, hereinafter referred to "OWNER" (which term unless excluded by or repugnant to the context shall mean and include his heirs, executors, administrators, legal representatives, successors and assigns) of the ONE PART.

PAN: ABEPN8035H

Mob. 9431458114

Aadhar-4489 0335 0856

AND

M/S ROYAL PREMIUM DEVELOPERS PVT. LTD.

Registered under Company Act 1956, having its registered Office at "Usha Complex", Opposite Old Tiwari Bechar Petrol Pump, Main Road, Kankarbagh, Patna-800020, represented by its Managing Director Mr. Rajesh Kumar Gupta aged about 54 Years son of Late. Dasrath Kumar Gupta, by Nationality-Indian, herein after referred to "DEVELOPER" (which term unless excluded by or repugnant to the context shall mean and include its/his heirs, executors, administrators, legal representatives, successors and assigns) of the OTHER PART.

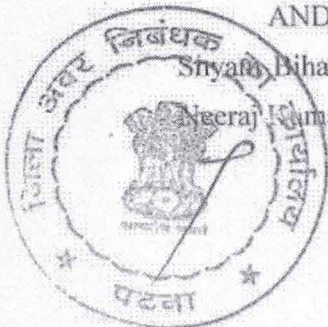
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WHEREAS, the owner covenant that the aforesaid property measuring an area of 45 Decimals, under Tauzi No. 227, Thana No. 9, Khata No. 72, C.S. Plo. No. 385, situated at Survey Mauza Sadikpur Yogi, Kankarbagh, P.S. Patrakar Nagar, District Patna belongs to Shyam Bihari Sharma, Onkar Narayan Sharma, Vibhuti Narayan, Neeraj Kumar and Nishant Narayan Sharma and they are absolute owner of the aforesaid property along with other properties.

AND WHEREAS, there was Family Arrangement between Shyam Bihari Sharma, Onkar Narayan Sharma, Vibhuti Narayan, Neeraj Kumar and Nishant Narayan Sharma and in that Family



Royal Premium Developers Pvt. Ltd.  
Rajesh Kumar Gupta  
Managing Director

Vibhuti Narayan  
15/11/23

ROYALPREMIUM DEVELOPERS PVT. LTD.  
Authorized Signatory

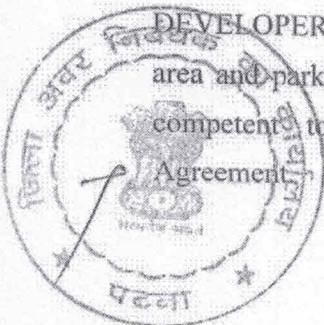
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Arrangement Plot No. 385, An Area of 45 Decimals fell and allotted in the share of Vibhuti Narayan and other properties fell and allotted in the share of other co-sharers and since then the said Vibhuti Narayan separately owned and possessed the same as absolute owner thereof.

AND WHEREAS, the owner covenants that the property is in his exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in himself good right, full power and absolute authority and title to transfer in the whole or part of the said property owned and possessed the same and he came and remained in peaceful physical and exclusive possession over the same as absolute owner.

AND WHEREAS, the land owner Vibhuti Narayan entered into Memorandum of Understanding Dated 11.01.2023 with the Developer M/S ROYAL PREMIUM DEVELOPERS PVT. LTD. on conversion basis at the ratio of 50% to the land owner and 50% to the Developer respectively in the proposed building measuring an area of 45 Decimals, situated at Survey Mauza Sadikpur Yogi, Kankarbagh, P.S. Patrakar Nagar, District Patna, under Tauzi No. 227, Thana No. 9, Khata No. 72, Part of C.S. Plot No. 385, which is part of this Development Agreement.

AND WHEREAS the owner of the first part is thus the absolute owner of the land referred above and now it have been agreed between the parties that the second party the DEVELOPER undertake to make construction of multi storied building over the land fully described in Schedule-A of this deed after approval of the map by the competent authority over the proposed area and the share will be divided between the land owner and the DEVELOPER as 50% and 50% share respectively in the built-up area and parking space etc. and now landowner are entitled and competent to execute the present Deed Of Development Agreement



ROYALPREMIUM DEVELOPER'S PVT. LTD.  
Authorised Signatory

Royal Premium Developers Pvt. Ltd.

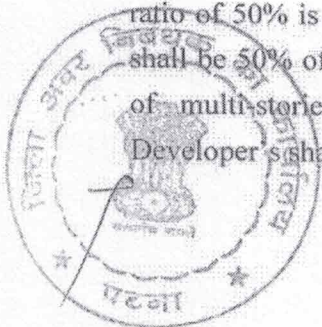
Per: Vibhuti Narayan  
15/01/23 Director

Vibhuti Narayan  
15/01/23

(4)

**NOW THESE PRESENCE WITNESSETH AS FOLLOWS:-**

1. That the DEVELOPER second party has agreed to develop and construct at its own account multistoried residential building on the said property fully described in schedule-I below at their own account and expenses and with their own resources after obtaining all the requisites clearance, permission, sanction and approvals.
2. That immediately after the execution of this development agreement, the DEVELOPER shall expeditiously get a plan prepared in order to obtain maximum benefit for the Owner and the DEVELOPER under the provision of RERA which has been effective from 01.05.2017.
3. That the Developer is hereby authorized to submit building plans to the local authority or any other permissions, approvals are obtained in his/its name and to sign all such papers that may be deemed necessary for the same. However all fees, cost, charges and expenses relating to such approvals / sanctions shall be borne by the DEVELOPER of its/his account.
4. That it is further agreed any alteration or revision of the aforesaid plans within the parameters of Patna Municipal Corporation Patna/Competent Authority and if there is an increase in F.A.R., during the period of the construction or before, the share of the constructed area of the owner shall be proportionately increase.
5. That it has been agreed between the parties that the Second Party DEVELOPER shall complete the construction work within a period of **Three Years plus with grace period of 6 months** from the date of sanction of plan from the competent authority and Approval of RERA Registration.
6. That the proportionate share of the landowner and DEVELOPER in the built up area of the Project shall be in the ratio of 50% is to 50%. That is to say the share of the landowner shall be 50% of the super built-up area distributed is several floor of multi-storied building and the rest 50% area shall be Developer's share.



Royal Premium Developers Pvt. Ltd.

Director

Vibhuti Narayan  
15/12/23

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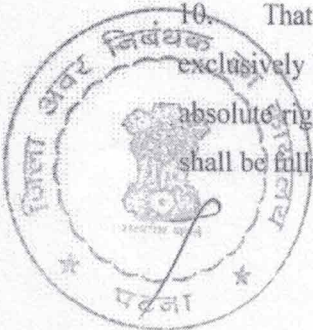
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7. That as consideration of 50% of the undivided share in the said property to be conveyed/transferred by the owner to the DEVELOPER or its nominee, in terms of the agreement, the DEVELOPER agrees to deliver and give possession to the owner 50% of the total built-up area of the said building to be constructed by the DEVELOPER at its own account on the said property hereinafter called the owner Area and rest of 50% of the total built-up area shall belong to the DEVELOPER and shall hereafter be called the Developer's area to which it alone shall be entitled to, for having constructed the entire building at its own cost and expenses. The DEVELOPER shall not be liable to get any amount or expenses incurred by it on any account or in the construction of the aforesaid from the owner in lieu of the aforesaid owner area.

8. That the owner may at his own sweat will agree to sell, convey, transfer and/or assign to the DEVELOPER and/or its nominee(s) including a co-operative Housing Society, Association of persons, Firm, Body corporate etc. free from attachments charges, and encumbrances 50% percent undivided share in (his share) the said property.

9. That the owner and his nominees shall solely and exclusively be entitled to the owner's area and he shall have absolute right, title and interest over the owner's area and shall be fully entitled to sue and enjoy the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise, alienate its/his interest, in any manner as deemed fit by them to any person. Associations of persons, firms, Body corporate, Co-operative society, Government agencies etc. on such terms and conditions as may be decided by the owner individually or collectively.

10. That the DEVELOPER and/or nominee shall solely and exclusively be entitled to the Developer's area, and they shall have absolute right, title and interest over the developed area and they shall be fully entitled to transfer, convey, grant, otherwise alienate



Royal Premium Developers Pvt. Ltd.

Director  
15/7/23

Vibhuti Narayan  
15/7/23

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Authorised Signatory

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there interest, in any manner as deem fit by his/its to any person, Association of societies, Government Agencies, etc. on such terms and conditions as may be decided by the DEVELOPER or its nominees individually or collectively.

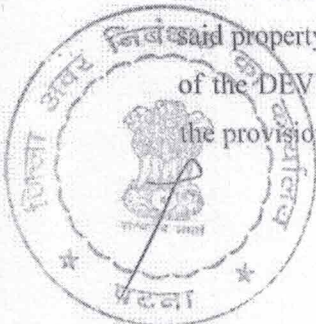
11. That the DEVELOPER agrees to construct, and give possession of the owner's area to the owner after completing within a period of **Three Years plus with grace period of 6 months** from the date of sanction of plan from the competent authority and Approval of RERA Registration. It is reasonably expected that the DEVELOPER will be able to complete the entire construction of the aforesaid building within the stipulated period.

12. That the aforesaid Project schedule is subject to force major clause i.e. fire, tempest, floods, inclement or any other acts of God.

13. That it is hereby expressly, irrevocably and irretrievably agreed and declared by the owner that delivery of possession of 50% of the total super built-up area of the aforesaid building in manner provided herein shall from and always be deemed to form fair, reasonable, and adequate consideration for 50% or the undivided share in the aforesaid property agreed to be conveyed as herein above by the owner to the DEVELOPER and or its nominee.

14. That the owner shall at no time demand any sum or premium 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's in this regard.

15. That the owner or their nominees will not interfere in the execution of the work nor put any hindrance in any of the activities of the DEVELOPER in development, construction and sale of the aforesaid project. The land owner and their nominees shall jointly have undivided right, title and interest over the total land of the said property in his respective shares of 50% of the owner and 50% of the DEVELOPER after being conveyed as aforesaid subject to the provisions of the clause of the agreement.



Royal Premium Developers Pvt. Ltd.

Revised to 15/11/23  
Director

Vibhuti Narayan  
15/11/23

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16. That the owner hereby irrevocably undertake not to sell, dispose off alienate, encumbrance, lease or otherwise, transfer the said property or any part thereof during the continuation 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 continuation of this agreement dispossess the DEVELOPER from the said property.

17. That the DEVELOPER shall develop the said property at its own account and name and shall alone be responsible for the development of the said property and neither the owner nor any other persons claiming through the owner shall have any right or interest in the development of the said property except in relation to the owner area, as specified above and the DEVELOPER shall not deviate from the approved plan of Dissolved Patna Municipal Corporation Patna/Competent Authority.

18. That after taking possession of the said property the DEVELOPER shall be free to do all acts, deeds and things required for development and construction of the said building at the Developer's own account and expenses, as per sanctioned plan of the Dissolved Patna Municipal Corporation Patna/Competent Authority.

19. That the DEVELOPER shall be entitled to enter into agreements for sale, or otherwise allot flats, parking spaces comprised in the Developer's area in the said building which is 50% of the total super built-up area and which does not form part of the owner's area. Whenever required by the DEVELOPER the owner will join as confirming party in all such agreements, sale deeds, deed of allotment etc. The DEVELOPER may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement, sale deeds, deeds of allotments etc. for development and construction of the said building and for its all



Royal Premium Developers Pvt. Ltd.

Per: h. Singh  
18/12/2019  
Director

Vibuti Narayan  
18/12/2019

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20. That The Developer shall have the right to construct any portion or put up additional structures on such roof or terrace of the building and the construction shall be the sole and exclusive property of the Land Owner and Developer and they will shared at the ratio of 50% Land Owner and 50% of the Developer in the additional constructed portion if any and shall be entitled to deal with or dispose-off in such manner as the Developer may deem fit.

21. The land owner agree and undertake that he shall execute Registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership Apartment Rules 2006, and in this Act there is further no need of Power of Attorney in favour of DEVELOPER and/or its nominee or nominees so that no hindrance or obstruction is caused to the DEVELOPER in carrying out and discharge its obligation under these present and thereby giving the DEVELOPER right and authority to have any enjoy peaceful possession of the said property and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building and sale of the developer's area. It is however expressly agreed that under stood between the parties that the aforesaid general power of attorney shall be governed by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid power of attorney and this development agreement, the provisions of the letter shall prevail.

22. That it has been decided between the parties that the DEVELOPER may acquire some additional land adjacent to the present land under the present land development and can submit the joint land for sanction from the competent authority and may develop the other land with the land in question and the owner shall have no objection to the same.



Royal Premium Developers Pvt. Ltd.

Director

Pejman Singh  
15/7/23

Vibhuti Narayan  
15/7/23

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**THAT THE DEVELOPER FURTHER UNDERTAKES:-**

i. That the Land owner and Developer mutually agreed and decided that the name of the building would be **"ROYAL ONKAR APARTMENT"**.

ii. That the State Government of Bihar through Real State Regulatory Authority (RERA), Bihar the Developer follow the Rules and Regulations of the RERA to complete the building and to allot Flat to its members under the such Act.

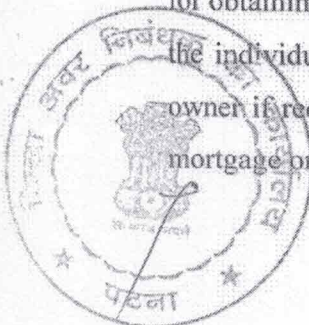
iii. That Central Government as well as State Government framed Goods and Service Tax on the sale of the property. In that case the Land owner and the Developer shall pay taxes viz. GST and other Taxes to the State Government of Bihar or Central Government of India regarding their shares as mentioned in the Development Agreement.

iv. The Land owner will pay his part of such taxes subsequently.

23. That it will not do any act of commission, omission, expressly or impliedly or directly or indirectly by which the owner right, title and interest over the said property may in any manner be adversely affected until the DEVELOPER has given delivery of possession of the owner's area to the OWNER.

I. At the time of development work the whole responsibility is going to the side of developer not the land owner regarding any accident, party taking has been done by the construction.

II. During the construction of the said building the DEVELOPER may be required to create equitable or any legal mortgage of the construction thereon in part (Developer's Area) for obtaining loan either for itself for expediting construction or for the individual purchaser of flats/offices etc. In such an event the owner if required shall join the DEVELOPER in creation of such mortgage on the terms to be mutually agreed. However, the



ROYAL PREMIUM DEVELOPERS PVT. LTD.  
*Authorised Signatory*

Royal Premium Developers Pvt. Ltd.

Director  
16/11/23

Vibhuti Narayan  
15.11.23

(10)

DEVELOPER affirms and undertake that all moneys obtained as loan by pledging, hypothecating or mortgaging the said property or creating charge on the said property (building under construction) shall be exclusively invested for construction and development of the said building only and such money shall not be diverted to/ invested in any other project work or purpose of the DEVELOPER.

24. That the land owner and developer also mutually decided to divide their shares which details are hereunder:-

**Land owner's share in (Flat and Car Parking Space)**

50% in Flats of all Floors or mutually decided by the Land Owners and Developer Including Common Passage under campus of the proposed building, Top Terrace etc.

**Developer's share (Flat and Car Parking Space)**

50% in Flats of all Floors or mutually decided by the Land Owners and Developer Including Common Passage under campus of the proposed building, Top Terrace etc.

25. That in case there be any defect in the title of the owner or thereby any liability or any encumbrances, 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 and at the owner's cost and expenses, after intimating the OWNER in writing.

26. That in any event the owner without prejudice to foregoing declarations agree and undertake to remove all the doubts and defects in title if any and clear all outstanding save or otherwise provided above at his own cost so that ultimately the said property is delivered to DEVELOPER to its/his nominees free from all encumbrances and defects.

27. That after delivery of the owner's area to the owner all outgoings in respect of said property and the said building thereon shall be borne and paid by the owner and the DEVELOPER and its/his nominees proportionately in the proportion of its/his



Royal Premium Developers Pvt. Ltd.

Director

Per: 15/12/23

Vibhuti Narayan 15/12/23

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(11)

respective shares in the total built-up. The word proportionately with all its cognate variation whenever used in the presents shall means the proportion in which the parties hereto or its/his nominees acquiring portions of the building are entitled to the covered area in building/buildings.

28. That when 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 of 50% undivided share in the said property in favour of the DEVELOPER to its nominees/assignees including a co-operative Housing Society or association of person or Body corporate etc. In default of the owner executing such transfer/conveyance or such other deeds as may be deemed necessary by the DEVELOPER in spite of service notice in writing 15 days, the DEVELOPER shall be entitled to take all steps as may be necessary/ conveyance.

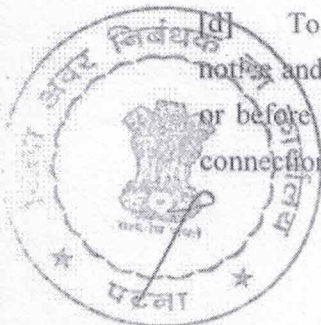
29. That the Developers are hereby authorized by the Owner as follows:-

[a] To have the plan of the proposed building to the constructed on the said Property prepared in accordance with the rules and regulations of the concerned authorities ensuring construction to the maximum FAR (Floor Area Ratio) and to submit the said plans to the concerned authorities for the sanction. The veracity of all documents regarding the title over the land of the Owner shall be verified by the Developers before submitting development plan to concerned authorities.

[b] To appoint surveyors, engineers, contractors, workers and other necessary person or persons.

[c] To make application to the concerned authorities for obtaining electrical, water and other connections and for permit or permits quotas for cement, steel and other controlled building materials.

[d] To accept of any Writ, summon or other legal process or notices and to appear and represent the Owner in any court of law or before the Magistrate, judicial Tribunal and other Tribunals in connection with the Development of the said property, and to



Royal Premium Developers Pvt. Ltd.

Rajesh K. Singh  
Director

Vibhuti Narayan  
15/11/23

ROYAL PREMIUM DEVELOPER'S PVT. LTD.  
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(12)

commence on or institute and defend suits, action or other proceedings if any or before any public Office or Tribunal relating to the development of the said property or part thereof and to file all necessary Vakalatnama, Claims, Plaints, Order, application, Affidavits, Petitions and other document, papers and writing and all cost and fee relating to the said litigation's shall be paid by the Developer. However, if any dues/ outstanding relating to litigation's other than those arising out of development activists over the said property such as regarding the title of the Owner over the land etc. prior to this Development Agreement shall not be the responsibilities of the Developers and shall be reimbursed by the Owner to the Developers.

[e] To mortgage the developer's share free from all encumbrances only of the said property with financial institutions/any Nationalize Bank for enabling the purchasers of tenements to obtain loan against their tenements and the Owner agrees to sign all the documents and statutory papers for this purpose without any responsibility for the housing loan and all liabilities goes upon the developer only.

[f] The developers shall be entitled to sale directly the developer's share of 50% of the residential area and car parking spaces of their share to their respective buyers and shall be entitled to execute sale deeds in their favor in respect of Developer's area.

[g] After the sanction of the drawing by the architect/dissolved (P.R.D.A) the Owner area and Developers area shall be clearly demarcated. The Land Owners have the right to sale, transfer or otherwise disposed off their own share clearly marked and allotted to them in plans as passed by the architect/ dissolved (P.R.D.A) and other necessary authorities.

[h] The Developer will not do any act of omission or commission, directly or indirectly, expressly or impliedly by which the Owner's right title and interest over the said property may in any manner be adversely affected.

[i] That the Owner hereby irrevocably undertake not to sale, dispose of or alienate with the possession of the said property or



Royal Premium Developers Pvt. Ltd.

Director  
18/11/23  
Vibhuti Narayan  
15/11/23

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(13)

any part thereof save and except putting the Developers in possession thereof for the purpose of developing the said property as per this development Agreement.

30. That if the buyer want to obtain loans/short term loans/project finance from any financial institution for the purchase of flats then in order to help the Buyers, the developer may stand as their Guarantors and may mortgage the said premises (Developer area) concerned after construction of the building in consultation with owner up to the extent of 50% of the constructed area of the building as security for the said loans. But this mortgage shall be called till the final sale deed is executed with regard to the flat/flats in favour of the buyer. Only buyers and the developer shall be liable for the repayment of such loans. In no case the owner or his property shall be liable for the repayment of such loans procured by the buyers. The owner agree to sign all necessary and statutory papers for the above purpose and extend all support to the developer in that event without any liability on the land owner.

31. That all disputes and cases pertaining to this deed and firm shall fall within the jurisdiction of the Court located in Patna only.

32. That after delivery of possession of the owner's area to the Owner by the DEVELOPER the Owner shall execute and register conveyance of 50% undivided share in the said property in favour of the DEVELOPER to its nominees/ assignees including a co-operative Housing Society or association of person or Body corporate etc. In default of the Owner executing such transfer/conveyance or such other deeds as may be deemed necessary for conveyance, the DEVELOPER shall be entitled to take all legal steps as may be necessary for conveyance after the notice period of 30 days.

33. That after the construction and completion of the project there was made memorandum of share division between the land owner and the developer regarding their respective share Owner i.e. DEVELOPER/promoter and the landowner, shall be the absolute owner of her share and she will be entitled to sell/Transfer



Royal Premium Developers Pvt. Ltd.

For Director  
16/7/23

Vibanti Narayan  
19/7/23

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his share and as per the Bihar Apartment Ownership Act, 2006 and Bihar Apartment Ownership Rules in section 5(1) clearly declared her shares as absolute OWNER and in the light of Bihar Apartment Ownership Act, 2006.

34. That the Land Owner is executing this Development Agreement regarding his share measuring an area of 45 Decimals under this Development Agreement, the description of which is described in detail in the Schedule-A.

35. That the land owner previously entered into Development agreement on 19.08.2021 with developer M/S Royal Premium Developers Pvt. Ltd. for Development of Land measuring an area 45 Decimals, under Tauzi No. 227, Thana No. 9, Khata No. 72 (Seventy Two), Part of C.S. Plot No. 385 (Three Hundred Eighty Five) , situated at Kankarbagh, Part-2, Survey Mauza Sadikpur Yogi, Patna at the ratio 50% land owner and 50% Developer in the total super built up area under the campus of the building which is part of this deed.

36. That in case of any dispute or difference between the parties arising out of or relating to this Development Agreement, the same shall be settled by reference of the dispute or difference to the Arbitrator appointed by the parties to this Development Agreement. The arbitration shall be conducted in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time. The decision of the Arbitrators shall be final.

37. That after execution of this development agreement if any dispute litigation arises to the aforementioned land or any previous matter before this Development then in that event the land owner shall bear the expenses to set at rest any dispute or difference with any third person.



Royal Premium Developers Pvt. Ltd.

Revised by 15/7/23

Director

Vidhuti Narayan 15-7-23

ROYAL PREMIUM DEVELOPER'S PVT. LTD.  
Authorized Signatory

**SCHEDULE-A**

ALL THAT, piece and parcel of landed property with right, title, interest with possession thereon and therein, measuring an area of 30 Decimals out of Total area 45 Decimals, situated at Kankarbagh, Part-2, Survey Mauza Sadikpur Yogi, P.S. Patrakar Nagar, District Patna within the Jurisdiction of Sub Registry Office and Sadar Registry Office Patna, under Tauzi No. 227, Thana No. 9, Khata No. 72 (Seventy Two), Part of C.S. Plot No. 385 (Three Hundred Eighty Five) **Govt. Valuation Serial No. 526. Zone-03**, within the limit of Dissolved Patna Regional Development Authority and Patna Municipal Corporation, Patna and the same is bounded as follows:-

**BOUNDARY**

|       |   |                        |
|-------|---|------------------------|
| NORTH | : | Kankarbagh Main Road   |
| SOUTH | : | Shree Niwas            |
| EAST  | : | Anant Shah Ka Baghicha |
| WEST  | : | Road                   |

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

|                 |   |                                                                                                                                                     |
|-----------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| FOUNDATION      | : | As per the design of Structural Consultants.                                                                                                        |
| SUPER STRUCTURE | : | Framed R.C.C. Structure.                                                                                                                            |
| ROOF SLAB       | : | Reinforced cement concrete (RCC)                                                                                                                    |
| MATERIALS       | : | All walls and ceiling internally cement plastered and white cement washed externally exposed I work/plaster will be painted with cement base Pucca. |
| DOORS           | : | Doors with Seasoned woods frame with a coat of synthetic enamel paint on a coat of primer.                                                          |
|                 | : | Aluminium frame with glass fitted in Window                                                                                                         |



Royal Premium Developers Pvt. Ltd.

परि. 3 2/1/23  
15/7/23

Vibanti Narayan  
15/7/23

क्या प्रकार के राक से मुक्त पाया

ROYAL PREMIUM DEVELOPER'S PVT. LTD.  
Authorised Signatory

15/7/23

(16)

|                   |   |                                                                                                                         |
|-------------------|---|-------------------------------------------------------------------------------------------------------------------------|
| FLOORING          | : | Vitrified Tiles                                                                                                         |
| ELECTRICAL WIRING | : | Concealed PVC conduct wiring using copper conduct with standard quality electric accessories and fixtures not included. |
| BATH ROOM         | : | All C.P. Fittings.                                                                                                      |
| KITCHEN           | : | Shall have RCC Working platform with Green Marble and glazed tiles.                                                     |
| C.C.T.V           | : | C.C.T.V camera for looking side                                                                                         |
| LIFT              | : | Lift of Standard Quality                                                                                                |

Further following are the list of amenities

- Earthquake Resistant RCC Structure
- Beautiful Elevation
- Comfortable Staircases
- Use of Marble/Parallel on Staircases
- Bathroom with C.P. fittings & vitrified tiles work on floor & walls
- Use of Vitrified tiles for flooring
- Electric Cable- From ISI Mark
- Concealed wiring in conduit with all ISI brand fittings
- Modular Electric Switches
- Good Quality building materials

SCHEDULE-C

FULL DETAILS OF VALUATION:-

1. Total Area of vacant land 30 Decimals out of Total area 45 Decimals
2. Total cost of Land value comes to Rs. 6,32,50,000/- Only, and Boundary Wall Rs. 5,50,000/-only
3. Stamp Duty is according paid a sum of Rs. 12,76,000/- only @ 2% of the Total land valuation amount + Rs. 1000/- Only.
4. Registration Fee Rs. 46,025/- and scanning Fee Rs. 1000/- also paid.



ROYALPREMIUM DEVELOPER'S PVT. LTD.  
*[Signature]*  
Authorised Signatory

Royal Premium Developers Pvt. Ltd

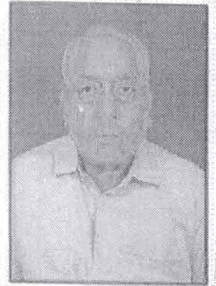
Director

*[Signature]*  
16/7/23

*Vibhuti Narayan*  
15/7/23

(17)

IN WITNESSES WHEREOF the Parties, have put their signature in presence of the witnesses on this day month and year mentioned above.



Vibhuti Narayan  
(Vibhuti Narayan) 15-7-23  
SIGNATURE OF THE LAND OWNER Ltd.

Rajesh Kumar Gupta  
15/7/23 Director

(Rajesh Kumar Gupta)  
Managing Director  
For, M/S ROYAL PREMIUM DEVELOPERS PVT. LTD  
SIGNATURE OF THE DEVELOPER



WITNESSES

1. Anup Kumar Mishra  
15.7.2023  
ANUP KUMAR MISHRA  
S/o Late Dr. H. N. Mishra  
P/O Heer Nagar  
P.O. & P.S. Patna Sadar  
Patna - 800013

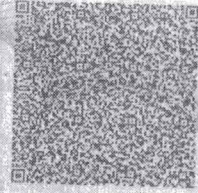
Neeraj Kumar  
15.7.2023  
Neeraj Kumar  
S/o Vibhuti Narayan  
Chandhary Tola  
Patna - 800006



ROYAL PREMIUM DEVELOPERS PVT. LTD.  
Authorized Signatory

"May I help You Patna Sadar"

INDIA NON JUDICIAL  
Government of Bihar  
e-Stamp



Certificate No. : IN-BR24503388621517T  
Certificate Issued Date : 29-Sep-2021 04:58 PM  
Account Reference : SHCIL (FI)/ brshcil01/ PATNA/ BR-PAT/ PTC  
Unique Doc. Reference : SUBIN-BRBRSHCIL0133040105610234T  
Purchased by : MS ROYAL PREMIUM DEVELOPERS PVT LTD  
Description of Document : Not Applicable  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0 (Zero)  
First Party : Not Applicable  
Second Party : MS ROYAL PREMIUM DEVELOPERS PVT LTD  
Stamp Duty Paid By : MS ROYAL PREMIUM DEVELOPERS PVT LTD  
Stamp Duty Paid (Rs.) : 12,76,000 (Twelve Lakh Seventy Six Thousand only)  
Reg. fee (Rs.) : 46,025 (Forty Six Thousand And Twenty Five only)  
LLR & P Fee (Rs.) : 0 (Zero)  
Miscellaneous Fee (Rs.) : 0 (Zero)  
Discom SC (Rs.) : 1,000 (One Thousand only)  
Total Amount (Rs.) : 13,23,025 (Thirteen Lakh Twenty Three Thousand And Twenty Five only)

125/23

MS ROYAL PREMIUM DEVELOPERS PVT. LTD.  
Vibhuti Narayan  
Fejcaru Singh  
10/09/21

ROYAL PREMIUM DEVELOPERS PVT. LTD.  
Authorised Signatory



125/23

Do not write or type below this line

KC 0003307048

Statutory Alert

1. The authenticity of the Stamp Certificate should be verified at [www.bihonestamp.com](http://www.bihonestamp.com) or using web and Mobile App of Stock Holding Corporation of India.
2. The truth of detecting the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

### Endorsement of Certificate of Admissibility

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  
Addl. Stamp duty paid under Municipal Act

Rs. 1277000/-

Rs. 0/-

Amt. Paid By N.J Stamp Paper

Rs. 1000/-

Amt. paid through Bank Challan

Rs. 1323025/-

#### Registration Fee

| FEE PAID | A1  | 6025 | 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   | 40000 | J1  | 0 | K2  | 0 | Na   | 0     |
|          | B   | 0    | H1a | 0     | J2  | 0 | LI  | 0 |      | 0     |
|          |     |      |     |       |     |   |     |   |      |       |
| TOTAL-   |     |      |     |       |     |   |     |   |      | 46025 |

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

47025

#### LLR + Proc Fee

#### Service Charge

|          |   |
|----------|---|
| LLR      | 0 |
| Proc.Fee | 0 |
| Total    | 0 |

1000

Date: 15/07/2023

Registering Officer  
Patna

### Endorsement under section 52

Presented for registration at Registration Office, Patna on Saturday, 15th July 2023 by Vibhuti Narayan Late Onkar Narayan Sharma by profession Others. Status - Executant

Vibhuti Narayan  
15-7-23

Signature/L.T.I. of Presentant

Date: 15/07/2023

Registering Officer  
Patna

### Endorsement under section 58

Execution is admitted by those Executants and Identified by the person ( Identified by 'Anup Kumar Mishra' age '55' Sex 'M', 'M.N. Mishra', resident of 'H.No. 204, Road No. 04, Nehru Nagar, Phulwari Sharif, Dist.- Patna.' ), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 15/07/2023

Registering Officer  
Patna

### Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 257 on pages on 151 -171, for the year 2023 and stored in CD volume No. CD-40 year 2023 .The document no. is printed on the Front Page of the document.

Date : 15/07/2023

Registering Officer  
Patna

Token No. : 12252 Year : 2023 S.No. : 12131 SCORE Ver.4.1

Deed No. : d No. : 11293

ROYALPREMIUM DEVELOPER'S PVT. LTD.

Authorised Signatory