

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

NOTARY
DHANBAD

Receipt Number : 148fbcfbcca215358883

Receipt Date : 16-Jun-2024 06:11:03 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : ROUNAK TODI

Purpose of stamp duty paid : AGREEMENT

First Party Name : BAIDYANATH SINGH

Second Party Name : HOUSE OF EKAM PVT LTD

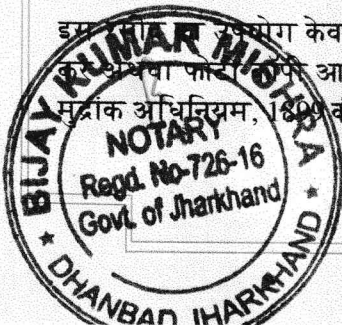
GRN Number : 2402583923

-: This stamp paper can be verified in the jharnibandhan site through receipt number :-

	House of Ekam Pvt. Ltd. Director	
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This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर, फोटोकॉपी या अन्य किसी भी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



NOTARY
DHANBAD

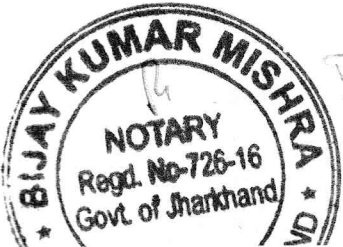
AGREEMENT FOR DEVELOPMENT OF LAND

THIS AGREEMENT FOR DEVELOPMENT is made this day of 22nd June, 2024 BY AND BETWEEN BAIDYANATH SINGH son of Late Hari Narayan Singh faith Hindu, by Category General by Occupation Business, resident Ashok Nagar Colony, Dhansar, Dhanbad, and P.S Dhanbad Dist. Dhanbad in the State of Jharkhand herein called and referred to as the "LAND OWNER" (Which expression shall unless repugnant to the context shall mean and include his legal heirs, legal representative, successor, executor and administration) of the FIRST PART

AND

HOUSE OF EKAM PVT. LTD. a private limited company governed by the provision of Companies Act, 2013, having its registered office at Dhैया, Dhanbad REPRESENTED BY ITS Director Mr. Rounak Todi Son of Mr. Alok Todi, Hindu by faith, Indian by Nationality, General Category by occupation Business, resident at Vrindavan Residency, Rahargoda, Dhैया P.S and Dist. Dhanbad hereinafter called and referred to as the "DEVELOPER" (Which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include its successors, inheritors, representatives, executors and assign) of the SECOND PART

Whereas the land measuring 8 Kathas 4.5 Chhattaks of land situated at Mouza Hirapur Mouza No.07 C.S Khata No. 17 C.S Plot No. 119, P.S Dhanbad District of Dhanbad (Jharkhand) and above named FIRST PARTY by virtue of purchased by the LAND Owner vide Regd. Sale Deed No. 7931, dated 06/11/1979 registered at District Sub- Registry office Dhanbad has agreed to develop his plot for Multistoried Residential Building.



House of Ekam Pvt. Ltd.
Rounak Todi
Director

AND WHEREAS the said Landowner mutated in his name in the landlord Sheresta the state of Bihar now Jharkhand, Vide Mutation Case No. 130 (ii) 1979-80 and paid rent for the same vide rent receipt NO. 0794937541 dated 23.06.2022 to the Circle office, Dhanbad. Which also entered in online register - (ii) in the name of Baidyanath Singh which entered record in their name, Volume No. 04, page No. 1037

And whereas the Developer Mr. Rounak Todi approached the present Landowner and offered to develop the property by creating Multi storied residential building there on the terms and conditions, mentioned hereinafter.

A. Landowner has represented to the developer as follows:-

- a) That the owner are absolutely seized and possessed of the piece and parcel of land measuring 8 Kathas 4.5 Chhattanks of land and particularly described in schedule hereunder written referred to as the said premises.
- b) Now in terms of this agreement the landowner of the part respectively would get 42% share of the developed property in accordance to his respective portions of land as well as the site of the land in his occupation, subject to adjustment in the other site of developed property if required.
- c) That the said premises is free from acquisition and/or requisition in any nature whatsoever.
- d) That the said premises is not effected by and Road alignment.
- e) That the landowner has not entered agreement with any person in respect to the said property or created any charge on the said property and during the tendency of this agreement for the development the owner shall nor enter into agreement with any other Developer or promoter or create any charge in respect to the Developer's share in the propose Multi Storied Residential building to be constructed by the developer on the said piece of land.
- f) That no piece of attachment, requisition, acquisition received from competent authority in respect of the said premises.
- g) There is no embargo and no outstanding dues in respect of income tax of land owner and/or any notice of attachment as being received from INCOME Tax authority under provision of Income Tax Act, 1961.
- h) That the land owner shall comply with all requisition, for purpose of development of the said premises

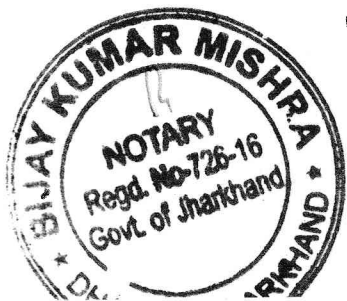


Baidyanath Singh

House of Ekam Pvt. Ltd.
Rounak Todi
Director

NOW THIS DEED WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. Definition: Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:-
- (a) LAND OWNER shall remain Mr. Baidyanath Singh and its successors, executors, administrators legal representative's and/or assigns
 - (b) DEVELOPERS shall mean M/S HOUSE OF EKAM PVT. LTD. and its successors, executors, administrators legal representative's and/or assigns
 - (c) TOTAL LAND shall mean the total land, i.e., 8 khata 4.5 chattank on which proposed building is to be constructed including vacant space to be left around each building and enclosed by existing boundary wall which is detailed in schedule "A" below.
 - (d) BUILDING shall mean the building proposed to be constructed over the said land as per sanctioned plan of Nagar Nigam which will conform to specification as mentioned in schedule "C" below.
 - (e) SALEABLE SPACE shall mean the space in the building available for independent use and occupation inclusive of proportionate share of the space required after making due provisions for common facilities and the space required thereof.
 - (f) ARCHITECT shall mean such architect or architects that may be appointed from time to time for the project at the said building.
 - (g) BUILDING PLAN shall mean a plan prepared by Architect appointed by the developer for the construction of the building on the said property and sanctioned by the Nagar Nigam and/or other authorities.
 - (h) LAND OWNER'S ALLOCATION shall mean the 42% portion of the total constructed area, floor wise, including parking area and other free space etc. in the propose building which is to be allotted to the land owner in accordance with the terms and conditions of these presents including the proportionate share in the common facilities and amenities and as described in the Schedule hereunder. The specific allocation of the same shall be done by mutual consent after getting the Building Plans sanctioned from the concerned authority and shall be marked in Red color.
 - (i) DEVELOPER'S ALLOCATION shall mean the remaining portion of the building i.e. 58% of the constructed area, floor wise, including parking area and the other free space on the said total land including the proportionate share in the common facilities and amenities of the proposed building on the said total land. The specific allocation of the same shall be done by mutual consent after getting the Building Plan sanctioned from the concerned authority and shall be marked in Green Color.
 - (j) COMMON FACILITIES AND AMENITIES shall include corridors, hallways, passage ways, drive ways, common lavatories, pump rooms, tube wells, underground water reservoir, overhead tank, water pump, motors, generators and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location enjoyment,



Baidyanath Singh

House of Ekam Pvt. Ltd.

Jeevantsu
Director

provisions, maintenance and management of the building including the facilities at roof and terrace of the said building.

- (k) BUILT UP AREA shall mean CARPET AREA as defined in section 2(k) of RERA ACT, 2016 but shall include thickness of the wall and shall exclude common area and free space.
- (l) COMMON AREA shall mean as defined in Section 2 (N) of RERA Act, 2016.

2. (a) In consideration of the land owner having given 58% of the built up area on the above said total land to the Developer, the developer has agreed to develop and construct multi storied residential building at his own cost and conferring on him the rights, powers, privileges and benefits mentioned herein. Both the parties shall mutually agree upon a blueprint/construction plan or sanctioned plan/area's design/elevation of the said project before getting sanction letter from Nagar Nigam.

(b) All cost of construction of the proposed multi-storied residential building shall be borne and incurred by the developer and the landowner will not be called upon to bear any expenses or cost hereafter. The developer is bound to inform the Landowner about the time to time progress in the project. The Landowner or his representative shall be free to visit the site anytime to keep a check on the progress and quality of the project.

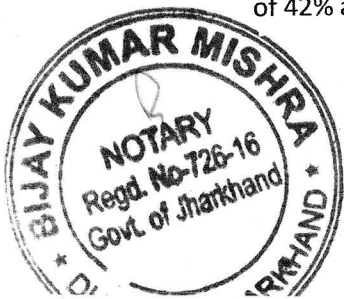
(c) The Landowner confirms of having handed over vacant peaceful physical possession of the above said total land to the developer at the time of signing the present agreement. The Landowner shall be entitled to exclusive use and occupation of the saleable area comprised in the land owner's allocation of the building and the developer shall put in undisputed exclusive possession thereof in respect of his share. Similarly the developer shall become the absolute and exclusive owner of his share with the unfettered right to deal with his portion in any manner he likes including Booking/sale/transfer/exchange/lease/etc. during the course of construction and thereafter.

(d) That the developer shall give a sum of Rs. 20, 00,000.00 (Rupees Twenty Lac Only) as refundable interest free security deposit to the land owner in the following manner:-

Rs. 10, 00,000.00 (Rupees Ten Lakhs Only) shall be given on signing of agreement by Cheque No. 355203 Dated 22/06/2024, drawn on Axis Bank, Bank more Branch

Rs.10, 00,000 (Rupees Ten Lakh only) shall be given on signing of agreement by Cheque No.355202 Undated, drawn on Axis Bank, Bank More Branch to be encashed by the LANOWNER AFETR THE SANCTION OF BUILDING PLANS.

The said security deposit shall be returned by the landowner to the developer at the time of receiving the possession of the completed portion building compromising of landowner's share of 42% and completion of the entire construction. It is further stated that no interest or any



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House of Ekam Pvt. Ltd.

Handwritten signature
Director

other charges by whatever name called will be charged on this amount of security deposit by the Developer from the Land owner under any circumstances.

3. (a) The developer shall be entitled to advertise in his own name about the said development of the property and proposed sale of the units portion/premises in the proposed building to be constructed and put up advertisement board on the property and to remove the debris and rubbish on demolition of old existing structures and to dispose of the same at his own cost.

(b) The developer shall be entitled to enter into any agreement with any building contractor, architect and appoint agents for the purpose of development of the said property in his own name and at his costs, risks and expenses.

(c) After ear marking of the landowner share of allocation the developer shall be entitled to his share of space and all of such units or rights in the building and structures to be constructed so far as they relate to developers allocation as well into any deal, sale agreement, execute conveyance deed etc. The transferees of the developer shall be entitled to raise any loan against their booking of the part of property out of developer's share.
4. The landowner shall, at the cost of the developers immediately after execution of this agreement, execute a registered GENERAL POWER OF ATTORNEY in favor of the developer giving him all necessary powers required to carry out the work of development only and for completion of the project work, i.e. constructing a new multi-stories residential building and to execute and sign, deed/lease deed etc. in favor of the proposed purchaser of the Flats Units to the extent of this agreement. If there shall be necessity to change the terms of the agreement, it must be done by a separate sub agreement in writing between the land owner and the developer. It is specifically agreed that the above said General Power of Attorney shall form an integral part of the present Development Agreement and both the document shall be read together.
5. Before start of actual execution of the development at site, the share of the landowner and the developer will be specifically ear-marked on the map. However, the landowner as well as the Developer shall be fully entitled to do booking/deal with their respective shares immediately after signing of this Agreement.
6. The Landowner shall, at the request and cost, expenses and charges of the developer, assign, execute from time to time all plans, applications for layouts related to the construction of the building and structures on the above said total land and all other documents that might be necessary for giving proper effect of these presents.



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House of Ekam Pvt. Ltd.

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Director

7. The Developer covenant's and agrees to complete the development and construction of the building with all amenities therein and thereon as per agreed specification within 2 (Two) years from the date of sanction of the plan with a grace of (One) year subject to force majeure reasons and/or other reason beyond the control of the developer. In case of any delay in execution of the project from the stipulated time period, the developer shall be liable to reimburse the land owner a sum amounting Rs. 20,000.00 (Rupees Twenty thousand only) per month to the Land Owner from the previously agreed date of completion.
8. (a) The allocation of the landowner's 42% share of the total constructed portion of the building shall be floor wise along with all amenities and the medium size car / four wheeler spaces in the basement area of the building comprising of 42% share of the total space for car parking.
- (b) On completion of the said building the developer shall give notice in writing to the landowner who shall take possession of his 42% allocated share in the said building after completion of the same. After taking possession, the landowner shall be responsible to pay all taxes, service charges and other outgoings in respect of his share and the proportionate common facilities in respect of his share only to the extent of the liabilities which shall arise in respect of his share of allocation only after taking possession of his share in the proposed building after completion the same. Any taxes, duties, charges or other outgoings pertaining to the period before taking possession by the Land owner, of his share of allocation in the proposed building shall be liability of the Developer alone and shall be borne by the Developer. The GST Liability, if any that arises on the transaction involving the Development of proposed building in the Scheduled Total Land of the land owner, shall be borne by the developer alone and shall form part of consideration against 58% share of the Developer in the proposed building. The developer covenants that any GST liability related to the construction of above said entire building that may be imposed by the authorities on account of the existing laws or change/introduction of new laws during the period of construction, i.e. before handing over the same to the Landowner, shall be borne by the Developer alone, provided any GST Liability on account of sale/booking of the Landowner's share of allocation shall be borne by the Landowner.
- (c) The Developer shall bear total cost of installation of electric meters, transformers, electrification & fittings, generator, Lift, municipal water connection and any other expenditure in the said development. Further all the cost and other requirements associated with the completion of proposed building is the liability of the Developer and the Land owner shall have no liability for the same till completion of the building and handing over of the possession.
- (d) That after sanction of the building plan, within one month of the same, the land owner and the developer shall amicably partition all the flats/units parking space etc. according to their proportionate share and shall sign and execute necessary documents to avoid future complication between them. However immediately after signing of this agreement, the developer as well as the landowner shall have full power and authority to book, to receive earnest money in their respective names and to enter into agreement with their intending purchaser in connection with their respective allocation.



House of Ekam Pvt. Ltd.

Kumar
Director

9. That the Developer shall cause formation of a society/ association for the common purpose and the unit purchaser shall be made members of such organization. After formation of society/association/, the developer shall handover all deposit and all matter arising in respect of the management of multi storied residential building and particular the common portions of the said society/association/company.
10. (a) Any transfer of any portion of the said building out of the landowner allocation or developer allocation shall be subject to the provisions contained herein and all occupiers shall be bound by the provision contained in this agreement, rules, regulations, byelaws and restriction contained herein.
- (b) Neither the landowner nor the developer nor the any person occupying in portion of the said building whether in the landowners allocation or in the developers allocation shall by use or permit to be used his portion or space occupied by him or his agents for carrying an any illegal or immoral trade or activity or to do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosives materials, goods or products.
11. The development of the said total land by constructing building containing Flats/Units space shall commence forthwith with all earnestness after receiving the sanction building plans in accordance with the specification, plan, schemes and approvals of the competent authority, rules & regulations and byelaws of the authorities applicable at the cost, risk and responsibilities of the developer, the landowner having no responsibilities in respect thereof in any manner whatsoever save as contained herewith.
12. (a) The Landowner hereby entrust, handover and give right to developer to enter into the said total land to develop the property and construct multi storied residential building thereon containing Flats with specified material and in accordance with the plan and specification mentioned hereinafter in schedule "C".
- (b) The Developer hereby agrees to develop and/or cause to be developed the said total land by constructing one or more building with best material containing in the building Flats/unit space in accordance with the agreed specifications of sanctioned plans, the rules and regulation in relations thereto with approvals and/or sanction of the concerned authorities and at his own cost, expenses and arranging his own finance at his own risk and responsibilities. Be it clearly stated that the Developer will use the same materials in the Land owner share of allocation in the proposed building as used in the Developer's share of allocation.
13. All title documents shall remain in the possession of Land Owner. However if the developer require the title documents, he shall apply with appropriate government authorities to get the certified copy of the title documents. Provided that if any intending buyer of the Developer's



Rajendra Kumar

House of Ekam Pvt. Ltd.

Jovanal Bhat
Director

allocation wishes to inspect the same, the Land owner shall show his the original at mutually decided convenient time.

14. (a) The Land owner declare that he has not agreed, committed to or contracted or entered into any agreement for sale or lease of the said total land or any part thereof to any person other than the developer and that they have not created any lien, charge, mortgage or encumbrances on the said land and that the said land is free from all encumbrances and shall remain so during the subsistence of these presents.

(b)The Landowner further declares that they have not done any acts, things, deeds or matter whereby or by reasons of the said building or/and property may be affected or prevented in any manner whatsoever and that they undertakes to remove any possible impediment to the implementation of these presents. The landowner declare and assure that the land in question is free from all encumbrances and is not an HUF property the land owner hold good right, title, interest and possession over the same. However if any compliances arise regarding right, title, interest and possession in respect of the said land it shall be the duty of landowner to remove the same and in case the Developer suffers any loss, cost, expenses, etc. on account of any fault in the title of the Landowner, the landowner shall indemnify the Developer for such loss, cost, expense etc.

(c) The Landowner declares that he has not received any notice/information from any govt. local authority, municipal corporation authority or any other competent authority including notice of acquisition or any such notice, affecting the said land or imposing any restrictions on the development of the said land in the manner proposed herein.

(d)The Landowner hereby undertakes, agrees and covenants not to cause any interference by themselves or through others in the development of the property or in the construction of the new buildings on the said total land by the developer or through its agents or do any deed or any act preventing the developer from disposing of selling, a signing or disposing of or transferring any portion of the developer allocation of the new building or to deal with the developers allocation in any manner whatsoever.

15. (a) That both the parties to this agreement agree that both of them shall have unfettered right in respect of their respective allocation and shall be competent to deal/dispose of their allocated portions any time in any manner they please including but not limited to booking & receiving money in their own name executing agreement to sell /sale deed/ lease deed/ exchange etc.

(b) That both the parties hereby agree that the purchaser of the unit/units from the Developer of his allocation of 58 % shall be entitled to create equitable or legal mortgage of his area of unit for obtaining loan from any financial institution or any bank or banks. However the Developer shall not be entitled to raise/obtain any loans or advances from the bank or banks



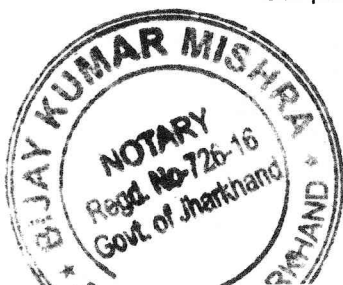
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House of Ekam Pvt. Ltd.
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Director

and/or NBFC'S (Non-Banking Financial Companies) by creating charge/mortgage over the Developer's allocation before the completion of the project. It is clarified that after the completion of the project and handing over possession of Landowner's share, the Developer shall have absolute right to create mortgage in respect of the portion of the Flats falling in his allocated shares.

(c) In case any fine or penalty is imposed on the said building for any extra built up area or for any other breach of the terms of condition then the same will be borne and paid by the developer alone. Liability on account of any duty, cess, tax, stamp and consequential penalties, imposed by any authority due to execution of this development agreement on the landowner at any point of time, during course of construction will be solely borne by the developer.

16. The technical feasibility. Compliance of all technical parameters and other technical aspects related to the development will be sole responsibility of the developer.
17. The agreement entered between developer and the buyer, in respect of sale of share of developer, will be sole responsibility of the developer. Any matter related to performance, timely completion, payment, quality, ownership etc. will be between the developer and the buyer and landowner in no way will be responsible for the same.
18. That all the clearance/permission from various authorities with respect to this development will be sole responsibility of the developer and the landowner shall cooperate for the same.
19. That the Developer will be sole responsible for any mishap, incident, losses of life or property till the property is handed over to the landowner.
20. That in case of any mishap or loss of life during the construction work, the same will be the sole responsibilities of the developer and the land owner will be kept fully indemnified against all actions, suits, proceedings and cost, charges and expenses in respect of construction by the developer.
21. That, this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto. This agreement shall be irrevocable and remain binding on the parties forever.
22. That parties to this agreement have agreed that ½ (half) percent variation in the size of the property as detailed in Schedule A shall not affect the validity of this agreement and the developer shall be liable to develop the actual size of property as is found at the spot subject to the present clause.



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House of Ekam Pvt. Ltd.

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Director

It is hereby agreed by the parties that all disputes and differences arising out of, in relation to these presents or touching the development demolition of the old structure, constructions specifications, and allocation of new building and in relation thereto shall be amicably settled by the parties through negotiation. However in case the same can't be resolved than the same shall be referred through arbitration proceedings and the Arbitrator shall finally adjudicate the dispute and give the award preferably within 6 (six) months from the date of commencement of Arbitration proceedings and the place of Arbitration shall only be at Dhanbad.

23. As the real estate projects are now governed by RERA (Regulation and Development) Act, 2016, the Developer has agreed to apply for proposed project under this agreement with the concerned departments of RERA (Regulation and Development) Authorities with his own cost as per applicable law prevalent in the state of Jharkhand.
24. This Development Agreement if required may be registered with the competent authority and the expenses for the same (if any) shall be borne by the Developer alone.
25. This development agreement is signed & executed in two copies and after signing by the parties and witnesses; one is being retained by the **Land OWNER** & the second is handed over to the **Developer** for their reference. Both the copies shall be treated as **Original Agreement**.

Both the parties Land Owner and Developer hereby declared that the Land/Property which is hereby executed agreement does not come under in the category of Govt. Land, Govt. settled land which is not transferrable., land obtained by Bhudan, forest land, Adivasi land, Govt. acquired land, Keshre Hind Land, Gair MarjuaKhas Land and also both parties are satisfied with the recital of the land/property above mentioned. That the land owner does not comes under notified of list of 51 Caste mentioned in C.N.T. Act 1908 under Section 46 and the not members of Schedule Caste or Schedule Tribes.

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House of Ekam Pvt. Ltd.

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Director



THE SCHEDULE "A" ABOVE REFERED TO

(THE LAND)

All piece and parcel measuring 8 Kathas, 4.5 Chhattaks of land in Mouza Hirapur No.07, C.S Plot No. 119 under C.S Khata No. 17, P.S. and District (Jharkhand) which is Butted and Bounded as under :-

NORTH: CARMEL SCHOOL – JHARUDIH ROAD

SOUTH: OTHER PROPERTY

WEST: GAURI APARTMENT

EAST: OTHER PROPERTY

IN WITNESS WHEREOF the parties sign and execute this agreement/ understanding after fully understanding contents thereof on the day, month and year first above written in presence of the following witnesses.

Certified that the fingers prints of the left hand of the land owner and the Developer whose photographs is affixed in the document have been duly obtained before me.

Bidyottam

House of Ekam Pvt. Ltd.

Kamran Khan
Director



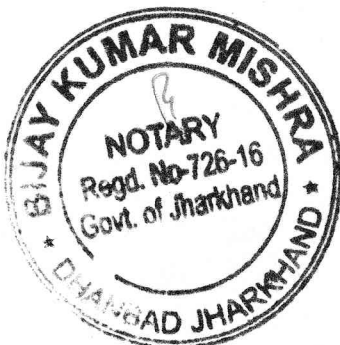
THE SCHEDULE: B: ABOVE REFFRED TO

(THE COMMON PORTION)

1. Staircase on all the floors of the proposed building.
2. Staircase and the Lift/Escalator Landing on all floors of the proposed building.
3. The common path, passages and areas in the land comprised in the said premises and in the proposed building(excepting expressly such areas therein as are not needed or held or intended for use by any particular person) including Beams, Foundation and support of the proposed building.
4. Driveway and lobby in the ground floor or basement of the proposed building (save except the car parking spaces demarked by the Developer/therein and /or the open land at the said premises).
5. Boundary walls and the main gate of the said premises.
6. Drainage and the sewerage lines and connections.
7. Tube wells and their installations, if any.
8. Water pump and its installation, pump room, water reservoir, water tanks and all common installations for the carriage of water (save and except those as are within any flats and are for the use by the occupier of such flat or flats) and are for use by the occupier of Flat or Flats (exclusively) in and /or to and/ or in respect of the proposed building.
9. Lift/ escalator (if any) lift well installations, lift room and the lift machine room in the proposed building.
10. In case of any deviation incurred during plan/development of said property, the sharing of the same would be in same ratio as agreed between parties. Any cost incurred during the same would be borne by the Developer himself.

Rajendra Kumar Mishra

House of Ekam Pvt. Ltd.
Rajendra Kumar Mishra
Director



THE SCHEDULE "C" ABOVE REFERRED TO

SPECIFICATION FOR THE BUILDING

The developer within the stipulated period as mentioned hereinabove of this agreement erect upon the schedule "C" land and complete the same in a substantial and workmen like manner a residential building in accordance with the building plan sanctioned by Nagar Nigam Dhanbad and any other competent authority and shall also provide proper drainage, sewer and other conveniences and details of construction are detailed hereunder in brief which are as follows:

Foundation & Super Structures: - RCC Framed structure designed to seismic resistance using high quality material. (Cement – ACC/ DALMIA/ LAFARGE / ULTRATECH/BIRLA GOLD.) (T.M.T. Bar – Pillar – TATA TISCON /SAIL /RUNGTA /KAMDHENU)

Roof & Terraces: - Reinforced cement concrete. Waterproofing on terraces and anti-termite treatment in the foundation of building.

Wall Finish: - All walls and ceiling internally cement plastered with good quality wall putty and externally cement plastered and externally having semi-permanent painting finish lasting at least 10 years. Exterior will be painted with all-weather exterior paint. Brand: Asian PAINTS/ Berger

Door /Window:- Main/entrance door – Flush door with laminated flush door in the main entrance of flat with mortise lock. Aluminum /UPVC windows.

Kitchen: - Granite Platform. Stainless steel sink. Dado of ceramic tiles up to 2 ft. above the counter/platform. Electrical points for Refrigerator, water purifier, chimney, Microwave.

Flooring: - White cement based marble/granite/tiles flooring in all area & Parking tiles in parking space. Anti-skid tiles for kitchen and bathroom. High quality wall tiles up to 7 feet in Bathroom.

Electric Wiring: - Concealed P.V.C copper conduit wiring with standard quality (Havells, Anchor, Finolex/Polycab/equivalent fittings) Modular Electrical switched with sockets and fan regulators. Ducting and Electrical points for air conditioner and geyser. TV and DTH points in bedroom and living room.

Water: - 24 hour water supply from own deep tube well, water supply lines for all units

Bathroom Fittings: Superior quality wall mounted EWC with concealed Flush Tank. CP fitting with mixer, overhead shower and other. Space and power point for exhaust in all bathrooms. ISI marked concealed CPVC lines for consistent water supply.

Electricity: - Electricity supply for the complex shall be taken from the State Electricity Board. All individual flats would be having their individual electric meter.



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House of Ekam Pvt. Ltd. 14

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Director

Security: - Intercom facility in each flat and check point. Intercom facility inside the elevator connected to security room. Night vision security cameras in the periphery of building, CCTV cameras in common areas.

Parking: - Ample parking space for four wheeler and two wheelers.

Fire Fighting System: - As per specifications specified by Fire Department. Necessary NOC to be obtained from the concerned department. Firefighting systems in each floor.

Elevators / Lift: - OTIS/KONE/ equivalent brand.

Beautifully designed terrace/ Roof Top Garden.

Beautifully designed entrance lobby. Provision for false ceiling in common areas.

Rain Water HARVESTING SYSTEM

Note: All material to be used in the proposed building must be of above mentioned brand / reputed companies or equivalent to ISI Brand.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED AND DELIVERED THESE PRESENTS ON.

WITNESSES

SIGNED

1. JITENDRA KR. SINGH
J. Singh

[Signature]

(First Party/Landowner)

2. *Alok Toddi*
(Alok TODI)

House of Ekam Pvt. Ltd.
[Signature]

Director

(Second Party/Developer)



BK
22/6/2024

NOTARY
DHANBAD

Authoriser
J/s 297 (i) (c), of the Cr PC 1973
Act No 11 of 1974, & J/s (8) (i)
of the Notaries Act 1956
Act No 52 of 1952