Serial No. 9235 Circle:-Patna Book No. 1 Deed No. 8365



बिहार BIHAR

Serial No. 9235 Deed No. 8365

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

This document was presented for registration on **02/08/2016** by **Rajendra Prasad**
A Stamp Duty of Rs. **576000**/- and other Fees of Rs. **21600**/- 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. **8365** in Book No. **1** Volume No. **195** on pages from **127** to **150** and has been preserved in total **24** pages in C.D. No. **29** / Year **2016**

बिहार सरकार

Date: 02/08/2016 Token No. 9613 /2016

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

SCANNED BY

DEVELOPMENT AGREEMENT

This development agreement executed and entered into on this..02..day of August, 2016, at Patna.

BETWEEN

1. **MR. RAJENDRA PRASAD,** Son of Late Mahabir Prasad, resident of mohalla Lahanipur, P.S. Kadamkuan, Town and District Patna.

Maya Kashyap
2/8/2016

For, Aura Construction
Rajiv Agrawal
2/8/2016 Partner

8/2/2016

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District Registry Office,Patna

Token Number 9613 | Reg. Year 2016 | Serial Number 9235 | Deed Number 8365

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajiv Agarwal						
Sig.	Rajiv Agarwal 2/8/2016						
Executant	Maya Kashyap						
Sig.	Maya Kashyap 02/08/16						
Executant	Pratima Kashyap						
Sig.	प्रतिमा कश्यप 02/08/16						
Presented By	Rajendra Prasad						
Sig.	राजेन्द्र प्रसाद 02/08/16						
Executant	Rajendra Prasad	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Identified By	Jainendra Kumar						
Sig.	J Kumar 2/8/2016						

राजेन्द्र प्रसाद
02/08/2016

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PAN-AFEPP0865M
Mobile- 9835400104

2. **MRS. PRATIMA KASHYAP,** Wife of Late Chandrashekhar and daughter in-law of Late Dr. Ganga Prasad Kashyap,

PAN-CXDPK0958H
Mobile- 7050229598

3. **MRS. MAYA KASHYAP,** Wife of Late Priyaranjan Kashyap, and daughter-in-law of Late Dr. Ganga Prasad Kashyap.

PAN-AXPPK7365Q
Mobile-8935999586

Both residents of " MAHABIR BHAWAN" Lohanipur, P.S. Kadamkuan, Town and District Patna, hereinafter collectivly 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 heirs, Administrators, Executors, legal representatives and / or successors-in-interest) of the FIRST PART.

AND

M/S AURA CONSTRUCTION, a partnership firm constituted under the provisions of Indian Partnership Act, 1932, having its registered office at 307, Ashiana Har Niwas Complex, Dak Bungalow Road, P.S. Kotwali, Town and District Patna, through one of its Partners ***SRI RAJIV AGARWAL,*** Son of Sri Shankar Lal Agarwal, resident of Sunderam Block, Mansarover Garden, Sinha Library Road, P.S.- Kotwali, Town and District Patna, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning thereto mean and include its Administrators, executors, assigns, legal representatives and /or successors-in-office) or the SECOND PART.

PAN-
Mobile- 7488047912

WHEREAS, the property as mentioned in Schedule- I & II of this Development agreement belong

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2/8/2016

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to the above named First Part, who acquired some of the properties under family partition and some of them acquired by the right of survivorship and inheritance. The properties acquired by the Land owner No. 1 to 3 are clearly mentioned in Schedule-I and the rest of properties only acquired by the land owners No.2 & 3 are clearly mentioned in Schedule-II of this deed of Development agreement.

WHEREAS, Late Mahabir Prasad, father of Sri Rajendra Prasad, land owner No.1 had 02 wives namely Chandrawati Devi and Roop Kala Devi. The said Roop Kala Devi, the mother of Land owner No.1 had purchased a single storied Brick Built R.C.C. house measuring 2687.46 Sq.ft. equal to 1.97 kathas of land, situated in mohlla Lohanipur, Panta. The said Roop Kala Devi died leaving behind her 03 sons namely Sri Rajendra Prasad, Sri Jayant Prasad and Sri Basant Kumar has her only legal heirs. During the life time of Roop Kala Devi,she had divided her aforesaid property equally among her above named 03 sons and each sons got 1/3rd shares in the said property purchased by Smt. Roop Kala Devi.

WHEREAS, similarly, Mahabir Prasad, father of Sri Rajendra Prasad, land owner No.1 had purchased a double storied Brick Built R.C.C. house measuring about 03 kathas of land equal to 9.375 decimals, situated in mohlla Lohanipur, Panta. The said Mahabir Prasad had 02 sons from his first wife Smt. Chandrawati Devi namely Dr. Ganga Prasad & Dr. Jamuna Prasad. During the life time of Mahabir Prasad, he had divided his aforesaid property among his above named 04 sons equally, except Dr. Jamuna Prasad, who had relinaushed her share in favour of his other brothers and settled in South Africa. In spite of that Late Mahabair Prasad equally fixed and divided his above mentioned property among his above mentioned 04 sons including Dr. Ganga Prasad and put them in possession thereof.

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2/8/2016

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WHEREAS, as stated above Mahabir Prasad and Smt. Chandrawati Devi died leaving behind their 02 sons namely Dr. Ganga Prasad & Dr. Jamuna Prasad. Subsequently, Dr. Ganga Prasad also died leaving behind his 02 sons naley Chandrashekhar Kashyap and Priyaranjan Kashyap. Subsequently, Chandrashekhar Kashyap died leaving behind his wife Smt. Pratima Kashyap. Similarly Sri Priyaranjan Kashyap also died leaving behind his wife Smt. Maya Kashyap. After the death of Dr. Ganga Prasad his share devolved upon Smt. Pratima Kashyap and Smt. Maya Kashyap.

WHEREAS, according to the aforesaid partition made by Smt. Roop Kala Devi and Mahabir Prasad, the sons of Roop Kala Devi got their shares in 02 blocks and they were facing difficulty and inconvenience to enjoy the said property situated in 02 separate blocks. Hence, the three sons of Roop Kala Devi and daughter-in-laws of Late Dr. Ganga Prasad entered into a Memorandum of Family partition on 21/05/2014 and as per the said partition 28'-6" X 70'4" constructed area in double storied building along with of Plot No.06 allotted to Sri Rajendra Prasad. Similarly 15 feet wide East to West and 66 feet long area with land in double storied building jointly allotted to Smt. Pratima Kashyap and Smt. Maya Kashyap. The details of land allotted to Sri Rajendra Prasad is clearly mentioned in Lot-I of Schedule-I of this development agreement and the land allotted to Smt. Pratima Kashyap and Smt. Maya Kashyap is fully described in Lot-II of Schedule-I of this development agreement.

WHEREAS, besides the Schedule-I property, Dr. Ganga Prasad, son of Late Mahabir Prasad had purchased 08 decimals of land just adjacent rear portion of the Schedule-I property under a registered deed of absolute sale dated 09/07/1954 vide deed No. 4060 from Sri Nrsingh Prasad for a valid consideration and took possession of the same.

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WHEREAS, the said Dr. Ganga Prasad died leaving behind his 02 sons namely Sri Chandrasekhar Kashyap and Sri Priyaranjan Kashyap as his only legal heirs. After the death of Dr. Ganga Prasad his above named 02 sons inherited the aforesaid property by the right of survivorship and inheritance. Subsequently, the said Chandrasekhar Kashyap died leaving behind his wife Smt. Pratima Kashyap. Similarly, Priyaranjan Kashyap also died leaving behind his wife Smt. Maya Kashyap. After the death of Chandrasekhar Kashyap and Sri Priyaranjan Kashyap, their respective wives inherited the aforesaid property by the right of survivorship and inheritance. The details of aforesaid property inherited by Smt. Pratima Kashyap and Smt. Maya Kashyap is cearly mentioned in Schedule-II of this development agreement.

WHEREAS, the above named land owners are seized and possessed of land or otherwise sufficiently entitled to transfer or enter into an agreement for Development with the developer for construction of a multistoried building complex over the Scheduled land.

AND WHEREAS, the said land owners expressed their desire to develop the Scheduled property and to construct multi-storied residential building complex over the same, situated in Mauza- Prithvipur, Mohalla- West Lohanipur, Thana code no.386, P.S. Kadamkuan, Town and Distt-Patna, measuring a total area of 4.67 katha, more or less, and are competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Land Owners:-

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

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(ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances 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 P.R.D.A. (dissolved) /PMC/ Competent Authority, the Income Tax Department or any other government authorities, for acquisition or Requisition 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, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or 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.

(A) And whereas, theland owners are interested in getting constructed multi-storied residential/commercial Units on the said property and acquire built up area in the shape of, residential/commercial Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

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

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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 land 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 terms 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 land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to the Developer to develop their respective Scheduled property, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I & II hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I & II 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 building plan of the Patna Municipal Corportion, replaced body of the PRDA or Competent Authority.

(3) That after execution of this development agreement, the developer second part may amalgamate the entire land and will construct one or more multistoried residential building complex over the same and for that the land owners will have no objection.

(4) It is also agreed between the parties that immediately after execution and registration of this Development Agreement, the Developer shall prepare a building plan or drawing through a registered architect and submitted the same with the competent authority for

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its approval in its own name and signature for the entire land i.e. 4.67 katha but all the expenses to be incurred to get the building plan approved shall be bore and paid by the developer. All the papers to be required for approval of the said building plan shall be provided by all the land owners to the developer.

(5) The Developer and the land Owners have jointly assessed that based on presently permissible F.A.R. as per Patna Municipal Corporation building bye-laws it shall be possible to construct total Super built-up area as approved by Patna Municipal Corporation on the said property, whose Super built-up area shall be distributed over several floors of the said building and on that basis this agreement is being entered into by the and between the parties. The above super built-up area does not include saleable parking space, if it is open, but the parking space will also be on the same percentage i.e. Land Owners/ First part will have right of 50% parking space as the Owner's area

(6) As there may be any unavoidable delay due to unforeseen circumstances beyond the control of the Developers i.e. strike, natural calamities like floods, earthquake, war, and riots in or around the India affecting the construction work, the period mentioned above shall be extended automatically till disturbances continued and normalcy is restored to start the work, it would be seen and judged mutually by the land owners and the Developers.

(7). It is made expressly clear that the time is essence of this agreement and there shall be no grace period except as mentioned in Para Nos.18 & 19 of this development agreement..

(8) In case any Sale-tax, VAT, purchase tax, service tax or any other government duty or tax (not being the Income Tax) is payable in relation to the land owners' share, then the land owners liable to pay the same. The land owners indemnified the Developers against any

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such claim or demand that may be made by any authority

(9) 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.

(10) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne and paid by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(11) The name of the proposed multistoried residential building complex shall be "....." or as mutually agreed upon by both the parties.

(12) That the developer agreed to hand over 50% (Fifty percent) of the total super-built up area to the land Owners First part in accordance to their respective share in land in consideration of the cost of land and building in shape undivided share with all right, title and interest in the said building, for the use and occupation of the Land Owners as absolute Owners with 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 deem fit and proper. It is agreed between the parties that the developer will first hand over the vacant possession of the land owners' share to the land owners with all amenities and then hand over the same to its purchasers.

(13) In case Owners' 50 % of the built-up area is not covered in the form of the complete Units taken, the

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developer will have to pay the equivalent market price to the Land Owners for the area.

(14) That similarly, the developer will retain 50% of the total built-up area in shape of Units 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 conditions 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.

(15) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/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 alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owner and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/theirUnits or building and demand share in the land.

(16) That the certificate of the architect regarding measurement of thebuilt-up area, built-up area and common service area will be final and binding on both the parties.

(17) The Land 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

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property to enable the Developer to carry out various development works as stipulated in this agreement.

(18) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the Owners' area/ share to the land Owners within ***24 (Twenty Four) Months*** from the date of sanction of the building plan or from the date of handing over the vacant possession of the entire land with construction by the land owners, which ever is later. In case the builder fails to complete the costruction work within the stipulated time as mentioned above then the land owners will proide 06 (Six) month more time to the developer as grace period.

(19). That the developer shall develop the said property itself 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 Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(20) That the Land Owners are entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then they should intimate the same to the developer and suggest them to use better quality materials.

(21) The Owners shall at no time demand any sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,

(22) From the date of delivery of possession of Owners' area to the Owners or their allottees and the Developer and /or its allottees 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

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share in the said building even without any further act, deed, matter done by the Owner in this regard.

(23) The Land 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 or acts, deeds, matters or things as shall be in breach of terms of this Development Agreement save and except putting the said Developer thereon for the purpose of development pursuant to this development agreement. The Land Owners 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.

(24) 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 part of the Owners' area whenever required by the Developer.

(25) Similarly the Owners shall be fully entitled to enter into agreements 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.

(26) A separate list of detailed specifications for the said building is mentioned in schedule- III of this Development agreement and the same is entergal part of this Development Agreement.

(27) That after the completion of the construction of the building project developer/promoter/landowners shall be absolute owner of their respective shares and they will be entitled to sell/transfer their respective share as per the Provisions of The Bihar Apartment Owner Ship Act, 2006.

(28) After the Registration of this Development Agreement, the Owners and the Developers shall be entitled to sell or enter into agreement for sale or other

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agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owners' 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 Owners' area to the Owners.

(B) That the Developers shall not encumber any portion of the said property or the building made thereon by mortgaging or leasing or alienating in any manner for obtaining loan. However the individual purchasers of the flats/ and car parking spaces may obtain loan from any financial institution or any other authority concerned to purchase flat and car parking space in the proposed multistoried buiding by mortgaging the said unit to be purchased by the intending purchaser and the purchaser is solely responsible to repay the said loan.

(C) To indemnify the owners 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.

(D) That it is also agreed between the parties that the parking space not to be sold to any outsider or stranger other than the inmates of the building. It is further agreed between the parties that except the guard room and receiption room no further construction will be made at the ground floor of the building.

(E) All outgoings including municipal taxes and any other charges in respect of the said property shall be borne and paid by the Owners till the date of handing over the vacant possession of the Scheduled Land to the

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Rajiv Agarwal

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Developer and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the Land Owners' area/ share to the Land Owners.

(F) After the delivery the Owners' area to the land Owners all out going in respect of the said property and the said building thereon shall be borne and paid by the land Owners and the Developers and their nominees separately and proportionately in the proportion to their respective share in the total super built-up area

(G) 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 PRDA (Dissolved) /PMC/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(H) The Owners will deliver to the developer and/or its duly authorized representative, the certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owners' title thereto and the Owners agree to co-operate with the developer in such examination of the Owners' 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.

(I) The developer shall be entitled to retain only the 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 land Owners for inspection whenever required by the developer. However finally all the original documents shall be handed over to the Owners' society /association of Owners.

(J) The construction of the said building will be super deluxe quality and the detailed specification is hereby attached and will be treated as part of this agreement

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and if the developer manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will have share in the additional area in same ratio i.e 50% (Fifty percent) to the land owners and 50% (Fifty percent) to the developer.

(K) The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of the common service area of the building. And in due course, the unit Owners and their nominee(s) shall becbme members of such an organization formed or to be formed by the developer and the unit Owners, their nominees, respective agents, licensses, tenant etc. shall be bounded to abide by the rule and regulation as 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, except the internal part of units.

(L) The common area shall be jointly owned by all the Owners of all the portion of the said building with equal and co-extensive entitlements to use all common area and facilities intended for utilization by occupants of the said building on the same terms and conditions applicable to all such utilization. No Owners of any part of the said building will have any exclusive right, title and interest over the common area and common facilities except the right to common use.

(M) The Owners agree that if any levy is imposed by the PRDA (Dissolved) /PMC 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 land Owners and the developer (or its allotties) jointly in the

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same proportion as their respective shares of super built-up area in the said building.

(N) 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 built-up area within the bye-laws then the same shall be borne and paid by the developers.

(O) 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.

(P) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the scheduled property or claiming his/their right title or interest though the Owner (s) relating to the right, title and interest 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 Owners' and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(Q) 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, within the limit of Patna.

(R) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(S) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building

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Partner

Maya Kashyap
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with amalgamation of the adjacent land with the scheduled land and for that the land owners will have no objection regarding the same in future.

SCHEDULE-I

DETAILS OF THE PROPERTY

All that piece & parcel of land measuring an area of 6360 sq.ft., equivalent to 14.60 decimal alongwith boundary wall, Pertaiing to Part of Plot No. 06 and 08, Part of Municipal Survey Plot No.882 and 879, Sheet No.56, Holding Nos. 1642/523 & 790/676, Circle No.19, Ward No.11 (Old) & 36 (New), Khata No.97 and 71, Tauji No.244, under Thana No.05, Situated in Mauza- Prithvipur, Mohalla- West Lohanipur, M.V.R.Code no.**386**, P.S. Kadamkuan, town and District Patna, within the limit of Patna Municipal corporation,under the district/sub-registry office, Patna, and the same is bounded and butted as follows:-

BOUNDARY

NORTH:- Main Road.
SOUTH:- Apartment.
EAST :- Ashirvad Clinic.
WEST :- House of Ram Kumar Singh.

Total Govt. value of the land and boundary comes to Rs. ***2,87,50,000/-*** (Two Crore eighty seven lac fifty thousand) only.

Details of the property owned by Rajendra Prasad

Part of Plot No. 06, Part of Municipal Survey Plot No.882, Sheet No.56, Holding Nos. 1642/523 & 790/676, Circle No.19, Ward No.11 (Old) & 36 (New), Khata No.97, Tauji No.244, under Thana No.05, Situated in Mauza- Prithvipur, Mohalla- West Lohanipur.

For Aura Construction
Rajiv Agarwal
2/8/2016 Partner

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2/8/2016

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Details of the property owned by Pratima Kshyap and Maya Kashyap

Part of Plot No. 06 and 08, Part of Municipal Survey Plot No.882 and 879, Sheet No.56, Holding Nos. 1642/523 & 790/676, Circle No.19, Ward No.11 (Old) & 36 (New), Khata No.97 and 71, Tauji No.244, under Thana No.05, Situated in Mauza-Prithvipur, Mohalla- West Lohanipur.

IN WITNESS WHEREOF the Land Owners and Developerhave set their hands to this deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :-

1. Rajendra Kumar
S/O. Shri Rajendra Prasad,
Patna.
2/8/2016
M:- 9334746376

Maya Kashyap
2/8/2016

For, Aura Construction
Rajiv Agrawal
2/8/2016

SIGNATURE OF THE LAND OWNERS

2. [illegible]
S/O [illegible]
Boring Road Patna I
2/8/16
M:- 8130608159

For, Aura Construction
Rajiv Agrawal
2/8/2016
Partner

SIGNATURE OF THE DEVELOPER/BUILDER

मैंने श्रीमती कौल से चालान लिखाया एवं सत्यापित किया।
प्रधान लिपिक 2/8/16

प्रकाश [illegible] से मुक्त पा
प्रधान लिपिक 2/8/16

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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 B. T. Act.

Stamp duty paid under Indian Stamp Act	Rs. 576000/-	Amt.Paid By N.J Stamp Paper	Rs. 5000,
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 592600,

Registration Fee

FEE PAID

A1	20000	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	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	LI	0		

TOTAL- 21000

LLR + Proc Fee		Service Cha
LLR	0	600
Proc.Fee	0	
Total	0	

Total amont paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 21600

Date: 02/08/2016

Registering Offi
Pat

Endorsement under section 52

Presented for registration at Registration Office, Patna on Tuesday, 02nd August 2016 by Rajendra Prasad La Mahabir Prasad by profession Others. Status - Executant

राजेन्द्र प्रसाद
02/08/16

Signature/L.T.I. of Presentant **Date:02/08/2016**

Registering Offic
Patr

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Jainendra Kumar' age '40' Sex 'M', 'Rajendra Prasad', resident of 'Mahabeer Yadav Lohanipur,kadamkuan Patna'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 02/08/2016

Registering Office
Patn

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 195 on pages on 127 -150 , for the year 2016 and stored in CD volume No. CD-29 year 2016 .The document no. is printed on the Front Page of the document.

Date : 02/08/2016

Registering Officer
Patna

Token No. : 9613 **Year : 2016** **S.No. : 9235** **SCORE Ver.4.0** **Deed No . : 8365**

8/2/201

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