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INDIA NON JUDICIAL Government of Jharkhand

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Certificate No. : IN-JH17909031801843R
 Certificate Issued Date : 18-Jun-2019 12:03 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
 Unique Doc. Reference : SUBIN-JHJHSHCIL0123642883686018R
 Purchased by : WELCOME CONSTRUCTION
 Description of Document : Article 5 Agreement or memorandum of an Agreement.
 Property Description : DEVELOPMENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : WELCOME CONSTRUCTION
 Second Party : VIKASH PRASAD
 Stamp Duty Paid By : WELCOME CONSTRUCTION
 Stamp Duty Amount(Rs.) : 500
 (Five Hundred only)



.....Please write or type below this line.....

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at **DHANBAD** on this the 17th
day of SEPTEMBER 2019.

BY AND BETWEEN

Mr. Vikash Prasad son of Late Ambika Prasad by faith Hindu, by caste
KOYARI, by occupation business, resident of Temple Road Manaitand, P.S.

SR 0002740265

Statutory Alert:

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Vikash Prasad
Vishal Kumar
Satish Kumar Sinha

Dhansar Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) hereinafter called and referred to as "LAND OWNER" which expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs, executors, administrators, representatives and assigns of the ONE PART.[Indian Citizen]

A N D

M/S "WELCOME CONSTRUCTION" a firm having its office at UG 34, Urmila Tower, Bankmore, District Dhanbad (Jharkhand) represented by its partner / authorized signatory / Power of Attorney holder **Santosh Kumar Sinha** faith Hindu, by caste Kayasth (Hindu), resident of House No. 25, Surya High Land City. P.S. Saraidhella ,District Dhanbad (Jharkhand) hereinafter called and referred to as the **DEVELOPER** which expression shall mean and include his successors, legal heirs and permitted assigns of the OTHER PART.[Indian Citizen]

called and referred to jointly as confirming party to this development agreement.

WHEREAS raiyati land situated in Mouza- Manaitand, appertaining to C.S. Khata No. 85 bearing C.S. plot no. 2280 measuring a total area of 1.05 acre or 105 decimal originally belonged to Seikh Maqbul Ahmad son of Ullakut Hussain and said Maqbul Ahmad by a registered deed of gift no. 322 dated 22-01-1941 gifted the aforementioned 1.05 acre land in plot no. 2280 and another plot in Mouza – Topchanchi to Md. Ahsanulla and Md. Ataulla both sons of Abdulla and ever since the said donees continued to possess the aforementioned 1.05 acre land in plot no. 2280 by exercising diverse acts of possession.

WHEREAS while thus in possession aforesaid Md. Ahsanulla and Md. Ataulla both sons of Abdulla sold and transferred 87 decimal out of 105 decimal in plot no. 2288 to Jagdish Prasad, Jagannath Prasad, Ram Nath Prasad, Chandrika Prasad and Ambika Prasad all sons of Late Ramlal Mahato and those five vendors having acquired 87 decimal land in plot no. 2288.

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AND WHEREAS Panch Ratni Dasi, wife of Ramlal Mahato and mother of Jagdish Prasad, Jagannath Prasad, Ram Nath Prasad, Chandrika Prasad and Ambika Prasad had acquired 9.17 acre land in adjoining plot no. 183 of Khatian No. 123 and after the death of Panch Ratni Das and her husband the abovenamed five sons of Panch Ratni Dasi amalgamated 87 decimal land in plot no. 2288 as well as 9.17 acre land in adjoining plot no. 183.

AND WHEREAS while thus in possession of aforementioned amalgamated block of land in C.S. Plot No. 2288 & 183 above named five sons of Ramlal Mahato through an amicable family settlement partitioned all their immovable properties including the aforementioned block of land and in the said partition 33.50 decimal land in plot no. 2288 and 183 of Khata No. 85 and 123, morefully described in the schedule hereunder, fell in the share of Ambika Prasad who continued to possess the schedule land as exclusive owner thereof by exercising diverse acts of possession including getting his name mutated and paying rent to the State under Jamabandi No. 923.

AND WHEREAS aforementioned Ambika Prasad while thus in possession of the schedule land died leaving behind his widow Tetari Devi, son Vikash Prasad as his legal heir so the schedule land was inherited by Vikash Prasad and continued to possess the same by exercising diverse acts of possession including getting her name mutated in Mutation Case No. 1355 (iii) 2015-2016 and paying rent to the state under Jamabandi No. 5133 under Thoka No.5133 thereto regularly.

AND WHEREAS the developer has requested the landowner to allow him to develop 15 Decimals of lands out of 33.5 Decimals which is described in Schedule below for constructing a new multistoried building as par plan sanctioned by MADA & as per specification detailed in schedule "D" below on the ownership basis Flats/units and the owner is agreed to directly convey and transfer the land with new building and/or ownership Flats.

AND WHEREAS the developer on the basis of the assurance of the land owner and satisfied from the documents produced by landowner about her right, title and interest in the aforesaid property detailed in the Schedule

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below and the technical feasibility of the construction of the proposed new building on the ownership Flats/Units/Premises basis and all other related matter has agreed to enter into this Development Agreement.

AND WHEREAS the parties hereto have agreed certain terms and conditions and the same are hereunder recorded in writing to avoid any future complication.

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS 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 OWNERS shall mean Sri Vikash Prasad S/o, Late Ambika Prasad and his legal heirs, executors, administrators, legal representatives and/or assigns.
 - (b) CONFIRMING PARTIES shall mean heirs apparent of the landowner Vikash Prasad and they confirm and endorse the terms and conditions of this develop agreement.
 - (c) DEVELOPER shall mean M/S "WELCOME CONSTRUCTION" and its partners including executors, administrators, legal representatives and /or assigns.
 - (d) LAND shall mean the space on which proposed building to be constructed including vacant space to be left around each building and enclosed by existing boundary wall which is detailed in Schedule below.
 - (e) BUILDING shall mean the building proposed to be constructed over the said land with sanctioned plan of M.A.D.A. which will conform to specifications as mentioned in schedule "D" below.
 - (f) 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.

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- (g) ARCHITECT shall mean such Architect or Architects may appointed from time to time for the project at the said building.
- (h) 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 Dhanbad Municipal Corporation, Dhanbad and/or other authorities.
- (i) **LAND OWNER ALLOCATION** shall mean the 38% residential cum commercial portion of the constructed area in the proposed 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.
- (j) DEVELOPER'S ALLOCATION shall mean the remaining portion of the building i.e. 60% residential cum commercial of the said property after the allocation i.e. 40% residential cum commercial portion to the land owner including the proportionate share in the common facilities and amenities of the proposed building on the said property.
- (k) COMMON FACILITIES AND AMENITIES shall include corridors, hallways, passage ways, drive ways, common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump, motors, generators and other facilities, which may mutually agreed upon between the parties and required for the establishment, location enjoyment, provisions, maintenance and management of the building morefully described in the Schedule `C' hereunder.

2. a) In consideration of the landowner having entrusted giving rights to the developer to enter the property and transfer the ownership rights in respect of Developer's Allocation, the developer has agreed to develop and construct multistoried building therein having shops/dwelling units and/or ownership Flats as per specification detailed in the schedule "D" below at its own cost and conferring on him the rights, powers, privileges and benefits mentioned herein.

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- (b) All costs of construction of the proposed multistoried building shall be borne and incurred by the developer and the landowner will not be called upon to bear any expenses or costs hereafter.
- (c) On completion of construction of the said building the landowner shall become entitled to exclusive use and occupation of the saleable area comprised in the land landowners portion of the building and the developer shall put the landowner in undisputed exclusively possession thereof. Similarly the developer shall become the absolute and exclusive owner of his share.

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 flats/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 on its own cost.

- (b) The developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents for the purpose of development of the said property in his own name and costs, risks and expenses.
- (c) The developer shall be entitled to enter into agreements for sale, no mortgage of land or premises can be done by the developer of above said land, in parts of whole, in respect of Developers Allocation, i.e., 60% residential cum commercial in respect of Schedule 'A' property at any time before, during or after construction of the building on the said plot of land, with any persons party on such terms and conditions and for such consideration as deemed prudent by the said attorney.
- (d) The developer shall be entitled to receive the consideration by way of cash, Cheques, pay order etc. either in lump sum or in installment even in his own names or in any other name on

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account of earnest money/sale/lease consideration, sign and execute necessary agreement for sale, lease etc. to present the same before the registration authority and also transfer by way of absolute sale, transfer or gift the Developer's Allocation to any persons as the attorney may consider expedient.

- (e) The Developer shall be entitled to execute the deed of sale, transfer, lease, mortgage, gift etc. with respect of the Developer's Allocation, in favour of prospective buyers (including themselves/nominees/beneficiary) to present the same for registration before the registering authority, to admit execution of deed of sale/gift/transfer etc and contents thereof, to acknowledge the receipt of full consideration (even in their names) to get such deeds registered, to obtain and receive from the office of sub-registrar, the documents submitted for registration.
- (f) The Developer shall be entitled to execute sign and present the sale deed, rectification deed/supplement deed before the proper registering authority and get the same registered in respect of Developer's Allocation and to handover possession of the Developer's Allocation, in parts or whole, to the prospective buyers, tenants, licenses or beneficiaries.
- (g) After ear-marking of the landowner share of allocation the developer shall be entitled to all of flats or rights in the buildings and structures to be constructed so far as they relate to developers allocations.

4. The landowner shall at the cost of the developer immediately after execution of this agreement execute a registered General Power of Attorney in favour of the developer giving him all necessary powers required to carry out the work of development and for completion of the project work, i.e., constructing a new multistoried residential cum commercial building, and to execute and sign, deed(s) documents in favour of the proposed purchasers of the Flats to the extent of the developers allocation in the said building which is one of essence of these contract. The landowner shall not revoke or cancel the said

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General Power of Attorney prior to information to developer. Or landowner can ask the developer to put his sign to cancel the agreement General Power of Attorney at any time with their mutual discussion.

5. Before start of actual execution of the development at site, the share of land lord & the developer will be specifically ear-marked on the map.
6. The landowner shall at the request and costs, expenses and charges of the developers, assign, execute from time to time all plans, applications for layouts, construction of the building and structures on the said property and all other documents that might be necessary for giving proper effect of these presents.
7. The developer covenants and agrees to complete the development and construction of the building with all amenities therein and thereon as per agreed specification within 36 months from the date of sanction of the plan with a grace of 6(six) months period subject to force major reasons and/or other reasons beyond the control of the developer in which event the time to complete the construction of the said building shall reasonably stand extended from time to time by mutual consent.
8. The portion of the building which is to be allocated to the landowners share, i.e., 38% residential cum commercial space covered/constructed area out of the total constructed area in the said building for residential purpose with all amenities and the medium size car parking space in the basement area of the building in respect of 38% share for car parking. The remaining portion i.e. 62% of the total constructed area with all amenities and car parking space etc., shall be Developer's Allocation.
9. On completion of the said building the developer shall give notice in writing to the landowner informing the landowner or her heirs

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apparent i.e. confirming parties would be at liberty to take possession of land owner's share on and from the date specified and on receipt of the notice on and from the date mentioned in the notice for taking possession, the landowner shall be responsible to pay all taxes, services charges and other outgoings in respect of the common facilities in the said building proportionate to the landowners allocation. Provided that any additional insurance premium costs or expenses by way of maintenance for any particular use of for any portion within the landowner allocation shall be paid by the landowners.

10. The landowner shall bear the cost of installation of electric meter to the extent of landowners allocation only. The land owners shall pay 38% expenditure towards the total cost related to installation of transformer, electrification, generator, municipal water connection and any other expenditure in the said development and rest 62% shall be borne by the developer / builder.

11. That within one month from the date of sanction of the building plan, the land owner and the developer shall amicably partition all the flats, parking space etc. according to their proportionate share and shall sign and execute necessary documents to avoid future complication between them and after the same the developer shall have full power and authority to book, to receive earnest money and to enter into agreement with their intending purchasers in connection with their proportionate share and allotted to their share after amicable partition.

12. In addition to the portion of the said building in the landowner allocations the landowner shall have no exclusive right, title and interest in respect of the roof of the said building. Be it clearly mentioned that the roof of the proposed building shall not be the common property of the Society. 40% and 60 % as per their Ratio

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13. A scheme shall be framed by the parties herein for the management and administration of the said building, including the portion in common use and sharing the expenses of management, administration and maintenance of amenities in the said building including the use thereof and such scheme any rules and regulation framed under the scheme shall be binding on the occupiers of the said building, including in the landowners allocation and in the developers allocation as per the expenses stated in Schedule C.

14. Transfer of any portion of the said building out of the landowner allocation or developer's allocation shall be subject to the provisions contained herein and all occupiers shall be bound by the provisions contained in any agreement, rules, regulations, byelaws and restrictions contained herein.

15. Neither the landowners nor the developers nor any person occupying in portion of the said building whether in the landowner allocation or in the developers allocation shall use or permit to be used his portion or space occupied by him or his agents for carrying on 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 explosive materials, goods or products.

16. The development of the said property by constructing building containing dwelling units/ownership flats space shall commence forthwith with all earnestness in accordance with the specification, plans, schemes and approvals of the competent authority, rules & regulations and byelaw of the authorities applicable at the cost, risks and responsibilities of the developer, the landowners having no responsibility in respect thereof in any manner whatsoever saved as contained herewith.

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17. The landowner hereby entrusts, handover and give right to developer to enter into the said property to develop the property and construct multistoried buildings thereon containing dwelling units/ownership flats, shop and office spaces with the best materials and in accordance with the plan and specification mentioned hereinafter in schedule "D".

18. The developer hereby agrees to develop and /or cause to be developed the said property by constructing one or more buildings with best materials containing in the building/dwelling units/ownership flats space in accordance with the agreed specifications of sanctioned plans, the rules and regulations in relations thereto with approval and/or sanction of the concerned authorities and at his own costs, expenses and arranging his own finance at his own risk and responsibility.

19. The developer shall be entitled to inspect the title deeds, impression of the landowner and on delivery of the landowner allocation shall be entitled to delivery of such title deed(s) and/other relevant documents on accountable receipts with an undertaking to return the same when demanded.

20. The landowner declares that he has not agreed, committed to or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person other than the developer and that she has not created any lien, charge, mortgage or encumbrances on the said property and that the said property is free from encumbrances and shall remain so during the subsistence of these presents.

21. The landowner further declares that he has 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 she undertakes to remove any possible

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impediment to the implementation of these presents. The landowner declare and assure that the land in question is free from all encumbrances including any dispute, court case, notice, lis, etc. and is not an HUF property the land owner has hold good right, title, interest and possession over the same,

22. The landowner declare 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 property or imposing any restrictions on the development of the said property in the manner proposed herein.

23. The landowner hereby undertakes, agrees and covenants, not to cause any interference (other than committed material or construction) by herself or through others in the development of the property or in the construction of the new building on the said property by the developer or through its agents, or do any deed or act preventing the developer from disposing or selling, assigning or disposing of or transferring any portion of the developer's allocation of the new building or to deal with the developer's allocation in any manner whatsoever.

24. After receipt of the landowner allocation, completion of construction of the building for occupation and sale of flats, shops, office & parking if any, the developer shall make over the building formally to the landowners whereupon the landowner shall directly execute and deliver one or more deeds of conveyance in favour of proposed purchaser to the extent of her own share (land landowner allocation).

25. It is clarified herein that in regard to the share of the developer allocations the developer shall have power to directly execute and deliver one or more deed of conveyance in favour of the proposed

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purchaser's to the extent of the developer allocations through the power of attorney executed and granted by the landowner in favour of the developer.

26. The landowner & Developer hereby agree that the purchaser of the unit/units shall be entitled to create equitable or legal mortgage of her/his/their area of unit for obtaining loan from any financial institution or any bank or banks. It is also hereby agreed between the parties that the developer shall be entitled to create equitable or legal mortgage of the said lands (restricted to his share) to any financial institution or any bank for its financial purposes for the smooth running of the said project.

27. In case any fine or penalty is imposed on the said building for any extra built up area or for any others 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 landlord at any point of time will be solely borne by the developer.

28. The technical feasibility, compliance of all technical parameters and other technical aspects related to development will be sole responsibility of the developer.

29. The agreement entered between developer and the buyer, in respect of sale of share of developer, will be sole responsibility of the developer. Any dispute related to performance, timely completion, payment, quality ownership etc will be between the developer and the buyer and land lord in no way will be responsible for the same.

30. Various clearances from various authorities and its legality with respect to this development will be sole responsibility of the developer.

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31. Developer will be solely responsible for any accident, incident, loss, demise of life or property till the property is handed over to buyer. Any liability arisen due to the same will be sole responsibility of the developer.
32. That in case of any accident or death during the construction work it will be the sole responsibility of the developer and the land owner will be kept fully indemnified against all actions, suits, proceedings and cost, charges and expenses in respect thereof by the developer.
33. That in case, in future (after completion of proposed building) additional build up area above proposed square feet on the said premises is permitted or sanctioned or constructed by the developers. This will be shared mutually with the same terms as contained in this agreement.
34. That, this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto & the delivery of possession is not hereby given through this development agreement. other than the possession to the developer for developing the land and dealing with the Developer's Allocation in any manner he wants.
35. That parties to this agreement have agreed that 1/2 (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.
36. 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, allocations of new building and in relation thereto shall

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be amicably settled by the parties through negotiation, however in case the same cannot be resolved so than the same shall be referred to the sole arbitrator appointed by the parties hereto mutually or to the arbitral forum who shall, notwithstanding what is stated in the Arbitration Act or any other law, shall finally adjudicate the dispute and give the award within 6 (six) months from the date of his appointment and only the Dhanbad Courts shall have jurisdiction to entertain, try and determine or adjudicate all actions, suits, legal proceedings arising out of or in relation to this presents the award of arbitrator/arbitral forum or otherwise between the parties hereto.

37. This Agreement is valid for 11 Months if builder fails to start the work on the possession Land this agreement considered to be cancelled agreement. If parties agreed they can sign new agreement , no appeal can be done either in court or by any other Private/Govt. organization by the Developer for cancellation of this agreement within or after 11 months.

THE SCHEDULE ABOVE REFERRED TO
THE LAND FOR DEVELOPMENT

All the piece and parcel of Rayati right of land situated in Mouza **DHANBAD** Mouza No. 51 P.S. & District Dhanbad appertaining to C.S. Khata No.85 and 123 bearing C.S. Plot No. 2288 & 183, measuring an area 15 Decimal out of lands out of 10.22 acres of land being butted and bounded as under:-

North:- Remaining Self (Part of Plot 2288)

South:- Dr. Satish Chandra.

East:-20" Wide Road

West:- Pawan Saw (Plot No.2286)

THE SCHEDULE ``B" ABOVE REFFERED TO
(THE COMMON PORTIONS)

1. Staircases on all the floors of the proposed building.

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2. Staircase and the Lift Landings 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 the 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 demarcated by the Developer therein and/or the open land at the said premises).
5. Boundary walls and the main gates of the said premises.
6. Drainage and the sewerage lines and connections.
7. All electrical connections, installations, wings, meters and fittings (excluding only those that are installed with the exclusive area of Flat, shop & office space in the proposed building and exclusively meant for its use).
8. Tubewells and their installations, if any.
9. Water pump and its installations, pump room water reservoir, water tanks and all common installations for carriage of water (save and except only those as are within any Flat and are for use by the occupier of such Flat or Flats) and are for use by the occupier of Flat or Flats (exclusively) in and and/or to and/or in respect of the proposed building.
10. Lift (if any) lift well installations, lift room and the lift machine room in the proposed building.
11. Such other common paths or area, equipments, installations, fittings and fixtures in or about the land comprised in the said premises and in the proposed building as are necessary for the user in common between the landowners of the proposed building from time to time expressly excluding the parking area in the basement and/or the ground floor of the proposed building and/or in the open land comprised in the said premises.

THE SCHEDULE ``C'' ABOVE REFERRED TO
COST OF MAINTENANCE OF COMMON SPACES

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1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, re-building, re-constructing, lightening the common portions and common area in the proposed building including its outer walls.
2. The salaries of all persons employed for the common purposes including darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
3. Insurance premium for insuring the proposed building if any.
4. All charges and deposits for supplies for common utilities to the co-owners in common.
5. Municipal tax, water tax and other levies in respect of the premises in the proposed building save those separately assessed on the purchaser.
6. Costs of formation, operation of the Association (if any), for the maintenance and the management of the premises, the proposed building and the common portion thereof.
7. Costs of running, maintenance repairs, and replacement of lift, transformer (if any) generator (if any), pumps and common installation including their license fee, taxes and other levies (if any).
8. Electricity charges for the electrical energy consumed for the operation of the common services.
9. All litigation expenses incurred for the common purpose and relating to the common use and enjoyment of the common portions.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the co-owners in common including such amounts as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.
11. This Agreement Is Valid Only for 11 Months If Builder or Developer Not Take Permission From Nagar Nigam. OR Agreement May Renew Mutually.

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THE SCHEDULE ``D'' 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 cum commercial and a partly building in accordance with the building plan sanctioned by MADA Dhanbad and any other competent authority and shall also provide proper drainage, sewer and other conveniences and details of constructions are detailed hereunder in brief which are as follows:

Foundation & Super structure:- As per standard design approved by the architect/engineer and building plan sanction authority.(Cement-ACC, Lafarge, Jay Pee, Ultratech, Birla Century, Birla Gold, Birla Samrat, J.K. Laxmi) (T.M.T. Bar- Pillar- TATA Tiscon, SAIL, Kohinoor 500, & FOR Roof - Sribir, Mongia)

Roof & Terrace :- Re-enforced cement concrete. Best quality thermal and water proofing treatment on terrace.

Wall Finish:- All walls and ceiling internally cement plastered with P.O.P. and externally cement plastered and externally having semi permanent painting finish lasting at least 10 years.

Door/Window:- Good Quality, water & terminate proof wooden frames and flash doors, aluminum windows and shutters in the shops and entrances.(Greenply, Century)

Flooring :- White cement based marble/granite/tiles flooring in all area & cement flooring in parking space.

Electric Wiring :- Concealed P.V.C. Copper conduit wiring with standard quality (Havells, Cona, Anchor, Crompton Greaves).

Water: 24 hours water supply from own deep tube well, water supply lines for all units (Bathrooms & Kitchens)

Bathroom Fittings : Good quality and good brand bathroom fittings shall be provided in all bathrooms, latrines, urinals, kitchens washing spaces by the Developers.(Cera Hindware, Jagwar, Esco)(PVC Pipe -USHA)

Electricity: Electricity supply for the complex shall be taken from the State Electricity Board and all shops/units/flats/office will have individual connections and meters.

Telephone :- One telephone point will be provided in all units with junction Box at central location.

Parking : Ample reserved on cost parking space for car/two wheelers.

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Generator :- Stand by generator for lightning in all area and water supply. Wiring cost, change over switch cost etc. will be borne by the developers and the cost of light fittings shall be borne by the occupier. (Krilosker+Krilosker Green, Ashok Leyland,

Fire Extinguishers:- As per specification of the Fire Department.

Lift:- Otis or some good brand.

Elevation :- Glass/A.C.P. in the front side or as designed by Architect.

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

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED AND DELIVERED THESE PRESENTS ON THE _____ DAY OF THE MONTH _____ AND YEAR 2016 FIRST ABOVE WRITTEN.

WITNESS

1. *Akhil Kumar Singh*

SIGNED

Vikram

(First Party/Land owner)

2.

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Party/Developer)

5. *VIKAS Gupta*

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Satish Kumar Sita*

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