

Serial No. 5744 Circle - Samastipur Book No. 1 Deed No. 5666

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

Serial No. 5744 Deed No. 5666

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

This document was presented for registration on 28/04/2018 by Amit Gunjan(Managing Director)

A Stamp Duty of Rs. 1247400/- and other Fees of Rs. 42000/- 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 were affixed on the reverse page.

The document has been registered as Deed No. 5666 in Book No. 1, Volume No. 80 of pages from 208 to 237 and has been preserved in total 25 pages in C.D. No. 43 / Year 2018.

Date: 28/04/2018 Token No. 5930 /2018

Signature with Date
(Prajood Kumar)
Registering Officer, Samastipur

DEVELOPMENT AGREEMENT

This development agreement executed and entered into this.....28th.....day of ..April...2018 of the Christian Era.

For Mango Construction Pvt. Ltd.

Amit Gunjan

Managing Director

Executed Deed of Development Agreement and Read over the contents of the documents Satisfied

Ashok Kumar Sinha 28/04/2018

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रु.1000 Rs.1000

INDIA

बिहार BIHAR

Y 505463

मो० मबारुल होदा
मुद्रांक विक्रेता, रामरतीपुर
ला० न०- 01/2005

BETWEEN

Ashok Kumar Sinha, S/o-Late Ram Narayan Lal, Anurag Sinha, Atul Sinha S/o Late Birendra Bhushan Sinha/~~Ravindra Bhushan Sinha~~, resident of **Moh.- Kashipur, Ward No.-12, Thana & Distt.- Samastipur** by Natinality, Indian, Hereinafter called and/or referred to as the owner (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal representatives and or successors-in-interest) of the FIRST PART.

Ashok Kumar Sinha

Ashok Kumar Sinha 28/04/2018

Age. 1- 64. 2. 42 3. 39 M.No- 9934954107

UTED DEED OF DEVLOPMENT AGREEMENT

Anurag Sinha 28/04/2018

For Mango Construction Pvt. Ltd.

Managing Director

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

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ONE THOUSAND RUPEES

Rs.1000

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INDIA

बिहार BIHAR

Y 505464

मो० मजमुल होदा
मुद्रांक विक्रेता, समस्तीपुर
ला० न०- 01/2005

Ashok Kumar Sule
28/04/2018

AND

(MANGO CONSTRUCTION PVT. LTD.) a company registered under the provisions of companies Act, 1956, having its registered office at U.N. Palace, Mohanpur, Samastipur, having its registration No. U45200BR2013PTC020453 of 2013-2014 through its Managing Director **Sri Amit Gunjan, Son of Sri Ravindra Bhushan Sinha,** hereinafter referred to as the BUILDER/VENDOR of the **ONE PART,** which expression shall unless excluded by or repugnant to the

EXECUTED Deep of Development Aggreement
Atul Sinha
28/4/18

For Mango Construction Pvt. Ltd.
Amit Gunjan
Managing Director

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

Y 505465

मो० नसमुल होदा
मुद्रांक विक्रेता, समस्तीपुर
लो० न०- 01/2005

context be deemed to mean its successors-in-office, legal representative, executors, receivers, administrators and assigns of the **SECOND PART.**

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

Ashok Kumar Sahu
28/04/2018

Witnessed
Veena Rani Ambastha
Patel maidan Kashi Pur
Samastipur
Ward no. 12
28.4.2018

For Mango Construction Pvt. Ltd.

Amit Gupta

Managing Director

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District Registry Office,Samastipur

Token Number 5930 Reg. Year 2018 Serial Number 5744 Deed Number 5666

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant Sig.	Amit Gunjan(Managing Director) 28/04/18						
Presented By Sig.	Amit Gunjan(Managing Director) 28/4/18						
Executant Anurag Sinha Sig.	Anurag Sinha 28/04/2018						
Executant Ashok Kumar Sinha Sig.	Ashok Kumar Sinha						
Executant Atul Sinha Sig.	Atul Sinha						
Identified By Sig.	Pravin Ranjan 28/4/18						

For Mango Construction Pvt. Ltd.
Amit Gunjan
Managing Director 28.04.2018

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 1900sop013

For Mango Construction Pvt. Ltd.
Amit Gunjan
Managing Director

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Whereas, Land measuring 02 Bigha, 01 Kattha, is the ancestral property of the land owner.

Ashok Kumar Sinha, S/o-Late. Ram Narayan Lal, Anurag Sinha, Atul Sinha S/o Late Birendra Bhushan Sinha, resident of Moh.- Kashipur, Ward No.-12, Thana & Distt.- Samastipur & through a Khatiyan Revisinal Servey party registered deed of absolut sale from .....X.....X.....X..... Son of .....X.....X.....X.....X....., resident of village-.....X.....X..... Pargana- .....X....., P.S.-.....X.....X.....X..... Distt.- Samastipur which is registered in the office of the District Registration Office Samastipur in Book no....Y.. Volume no.....X....., pages .....X..... to .....Y..... bearing deed no.....X..... on .....X..... And land measuring.....Y..... Kathas is purchased property of the land owner since then they came in actual, physical, possession over the land fully described in schedule no.1 at the foot of this deed and mutated their name in State Sirista and paying rent to the State of Bihar to Circle Office, Samastipur

AND WHEREAS, the said Land Owner expressed his desire to develop the landed property/ and to construct multi-storied buiding & Duplex house on Cadastral survey plot noOld/New 1572/2221(P),1540/2226,,1573/2225, 1574 / 2224,1575/2191(P), 1601/2223, Khata No.58,,40,43, 52,73,45 Tauzi No.17383, Thana No181, situated at Village-Mohanpur Mauza-Mohanpur, Survey Thana-Samastipur, at present P.S.-Samastipur, Distt.- Samastipur measuring an area of 02 Bigha, 01 Kattha, equivalent to 164

Ashok Kumar Sinha
28/04/2018

पहचान पूर्वीन रंजना उम्र 48 वर्ष पिता
स्व. श्यामानन्द सहाय ग्राम. पुरलरव
थाना व जिला समस्तीपुर ता: 28/4/18
आधार नं० 4678 115K5023

For Mango Construction Pvt. Ltd.
Managing Director

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Decimmals more or less and is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Owner :

(i) That the said property is under his exclusive possession with absolute right, title and Interest, free from all encumbrances to transfer the lease hold right by way of sale of land and convey the whole or part of the said property, having a fully marketable title thereon.

(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, assignment, rights, gifts, liens, leave land license, permission, rent, possession, charges, inheritance or any other encumbrance whatsoever.

(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 S.M.C./ or any other government authorities, for acquisition or Requisition of the said property of any part thereof.

(iv) That there are no attachments, either before or after Judgment and there are no claims demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

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

Ashok Kumar Sahu 28/09/2018

For Mango Construction Pvt. Ltd.

Managing Director

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AND WHEREAS, the owner is interested in getting constructed multi-storied Building & Duplex house flats on the said property and acquire super built up area in the shape of, residential flats Duplex house & Parking spaces, for all individual flats etc. as consideration for the value of the lands of the said property when conveyed by the owner to the Developers.

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

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

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

(1) The aforesaid owner does hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the owner 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.

Ashok Kumar Singh 25/04/2018

For Mango Construction Pvt. Ltd.

Managing Director

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(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a "Multistoried residential building complex" and Duplex house 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 building plan sanctioned by the SMC/any 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 owner will not be responsible for the same in any way.

(4) That the entire "Multistoried building & Duplex house" shall be constructed by the Developer and the entire cost to be incurred for construction shall be borne by the developer.

(5) The name of the proposed " Multistoried residential" building complex & Duplex house" shall be "UMA NARAYAN CITY

(6) That the Developer agreed to hand over 24% in Divided in 2 part (Twenty Four percent 12% of each sare holder) of the total built up area in the shape of Flats & Duplex house and parking space as well as store rooms etc. if any to the land owner in consideration of the cost of land and building in shape of undivided share with all right, title and interest in the said building, For the use and occupation of the land owner as absolute owner with al right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate his interest to any person or persons, association or person, firm, body corporate etc. on such terms and conditions as she may deem fit and proper.

For Mango Construction Pvt. Ltd.

Managing Director

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(7) In case owner's 24 % (Twenty four percent 12% of each sare holder) of the built-up area is not covered in the form of the complete flat and car parking spaces taken, the Developer will have to pay the equivalent Market Price to the owner for the area.

(8) That similarly, the developer will retain76% (Seventy six percent) of the total 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 otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc on such terms and conditions as they may deem fit and proper. Both the land owner 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 building plan within the parameter of the SMC/Village 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 owner and the developer may make such alteration or changes by consulting land owner.If any further construction will be made, the same shall be shared between the land owner and developer as per the above mentioned proportion of ..50...% each in respective all the share and fees, fine, condonation and compounding fine etc. shall be borne by land owner and developer in same proportion as above.

(10) That in case the entire building in required to be demolished or is lazed as a result of natural calamity and the building becomes inhabitable, land owner, Developers and Purchasers, title holders to the building will have proportionate share of land.But no individual title holder is entitled to demolish his flat or building and demand share in the land.

For Mango Construction Pvt. Ltd.

Managing Director

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(11) 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 the parties.

(12) That the Builder will develop and construct the proposed Building with all amenities therein and give peaceful vacant possession of the owner's area to the owner within 36 months from the date of agriment of the Land, and dismantling of existing building which shall be letter, with further grace period of 6 months (Six months) and another 6 months for reasons beyond the control of the Builder A copy of the sanctioned plan will also be given to the owner. In case Builder fails to construct the proposed Building with all amenities therein the details of which are mentioned in schedule-II to the Development Agreement and give peaceful vacant possession to the Owners area to the owner as per terms of agreement within the stipulated period, the Builder shall pay a sum of Rs.10000.00 (RupeesTen thousand) only per month to the owner as compensation against delayed construction till the date of handing over possession of the owners area. In case of any accidental or such happenings which are beyond the control of the developer such as fire, tempest, accident, strike and any other act of God and in case of any damage or collapse of the building any natural calamity, the owner shall remain the owner of the total land.

Ashok Kumar Singh
28/09/2018

(13) That the Developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the owner will have the right to inspect the development and construction of the said multistoried building Duplex no use the features amentias and specification of flats to be used by the Builder will as per schedule-II.

For Mango Construction Pvt. Ltd.
Managing Director

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(14) That the land Owner is entitled to verify and supervise the quality of materials to be used for construction of the building. If the land Owner find that the materials used for construction is not up to the mark and not of good quality then she should intimate the same to the Developer and suggest to use the quality materials he wants to be used.

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

Ashok Kumar Sahu
28/04/2018

(16) The Owner hereby undertakes 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) matter (s) or thing (s) as shall be in breach of terms of this Development agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Owner shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(17) The Developer shall be entitled to enter into agreement for sale, or transfer or otherwise allot units in the Developer's area in the said building which does not form part of the owner,s area whenever required by the Developer.

(18) Similarly the Owner will be fully entitled to enter into agreements for sale or transfer or otherwise allot UNITS comprised in the Owner's area in the said building which does not form part of the Developer's area, whenever required by the Owner.

For Mango Construction Pvt. Ltd.

Managing Director

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(01)

(19) AND WHEREAS after the Registration of this Development Agreement in Registry Office, the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement to its prospective buyers or mortgage. Their respective share to any financial Institution.

(20) That after the completion of the construction of the building project Developer/Promoter 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.

Ashish Kumar Sinha 28/04/2015

(i) That the final /deed of the Duplex 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 equipments, electrical installations in common areas, pipes fittings, all other fittings and fixtures meant for common areas, shall be executed and registered by the Developer/Promoter or the land owner, as the case may be.

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 owner and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences 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 of construction of the said building thereon.

For Mango Construction Pvt. Ltd.

Managing Director

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(C) The Owner 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 SMC Competent Authority, shall be distributed between the Owner and Developer in the same proportion, as mentioned herein above.

(D) The Owner 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 Owner agree to cooperate with the Developer in such examination of the Owner's title and to answer and/or comply with 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.

Ashok Kumar Sil 20/4/2018

(E) The Developer shall be entitled to retain only photocopies/Certified copies. of the original documents pertaining to the said property including title deeds etc. However, the original documents will be produced by the Owner for inspection and photocopies will be given whenever required by the Developer. However finally all the original documents shall he handed over to the Owner's Society/Association of Owner/Allottees of UNITS.

(F) The construction of the said building will be semi deluxe quality and the detailed specification is to be attached and be part of the agreement and if the Developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owner and the Developers will share the additional area in said ratio i.e. [illegible]% ([illegible] percent) in the residential constructed area.

For Mango Construction Pvt. Ltd.

Managing Director

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to the Developer, any fine i.e. condonation and compounding is levied by any athorised agency/ SMC then fine shall be born and paid by both Land Owner & Developer as per their respective share.

(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 Owner and his nominee (s) shall become President of such an organization formed by the Developer and the unit Owner, their nominees, respective agents, servants, licenses, tenant etc. shall be bound to abide by the rule and regulation as may be formed by the developer or the organization from time to time, and they shall be bound to contribute towards the costs 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.

Ashok Kumar Singh
28/9/2018

(H) The nominee/s of the Developer shall own and hold possession of the building comprised in the Developer's area. The Owner and her nominees (s) shall be bound to hold and own possession of the Owner's area in the said building both on the same terms and conditions as contained in the aforesaid agreement.

(I) The common area shall jointly be owned by all the Unit Owner of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all. For such utilization, no unit Owners/s 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.

For Mango Construction Pvt. Ltd.
Amid Gunday
Managing Director

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(J) The Owner agrees that if any levy is imposed by SMC/ or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owner and the Developer (or its allottee) jointly in the same proportion as their respective shares of super built-up area in the said building.

Ashok Kumar, Sinha
28.4.2018

(K) The Owner agree that in case any fine or penalty fees/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 change within the bye-laws then the same shall be borne and paid by the Developer and Land Owner as per their respective share.

(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 Owner agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer in the property contained in the schedule-I or claiming his/their right title or interest though the Owner the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter for the Owner to handle and the Owner will keep the Developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed 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.

For Mango Construction Pvt. Ltd.
Amit Gupta
Managing Director

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(O) That in case of any dispute or differences 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 by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time at Samastipur.

(P) That only courts of Samastipur shall have the exclusive Jurisdiction over all the matters of dispute arising in respect of and out of this agreement.

Ashok Kumar Shah
28/04/2015

DITAILS OF THE PROPERTY :

SCHEDULE-I

Land measuring 02 Begha, 01 Kattha, 8017.77 sq. yard i.e 72160 sft. more or less subject to actual measurement bearing Plot No. Old/ New 1572/2221(P),1540/2226, ,1573/2225, 1575/2191(P), 1601/2223, 1574/2224 at Mohanpur, Samastipur Thana no.181, Jamabandi no 102 .....P..., Samastipur under Mohanpur Panchayat) and under the district CIRCLE/ Sub-registrarSub division Samastipur.

Block Samastipur Dist-Samastipur

Bounded as :-

		Area:
NORTH :	NIZ & Other CO Sharer	02 Bolkatha
SOUTH :	NIZ& P.C.C. ROAD	164 Decemal.
EAST :	Niz & Other CO Sharer	Residential
WEST :	Niz& Other CO Sharer	6,23,20,000

For Mango Construction Pvt. Ltd.

Managing Director

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SCHEDULE II

FEATURES AND SPECIFICATION OF DUPLEX

A) FLOOR & WALL TILING :

1. The flooring in the living rooms, bed rooms, dining area, kitchen and balcony will be of Vitrified tiles.

2. The flooring in bath rooms, toilets will be of vitrified Tiles flooring.

3. Ceramic/ glazed tiles will be provided in toilets up to 7'ht. form finished floor level in kitchen it will be up to ht. of 2'-O" from kitchen plat form. Floor of kitchen & Toilets will be provided with anti skid tiles.

B) SANITARY WARE & FITTINGS :

1. All water closet and wash basins will be in white ceramic, with low level white cisterns made up of PVC depending upon bulk availavbility.

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:

Top 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 shutters will be of factory made 30mm thick hard core flush shutters painted with two coats of synthetic enamel over a coat of primer.

2. Window frame and shutters will be of aluminium and glass and with ms Frame and grills will be finished with enamel paint over primer.

3. All the doors will be provided magic eye and a L drop. All other door fittings will be of ionodised aluminium. Night Latch can be provide on extra cost.

Ashwin Kumar Sinha 28/04/2018

For Mango Construction Pvt. Ltd.

Managing Director

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WALLS:

1. Interior walls will be decorated by plaster of Paris with one coat of cement primer and oil bound distemper (OBD).
2. Exterior wall will be finished with weather coat permanent finish.

PLUMBING AND WASTE WATERLINES:

1. All concealed plumbing for supply water will be of C.P.V.C. pipe and external soil or waste water lines will be PVC pipe in a two stack system with getyser line connection in bath room.

Ashok Kumar Singh 28/04/2018

ELECTRICITY SUPPLY AND WIRING :

1. Wiring will be concealed and suitable for 1/3 phase supply. The actual supply may, be of single or 3-phase in accordance with rules and regulations of Bihar State Electricity Board in force at the time the complex is energised by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the land owner shall be deemed to have given permission to competent authority, for allotment of such space. Location of transformer and main Board will be decided by the company and Bihar state Electricity Board.

2. Each flat Duplex will be provided with a separate meter located on the main electrical panel board. A separate meter(s) for common services will be provided on main electrical board.
3. All bed rooms, living and dining areas shall have I 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 and one 15 A point in master bed room dining area for provision of AC. One 15 A plug point will also be provided in kitchen and toilet of master bed room.

For Mango Construction Pvt. Ltd.
Managing Director

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TELEPHONE AND T.V. CABLES:

1. Telephone cable will be provided to each flat upto common junction point (tag-block) at the gate of other suitable location. No wires will be drawn beyond this stretch.

2. Individual television cables will be provided through concealed conduits for television connection from the terrace to each flat. One for master bed room and dining space.

3. Intercom facility shall be provided to the flats & Duplex.

Ashok Kumar Jain 28/4/2-18

EXHAUST FAN OPENING :

If the structural design of complex permits, provision of a suitable opening for an exhaust fan shall be provided. Notes: All specification sizez and layout etc. are subject to minor variationsm alteration by the company upon suggestion of its consultants. Any features not included in this list but desired by a flat & house owner may be given at company's discretion at additional cost.

AMENITIES:

WATER:

A 24 hrs. water supply will be provided to all the flats & house or common area from own central boring systems as per the design of consultants.

ROAD: 15 to 20 feet wide road in front of every houses

SWERAGE:

Suitable arrangement for rain storm and soil water disposal shall be provided as per the disign of consultants.

OTHER CHARGES AND DEPOSITE FOR EACH UNIT (RESIDENTIAL AREA & COMMERCIAL AREA)

A. Cost of providing 300 (Three hundred) watts emergency power per flat of the cost of generator etc. Rs. 30000/- per house

B. Cost of electrical connection (Residential) per house Rs. 10000/- per

For Mango Construction Pvt. Ltd.

Managing Director

Scanned by CamScanner

flat for single phase and Rs. 20000/- per flat for three phase connection.

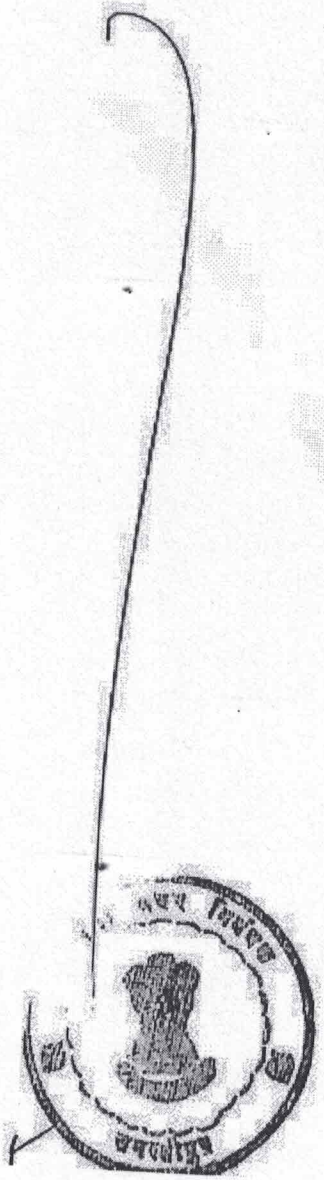
C. Rs. 5000/- lump-sum for providing intercom facility including instrument.

D. One time sinking fund deposit Rs. 200000.00 per house

E. Genrator diesel, guards & comunity lighting bill and other commen services is given by house owners society. 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.

By housing society form by house owner.

Ashok Kumar Seth
29.9.2015



For Mango Construction Pvt. Ltd.

Managing Director

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IN WITNESS WHEREOF, the parties hereto have executed and delivered these presents on the day, month and year first above mentioned in presence of under signed witness.

SIGNATURE OF WITNESS :

1. युवा रंजन

SIGNATURE OF VENDOR

Ashok Kumar Sinha
25/04/2018

Anurag Sinha
28/04/2018

Veena Rani Ambastha

Atul Sinha
28.4.18

2. 28.4.2018

SIGNATURE OF VENDEE
PAN NO-.AAICM6501F

For Mango Construction Pvt. Ltd.
Amit Gundam
Managing Director

Drafted as per instruction of the Parties :-

Drafted by
Md. Alay Nabee
Samastipur
L.No-157/Prof
28/04/2018

One cutting on Page No-2 Lain No-2
Ravindra Bhushan Sinha.

For Mango Construction Pvt. Ltd.
Amit Gundam
Managing Director

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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 R. T Act.

Stamp duty paid under Indian Stamp Act	Rs. 1247400/-	Amt. Paid By N.J Stamp Paper	Rs. 4000/-
Addl. Stamp duty paid under Municipal Act	Rs. 0/-	Amt. paid through Bank Challan	Rs. 1285400/-

Registration Fee

										LLR + Proc Fee		Service Charge
A1	41000	C	0	H1b	0	K1a	0	Lii	0	LLR	0	
A8	0	D	0	H2	0	K1b	0	Liii	0	Proc.Fee	0	1000
A9	0	DD	0	I	0	K1c	0	Mb	0	Total	0	
A10	0	E	0	J1	0	K2	0	Na	0			
B	0	H1a	0	J2	0	LI	0					

TOTAL- 41000

Total amount paid (Reg. fee+LLR, Proc+Service Charge) In Rs. 42000

Date: 28/04/2018

Registering Officer
Samastipur

Endorsement under section 52

Presented for registration at Registration Office, Samastipur on Saturday, 28th April 2018 by Amit Gunjan(Managing Director) Ravindra Bhushan Sinha by profession Business Status Claimant

Amit Gunjan
28.04.18

Signature/L.T.I. of Presentant

Date:28/04/2018

Registering Officer
Samastipur

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Pravin Ranjan' age '48' Sex 'M', 'Late Shyama Nand Sahay', resident of 'Vill-Dhurlakh,thana-distt-Samatipur',), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 28/04/2018

Registering Officer
Samastipur

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Samastipur in Book 1 Volume No. 80 on pages on 208 -232, for the year 2018 and stored in CD volume No. CD-13 year 2018 .The document no. is printed on the Front Page of the document.

Date : 28/04/2018

Registering Officer
Samastipur

Token No. : 5930 Year : 2018 S.No. : 5744 SCORE Ver.4.1 Deed No . :d No . : 5666

For Mango Construction Pvt. Ltd.
Amit Gunjan
Managing Director

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