Serial No. 10231 Circle [illegible] Book No. [illegible] Deed No. 10134

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR38068370718423U
Certificate Issued Date	:	26-Jul-2022 09:59 AM
Account Reference	:	NONACC (CB)/ brtncbk09/ NAWADA/ BR-NAW/ NWD
Unique Doc. Reference	:	SUBIN-BRBRTNCBK09589211188771125U
Purchased by	:	RAJIV KUMAR SINHA
Description of Document	:	Article 23 Conveyance
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	RAJIV KUMAR SINHA
Stamp Duty Paid By	:	RAJIV KUMAR SINHA
Stamp Duty Paid (Rs.)	:	0 (Zero)
Reg. fee (Rs.)	:	0 (Zero)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	500 (Five Hundred only)

The N.C.C. Bank, Nawada
Nawada
SHCILACC

Serial No. 10231 Deed No. 10134

10222

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

This document was presented for registration on **26/07/2022** by **Dilip Pandey**
A Stamp Duty of Rs. **96100**/- and other Fees of Rs. **27025**/- 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. **10134** in Book No. **1**, Volume No. **166** on pages from **431** to **451** and has been preserved in total **21** pages in C.D. No. **26** / Year **2022**

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

Date: 26/07/2022 Token No: 10222 /2022

Dilip Pandey 26/7/22

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3. In case of any discrepancy please inform the Competent Authority.

District Registry Office,Nawada

Token Number 10222 | Reg. Year 2022 | Serial Number 10231 | Deed Number 1015

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Gopal Prasad(Dir.)						
Sig.	Gopal Prasad 26/7/22						
Claimant	Rajiv Kumar Sinha(Dir.)						
Sig.	Rajiv Kumar Sinha 26/07/22						
Executant	Baidyanath Prasad						
Sig.	वैद्यनाथ प्रसाद 26.7.22						
Presented By	Dilip Pandey						
Sig.	Dilip Pandey 26.07.2022						
Executant	Dilip Pandey		N/A	N/A	N/A	N/A	N/A
Sig.	Dilip Pandey 26/7/22						
Executant	Husnain Waiz						
Sig.	Husnain Waiz 26.07.22						
Executant	Ravi Kumar						
Sig.	Ravi Kumar 26/7/22						
Executant	Surendra Kumar						
Sig.	सुरेन्द्र कुमार 26/7/022						

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Government of Bihar
e-Stamp

Certificate No.	:	IN-BR37894066229048U
Certificate Issued Date	:	22-Jul-2022 01:11 PM
Account Reference	:	NONACC (CB)/ brtncbk09/ NAWADA/ BR-NAW/ NWD
Unique Doc. Reference	:	SUBIN-BRBRTNCBK09585750184870 40U
Purchased by	:	RAJIV KUMAR SINHA
Description of Document	:	Article 23 Conveyance
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	RAJIV KUMAR SINHA
Stamp Duty Paid By	:	RAJIV KUMAR SINHA
Stamp Duty Paid (Rs.)	:	93,100(Ninety Three Thousand One Hundred only)
Reg. fee (Rs.)	:	26,025 (Twenty Six Thousand And Twenty Five only)
LLR & P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	500 (Five Hundred only)
Total Amount (Rs.)	:	1,19,625 (One Lakh Ninteen Thousand Six Hundred And Twenty Five only)

The ... C.C. Bank, Nawada
Nawada
SHCIL ACC

10222

Dilip Kumar
25/07/2022

नवादा

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District Registry Office,Nawada

Token Number 10222	Reg. Year 2022	Serial Number 10231	Deed Number

PresType	Name	Photo	Thumb	Index	Middle	Ring
Identified By	Virendra Kumar Singh					
Sig.	वीरेन्द्र कुमार सिंह 26/7/22					

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Dilip Pandey
26/7/22

Development Agreement 4655000/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR AP 201248

अरुण कुमार
स्टाम्प मेन्डर, नवादा
ला० नं०-15/83

10222 25/7/22 26/7/22

DEVELOPMENT AGREMENT

This development agreement executed and entered into this 25 Day of **July 2022**

BETWEEN

1 :- Dilip Pandey age 58 years S/o Late Gauri Pandey at village Anti, Pargna samai, P.S& District Registry Office & District Nawada Po Kadirganj Pin 805110 Indian M0b No 9973073227 Pan No :- ALOPP7462Q

Executed development Agreement
Dilip Pandey
25/07/22

मूल्यांकन जोधा
विभूति नाथ सिंह

दस्तावेज जोधा
रामप्रवेश, नवादा
कार्यालय अधीक्षक

2:- **Baidyanath Prasad** age 60 years S/o Late Narayan Mahto & Village Vijay Nagar P.O sadipur Pin 805110 P.S & District Registry Office & District Nawada Indian Mob No. 9934650738 Pan No- AGUPP5060H.

3:- **Ravi Kumar** age 42 years S/o Sri Laxmi Narain Village Dhamaul P.S Pakribarawan P.O Dhamaul Pin N0 805124 District Registry Office & District Nawada Indian Mob N0 9934800838 Pan No- AWIPV1336M.

4:- **Surendra Kumar** age 43 years S/o Lakhan Prasad yadav at Village Sideshwarpur Pargana Samai, P.S & District Registry Office & District Nawada Pin 805110 Indian Mob No.- 9955223740 Pin-805110 Indian. Pan-BMZPK1178B

5:- **Husnain Waiz** aged 50 years S/o Late Sebatul Haque Firdoshi at Par Nawada Mohalla Mirdah Toli Po Nawada Pin 805110 P.S & District Registry Office & District Nawada Indian Mob No.- 9334135192, Pan No- ACIPW7033K. by nationality Indian, Hereinafter collectively called and /or referred to as the **Land Owners** (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representative and/or successor-in- interest) of the **FIRST PART.**

And

M/S ADARSH HOME DEVELOPERS, a partnership firm incorporated under the provision of partnership Act. Having its registered office at old court road, Near sangita vastralaya, Nawada P.S&District-Nawada, Bihar thought its partners

1. **Rajiv Kumar Sinha Age 42 Years** son of late Suresh Kumar verma, resident of par Nawada panchmukhi nagar, near shobh mandir, p.o-nawada, District-Nawada, pin-805110, Bihar Mob No. 9934879531, PAN-AIUPS2579J **&**

2. **Gopal Prasad,** Age 52 years son of Late Mani Lal, residing at Nawada Main Road, P.S+P.O-Nawada, Dist.-Nawada, Pin 805110, Mob No. 9931251400 PAN-AEKPD5659N Bihar hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning thereto mean and include it's Administrators, executors, assigns, legal representative and /or successors-in-office) or the SECOND PART.

Dilip Pandey 25/7/22

सही बैद्यनाथ प्रसाद Develop Agreement Rajiv 25-07.2022

WHEREAS, the property more fully described in schedule-I below at the foot of this deed is the ancestral property and possessed the same as absolute owner, and they are in peaceful physical and exclusive possession over the same.

Whereas as the property of Schedule no.1 – fully described at the foot of this deed is the purchases property of the land owners through as registered Sale Deed executed Dated 29.10.2013 Smt Smita Singh W/o Sahjanand Village Ramchandrapur Manjaur, PS-Warisaliganj, Dist-Nawada vide deed no 13286 Book No. 1 Volume No. 177 Page No. 119 to 130 Registry Office Nawada took possession of the aforesaid land and got their name mutated in Govt. Records and paying ground rent to the state of Bihar through circle office and accordingly rent receipt is being issued in their name. By Vendor on demand no. 148/4.

AND WHEREAS, the said land owners expressed their desire to develop the landed property and tot construction multistoried building on survey plot no. 174 khata no. 20 situated at Mauza-karanpur, Thana no. 379, pargana-Narhat, P.S- Akbarpur, Dist- Nawada within sub & sadar Registration office Rajouli and District Registration office Nawada, measuring total area of 49 Dismil (Fourty Nine Dismil) more or less, outside of limit of Nagar Parishad Nawada is competent enough to give the aforesaid land on conversion basis to the aforesaid Developer.

The map plain will be approved by the **NAGAR PARISHAD NAWADA**

A. It is further represented and declared by the owners:-

(i) That the said property is under their exclusive possession with absolute right, title and interest, free from all encumbrance to transfer land convey the whole or part of the said property, having a fully marketable title thereby.

(ii) That the owners have not created any encumbrance on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, right, gift, liens, leave land license permission, rent, possession, charge inheritance or any other encumbrances whatsoever.

Dilip Singh 25/7/22

Executed development Agreement.

(iii) That no notice or notification for acquisition/ requisition under any of the statutes of the past or presently in force, have been received, served or passed by the Gram panchayat Badail/Competent Authorit, Income Tax Department of any other government authorities, for acquisition or Reqisition 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, injunction, order, notice, petitions, or adjudication order affecting the said property or any part thereof.

(v) That the owners have not entered in the past in any agreement for sale of development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS, the owners are interested in getting constructed multi-stories residential flats on the said property and acquire super build up area in the shape of, residential flats, parking spaces, etc, as consideration for the value of the lands of the said property when conveyed by the owners to the Developer.

B. The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the owners (hereinafter referred to as the said building) and the owners wanted and agreed to acquire flats, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the owners to the developer of its nominees etc.

C. As a result of the negotiations between the parties hereto and on the representation and declarations made by the owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between the parties hereto upon term and conditions hereinafter appearing.

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

1. The aforesaid owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accept from the Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.
2. That the entire area of land given in Scehedult-I of this agreement shall be handed over to the developer for construction of a multistoried residential building complex and the entire cost to be incurred for construction of the same shall be borne by the developer. The developer will construct the proposed building as per the sanctioned boiling plan of the Gram panchayat Badail/Competent Authority.
3. That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The land owners will not be responsible for the same in any way.
4. That the entire multistoried builing shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amentities, electric fittings, water connection, electrification, generator, lift intercom etc. till the final finishing and completion of the entire building to make finishing and completion of the entire building to make them habitable for the land owners and other inmates of the builing.
5. The name of the proposed multistoried residential building complex shall be "**SHRI RAM & SHRI KRISHNA COMPLEX**", or as mutually agreed upon by both the parties.

Dilip Pandey
25/7/22

Executed development Agreement
Hussain Waiz
25/07/2022

कार्यालय जिला अवर निबंधक
नवादा

6. That the developer agreed to hand over 30% percent) of the total super-built up area to the land owners in consideration of the cost of land and building shape undivided share with all right land interest in the said building. For the use and occupation of the land owners as absolute owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc on such terms and conditions as they may been fit and proper that the developer will first hand over possession of the constructed owenr's area to the owner with all amenities.
7. **In case owner's 30% of the super built-up area is not covered in the form of the complete flat taken, the developer will have to pay the equivalent market price to the owners for the area.**
8. That similarly, **the developer will retain 70 % of the total super built-up area, in the shape of flats and car parking spaces in consideration of cost of** construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and c onditions as they may deem fit and proper. Both the land owners and the Developer will have absolute right, title and interest over their respective shares of super built-up area.
9. That it is further agreed by the parties that any alteration in the approved builng plan within the parameter of the Gram panchayt Badail/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may after such changes at it own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and develop as per the above mentioned

share. In case the entire building is required to demolish or is raxed as a result of natural calamity and the building becomes inhabitable, all owner, Developer and purchasers, title holder to the building will have proportionate share of land. But no individual title holder is entitled to demolish his flat of building and demand share in the land.

10. That the certificate of the architect regarding measurement of the super built-up area, built-up area and common service area will be final and binding on both the parties.
11. The owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the developer to carry out various development works as stipulated in t his agreement.
12. That the builder will develope and construct the proposed building with all amenities wherein on and thereon and give peaceful vacant possession of the owner's area to the owners within **timing according to RERA** from the date of sanction of the building plan, with further grace period of **RERA**
13. That the developer shall develop the said property themselves or through nay agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard masteries as specified in shechulde-II.
14. That the land owners are entitled to verify and supervise the quality of material to be used for construction of the building. If the land owners find that the material used for construction is not up to the marks and not of good quality then be should intimate the same to the developer and suggest using better quality materials.

15. The owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the owners shall, if necessary execute all such deed and document as may be required by the developer in this regard, However, the stamp duty and all expenses towards registration shall be born and paid by the purchasers only and in no case by the owners.

16. Form the date of delivery of possession of owners' area to the owners, the and or its allottees and the Developer and or its allotters shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even without any further act, deed, matter done by the owners in this regard.

17. The owners hereby undertake not to sell, dispose of alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) or thing (s) as shall b in reach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to his development agreement. The owners shall at no point of time after the commencement of development activates of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

18. The developer shall be entitled to enter into agreement for sale, or otherwise allot units in the Developer's area in the said building and which does not form par of the Owens's area whenever required by the Developer.

19. Similarly the owners shall be fully entitled to enter into agreement for sale or otherwise allot UNITS comprised in the owners' area in the said building and which does not form part of the Developer's area. Whenever required by the Owner.

Dilip
25/7/22

20. A separate list of detailed specifications for the said building in schedule II is part of t his Development Agreement.

21. AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developer shall be entitled to dell or enter into agreement for sale or other agreement or mortgage their share directly to its prospective buyers or any Financial Institutions.

22. That after the completion of the construction of the building project developer/promoter/land owner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per provisions of Bihar Apartment Ownership Act. 2006 u/s 5 (1) & 5 (2) and others.

(i) that the final/deed of the flate along with common areas and common facilities i.e. common verandah and balconies, lifts, common staircase, lawns, garden lands, setback areas, boundary wall, common parking areas, generators, fire fighting equipment, electrical installation in common areas, pipes fitting, all other fitting and fixture meant for common areas, shall be executed and registered by the developer/promoter or the land owner, as the case may be, as per sub-section (1) in favor of the prospective apartment purchasers.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the owner's 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 owners,

(B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the

developer or not while in or upon the said property and during the period or construction of the said building thereon.

(C) The owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the Patna Regional development authority, shall be distributed between the owners and developer in the same proportion, as mentioned herein above.

(D) The owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the owner's title thereto and the owners agree to co-operate with the developer in such examination of the owner's title and to answer and/or comply eith all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only phocopies/certified copies of the original documents pertaining to the said peoperty including title deeds etc. however, the original documents wil be produced by the owners for inspection and photocopies will be given whenever required by the developer. However finally all the original document shall he handed over to the Owner's society/association of owners/allotters of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manager to construct any additional area (within the approved norm) more than the mentioned total area, the owners and the developer will share the additional area in said

ratio i.e. 30% (Thirty percent) in the residential constructed area to the land owner and 70 % (Seventy percent) in the residential constructed area to developers.

(G) The developer may form as it deems proper, a Co-operative housing Society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit owners and their nominee(s) shall become members of such an organization formed by the developer and the unit owners, their nominees, respective agents, servants, licenses, tenant etc, shall be bounded to abide by the rule and regulation as be formed by the developer of the organization form itme to time, and they shall be bound to contribute towards the cost of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H) The nominee/s of the developer shall own and hold possession of the building comprised in the developer's area according to the standard agreement finalize by the developer, that owners and its nominees(s) shall be bound to hold and own possession of the owner's shall in the said building on the same terms and conditions as contained in the aforesaid standard agreement and to execute similar agreement.

(I) The common area shall jointly be owned by all the unit owners of the said building with equal entitlement to use all common areas and facilities extended for utilization by the occupant of the said building on the said terms and conditions applicable to all. For such utilization. No unit owners' of 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.

(J) The owners agree that if any levy in imposed by any other public body or boys of the government for the development/betterment of the area in which the said property is located or any other levy become applicable on the said land or the building therein then the same shall be paid by the owners and the developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

(K) The owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of charge within the bye-laws then the same shall be borne and paid by the developers.

(L) That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear the cost of stamp duty, registration fee and other registration charges/ expenses etc.

(M) That the owners agree and undertake that in case of any dispute or litigation by person(s) calming to be the co-sharer or contained in the Schedule-I property or claiming his/their right title or interest though the owner(s) relating to the right, title and inters regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the owner's and the owners shall keep the developer indemnified and development activates shall be fee from all hindrance(s) so that the project may be complete in time.

(N) That the entire cost to be incurred for registration of this development agreement shall borne by the

developer and the land owner will have no concern with that.

(O) 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 differences to the arbitrator appointed shall he conducted under the provision of the Arbitration & Conciliation Act, 1996 as amended from time to time at Nawada.

(P) That only court of Nawada shall have the exclusive jurisdiction over all the matter of dispute arising in respect of and from this agreement.

(Q) That the developer may purchase or enter into development agreement for the land adjacent to the schedule land for the construction of multistoried building with amalgamation of the adjacent land and schedule land altogether and land owner/s will have no objection regarding the same in future.

(R) That after handing over the possession of the flats of the land owners share by the developer, the land owners shall be liable for the taxes, rent, cuss, duties etc. in respect of their share such as GST or any other taxes as charged by the Govt. or competent authority.

Dilip Pandey 25/7/22

DETAILS OF THE PROPERTY:
SCHEDULE-I

Land measuring 49 Dismil (Fourty Nine Dismil) more or less subject to actual measurement bearing Survey plot no.-174, khata no. 20, situated at Mauza-karanpur, Thana no. 379, ps-akbarpur, Disst-. Nawada, within sub & sadar Registration office Rajauli and District-Registration office Nawada, under the limit of Nagar parishad Nawada, and bounded as follows:

NORTH :- Rasta bad Urvashi Complex
SOUTH :- Rasta bad Park
EAST :- Rasta bad Rajiv Kumar Sinha & others
WEST :- Rasta

which market value of above land is Rs. 46,55,000/- (Rupees Fourty Six Lacs Fifty Five Thousand) only.

SCHEDULE-II

FEATURES AND SPECIFICATION OF FLATS

A) FLOOR & WALLTILING :-

1. The flooring in the living room, bed room, dining area, kitchen and balcony will be of Class-I Marble.
2. The flooring in bath rooms, toilets will be of Class-I Marble flooring.
3. Ceramic/glazed tiles will be provided in toilets up to 7'hr. From finished floor level in kitchen it will be up to ht. of 2'-0'' from Kitchen plat form.

B) SANITARY WARE & FITTINGS:

1. All water closet and wash basins will be in white ceramic, with low level white cistern made up of PVC depending upon bulk availability.
2. All top fitting will be of chromium plated brass. In case of non-availability in bulk, these will be substituted by some other suitable materials.

C) KITCHEN PLATFORM & SINK:-

To of kitchen platform will be of granite with stainless steel sink.

D) DOORS & WINDOWS:

1. Wooden door frame in toilet, kitchen and other door frame will be made of locally available hard wood and door shutter will be of factory made 30mm thick hard core flush shutter painter with two coats of synthetic enamel over a coat of primer.
2. Window frame and shutter will be of wood and with ms Frame and grills will be finished with enamel paint over primer.
3. All the doors will be provided with a night lateh, magic eye and a Ldrop. All other door fittings will be of anodized aluminum.

WALLS :-

1. Interior walls will be decorated by plaster of paris with one coat of cement primer.
2. Exterior wall will be finished with cement based snowcap permanent finish depending upon bulk availability.

PLUMBINGAND WASTE WATER LINES:-

1. All concealed plumbing for supply water will be of G.I. Tata pipes and external soil or waste water line will be PVC pipe in a two stack system with geyser line connection in bath room.

ELECTRICITY SUPPLY AND WIRING:

1. Wiring will be concealed and suitable for 1/3 phase supply. The actual supply may, be of single of 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energized by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the flat-owners shall be deemed to have given permission of M/s ADARSH HOME DEVELOPERS, for allotment of such space. Location of transformer and main board will decide by the company and Bihar state Electricity Board.
2. Each flat will be provided with a separate meter located on the main electrical panel board. A separate meter(s) for common services will be providing on main electrical board.
3. All bed rooms, living and dining areas shall have plug point, 2 light points, 1 fan point, 1-5A plug point. In addition the master bed room living and dining area shall have a 15 A plug point. One 15 a plug point will also be provided in kitchen and toilet of master bed room.

Dilip Pandey

TELEPHONE AND T.V CABLES:-

1. Telephone cable will be provided from each flat up to common junction point (tag-block) at nthe gate or other suitable location. No wires will be drawn beyond t his stretch.
2. Individual Television cables will be provided through concealed conduits for television connection from the Terrance to each flat.
3. Intercom facility shall be provided to the flats.

EXHAUST FAN OPNING:-

If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided.

Notes:- All specification, sizes and layout etc. are subject to minor variations, additions, alteration by the company upon suggestion of its consultants. Any features not included in this list but desired by a flat may be given at company's discretion at additional cost.

WATER:-

A 24hrs. Water supply will be provided to all the flats or common area form own central boring systems as per the design of P.H.E.D. consultants.

SWERAGE:-

Suitable arrangement for rain storm and soil water disposal shall be provided as per the design of P.H.E.D. consultants.

SERVATN ROOM/PARKING:

There is a provision of reserve parking space as per requirements of Patna Regional Development Authority/ P.M.C. (Municipal Authority) some of them may be opened and some covered depending upon the availability of space.

As the total car parking space and servant room is less than the total number of occupants, individual allotment as reserve partaking space/servant room will be

done on first cum first serve basis at an extra cost by the company.

After going through the contents of the same in presence of the witnesses who have also signed hereunder after understanding the contents of the deed.

IN WITNESSES WHEREOF, the parties have executed this deed of development agreement on the date, month and years first mentioned above it.

WITNESSES:-

1. Lalkishor Prasad Sinha S/o Late N.K. Prasad Shakuntalam Nagar, Nawada 25/7/2022

2. पहचान- वीरेन्द्र कुमार सिंह पिता- वकील प्रसाद सिंह सा० नवादा, गढ़पर, थाना वो जिला- नवादा/25/07/22

Signature of Land owners.

(1) Dilip Pandey 25/7/22

(2) मैथनाथ प्रसाद 25/7/22

(3) Jai Kumar 25/7/22

(4) सुरेन्द्र कुमार 25/7/022

(5) Husnain Waiz 25/07/2022



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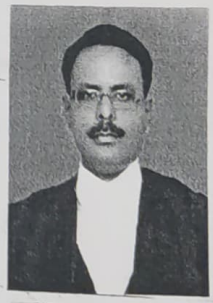

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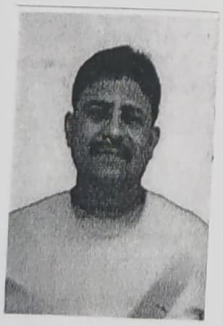
Signature of Developers.

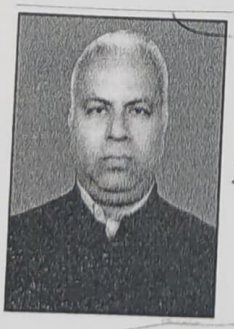
1. Rajeev Kumar Sinha 25/07/22

2. Gopal Prasad 25/7/22

1.



2.





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Drafted By

Anand Prasad Sinha
Deed Writer
Nawada
L. 114/22

Date-25th July 2022

INDIA NON JUDICIAL
Government of Bihar
e-Stamp

Certificate No.	:	IN-BR37481611888248U
Certificate Issued Date	:	18-Jul-2022 11:02 AM
Account Reference	:	NONACC (CB)/ brtncbk09/ NAWADA/ BR-NAW/ NWD
Unique Doc. Reference	:	SUBIN-BRBRTNCBK09577568573844 88U
Purchased by	:	RAJIV KUMAR SINHA
Description of Document	:	Not Applicable
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	Not Applicable
Second Party	:	RAJIV KUMAR SINHA
Stamp Duty Paid By	:	RAJIV KUMAR SINHA
Stamp Duty Paid (Rs.)	:	2,000(Two Thousand only)
Reg. Fee (Rs.)	:	0 (Zero)
U.R.C.P Fee (Rs.)	:	0 (Zero)
Miscellaneous Fee (Rs.)	:	0 (Zero)
Discore SC (Rs.)	:	0 (Zero)
Total Amount (Rs.)	:	2,000 (Two Thousand only)

The N.C.C. Bank, Nawada
Nawada
SHCIL ACC

10227

Dilip P
25/07/2022

कार्यालय जिला अवर निबंधक
नवादा

..... Do not write or type below this line .....

KC 0003282561

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. 93100/-	Amt.Paid By N.J Stamp Paper	Rs. 1000/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 122125/-

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	5000	K1c	0	Mb	25
A10	0	E	20000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
								TOTAL-	25025

LLR + Proc Fee Service Charge

LLR	0	
Proc.Fee	0	1000
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 26025

Registering Officer
Nawada

Date: 26/07/2022

Endorsement under section 52

Presented for registration at Registration Office, Nawada on Monday, 25th July 2022 by Dilip Pandey Late Gauri Pandey by profession Others. Status - Executant

Dilip Pandey 26/07/2022

Signature/L.T.I. of Presentant **Date:26/07/2022**

Registering Officer
Nawada

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Virendra Kumar Singh' age '52' Sex 'M', 'Wakil Prasad Singh', resident of 'Nawada Garhpar, Ps-Nawada, Nawada'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

कार्यालय जिला अवर निबंधक नवादा

Registering Officer
Nawada

Date : 26/07/2022

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Nawada in Book 1 Volume No. 166 on pages on 431 -451, for the year 2022 and stored in CD volume No. CD-26 year 2022 .The document no. is printed on the Front Page of the document.

SCANNED BY

Narendra Kumar
Excutive Assistant

Registering Officer
Nawada

Date : 26/07/2022

Token No. : 10222 Year : 2022 S.No. : 10231 SCORE Ver.4.1 Deed No . :d No . : 10134