बिहार BIHAR L 249175

क्रेता का नाम एवं पता

अजनन्दन प्र० सिंह, मुद्रांक विक्रेता
ला० नं०-29/87, समाहरणालय, पटना

ALLOTMENT AGREEMENT

This deed of Allotment Agreement is made on this the 14th[th] day ofAug.2013.

Between

(1) SRI RANJIT MISHRA (2) SRI SHASHI RANJAN MISHRA (3) SRI PRABHAT RANJAN MISHRA S/o LATE MADHURI MISHRA W/O LATE CHARNDRA DEO MISHRA by faith Hindu,and resident of Alpana Market,South P.P Colony,Patna Thana –S K Puri Dist· Patna and presently residing at Patna herein after collectively called the **First Party**.

M/S BUDHA DEVELOPERS a partnership firm under Indian partnership Act 1961 having its registered office at B-81 Budha Residency, Budha

Colony,Patna-800001,P.O-G.P.O,P.S-Budha Colony District Patna, Through its managing Partner Sri Sanjeev Kumar s/o Sri Kapil Deo Narayan Singh of Budha Colony P.O-G.P.O,P.S-Budha Colony in the state of Bihar herein after called the **Second Party.**

Whereas the First Party has executed and got Registered the Deed of Development Agreement for construction of multistoried residential building on part of cadastral Plot No-3823,Mauja- Digha ,vide Zone -3,Pargana-Phulwari,Tauzi No-5130,Ward No-33,circle No-246,Thana No-01,Khata No-672,Within the limits of Patna Municipal Corporation Dist-Patna in favour of **M/S BUDHA DEVELOPERS** fully described in Schedule-I

Now the First party and the Second Party mutually agree and declare that

1) The Second Party will construct a multistoried (G+4) building on 25887 sft land according to plan sanctioned by P.M.C .

2)The Super Built up /Built up area(s) on 25887 sft land of the different flats will be as follows.

Flat type A-1 type= Super Built up Area1150/sft

Flat type B-1 type= Super Built up Area 1275/sft

Flat type C-1 type =Super Area 940 sft

Flat type D-1 type =Super Area 1275 sft

Flat type E-I type =Super Area 1150 sft

3)The total super Area for 69480 sft **(for three bloks)** land of First, second, third, fourth floor/floors will be 5790 x 4 = 23160 sft (approx)

3 Block x 3 = 69480

Hence the Owners (First Party) share of 34740 sft land (50 % of the saleable/habitable super Area) = 69480 sq ft.

And the developers share with respect to 69480 sft land (50 % of the saleable super area) = 34740 sft.

5)That the first party has got registered the development agreement with the developers. In fact both parties have already divided and separated the owner's portion and developers portion as per sanction plan. The allocation of the different flats are as follows:-

Owner's Share: Block Name : **1st SATYAM / 2nd SIVAM / 3rd SUNDARAM** For approval up to fourth floor that the first party will take Flat on different floors described as follows:

Type of Flat in Apartment

Block Satyam [NORTHERN SIDE]	**Super Area**
Flat type A-1 type= Super Built up Area	1150/sft
Flat type B-1 type= Super Built up Area	1275/sft
Flat type C-1 type =Super Area	940 sft
Flat type D-1 type =Super Area	1275 sft
Flat type E-1 type =Super Area	1150 sft
Flat type A-2 type= Super Built up Area	1150/sft
Flat type B-2 type= Super Built up Area	1275/sft
Flat type C-2 type =Super Area	940 sft
Flat type D-2 type =Super Area	1275 sft
Flat type E-2 type =Super Area	1150 sft

Flat type A-3 type= Super Built up Area	1150/sft
Flat type B-3 type= Super Built up Area	1275/sft
Flat type C-3 type =Super Area	940 sft
Flat type D-3 type =Super Area	1275 sft
Flat type E-3 type =Super Area	1150 sft

Flat type A-4 type= Super Built up Area	1150/sft
Flat type B-4 type= Super Built up Area	1275/sft
Flat type C-4 type =Super Area	940 sft
Flat type D-4 type =Super Area	1275 sft
Flat type E-4 type =Super Area	1150 sft

Block Sivam [illegible]	**Super Area**
Flat type A-3 type= Super Built up Area	1150/sft
Flat type B-3 type= Super Built up Area	1275/sft
Flat type C-3 type =Super Area	940 sft
Flat type D-3 type =Super Area	1275 sft
Flat type E-3 type =Super Area	1150 sft

Flat type A-4 type= Super Built up Area	1150/sft
Flat type B-4 type= Super Built up Area	1275/sft
Flat type C-4 type =Super Area	940 sft
Flat type D-4 type =Super Area	1275 sft

Flat type E-4 type =Super Area	1150 sft
Total Super Area	**34740 stf**

Developer's share :-Rest of the remaining flats will be in the possession of Developers or the Second Party.Described as follows:

Block Sivam	**Super Area**
Flat type A-1 type= Super Built up Area	1150/sft
Flat type B-1 type= Super Built up Area	1275/sft
Flat type C-1 type =Super Area	940 sft
Flat type D-1 type =Super Area	1275 sft
Flat type E-1 type =Super Area	1150 sft
Flat type A-2 type= Super Built up Area	1150/sft
Flat type B-2 type= Super Built up Area	1275/sft
Flat type C-2 type =Super Area	940 sft
Flat type D-2 type =Super Area	1275 sft
Flat type E-2 type =Super Area	1150 sft

Block Sundram [SOUTHERN SIDE]	**Super Area**
Flat type A-1 type= Super Built up Area	1150/sft
Flat type B-1 type= Super Built up Area	1275/sft
Flat type C-1 type =Super Area	940 sft
Flat type D-1 type =Super Area	1275 sft
Flat type E-1 type =Super Area	1150 sft

Flat type E-4 type =Super Area	1150 sft
Total Super Area	**34740 stf**

Developer's share :-Rest of the remaining flats will be in the possession of Developers or the Second Party.Described as follows:

Block Sivam	**Super Area**
Flat type A-1 type= Super Built up Area	1150/sft
Flat type B-1 type= Super Built up Area	1275/sft
Flat type C-1 type =Super Area	940 sft
Flat type D-1 type =Super Area	1275 sft
Flat type E-1 type =Super Area	1150 sft

Flat type A-2 type= Super Built up Area	1150/sft
Flat type B-2 type= Super Built up Area	1275/sft
Flat type C-2 type =Super Area	940 sft
Flat type D-2 type =Super Area	1275 sft
Flat type E-2 type =Super Area	1150 sft

Block Sundram [SOUTHERN SIDE]	**Super Area**
Flat type A-1 type= Super Built up Area	1150/sft
Flat type B-1 type= Super Built up Area	1275/sft
Flat type C-1 type =Super Area	940 sft
Flat type D-1 type =Super Area	1275 sft
Flat type E-1 type =Super Area	1150 sft

Flat type A-2 type= Super Built up Area	1150/sft
Flat type B-2 type= Super Built up Area	1275/sft
Flat type C-2 type =Super Area	940 sft
Flat type D-2 type =Super Area	1275 sft
Flat type E-2 type =Super Area	1150 sft

Flat type A-3 type= Super Built up Area	1150/sft
Flat type B-3 type= Super Built up Area	1275/sft
Flat type C-3 type =Super Area	940 sft
Flat type D-3 type =Super Area	1275 sft
Flat type E-3 type =Super Area	1150 sft

Flat type A-4 type= Super Built up Area	1150/sft
Flat type B-4 type= Super Built up Area	1275/sft
Flat type C-4 type =Super Area	940 sft
Flat type D-4 type =Super Area	1275 sft
Flat type E-4 type =Super Area	1150 sft
Total Super Area	**34740 stf**

All the above calculations are based on the map called the Booking Plan duly Signed by both the parties, Which is also a part of this agreement. and there may be a slight variation in the calculated and actual measurement on the site. The built up and Super areas are approx and may change with the requirement needful design.

SCHEDULE - 1 REFERRED TO ABOVE

All that piece and parcel of land measuring total Area -25887 sft (approx) which is situated at part of cadestral Plot No-3823,Mauja- Digha ,vide Zone -3,Pargana-phulwari,Tauzi No-5130,Ward No-33,circle No-246,Thana No-01,Khata No-672 Dist-Patna.

North : Ram Prasad Raut — East : Dev Narayan Singh

South : Madan Lal — West : Branch Road

That the parties have read understood and considered the nature and effect of the contents particularly clause 5 and 6 have found them correct.

In witness where of both the parties have executed this agreement cum allotment on this 14th day of Aug. 2013.

Signature of the first Party

Witness:

1.....

2.....

Signature of the second Party