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e-Stamp

Certificate No.	:	IN-JH13737239492124R
Certificate Issued Date	:	11-Jan-2019 10:34 AM
Account Reference	:	SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	:	SUBIN-JHJHSHCIL0118019406130071R
Purchased by	:	MS JANAK BUILDERS AND DEVELOPERS
Description of Document	:	Article 5 Agreement or memorandum of an Agreement
Property Description	:	DEVELOPMENT AGREEMENT
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	BIJOY BAHADUR SINHA AND OTHER
Second Party	:	MS JANAK BUILDERS AND DEVELOPERS
Stamp Duty Paid By	:	MS JANAK BUILDERS AND DEVELOPERS
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

Please write or type below this line

[illegible] 21 के अधीन और [illegible] की अधीन की धारा 3 [illegible] नियमावली [illegible] 1989 की अनुसूची 1 या 1 के 5 के अधीन [illegible] उत्पन्न [illegible] गया है। अथवा [illegible] या नियमित है या स्टाम्प शुल्क अपेक्षित नहीं है।

21.1.19 [illegible] 21.1.19

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Bijoy Bahadur Sinha
Manju Sinha
Jhunu Kumar Singh
19-1-19

TQ 0008139016

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
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3. In case of any discrepancy please inform the Competent Authority.

Development Agreement. Stamp-1001

भूमि संबंधी कागजात का जाँच.

Fee Rs. 329850.00+200. no Paid
vide GRN- 19001458362-19001459 92
dt- 19.1.19 & 19.1.19

Fee paid
EO 3,28,850=00
/
3,28,850=00

Bijoy Bahadur Sinha
Manju Sinha
Jitendra Kumar Singh
19.1.18

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this 19th day of January, 2019 between-

(1) Shri Bijoy Bahadur Sinha S/O late Dhanpat Sinha & **(2) Smt.Manju Sinha** ,W/O shri Bijoy Bahadur Sinha , both by faith Hindu, by caste Rajput, by occupation Retired Service Man & House Wife respectively, residents of Surya Vihar Colony, Main Road, Bartand , P.o+P.s and Dist- Dhanbad, hereinafter called and referred to as the **Owners** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, successor, representatives administrators and assigns) of the **FIRST PART.**

AND

M/s JANAK BUILDERS AND DEVELOPERS, A Proprietorship firm having its office at Gouri Apartment, Jharudih, P.o+P.s and Dist- Dhanbad, through its proprietor **Jitendra Kumar Singh**, S/o Late Pashupati Singh, by faith Hindu, by caste Awadhiya Kurmi, by faith Hindu, by caste Awadhiya Kurmi, by occupation- Business, Permanent resident of Vill. Kathrain, P.O. Kochas, Dist. Sasaram (BIHAR) at present Resident of Gouri

Bijoy Bahadur Sinha
Manju Sinha
Jhunk Kumar Singh
19.1.19

Apartment, Jharudih, P.S. & Dist. Dhanbad, hereinafter called and referred to as the **Developer** (which expressions shall unless excluded by or repugnant to the context be deemed to include its successors, representatives, administrators and assigns) of the **SECOND PART**.

WHEREAS, the properties standing over survey settlement plot No. 1949 under Khata No. 87 of Mouza Kola Kusma No. 12 was originally recorded in the name of Mouji Mandol S/0 Bara Boudi Mondal and Ashu Mondal S/o Mahindi Mondal in the last survey settlement record of right. After the death of Mouji Mondal his sons(1) Sahadeb Mondal (2) Upendra Mondal (3) Lagan Mondal all S/o Late Bhim Mondal (4) Durjodhan Mondal S/o Late Arjun Mondal inherited and enjoying the same in peaceful and undisturbed possession over the said land being heirs and successors of aforesaid Mouji Mondal and Ashu Mondal. The heirs/vendors namely (1) Sohadeb Mondal (2) Upendra Mondal (3) Lagan Mondal (4) Durjodhan Mondal sold $7\frac{1}{2}$ Khatas of land with boundary wall in plot No. 1949 under Khata No. 87 of Mouza Kola Kusma No. 12 by virtue of sale Deed No. 616 dated 16-01-88 in favour of Smt. Manju Sinha W/o Sri Bijoy Bahadur Sinha.

The same vendors again sold $7\frac{1}{2}$ Khatas of land in same plot number, Khata number & Mouza kola Kusma No. 12 by virtue of sale deed No. 617 dated 16-01-88 in favour of Bijoy Bahadur Sinha. Both the sale deeds registered at sub-Registry office Dhanbad.

The purchasers Smt. Manju Sinha mutated her name in the record of revenue order of mutation order case No. 194 (ii) Kola Kusma 89-90 dated 21-07-89 and Sri Bijoy Bahadur Sinha also mutated his name in the revenue record of Dhanbad Circle office vide M.O. Case No. 195 (ii) Kolakusma 89-90 dated 21-07-89 and paid rent under Jamabandi

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के कार्यालय [illegible] के [illegible] के ऊपर लिखा

द्वारा प्रमाणित मुख्यालय _____ अक्षरा _____ 200 ____ में आदि

सत्यापनकर्ता का कार्यालय में विजय बहादुर सिंह

पिता/पति का नाम स्व० चन्द्र पट सिंह

ग्राम बरहोड़ चन्दौली चन्दौली

जाति [illegible] पर लिखा।

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21.01.2019

Brijesh Bahadur Singh

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No. 1112 & 1113 respectively. The provision of C.N.T. Act is not applicable in the case since last survey record to present record. The chain of title is complete.

AND WHEREAS the said OWNERS are in exclusive possession of the said property and have absolute right title interest and possession over the said property and the said property is free from encumbrance debts, lien, charge and attachments and no suit is pending in any court in respect of the said property and the said property is marketable being situated in heart of Dhanbad Town.

AND WHEREAS the OWNERS are interested in getting a multi storied building complex constructed over the said property.

AND WHEREAS the DEVELOPER has come forward with proposal of developing the said property into a Multi storied building at their own cost and offers 34% of the constructed livable & usable area (covers the allocated flat and parking which can be registered in the sub registrar office and not the common space or spaces created outside of floor space index) building to the OWNERS and keep the remaining portion as its share towards cost of construction and profit by selling the same i.e. flats & garages to prospective buyers on further terms and conditions hereinafter appearing.

AND WHEREAS the OWNERS have agreed to the said offer made by the DEVELOPER and give the schedule premises for development to the DEVELOPER.

AND WHEREAS the parties hereto have agreed to commence the said project with immediate effect on the term and conditions hereinafter appearing.

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7.1.19

Priya Bakshi Sinha
Manju Sinha
Jitendra Kumar Singh
19.1.19

NOW THIS DEED OF DEVELOPMENT WITNESSETH AS FOLLOWS:-

1. That this agreement shall have effect commencement from 2/1/19

2. That the share of the Owners shall be 34% of the constructed area including flats, garages, common joint space, and the share of the DEVELOPER would be 66% of the total constructed area, including flats, garages, & common joint space to be specifically shown in plan hereinafter prepared i.e. after the plan is sanctioned by concern authority.

3. That the OWNERS shall give vacant possession of the Schedule property immediately to the DEVELOPER within a week.

4. That the OWNERS shall execute and register a General Power of Attorney if required within a week in favour of the proprietor of the Developer firm fully empowering him to develop the said property for construction of the Multi Storied Building as per approved plan by concern authority and to do all other lawful acts in connection with local authorities/Nagar Nigam or any other office and to submit the building plan for approval/sanction and to sell or mortgage the proposed flats and proportionate land excluding the OWNERS allocation as stated above at their sole responsibility and liability.

Priya Bakshi Sinha

5. That after being completely satisfied with the absolute right of the respective OWNERS and marketability of the property and the property being free from encumbrance and free from all liabilities and after examining all the relevant documents provided by the OWNERS and on verification of the same from other source, the Developer has entered into this agreement with the Owners.

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6. That the Owners, however, shall remain liable for the encumbrance in respect of the said property found hereinafter if found later during the course of construction of the Multi Storied Building.

7. That further the Owners shall be liable to meet and receive the objections and disputes raised, if any, by the Owners of the adjacent land owners during stage of construction. The Owners hereby agree that they will indemnify or keep the Developer indemnified against any loss or damage arising out of such disputes in course of the proposed development of the property in manner as shown below:-
That in the event of suspension of the development work due to the aforesaid reasons or due to any natural calamities, the parties for the period for which such work remains suspended shall be added to the total stipulated period of completion of the Multi Storied Building i.e. 36 months mentioned in various part of this agreement and also that the period stipulated for handing over the share of the Owners shall be extended proportionately.

8. That the construction of the Multi Storied building for residential purpose shall be completed and fit for occupation within a time schedule of 36 months from the date of approval of building plan by concern authority. The DEVELOPER shall prepare the building plan (as per building by laws) and submit the same to concern authority for necessary approval sanction and on receipt of the sanction they will start the construction work.

9. The area developed and handed over to the owners will at no point be inferior in construction quality (including finishing and amenities) to the ones to be sold by developer in the open market.

10. That the Developer shall construct and build and erect the said Multi Storied Building (with all basic amenities of best and standard quality like Lift, Bore well, Compound wall, Compound gate and Rain water harvesting etc) over the said property in accordance with the said sanctioned plan by concern authority and

21.1.19

shall deal with the various problems for construction of the said building at its own cost, responsibility and risk.

11. That the entire cost of preparation of building plan and its modification, if any, and subsequent approval by concern authority shall be borne by the Developer.

12. That, in case the Developer fails to hand over the agreed share i.e. 34 % of the proposed constructed area within the stipulated period of Thirty Six months from the date of approval of the Drawings (excluding the time consumed in any title suit on these plots or any reason beyond developers control), the Developer shall pay the damages @ 35,000/- (Thirty Five thousand) per month as rental value to the Owners till the flats are completed and handed over to the Owners (owners share).

13. That, the Developer shall be solely entitled for booking and sale of flats and to receive the payments in lieu of sale / booking of the proposed building to the extent of its share except the 34 % share of the Owners of their choice to be constructed at the cost of the Developer.

13. That, the Owners will not be held liable or responsible for any untoward incident or accident etc. that may occur during the construction work of the said Apartment and the Developer will be solely responsible for the same and indemnify the Owners in
case of any such eventuality.

14. That, The Owners will not be held liable and responsible for any payments to be made whatsoever to the labors, material suppliers and the staff employed by the Developer and the dispute/differences related thereto and accrued thereupon to any Government Agencies or any local bodies in respect to the proposed construction over the schedule land of this Agreement and that will be the sole

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responsibility of the Developer including all legal consequences related thereto and Owners shall not be responsible for the same.

15. That, the Developer in respect of the above mentioned Power of Attorney, further undertakes to indemnify the Owners against any loss of liability arising out of the sale / mortgage of the said flats to the purchasers in respect to their shares and leaves over the said Apartment. The owners will hand over all relevant Original papers (Deed, Mutation, Up to date Rent Receipt, Link Deed if any & Up to date Holding Tax Receipt) related to land to Developer for Banking purpose etc with condition that the developer will not use the original papers of land for mortgaging the said land to any financial institution.

16. That, the Developer may take loan or financial assistance from any Bank / Financial Institution for the speedy construction of the said Apartment at its own risk and consequence on his share and for the repayment of which the Owners shall not be held responsible at any score, whatsoever. But owners will give necessary harmless and cost free co-operation if required without being harmed for such availed financial facility.

17. That, the Developer undertakes to obtain all sorts of Government clearances and Government sanctions from the concerned competent authorities for the proposed construction of the Multistoried residential Apartment over the schedule land of this Agreement at his own cost and Owners shall not be liable for reimbursement of any costs, charges and expenses for any reason.

18. That, the Owners shall not be held responsible for any dispute between the purchaser of the flats and the Developer. It will be the sole responsibility of the Developer to sort out the differences of any kind, if any with the purchaser.

19. <u>CONSTRUCTION</u>.....

मुख्य जिला अधिकारी

21.9.19

Bijay Bahadur Sinha
Manju Sinha
Tapan Kumar Ghosh
19.1.19

A. It shall the responsibility of the Developer to submit, pursue and follow up of the building plan to be sanctioned by concern authority.

(i) All expenses/charges incurred in respect of sanction/approval/ alteration of the plan and for any revised plan to be submitted as required shall be borne by the Developer.

(ii) The requisite fees for such sanction of the plan to be submitted immediately or any future date shall be borne by the Developer.

B. The Developer shall forthwith in execution of these presents, start construction of the said Multi Storied Building in right earnest in accordance with the plans and specifications and elevation finally sanctioned by concern authority, however, subject to any minor amendment/modification/variation/alteration to the said approved plan and specifications which may be effected or as the Developer may think fit and proper excluding the Owners allocation/ share specified of the total built-up area, hereinafter specified in a manner that the said amendment/modification/variation/alteration in no way would impact the project performance and hand over tenure. Such amendment/modification/alteration if objected in any manner by the other flat purchasers and the same in no way shall be in violation of any basic clause/sub clause of this agreement.

C. The said building over the said property is to be constructed under in direct control/supervision/guidance of the Developer or Agents/Contractor appointed by the Developer on contract/monthly salary basis who must be qualified.

D. The Developer on their part shall make their best endeavor to complete the said building in all respects so as to make it fit for occupation habitation within 36 (Thirty Six) months as stipulated unless prevented by reasons beyond the control of the Developer i.e. strikes , earthquakes , civil commotion, riot, litigation or any other genuine unforeseen circumstances.

E. The Developer shall ensure usage of quality material according to the best market standard and also ensure employment of properly skilled manpower/ workmen/ masons /artisans under their architect/contractors appointed by them, to give a total best and standard quality effect to the said building, keeping in style and

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standard with the location and value of the said property, and the Developers good will and reputation. However the developer shall be at their full liberty to appoint their own contractors, staffs supervisor, managers, architect, engineers, etc. to carry out the construction work and the owners shall not have any say / objection to the same.

F. That, the developer shall be allowed to construct pump rooms, generator rooms, caretaker/ security staff rooms, overhead water reservoirs, fire tank and to fix T.V. antennas, lifts or any other facilities/ amenities for the occupants of the flats of the said Building and the Owners shall not raise any objection to the same and /or shall not be entitled to get any amount for the same.

G. The Developer, after completion of the said Multi storied structure shall ensure that the existing Boundary wall securing/demarcating the area of the Owners property as scheduled below, shall be properly constructed/strengthened , by constructing Brick in cement structure at least upto a height of six feet, and thereafter by erecting proper barbed wire fencing to ensure the safety & security of the flat owners and their properties e.g. Car, Scooters etc.

20. <u>CONSIDERATION:-</u>

That, in Consideration of the owners of the First Part, conveying and assigning to the Developer/ Builder of the Second part, the complete Development right/right of construction over the said property mentioned in the schedule, and also their right to sell/transfer/assign the various constructed flats and land/ parking space/ common area appurtenant thereto, excluding the owners allocation , hereinafter specified (for Domestic and Residential purposes only) to the various persons/parties and retain the proceeds and profits there from (conveyed by a separate power of attorney to be executed by the Owners , as provided under clause no. 4 of this agreement). It is mutually agreed and decided by and between the parties hereto that the Owners of the First Part, shall be ENTITLED to get a sum of Rs.5,00,000/-(Five Lacs) only, as SECURITY DEPOSIT amount (non

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Bijoy Bahadur Sinha
Manju Sinha
Tejbir Kaur Sinha
19.1.19.

interest bearing) at the time of Agreement which is repayable after handing over of the owners share. The said amount is payable in the follows manner.

1. Shri Bijoy Bahadur Sinha - Rs. 2,50,000 /- (Rupees Two Lacs Fifty Thousand) only
2. Smt. Manju Sinha - Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand) only

21. OWNER'S COLLABORATION:

A. Not to cause any interference/hindrance in the construction of the said proposed structure over the scheduled below properties by the Developer.

B. Not to prevent the Developer/Builder in any way from negotiating with the parties for assigning transferring, disposing off or letting out any portion of the apartment, excluding the owner's allocation of the total built up area (For Residential purposes only).

C. Not to enter into any agreement to transfer/convey/assign/encumber/ deal with the said properties/ or any portion thereof with any third party and shall duly convey and transfer the said proportionate impartibly undivided shares in the land to the Developer/Builder or its nominees any time upon receipt of advice /intimation from the Developer/Builder.

D. The Owners hereby agree to execute and sign all necessary papers/documents /letters power of attorney etc. which are contractually applicable etc. which may be required for carrying out the smooth construction of the proposed building/apartments and to render all help and co-operation/assistance to the Developer/Builder to facilitate such construction on the said plot of land and Transfer /Sale of the independent units proportionate share of land in favour of the purchasers.

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Pratya Bahadur Sinha
Manju Sinha
Tripada Kumar Gill
19.1.19.

22. DISPOSAL AND SALE OF APARTMENT:

A. That, in consideration of the terms and consideration, hereinabove mentioned , it is agreed by and between the parties of both the parts to confer upon the Developer/Builder, the Right of construction over the said scheduled below properties and also their right to Sell/transfer assign the various constructed space/areas in the said building (except the owner's allocation, specified above) by the owners/landlords, to be constructed on the said land together with the proportionate interest in the land comprised in the said property (for residential purposes only) at such rates as may be settled by the Developer/Builder. However, the consideration amount (the profit portion therein) payable by the purchasers, in respect of such transactions, shall be retained by the Developer and the owners shall not be entitled to get the aforesaid consideration amount to be paid by such purchasers, in view of assignment of the Built up area in their favour and the consideration money paid/payable to him as per the terms and conditions mentioned above.

B. That, the Developer/Builder shall have the right to enter into agreement with prospective purchasers, to sell/transfer/charge/assign and let out the constructed built up area, except the Owner's allocation part (as mentioned above and in annexure attached herewith and forming part of this agreement), and the Owners shall not raise any objection obstruction to such transfer /assignment and if objected to, the same shall not be entertained. The developers confirm the owners allocation part will be constructed and handed over simultaneously along with developers portion.

C. That, 'the Developer shall have the right to receive from the intending parties/purchasers, any earnest money and /or take advances and also the balance of consideration cost/amount as the case may be and to grant/issue receipts and execute such documents as may be deemed necessary and to present the same for Registration. The owners hereby agree to ratify and confirm such acts/deeds/things

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Bijay Bahadur Sinha
Manju Sinha
Ishwar Kandoi
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which the Developer /Builder shall lawfully do in connection with the sale of undivided interest in the land and/or units apartments in the proposed building.

D. That, the owners shall not have any nexus/liability/accountability, in respect of any amount paid payable by the prospective purchasers of apartments/units and in the event of any dispute, the Owners shall have no involvement or , any financial and legal liability.

23. GENERAL PROVISION:-

A. In case of any Dispute/differences arising between the parties of this Agreement, during the progress of or after the completion of the construction or in the event of abandonment of the work as to the interpretation of the terms and conditions of this agreement, or touching/relating to the said Developer/Builder or work or any clause under this agreement, such dispute relating to entitlement between the parties shall be referred to an Arbitrator under Dhanbad Court Jurisdiction to be appointed by both the parties with mutual concent, whose decision shall be final and binding on both the parties.

B. That, the Developer/Builder agrees to indemnify and keep indemnified the Owners/Landlord or, any Third party against all losses/damages that may be suffered /occasioned to the owners by such third party by reason of the Developer carrying out construction under this Agreement caused/may be caused by sheer carelessness/accidental error by the Developer/builder, or on the part of any of his contractor, architect/ laborers appointed by them.

C. The Developer shall ensure that the construction of the said proposed building does not violate the existing and future and related applicable provisions of any law of the land, which makes the proposed structure liable to get demolished on a future date NOR any Terms and Conditions of this Agreement.

D. The Developer shall use such best standard materials and skilled workmanship for the construction of the said building, so that it becomes ABOLUTELY SAFE as defined by concern authority or any concern departments for the occupants to live

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in it safely and peacefully, and the Developer shall also make suitable and, sufficient provision for Emergency situation (e.g. Fire etc.) And the owners shall have full right of Inspection of the construction of the said building and materials used therefore any appointing competent persons (Architects, Engineers etc.) to satisfy himself at any point of time, and the Developer shall co-operate with such inspection inquiry/examination and shall have no right to object.

24. The specification of flat to be constructed and its quality and all other particulars of the flat are shown in the annexure herein.

25. That, the allotment of the flat and the parking space of owner would be settled by separate agreement after the plan is applied to concern authority in accordance with the share. The allotment of flats of Owners share will be on all the floors and in all the directions respectively on rotation basis.

26. Cost of difference of Area will be calculated @ Rs. 1,800/- p.sft.

27. For reason that this current development agreement is unregistered at this point of time, if in future ,the then prevailing law requires so ,the developer unilaterally agrees to either adequately stamp and register this current development agreement or re execute the current agreement or undertake any other legally permitted comparable step, within appropriate timelines, to keep all the current terms of the development agreement in force, at all points of time, during the development tenor(36 months). The cost liability which may arise towards such stamping or registration or both , will solely be to the developer's accotint and responsibility with co-operation with land owners (not applicable for registration of flats of owners share).

28. If any taxes or liabilities in forced by the central/state govt. on land owner share regarding the development of land and in this situation land owners will be liable for payment of taxes or levies as case may be enforceable by the act.

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21.10.13

Pintu Prasad Sinha
Manju Sinha
Tulsi Prasad
19.1.19.

SCHEDULE OF THE PROPERTY

Within Dist- Dhanbad, P.s- Dhanbad , Mouza – Kolakusuma , Mouza No. – 12, R. S. Plot No. 2663/4876 (C. S. Plot No. – 1949) under R.S. Khata No. 348 503 (C. S. Khata No. – 87) total measuring area 15 kathas or to say 24.75 Decimals, as per plans enclosed with herewith and shown in colour Red (and purchased sale deed nos. 616 & 617, dated 16.01.1988, Registered at Dhanbad Sub-Registry office and got their name Mutated vide Mutation Case Nos. 195(II)89-90 and 194(II)89-90 and rent paid under Thoka Nos. 113 and 112 respectively and also entered in Volume No. 1, Page Nos. 348 and 502 at Register II) being butted and bounded by :-

North :-	Part of Plot No. 1949.
South :-	Part of Plot No. 1949.
East :-	Road.
West :-	Road.

Government value of Scheduled property is Rs.1,31,54,000/- (Rupees One Crore Thirty One Lac Fifty Four Thousand) only and Registration Fee paid on that amount.

ENCLOSED, ANNEXURE FOR SPECIFICATION, forming part of this Agreement.

In witness whereof the parties have here to put set and subscribed their respective hands and seals on the date, month and year first written in presence of the witnesses below.

Technical Specification

Bed Rooms, Drg. Rooms & Dining Room:- Shall be provided with vitrified tiles flooring of 2'X 2' with 4" high skirting. All internal wall & ceiling shall be furnished with POP finished. Adequate nos. of Light. Fan point, Cable TV point, Telephone socket & Power plug point shall be provided.

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Kitchen & Balcony:- Shall be provided with vitrified Tiles (Kajaria)/Marble flooring of 2 feet X 2 feet with 4" high skirting. L – shaped cooking platform with fitted with steel sink of standard make. Adequate lighting point shall be provided. Kitchen platform will have granite stone top & tiles shall be provided up to 2'-6" above the kitchen platform. Point for fitting Aquaguard & Exhaust fan shall also be provided. Railing in balcony shall be up to 3" above floor level. Wall & Ceiling will be POP finished.

Toilet:- Anti skid tiles flooring with 3" high skirting. 8"X12" glazed tiles shall be provided up to 6' from floor level with POP finished wall & ceiling. All fitting of CRABTREE/JAQUAR shall be provided with hot & cold Bib cocks, Basin, Mirror, Soap tray, Towel rail, General light point, Exhaust fan point & PVC door shall be provided. Concealed plumbing & Drainage system. The commode will be of western style.

Door:- Sal wood frame with 32 mm thick wooden flush door of ISI standard with primer coating and all modern fitting like stopper, handles, tower bolt etc shall be provided. Entrance door shall be provided of decorative type.

Windows:- All the windows will be steel window with MS grill fully glazed fitted with good quality of glass.

Electrical wiring:- Fire resistant Concealed PVC copper wiring of ISI standard with electrical switch & accessories of ANCOR mark, Power points, Light points. Power point of AC in Master Bed Room shall be provided.

Power connection & Generator:- All flats will have free power connection of 2 KW (J.S.E.B.) & 500 Watts of power back up from generator .

Plaster:- Internal smooth finished with POP finished & External rough finished with water proof cement paint.

Fire Fighting Provisions :- A separate reserve Water Tank for fire fighting at the roof top shall be provided. All the main stair landings will have Fire reel and hose pipe fitted with nozzle shall be provided. Fire Extinguisher shall be provided on each floor near the lift gate and the machine room as well as generator room.

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Bijay Bahadur Sinha
Manju Sinha
19.1.19

(SIGNATURE OF THE OWNERS) **(SIGNATURE OF THE DEVELOPER)**

Bijay Bahadur Sinha

Manju Sinha

Witnesses :-

1. B. Torkeh Raoloy
Late - Ghanshyam Raoloy
MADA COLONY, Kasturbanagar
P.O. & P.S. Dhanbad

2. Rajesh Yadav
S/o S. Yadav
H/o P. Dhanbad
19/01/19

Certified that the finger prints of the left hand of the parties whose photograph is affixed in the document have been duly obtained before me :- Jashoda Chaudhary
L.A. No. 07/1990.

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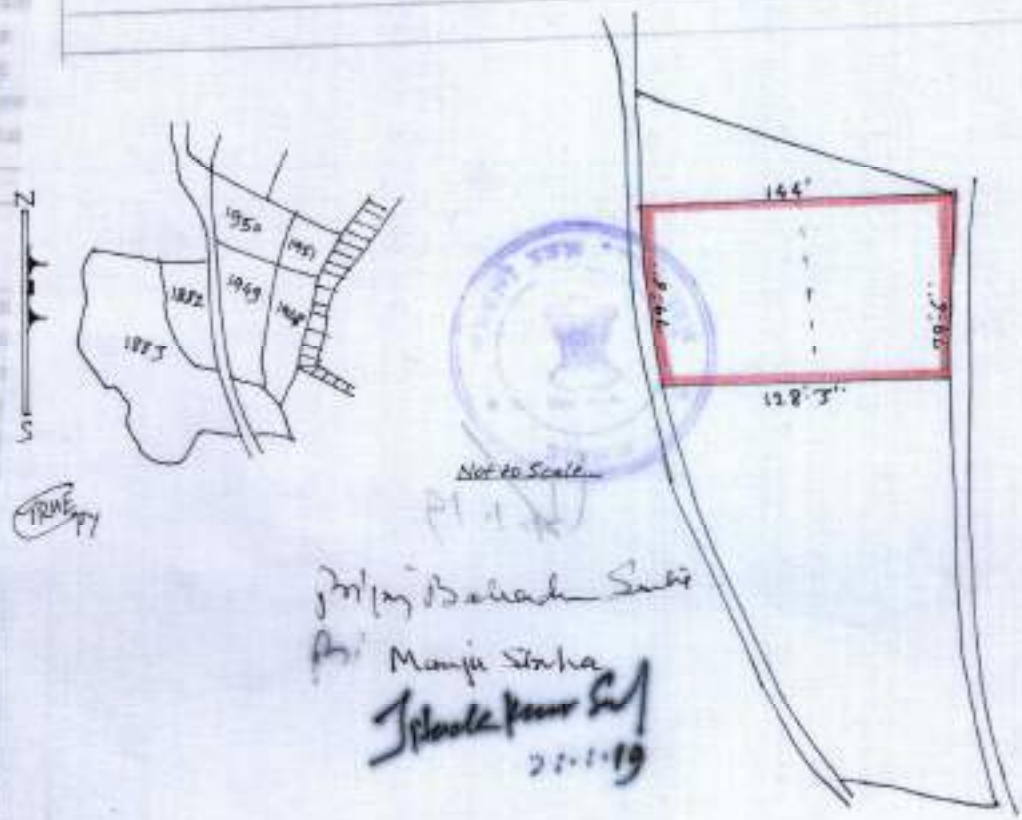
CONSENTANT:- (1) Shri Bijoy Bahadur Sinha s/o Late Dhanpat Sinha (2) Smt. Manju Sinha w/o Shri Bijoy Bahadur Sinha of Surya Vihar Colony Main Road Barmand P.S & Dist. Dhanbad.

CLAIMANT:- M/S Janak Builders & Developers through its proprietor Jitendra Kumar Singh s/o Late Pashupati Singh of Kathrain P.O. Kadas, Dist. Sasaram (Bihar), At pre Gouri Apartment Jharudih P.S & Dist Dhanbad.

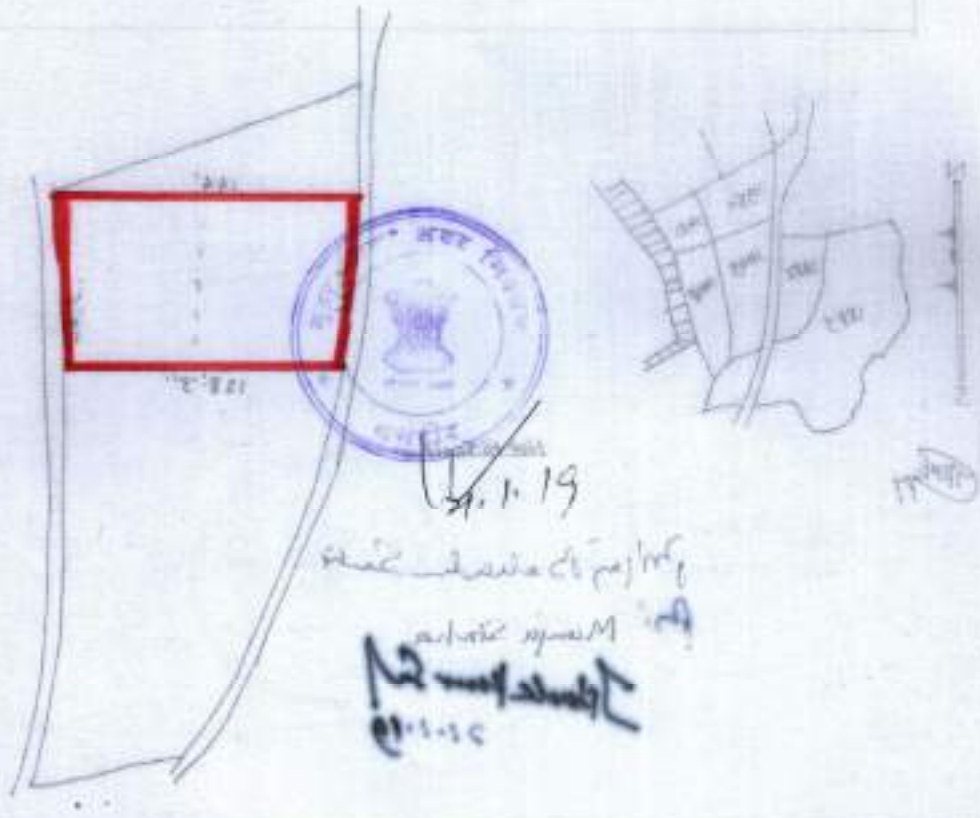
Schedule:- Mouza. Kalakusma No. 12. P.S. Dhanbad. Khata No 87. Plot No. 1949 Area 15 - Kathas.

Shown in red colour.



TRUE COPY

Bijoy Bahadur Sinha
Smt Manju Sinha
Jitendra Kumar Singh
22.1.19



V

फरद मालगी / फरद रैयती
नाम रैयत मय वल्लियत जमाबन्दी
वो सकुनत नम्बर।

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नौजा मय
नम्बर

कुठना | 12 | विजय बहादुर सिन्हा

खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
348	2663/4876	0 एकड़ 12.37 डिसमील 0 हेक्टर

नाजी नकदी	अराजी मावली	तफसील हिसाब लगान मावली

जोत का सालाना लांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

लांग बाबत		सालाना	बकाया				हाल (2017-2018)
			तीन वर्ष से ज्यादा (2012-2013) - (2013-2014)	3 रा वर्ष (2014-2015)	2 रा वर्ष (2015-2016)	1 ला वर्ष (2016-2017)	
माल	(नकदी)	5.00	10.00	5.00	5.00	5.00	5.00
गुजारी	(मावली)	1.25	2.50	1.25	1.25	1.25	1.25
सेस	. . . .	2.50	5.00	2.50	2.50	2.50	2.50
सूद	. . . .	2.50	5.00	2.50	2.50	2.50	2.50
मुतफरकात	. . . .	1.00	2.00	1.00	1.00	1.00	1.00
मीजान		12.25	24.50	12.25	12.25	12.25	12.25

तफसील अदायगी

अदायगी बाबत		बकाया				मीजान हाल (2017-2018)	वसूल
		तीन वर्ष से ज्यादा (2012-2013) - (2013-2014)	3 रा वर्ष (2014-2015)	2 रा वर्ष (2015-2016)	1 ला वर्ष (2016-2017)		
माल	(नकदी)	10.00	5.00	5.00	5.00	5.00	
गुजारी	(मावली)	2.50	1.25	1.25	1.25	1.25	
सेस	. . . .	5.00	2.50	2.50	2.50	2.50	
सूद	. . . .	5.00	2.50	2.50	2.50	2.50	
मुतफरकात	. . . .	2.00	1.00	1.00	1.00	1.00	
मीजान अदायगी		24.50	12.25	12.25	12.25	12.25	

(१) मीजान कुल (तफजी में) : **Seventy Three Rupees and Fifty Paise**

(२) नाम देहिन्दा -

(३) कुल बकाया- 73.50

तारीख अमला तहसील कुनिन्दा : 18-11-2017

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकाया पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।

यह एक कम्प्यूटर जनित प्रति है।
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।
समय उपयोग किसी भी न्यायालय में साक्ष्य के रुप में नहीं लिया जा सकता है।
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।

मुख्य जिला अवर निबंधक

धनबाद