Serial No. 2172 Circle:-:Patna City Book No. :- 1 Deed No. 1921

Serial No. 2172 Deed No. 1921

Govt. of Bihar

District Registry Office ,Patna

Summary of Endorsement

This document was presented for registration on 09/03/2017 by Manoj Kumar.
A stamp duty of Rs. 1009000/- and other fees of Rs. 45525/- has been paid in it.
The document was found admissible. The names, photographs and 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. 1921 in Book No. 1, Volume No. 44 on pages from 266 to 285 and has been preserved in total 20 pages in C.D. No. 7 / Year 2017.

Signature with Date
(Prashant Kumar)
Registering Officer, Patna

Token No. 2238/2017

Date: 09/03/2017

2238/09

SCANNED BY

(SHASHI BHUSHAN PATHAK)
OPERATOR

(Development Agreement)

This development agreement executed and entered into on this..09...day of March, 2017, at Patna.

BETWEEN

SRI MANOJ KUMAR, Son of Late Kapildeo Prasad Yadav, resident of Kumhrar, Naya Tola, Talabpar, P.O. Bahadurpur Housing Colony, P.S. Agamkuan, District Patna, hereinafter referred to as the LAND OWNERS, (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, Successors, Executors, Administrator, legal representative and assign), of the FIRST PART,

PAN-*AHDPK 5329C*
Mobile-9334293191

दस्तावेज की जाँच किया
एवं
दस्तावेज में अंकित वर्णित विवरणी के अनुरूप सही पाया।
09/3/17
जाँच लिपिक
(अरुण कुमार महाराज)

Manoj Kumar 09/03/2017

For, Aura Construction
Partner

3/9/201

Scanned by CamScanner

District Registry Office,Patna

Token Number 2238 Reg. Year 2017 Serial Number 2172 Deed Number 1921

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Claimant	Rajiv Agarwal (Part.)						
Sig.	Rajiv Agarwal 9/3/2017						
Presented By	Manoj Kumar						
Sig.	Manoj Kumar 09/03/17						
Executant	Manoj Kumar	☒ Photo	☒ Thumb	☒ Index	☒ Middle	☒ Ring	☒ Little
Sig.							
Identified By	Rahul Kumar Agarwal						
Sig.	Rahul Kr. Agarwal 09/03/17						

SCORE Ver.4.0 Powered by IL&FS Technologies Ltd. Biometric Captured By 2800sop021



Manoj Kumar
09/03/2017

3/9/201

Scanned by CamScanner

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-***AASFA 0374P***
Mobile-7488047911

WHEREAS, the above named land owner is the absolute owner of 45 decimals of land, pertaining to Cadastral Survey Plot No.57, Khata No.86, Tauji No. 26, Thana No. 12 situated in Mauza- Mohiuddin Nagar, Kumhrar, Pargana Azimabad, P.S. Sultanganj, present P.S. Agamkuan, Town and District Patna, within the limit of Patna Regional Development Authority, Sub. Registry office Patna City and Sadar Registry office Patna. The above named land owner acquired the aforesaid property by virtue of a family arrangement dated 26/06/2015. Subsequently, the First part got his name mutated in Government records and is paying ground rent to the State of Bihar through Circle office and accordingly rent receipt is being issued in his name.

WHEREAS, out of aforesaid 45 decimals of land, 15 decimals land acquired by Smt. Rama Devi, wife of Late Kapildeo Prasad Yadav and the mother of the First part, who acquired the aforesaid land under a registered deed of absolute sale dated 03/10/1980 from Sri Raja Ram Prasad, Son of Late Jaglal Mahto and the remaining 30 decimals land was the self acquired property of Sri Kapildeo Prasad Yadav, father of the first part, who acquired the aforesaid property under a registered deed of absolute sale dated 14/

Manoj Kumar
09/03/2017

For, Aura Construction
Rajiv Agarwal
9/3/17
Partner

Scanned by CamScanner

04/1978 from Sri Ragho Mahto, Son of Late Rang Lal Mahto. Subsequently, the said Kapildeo Prasad Yadav got his name mutated in government records and was paying ground rent to the State of Bihar through Circle office.

WHEREAS, the aforesaid property originally belonged to Mosst. Jagia Kunwar and her name was recorded in Survey Khtain as owner of the property.

WHEREAS, Sri Rang Lal Mahto, Son of Sri Shyam Lal Mahto, purchased altogether 60 decimals land pertaining to Cadastral Survey Plot No. 57 under a registered deed of absolute sale dated 19/11/1917 vide deed No.4638, Registered in Book No.1, Volume No. 53, pages from 294 to 296, from Mosst. Jagia Kunwar.

WHEREAS, the said Sri Rang Lal Mahto died leaving behind his 02 sons namely Sri Jaglal Mahto and (2) Sri Ragho Mahto as his only legal heirs, who after the death of Rang Lal Mahto inherited the aforesaid property by the right of survivorship and inheritance. Subsequently, a family partition took place between the above named 02 sons of Late Rang Lal Mahto. As per the said partition, 30 decimals land from the Eastern side, out of 60 decimals of land, allotted to Sri Ragho Mahto and the remaining 30 decimals of land from the Western side allotted to Sri Jag Lal Mahto. Subsequently, the said Ragho mahto sold and transferred his above mentioned 30 decimals land to Kapildeo Prasad Yadav by a registered deed of absolute sale dated 14/04/1978. Subsequently, the said Sri Jag Lal Mahto died leaving behind his 02 sons namely Raja Ram Prasad and Sri Gauri Shankar Prasad, who jointly inherited the aforesaid property by the right of survivorship and inheritance. Subsequently, a family partition took place between Raja Ram Prasad and Sri Gauri Shankar Prasad and as per the said partition, 15 decimals land from the Southern side allotted to Sri Gauri Shankar Prasad and 15 decimal of land from the Northern side allotted to Raja Ram Prasad. Subsequently, Sri Gauri Shankar Prasad sold and transferred his 15 decimals land to Sri Vinod Kumar by a registered deed of

Magh Kumar
09/03/2017

For Aura Construction
Rajiv Agarwal
9/3/17
Partner

Scanned by CamScanner

absolute sale dated 17/11/1978.Similarly, Sri Raja Ram Prasad also sold and transferred his 15 decimals of land to Smt. Rama Devi vide sale deed dated 03/10/1980.

WHEREAS, on 19/02/2013,Kapildeo Prasad Yadav died leaving behind his widow Smt. Rama Devi and 04 (Four) sons namely (1) Sri Sanjay Kumar, (2) Sri Ajay Kumar, (3) Sri Manoj Kumar and (4) Sri Rajeev Kumar as his only legal heirs. After the death of Kapildeo Prasad Yadav, a family partition took place among the legal heirs of Late Kapildeo Prasad Yadav and accordingly a Memorandum of Family arrangement was prepared and signed by all the parties and as per the said Memorandum of Family arrangement, the aforesaid 45 decimals land allotted to the First part and he become the absolute owner of the aforesaid property. Subsequently, the first part got his name mutated in Government records and is paying ground rent to the state of Bihar through Circle office and accordingly rent receipt is being issued in his name.

And whereas, the said land owner expressed his desire to develop the Scheduled property and to construct a multi-storied residential/commercial building on Cadastral Survey Plot No.57, Khata No.86, Tauji No. 26 situated in mauza Mohiuddin Nagar, Kumhrar, Pargana Azimabad, P.S. Sultanganj, present P.S. Agamkuan, Town and District Patna, measuring an area of 45 decimals, more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

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

(i) That the said property is under his 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.

(ii) That the land owner has 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.

Manoj Kumar
09/03/2017

For, Aura Construction
Partner
9/3/17

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

And whereas, the land owner is interested in getting constructed a multi-storied residential Units on the said property and acquire built up area in the shape of, residential Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owner 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 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 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 land 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.

Maugh Kumar
09/03/2017

For Aura Construction
Rajiv Ayagu
9/3/17
Partner

Scanned by CamScanner

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

(1) The aforesaid land owner do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant permission to the Developer to develop the Scheduled property, who hereby accepts from the Land 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.

(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/commercial 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 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 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 Owner and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be **"SAI KRIPA APPARTMENT"** or as mutually agreed upon by both the parties.

That the developer agreed to handover 50% (Fifty percent) of the total super-built up area to the land Owner in

Manoj Kumar
09/03/2017

For Aura Construction
Rajiv Ranjan
9/3/17
Partner

Scanned by CamScanner

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 Owner as absolute Owner with all 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 of person, firm, body corporate etc. on such terms and conditions as he may deem fit and proper.

(7) In case Owner's 50 % of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owner for the area and vis-versa at the time of completion .

(8) 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 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 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 written consent of the land owner 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.

Manoj Kumar
09/03/2017

For Aura Construction
Partner
9/3/17

Scanned by CamScanner

(10) 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.

(11) The Land Owner 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 this agreement.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein or thereon and give peaceful vacant possession of the Owner's area/ share to the land Owner within **36 (Thirty Six) Months** from the date of sanction of the building plan or from the date of handing over the vacant possession of the land by the land owner, which ever is later. In case the builder fails to complete the costruction work within the stipulated time as mentioned above then the land owner will proide 06 (Six) month more time to the developer as grace period.

(13). That in case the complex is not fully developed and fully constructed as per specification and in the manner detailed in this agreement and as per the sanctioned plan and possession is not given to the owner's area to the owner within the said period as mentioned above in Para 12, then the developer shall liable to pay Rs.5,000/- (Rs.Five thousand per flat) per month to the owner as damages.

(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. The developer will use the standard materials as specified in schedule-II.

(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 marks and not of good quality then he should intimate the same to the developer and suggest them to use better quality materials.

Manoj Kumar
09/03/2017

For, Aura Construction
Rajiv Agarwal
9/3/17
Partner

Scanned by CamScanner

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

(16) From the date of delivery of possession of Owner's area to the Owner or its 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 share in the said building even without any further act, deed, matter done by the Owner in this regard.

(17) The Land Owner 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 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.

(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 part of the Land Owner's area whenever required by the Developer.

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

(20) A separate list of detailed specifications for the said building in schedule-II is part of this Development Agreement.

Mongi Kumar
09/03/2017

For, Aura Construction
Rajiv Agarwal
9/3/17
Partner

(21) After the Registration of this Development Agreement, the Owner and the Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(22) That after the completion of the construction of the building project developer/promoter/landowner 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.

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 Owner.

(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.

(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 PRDA (Dissolved)/ PMC/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 co-operate with the developer in such examination of the Owner's title and to

Manoj Kumar
09/03/2017

For Aura Construction
Rajiv Agarwal
9/3/17 Partner

Scanned by CamScanner

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.

(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 be handed over to the Owner's society/ association of Owner/allottees of UNITS.

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

(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 service area of the building. And in due course, the unit Owner and their nominee(s) shall become members of such an organization formed or to be formed by the developer and the unit Owners, their nominees, respective agents, licenses, 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..

(H) The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization

Manoj Kumar
09/03/2017

For, Aura Construction
Partner
9/3/17

Scanned by CamScanner

by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owner /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.

(I) The Owner 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 Owner and the developer (or its allotties) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J) The Owner 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 within the bye-laws then the same shall be borne and paid by the developers.

(K) 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.

(L) That the Owner agrees and undertakes that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-Iproperty 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 Owner's and the Owner shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(M) 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

Mangh Kumar
09/03/2017

For, Aura Construction
Rajiv Agarwal
Partner
9/3/17

Scanned by CamScanner

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.

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

(O) 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 scheduled land altogether and land owner/s will have no objection regarding the same in future.

DETAILS OF THE PROPERTY:

SCHEDULE-I

All that piece & parcel land measuring **45** decimals, pertaining to Cadastral Survey Plot No.57, Khata No.86, Tauji No. 26, Thana No. 12 situated in Mauza- Mohiuddin Nagar, Kumhrar, Mohalla- Bhagwat Nagar, Pargana Azimabad, P.S. Sultanganj, present P.S. Agamkuan, Town and District Patna, within the limit of Patna Regional Development, Sub. Registry office Patna City and Sadar Registry office Patna which is bounded as follows :

BOUNDARY :-

North	:	Budhu Mahto ke hall kharidar.
South	:	Bhagwat Prasad, Arun Kumar Sinha & Vinod Kumar.
East	:	Narayan Mahto ke hall kharidar
West	:	Branch Road.

Note :- Govt. value is mentioned at Code No. **006** & Zone - II of M.V.R. 2016-17.

Rs. 11,20,000/- per decimals X 45 decimals.

which market value of above land is Rs. ***5,04,00,000/-*** (Rupees Five crore four lac) only.

Manoj Kumar
09/03/2017

For, Aura Construction
Rajiv Agarwal
Partner
9/3/17

Scanned by CamScanner

Share distribution between land owner and developer have final which details are as follows :-

1st Floor	Super Built-up Area(Sq. Ft.)	2nd Floor	Super Built-up Area(Sq. Ft.)
A	1485	A	1485
B	1460	B	1460
C	1745	C	1745
D	1420	D	1420
E	1315	E	1315
F	1545	F	1545

3rd Floor	Super Built-up Area(Sq. Ft.)	4th Floor	Super Built-up Area(Sq. Ft.)
A	1485	A	1485
B	1460	B	1460
C	1745	C	1745
D	1420	D	1420
E	1315	E	1315
F	1545	F	1545

5th Floor	Super Built-up Area(Sq. Ft.)	6th Floor	Super Built-up Area(Sq. Ft.)
A	1485	A	1485
B	1460	B	1460
C	1745	C	1745
D	1420	D	1420
E	1315	E	1315
F	1545	F	1545

7th Floor	Super Built-up Area(Sq. Ft.)	7th Floor	Super Built-up Area(Sq. Ft.)
D	1420	A	1485
C	1745	B	1460
B	1315	F	1545

Mangi Kumar
09/2/2017

For Aura Construction
Rajiv Agarwal
9/3/17
Partner

Scanned by CamScanner

SCHEDULE- II
FEATURES AND SPECIFICATION OF UNITS
SPECIFICATIONS

1. R.C.C.	:	M:15 for all R.C.C. framed structures.
2. Brick work(Wall)	:	5" 1st class bricks wall in cement on outer wall & Inner wall
3.Plastering	:	1:6 Cement mortar on celling.
4.Windows	:	PVC/Aluminum Powder Coated glazed sliding shutters and with provision of installation of AC,grill and locking system.
5.Doors	:	Sal wood choukhat and with flush/ panel type shutter doors of wooden painted with synthetic enamel over a coat of primer.
6.Kitchen	:	Pre-polished granite polished top cooking platform with three feet height tiles dado,Stanless steel sink with drain board.
7.Bathroom	:	Quality glazed tiles on wall up to7' height Hot and Cold water fitting with shower of standard quality .
8.Flooring	:	Vetrified tiles of best quality throughout including staircase and corridors with dado on all sides with borders of different colour.
9.Sanitary fittings	:	CPVC Pipe standard make tap,paryware or Hindware sanitary fiftting (white colour) will be used for fiftting with ISI mark and flush system.
10.Soil pipe	:	PVC PIPE OF Standard make.
11.Boring & Pump	:	One deep (280 to 300 ft) boring with submersible pump of appropriate capacity of Crompton graves.
12.Internal Wall Finish	:	With wall putty/Lime Punning Finish.
13.Electrical Fittings	:	Standard make wires of suitable capacity and Anchor or equivalent make switches hidden T.V. and cable wiring, providing switches for exhaust fan, T.V, Mixer,refrigerator and plugs for Air Conditioner and computer points.

Mongi Kumar
09/03/2017

For, Aura Construction
Rajiv Agarwal
9/3/17 Partner

Scanned by CamScanner

14.External Painting	:	Two coats ceme over one coat of grey weather coat finish.
15.Exhaust Fan	:	Opening for exhaust fan in bath and kitchen.
16.Lift	:	Capacity of 06 persons OTIS/KONE/ JONSHEN
17.Water proofing	:	Double coat of ROFF chemical in sunken slab.
18.Security	:	Advanced Electronic Security measures.

IN WITNESS WHEREOF the Land Owner 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. RAHUL KUMAR AGARWAL
S/o - SAWAR KUMAR AGARWAL
MIROAD - BEGUSARAI
09/03/17

Manoj Kumar
09/03/2017
Signature of the Land Owner

2. Sanjay Kumar
S/o Lt Kapil deo Prasad
Buddha Colony Chakaram
Patna-1
9-3-17

For, Aura Construction
Rajiv Agrawal
9/3/17
Partner
Signature of the Developer

Printed By:-
Saket
(Saket Kumar)

Drafted,
J. Ahmad
(Javed Ahmad) Enrno-317/13
Advocate
G-14,A.H.Complex
(Kotak Mahindra Bank Campus)
Exhibition Road, Patna.

सभी प्रकार के रोक से मुक्त पाया
(अमित कुमार)

का सत्यापन बैंक स्कोल से किया
9.3.17
(सत्यापित अधिकारी)

Scanned by CamScanner

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. 1009000/-	Amt.Paid By N.J Stamp Paper	Rs. 0/-
Addl.Stamp duty paid under Municipal Act	Rs. 0/-	Amt.paid through Bank Challan	Rs. 1054525/-

Registration Fee

FEE PAID

A1	40000	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	0	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		

TOTAL- 45025

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 45525

LLR + Proc Fee		Service Charge
LLR	0	500
Proc.Fee	0	
Total	0	

Date: 09/03/2017

Registering Officer
Patna

Endorsement under section 52

Presented for registration at Registration Office, Patna on Thursday, 09th March 2017 by Manoj Kumar Late Kapildev Prasad Yadav by profession Others. Status - Executant

Manoj Kumar
09/03/2017

Signature/L.T.I. of Presentant **Date:09/03/2017**

Registering Officer
Patna

Endorsement under section 58

Execution is admitted by those Executants and Identified by the person (Identified by 'Rahul Kumar Agarwal' age '40' Sex 'M', 'Sawar Kr Agarwal', resident of 'Meerganj Begusray,begusaray'.), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date : 09/03/2017

Registering Officer
Patna

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Patna in Book 1 Volume No. 44 on pages on 266 -285, for the year 2017 and stored in CD volume No. CD-7 year 2017 .The document no. is printed on the Front Page of the document.

Date : 09/03/2017

Registering Officer
Patna

Token No. : 2238 **Year : 2017** **S.No. : 2172** **SCORE Ver.4.1** **Deed No . :d No . : 1921**

3/9/2017

Scanned by CamScanner