

12 MAR 2021

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

झारखण्ड JHARKHAND

B 699379



NOTARY
DHANBAD



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into Dhanbad on this 8th day of March, Two Thousand Twenty one.

BETWEEN

1.SRI RAJ KUMAR KUSHWAHA, ADHAR NO-6313 6564 2769, 2.SRI KAMAL KUMAR KUSHWAHA, ADHAR NO-3655 5108 3628, 3.SRI SHYAMAL KUMAR ADHAR NO-9498 4866 4876, Sons of Late.Dhanush Dhari Prasad Mandal, Grand Father- Late. Mukti Nath Mandal, by faith-Hindu, by Caste-Kushwaha Koiri, by occupation-Business, resident of Land owner no-1 Nilanchal Colony, Near Shiv Mandir, P.S.-Saraidhela, Distt-Dhanbad, resident of Land owner no-2 & 3 Gajuatand, Near Hanuman Mandir, P.S. & Distt-Dhanbad (Jharkhand) hereinafter referred to as the **LAND OWNER/FIRST PARTY**: (Which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successor, inheritors) of the **FIRST PART.**

For Fusion Infrastructure India Pvt. Ltd.
Rajesh Kumar Shandil
Authorised Signatory

Raj Kumar Kushwaha

Kamal Kumar Kushwaha

Shyamal Kumar

द कोषागार, स निग

कोषागार पदाधिकारी
धनबाद

Sr No. 453 Sold on 6/3/21
Sold to Rajesh Kumar Shrivastava
of ...
Value Rs 2000
Through ...
Part of Stamp No. 12345

6/3/21
R. T. RATHOD
S. V. Dhanbad
L. No.-(6/75-76)

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into Dhanbad on this ... day of ... Two Thousand Twenty one

BETWEEN

1. Sri Raj Kumar Kushwaha, Adhar No-613 654 376, 2. Sri Kamal Kumar Kushwaha, Adhar No-355 510 322, 3. Sri Shyamal Kumar Adhar No-198 486 487, Sons of Late Dhanush Dhan Prasad Mandal, Grand Father-Late Muku Nish Mandal, by late Hindu by Care-Kushwaha Koli, by occupation-Business resident of Land owner no-1 Nilanchal Colony, Near Shiv Mandir, P.S. Sardaibela, Dist-Dhanbad, resident of Land owner no-2 & 3 Gajstani, Near Hanuman Mandir, P.S. & Dist-Dhanbad (Dhanbad) hereinafter referred to as the LAND OWNER FIRST PARTY: (Which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successors, inheritors) of the

FIRST PART.

AND

FINSTEM INFRASTRUCTURE INDIA PVT LTD, PAN NO-AACCF3983E, a company duly registered under the Indian companies Act 2013 and rule 8 of the companies rules 2014 being registration no-U45201UP2014PTC064035 having its registered office at **E-109, SECTOR-6, NOIDA, GOUTAM BUDH NAGAR, UP 201301**. through its Director **SRI RAJESH KUMAR SHOUNDIK**, Son of Sri Shiv Shankar Shoundik, by faith Hindu, by caste- Shoundik, by occupation- Business, Resident of School Road, Chhatatand Bazar, Kusunda, P.S.- Kenduadih, Dist. Dhanbad (Jharkhand), **ADHAR NO-7666 9572 7849**, **DEVELOPER/SECOND PARTY** hereinafter called the **DEVELOPER: of the OTHER PART** (Which term or expression unless excluded by or repugnant to the subject or context shall mean and include their respective legal heirs, successor, inheritors) of the **SECOND PART**.

WHEREAS, the land property mentioned in schedule "A" hereunder and measuring area-**73.5** Decimals, being portion of plot no-**01**, appertaining to khata no-**86**, situated at village-**DUHATAND**, Mouza - **DUHATAND**, under police station Dhansar, thana no-**47**, Dist-Dhanbad, is recorded in the name of landlords mother name.

WHEREAS, Register II, Volume-1, Page-260, And Acquired Vide Deed no-12242, Dated 20/08/1969, from Harilal Mistri, in Favour of the Landlords Mother name Smt Shakuntala Devi, Jamabandi Receipt no-0777093926. And Register II, Volume-1, Page-261, And Acquired Vide Deed no-3814, Dated 15/03/1969, from Chedi Lal Poddar, in Favour of the landlords Mother name Smt Shakuntala Devi, and Vide Sucsation Mutation case no-693(III)2016-17, Jamabandi Receipt no-0355608240.

WHEREAS, the land property mentioned in schedule "A" hereunder and measuring area-**36** Decimals, being portion of plot no-**360, 361,362,363,364 & 365**, appertaining to khata no-**04, 09 & 10**, situated at village-**BARMASIA**, Mouza -



For Finstem Infrastructure India Pvt Ltd:
Rajesh Kumar Shoundik
Authorised Signatory

Raj Kumar Kustuba

Kamal Kumar Kushwah

Shyamal Kumar

BARMASIA, under police station Dhanbad, thana no-49, Dist-Dhanbad, is recorded in the name of Land lords & landlords mother name.

WHEREAS, Register II, Volume-1, Page-260, And Acquired Vide Deed no-4378, Dated 03/05/1971, from Gagu Mahato, And Acquired vide Deed no-564, Dated 29/11/1972, From Chandrika Rajwar & other, And Acquired vide Deed no-23453, Dated 06/09/1974, From Gagu Mahato, in Favour of the Landlord no 1 niz name, vide order passed mutation case no-17, 18, &19(III)1982-83, And Jamabandi no-4, 9 & 59. And Register II, Volume-1, Page-280, And Acquired Vide Deed no-1492, Dated 25/01/1972, from Mani ram mahat, in Favour of the landlords Mother name Smt Shakuntala Devi, and Vide Sucsation Mutation case no-1321(III)2016-17, Register II, Volume-1, Page-78, And Acquired Vide Deed no-7866, Dated 08/06/1970, from Budhani Mahatani, in Favour of the Landlord no 1 niz name, vide order passed mutation case no-18(III)1970-71, And Jamabandi no-20.

AND WHEREAS, the land owners is in exclusive possession with absolute right title interest and the same is free from all encumbrances, debt liens, charges or attachment and in marketable condition and he has good right, full power and absolute authority having perfect title to transfer the whole or part of schedule "A" property.

AND WHEREAS, the LAND OWNERS is interested in geetiing a Multistoried Residential Complex developed and constructed over Schedule-A land and to acquire a part of built up area in the same as absolute owner as consideration in exchange for the full and final value of the schedule property.

AND WHEREAS, the DEVELOPER aforesaid runs its construction business under the name and title of **FINSTEM INFRASTRUCTURE INDIA PVT LTD E-109, SECTOR-6, NOIDA, GOUTAM BUDH NAGAR, UP 201301.**

Raj Kumar Kashwaha

Kamal kumar Kushwaha

Shyam Lal Kumar



For Finstem Infrastructure India Pvt. Ltd.
Rajesh Kumar Shrivastava
Authorised Signatory

AND WHEREAS, the LAND OWNERS is interest for development of area of Schedule A land negotiated with the DEVELOPER for development of land by constructing multistory building as per the provision of Dhanbad Municipal Corporation/MADA.

AND WHEREAS, on Satisfaction of land owners title the DEVELOPER has agreed to develop schedule A land by way of constructing a multistoried residential building complex, comprising Basement plus Ground Plus Seven upper Floors Two Tower or as per the approval of map by competent authority over Schedule A land.

AND WHEREAS, the DEVELOPER has proposed to give land owner an area of 25% of the super builtup area in residential area out of the total FAR achieved against the schedule A land along with one parking Space per flat in the proposed residential complex as per the specification given under schedule "C" the OWNERS Share shall be allotted on the prorata basis. The same will be the criteria for allocation of parking space also.

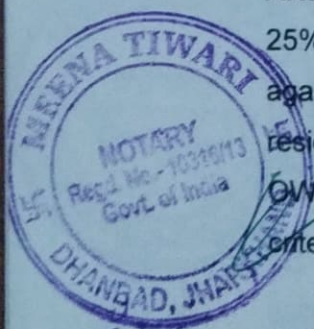
AND WHEREAS, the DEVELOPER shall have such right to deal 75% of the super builtup area in residential area along with proportionate share of schedule A land and appropriate the entire sale proceeds against its cost and profit for constructing a multistoried building complex for which the LAND OWNERS shall be bound to sign all conveyance in favour of the nominee or nominees of the DEVELOPER either personally or through his power of attorney holder and the DEVELOPER shall sign as confirming party to such conveyance.

AND WHEREAS, the LAND OWNERS considering the offer and estimate a fair reasonable according to prevailing market position have agreed to deliver schedule "A" land for its development by way of constructing multistoried building complex as per the sanction map.

Raj Kumar Kushwaha

Kamal Kumar Kushwaha

Shyamal Kumar



For Finstem Infrastructure India Pvt. Ltd.
Rajesh Kumar Singh
Authorised Signatory

NOW, THIS AGREEMENT WITNESSTH and it is hereby agreed by and between the LAND OWNERS and the DEVELOPER hereto as follows:-

ARTICLE-1:-

(1) "LAND OWNER" mean the said 1.SRI RAJ KUMAR KUSHWAHA, 2.SRI KAMAL KUMAR KUSHWAHA, 3.SRI SHYAMAL KUMAR Sons of Late.Dhanush Dhari Prasad Mandal, and their respective successor-in-interest.

(2) DEVELOPER shall mean the said **FINSTEM INFRASTRUCTURE INDIA PVT LTD** and its successor-in-interest.

(3) LAND PROPERTY shall mean all that piece and parcel of land more particularly described in schedule "A"

(4) BUILDING shall mean to be constructed on landed property in accordance with the plan to be sanctioned by the DMC/MADA with the specification mentioned in Schedule "C" here under.

(5) FLAT shall mean a covered space consisting of bedrooms, living room, bathrooms, kitchen, Balcony/verandah, etc. more particularly described in appended schedule/MAP with common super builtup area.

(6) PARKING SPACE shall mean any place in covered area or open area reserved for parking of medium size motor car at ground floor, more particularly described in appended schedule.

(7) COMMON FACILITIES- common facilities mean and amenities shall include corridors, hall ways, stair ways, lift, passage ways, guard room, drive ways,

Raj Kumar Kushwaha Kamal Kumar Kushwaha Shyamal Kumar



For Finstem Infrastructure India Pvt. Ltd.
Rajesh Kumar Singh
Authorised Signatory

common lavatories, pump room, tube wells, over head tank, water pumps and motor, generator and other facilities which may be mutually agreed upon between provisions, maintenance and/or management of the building including the roof and terrace of the building more particularly described in schedule.

(8) COMMON EXPENSES shall mean and include a proportionate share of expenses and charges for maintenance, upkeep, repair, proportionate share of Municipal and property tax other taxes and levies and related to or connected with the said building and land property.

(9) SALEABLE SPACE shall mean and include the space in building available for independent use and occupation after making due provisions for common facilities and the space required thereof.

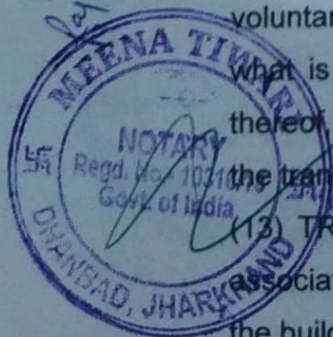
(10) LAND OWNERS ALLOCATION shall be the constructed 25% of the super builtup area in residential area out of the total FAR achieved against the schedule A land with one parking space per flat along with all modern facilities and amenities in the proposed residential complex as per the specification give under the schedule "C" THE OWNERS share shall be allotted on the prorate basis. The same will be the criteria for allocation of parking space also.

(11) DEVELOPER ALLOCATION shall mean the total constructed area i.e.75% of the super builtup area in residential area balance parking space along with proportionate share of schedule "C"

(12) TRANSFER with the grammatical variations shall include transfer by voluntary handing over possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to purchaser thereof, although the same may not be within the definition of the term as given in the transfer of property Act or other enactments.

(13) TRANSFEREE shall include, any natural or juristic person like company, association, or persons competent to enter into contract and to whom any space in the building has been transferred.

For Finetech Infrastructure India Pvt. Ltd.
Rajesh Kumar Kushwaha
Authorised Signatory



Raj Kumar Kushwaha

Kamal Kumar Kushwaha

Shyamrao 2 Kumar

(14) SUPER BUILTUP AREA shall mean and include the carpet area of the flats, wall area, verandah/balcony/cupboard area, the proportionate area of staircase, guard room and generator room, shaft well for the lift driveways and passageways, if any.

(15) Words importing singular shall include plural and vice versa.

(16) Words importing masculine gender shall include feminine and neuter genders, like wise words importing feminine gender shall, include masculine and neuter gender and similarly words importing neuter gender shall include masculine and feminine gender.

(17) THE LAND OWNER mean the said Shri Kamal kumar kushwaha , Sri Raj Kumar Kushwaha, And Sri Shyamal Kumar

(18) The LAND OWNERS Has Agreed to give a road of 40 feet from main road to their property. However the road was managed by the developer on behalf of the Land Owner against which four flats have been given by the land owners to the developer. The Area of each flat will be calculated on prorata basis the sanctioned MAP.

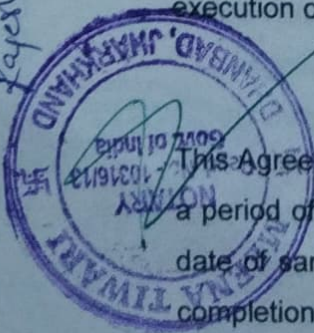
ARTICLE-II-COMMENCEMENT

This Agreement Shall be deemed to have commenced with effect from the date of execution of this agreement by the parties.

ARTICLE-III-CONTINUATION

This Agreement Shall be in force from the date of signing of the agreement and for a period of 36 months with an additional grace period of 06 months, starting from date of sanction of the map, provided that stipulated period of 36 months include completion of structure in all manner including all facilities, amenities, handing over, LAND OWNERS share in finished condition along with completion of relevant

For Ekistem Infrastructure India Pvt. Ltd.
Kamal Kumar Kushwaha
Authorised Signatory



Raj Kumar Kushwaha

Kamal Kumar Kushwaha

Shyamal Kumar

documents with regard to LAND OWNERS share, Schedule "B" property and other, as required to complete deal.

ARTICLE-IV-GRACE PERIOD

Fixed period of 36 months can be extended for further 6 months on mutual consent and circumstances in completion of the building within the thirty six months, the days losses shall be added in the completion period.

ARTICLE-V-NAME OF APARTMENT

Name of the apartment proposed to be constructed shall be "FINEST HOMES" The proposed apartment shall consist, of Basement, Ground floor and Seven upper floors or as per the sanction of the map by the Dhanbad Municipal Corporation/MADA.

ARTICLE-VI-THE SCHEME

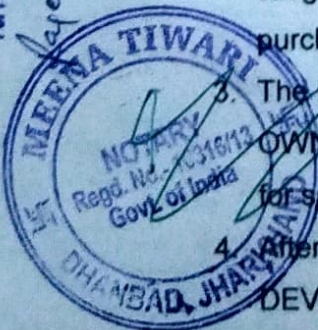
The scheme as formulated by the DEVELOPER and agreed by the Owner provides as follows:

1. The DEVELOPER will invite and select purchasers agreeing to acquire on ownership basis flat/flats in the schedule "A" DEVELOPER will construct flats along with other common amenities and common facilities appertaining to the same.
2. The agreement of sale will be prepared inspected and provided by the DEVELOPER wherein the land owner shall join as a confirming party it shall be obligatory for the OWNERS to enter into such agreements with intending purchaser who is nominee of the DEVELOPER.

The DEVELOPER shall get plan sanctioned from Dhanbad municipality and the OWNERS to hereby empower the DEVELOPER to sign any document required for sanction of plan.

4. After the delivery of the possession of the flat in the aforesaid building by the DEVELOPER to the OWNERS the later shall enjoys all the rights and privilege and will be subjected to the same liabilities as other flat owners or the

Rajkumar Kushwaha Kamal Kumar Kushwaha Shyamrao Kumar



prospective purchasers as provided in the DEVELOPERS sale agreement or otherwise.

5. The land owner and his nominees shall solely and exclusively be entitled to hold and possess over the owners area and shall have absolute right of title and interest over the owners Flats and shall be fully entitled to use and enjoy the same. Owners shall be fully entitled to transfer, convey grant or otherwise alienate their flats in any manner as deemed fit by them to any person, firm, body corporate etc. on such terms and conditions may be decided by the owners individually.

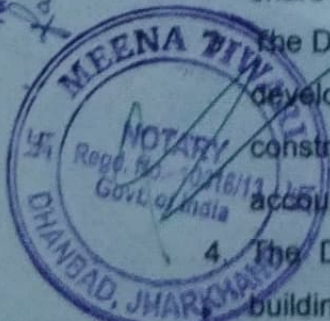
ARTICLE-VII-BUILDER'S RIGHT

1. The LAND OWNERS HEREBY grant subject to what has been hereinafter provided the exclusive right to the DEVELOPER to build, construct, erect and complete the said building and to commercially exploit the same by entering into agreement for sale and or transfer construction in accordance with the plan to be sanctioned by Dhanbad Municipal Corporation with or without amendment and or modification made or caused by the Developer.
2. The DEVELOPER shall be a liberty to sell in any rate of his allotted portion i.e.78.57% n residential area and their parking space along with proportionate share of schedule-"A" land.

The DEVELOPER shall be entitled to advertise on its own name about the said development of the land property and proposed sale flat n the building be constructed and to put up advertisement Board on the same on its own account.

4. The DEVELOPER shall be entitled to enter into any agreement with any building contractor, architecture an appoint agent or to assign the benefit of this

For Finstem Infrastructure India Pvt. Ltd.
Rajesh Kumar Shrivastava
Authorized Signatory



Raj Kumar Kushwala

Kamal Kumar Kushwala

Shyamal Kumar

contract for purpose of development of LAND PROPERTY in its own names, costs, risk and expenses.

5. The DEVELOPER shall be entitled to allot flats or rights in building and structures to be constructed so far as they relate to DEVELOPER ALLOCATION and to enter into any package deal or in relation thereto.

ARTICLE-VIII-LICENCE TO DEVELOP

The land owner hereby entrust hand over and give license to DEVELOPER to enter into the land PROPERTY, develop the same land construct a multistoried building consisting of ownership apartment etc, thereon containing dwelling units and/or ownership flat with the best material and in accordance with the plans and specification mentioned hereinafter.

ARTICLE-IX-MISCELLANEOUS

1. The LAND OWNER and the DEVELOPER have entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to contract as partnership between the DEVELOPER AND THE LAND OWNERS as joint venture between the parties hereto in any manner.
2. It is understood that from time to time facilitate the construction of the building by the DEVELOPER and transfer of flats, various deeds matters and things not herein specified may be required to be done by the DEVELOPER and for which the DEVELOPER MAY NEED THE AUTHORITY of the LAND OWNER and various applications and other documents may be required to be assigned or made by the LAND OWNERS RELATING TO WHICH SPECIFIC PROVISION may not have been mentioned herein the land owner hereby undertake to do all such acts deeds matters and things that may be reasonably required to be done in the matter and the LAND OWNER also undertake to sign and execute all such additional application/ and other documents as the case may be

For Finstem Infrastructure India Pvt. Ltd,
Rajesh Kumar Kushwaha
Authorised Signatory



Raj Kumar Kushwaha

Kamal Kumar Kushwaha

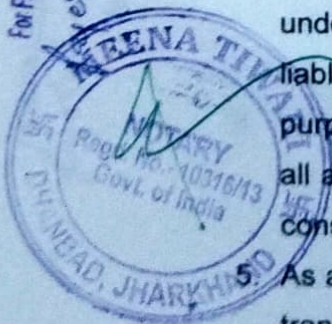
Shyamaz Kumar

provided that all such deeds matters and things do not in any way infringe on the rights of the LAND OWNERS and/or go against the spirit of this agreement THE LAND OWNERS have executed and registered a general power of attorney Dated-10/07/2019, Power No-338 And Power No-339 Registered in Dhanbad registry office in favour of the DEVELOPER or ts nominee so that there may not be any delay or difficulty because of any other incapacitating cause on the part of LAND OWNERS Or any of them.

3. Any notice required to be given by the DEVELOPER shall without prejudice to any other mode of service available deemed to have been served on the OWNERS if delivered by hand and duly acknowledged or sent by prepaid registered post which acknowledgement due and shall likewise be deemed to have been served on the DEVELOPER f delivered by hand or sent by pre-paid registered post to the registered officer of the DEVELOPER.
4. Nothing in these present shall be constructed as a demise or assignment or conveyance in law by the OWNERS of the land property or any paid thereof to the DEVELOPER or as creating any right title or interest in respect thereof into commercially exploit the same in terms thereof provided however, that the DEVELOPERA shall be entitled to borrow, money from any bank or banks or other financial institutions without creating any financial liability of the LAND OWNERS or affecting his estate and interest and it being expressly agreed and understood that in no event the land owner shall be responsible and/or made liable for payment of any dues of such bank or banks, or institutions and for that purpose the DEVELOPER shall keep the LAND OWNER indemnified against all actions, suits, proceedings and costs charge and expenses if arises due to construction or development work.

5. As and From the date of completion of the building, the DEVELOPER and/or ts transferees and the LAND OWNERS and/or her Transferees shall liable to pay

For Finstion Infrastructure India Pvt. Ltd;
Raj Kumar Kushwaha
Authorised Signatory



Raj Kumar Kushwaha

Kamal Kumar Kushwaha

Shyamal Kumar

and bear proportionate charges on account of all taxes and other impositions payables in respect of the space.

6. There is no existing agreement regarding the development or sale of the said land and that all other arrangement if any prior to this agreement have been cancelled and are being suspended by this agreement, the LAND OWNER assures and guarantees that the landed property is free from any encumbrances, attachment, charges, claim or demand whatsoever by or from anyone whatsoever and that they have absolute authority, perfect right and indefeasible title to enter into this Development Agreement.

That it is clearly agreed between the parties that in the deed executed by the LAND OWNERS in favour of the DEVELOPER his nominees purchaser of all flats, all the consideration amount for the flat/flats shall be actually paid to DEVELOPER.

8. It shall be obligatory on the part of the LAND OWNER to become member of the FLAT OWNERS Association or society formed by the members staying in the said building and the Association of the flat owners will repair and maintain the property and which shall pay all the charges or various Government duties and levies and taxes or any other outgoing relating to the said property and the building, shall be payable by all the flat OWNERS. The FLAT OWNERS Association shall be the apex body relating to interest of all the FLAT OWNERS and shall work for the peaceful living of the member. The land owners/first party will be liable to pay their charges against maintenance of building.

9. The owner shall from the date of taking possession, maintain the said flats at his own cost in a good and tenantable condition and shall not be or cause to do anything in or to the said building or part thereof which may be against the bylaws of local authority or any of the statutory bodies which may cause hardship to other co-occupants, alter or make addition in or about the said building/flat or part thereof.



For Finstem Infrastructure India Pvt. Ltd.
Rajesh Kumar Kushwaha
Authorised Signatory

Raj Kumar Kushwaha

Kamal Kumar Kushwaha

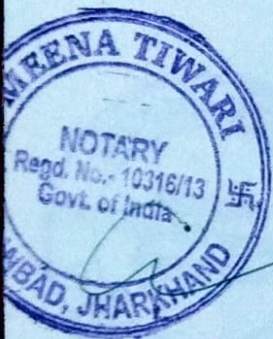
Shyamaz Kumar

10. The building shall be completed within 36 months from the date of sanction of the map. Subject to the grace clause above However delays in account of slow payments from the intending purchasers may delay the completion period of the building in such events the LAND OWNERS shall have no right to claim from the DEVELOPER in this account any damage which may caused due to delay in the handing over the possession of the OWNERS share However, the land owner may claim loss of rent against the owner share. That the landowners would not be liable in any manner for the delay caused in completion of project/ building and the same shall be exclusive liability of Developer

11. The land owner will pay CGST/SGST tax as applicable by the competent authority on his share i.e. 21.43% of total area.

ARTICLE-X-LEGAL PROCEDURES

1. It is hereby expressly agreed by and between the parties hereto that during the exaction of work it will be the responsibility by the LAND OWNERS and the DEVELOPER jointly to defend all actions and proceeding in respect of the title of the aforesaid land property, if circumstances required for same.
2. The LAND OWNERS give irrevocable Power of Attorney by this Agreement in favour of the said DEVELOPER or its nominee through which the said DEVELOPER is authorized to develop land according to feasibility, fix up purchasers and in general carry all the necessary activities required for the purpose of construction and disposal of flats as per sanctioned plan to advantages and convenience of the associated parties. And irrevocable



For Finstem Infrastructure India Pvt. Ltd:
Ajay Kumar Ghoshal
Authorised Signatory

Raj Kumar Kushwaha Kamal Kumar Kushal Shyam Lal Kumar

General Power Of Attorney is being simultaneously executed and the same shall be read along with this Agreement.

3. Courts of Dhanbad will alone have jurisdiction in all legal matters arising out of or concerning this transaction.
4. This agreement is irrevocable and both parties shall have to abide by all the terms and conditions mentioned herein.

SCHEDULE - 'A

All that piece and parcel of raiyati land with all easement and appurtenance thereto situated within Mouza - DUHATAND, under P.S. Dhanbad, chowki sadar registry office Dhanbad, in the district -Dhanbad

Mouza.- DUHATAND, Mouza No-47, Khata No.86, Plot No. 01, Area 44.54 Katha or to say 73.5 Decimals of Land. Holding No-

BOUNDARY:-

NORTH	:-	Shakuntala Devi
SOUTH	:-	Hari Narayan Singh
EAST	:-	Uma Devi
WEST	:-	Yadunandan Ray.

AND

All that piece and parcel of raiyati land with all easement and appurtenance thereto situated within Mouza - BARMASIA, under P.S. Dhanbad, chowki sadar registry office Dhanbad, in the district -Dhanbad

Rajkumar Kushwaha

Kamal Kumar Kushwaha

Shyamaz Kumar



For Finstem Infrastructure India Pvt. Ltd.
Rajesh Kumar Kushwaha
Authorised Signatory

Mouza.- BARMASIA, Mouza No-49, Khata No.04, Plot No. 360, Area 08 Decimals, Khata No.09, Plot No. 361, Area 13 Decimals, Khata No.10, Plot No. 362, Area 02 Decimals, Plot No. 363, Area 03 Decimals, Plot No. 364, Area 05 Decimals, Plot No. 365, Area 05 Decimals, three khata and six plots total area 21.81 katha or to say 36 Decimals of Land. Holding No-

BOUNDARY:-

NORTH :- Shakuntala Devi
 SOUTH :- Hari Narayan Singh
 EAST :- Uma Devi
 WEST :- Yadunandan Ray.

Two Mouza total area-109.5 Decimals of land.

SCHEDULE - 'B'

Out of total superbuiltup area calculated on the basis of the available FAR against the schedule "A" Land, the LAND OWNERS and DEVELOPERS shall be entitled to get in the ratio of 21.43% & 78.57% of the super built up area in residential area out of the total FAR achieve against the schedule A land along with parking space in the proposed residential complex. The land owner share shall be allotted on the prorata basis. The same will be criteria for allocation of parking space also. The allocation of the land owners share n superbuiltup area shall be finalized mutuality and differential will be compensated to other at the prevailing market price or as decided by the DEVELOPER ON PER SQ.FT basis. The land owner will not pay any extra charges for lift and generator. Total 21.43% super built up area out of 100 will be allotted to the land owner.

Rajkumar Kushwaha

Kamal Kumar Kushwaha

Shyamaz Kumar



For Finstara Infrastructure India Pvt. Ltd.
 Rajesh Kumar Grewal
 Authorised Signatory

SHARE DIVISION OF FINEST HOMES

Allocation of Sri Rajkumar kushwaha, (LAND OWNER)

FLAT NO	FLOOR	BUILT UP AREA	SUPER BUILT UP AREA
A001	Ground	1040	1300
A007	Ground	1040	1300
A403	Fourth	860	1070
A605	Sixth	750	940
B002	Ground	1040	1300
B104	First	960	1200
B204	Second	960	1200
B702	Seventh	1040	1300

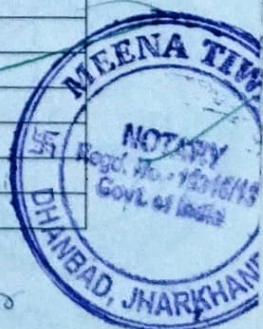
Allocation of Sri Kamal kumar kushwaha, (LAND OWNER)

FLAT NO	FLOOR	BUILT UP AREA	SUPER BUILT UP AREA
A002	Ground	1032	1290
A102	First	1032	1290
A106	First	696	870
A606	Sixth	752	940
A704	Seventh	856	1070
B103	First	960	1200
B205	Second	1040	1300
B603	Sixth	960	1200

Allocation of Sri Shyamal kumar, (LAND OWNER)

FLAT NO	FLOOR	BUILT UP AREA	SUPER BUILT UP AREA
A006	Ground	752	940
A008	Ground	1032	1290
A603	Sixth	800	1000
B001	Ground	1000	1250
B003	Ground	960	1200
B303	Third	960	1200
B405	Fouth	1040	1300
B606	Sixth	1000	1250

For Finest Infrastructure India Pvt. Ltd.
 Rajesh Kumar Bhowmik
 Authorised Signatory



Rajkumar Kushwaha, Kamal kumar Kushwaha, Shyamal Kumar

And whereas as per terms and condition of the development agreement the land owner to allotted 21.43% of the super built up area which comes.....sq.ft land owners to be allotted.....sq.ft super builtup area. Rest.....sq.ft super built up area amount will be paid by land owner to the developer and Vice Versa as per prevailing market rate.

ALLOCATION OF DEVELOPER (BUILDER)

AND WHEREAS The developers shall in the reaming portion 78.57% of the proposed multistoried building complex namely "FINEST HOMES" Residential in each floor and the roof right of the said proposed building will be the same ratio with un divided share of land.

FLAT NO	FLOOR	BUILT UP AREA	SUPER BUILT UP AREA
A003	Ground	800	1000
A004	Ground	800	1000
A005	Ground	736	920
A101	First	1032	1290
A103	First	920	1150
A104	First	856	1070
A105	First	648	810
A107	First	1016	1270
A108	First	1032	1290
A201	Second	1056	1320
A202	Second	1056	1320
A203	Second	800	1000
A204	Second	800	1000
A205	Second	848	1060
A206	Second	648	810
A207	Second	912	1140
A208	Second	1112	1390
A301	Third	1016	1270
A302	Third	1024	1280
A303	Third	856	1070
A304	Third	800	1000
A305	Third	736	920
A306	Third	736	920

For Finstem Infrastructure India Pvt. Ltd.
Raj Kumar Kishore
Authorised Signatory



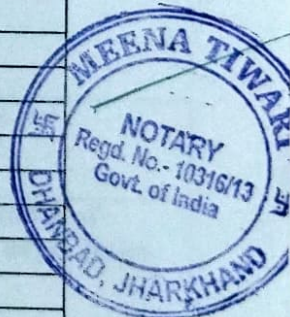
Raj Kumar Kishore

Kamal Kumar Kishore

Shyamal Kumar

A307	Third	1008	1260
A308	Third	1056	1320
A401	Fourth	980	1225
A402	Fourth	1188	1485
A404	Fourth	800	1000
A405	Fourth	672	840
A406	Fourth	648	810
A407	Fourth	1108	1385
A408	Fourth	980	1225
A501	Fifth	1032	1290
A502	Fifth	1032	1290
A503	Fifth	820	1025
A504	Fifth	820	1025
A505	Fifth	648	810
A506	Fifth	672	840
A507	Fifth	1116	1395
A508	Fifth	1092	1365
A601	Sixth	1032	1290
A602	Sixth	1032	1290
A604	Sixth	800	1000
A607	Sixth	1032	1290
A608	Sixth	1032	1290
A701	Seventh	1032	1290
A702	Seventh	1032	1290
A703	Seventh	856	1070
A705	Seventh	696	870
A706	Seventh	696	870
A707	Seventh	1032	1290
A708	Seventh	1032	1290
B004	Ground	960	1200
B005	Ground	1040	1300
B006	Ground	1000	1250
B101	First	1000	1250
B102	First	1040	1300
B105	First	1040	1300
B106	First	1000	1250
B201	Second	1000	1250
B202	Second	1040	1300
B203	Second	960	1200

For Firstem Infrastructure India Pvt. Ltd.

Ajay Kumar Shrivastava
Authorised Signatory

Raj Kumar Kashyap

Kamlesh Kumar Kushwaha

Shyamal Kumar

B206	Second	1000	1250
B301	Third	1000	1250
B303	Third	960	1200
B304	Third	960	1200
B305	Third	1040	1300
B306	Third	1000	1250
B401	Fourth	1000	1250
B402	Fourth	1040	1300
B403	Fourth	960	1200
B404	Fourth	960	1200
B406	Fourth	1000	1250
B501	Fifth	1000	1250
B502	Fifth	1040	1300
B503	Fifth	960	1200
B504	Fifth	960	1200
B505	Fifth	1040	1300
B506	Fifth	1000	1250
B601	Sixth	1000	1250
B602	Sixth	1040	1300
B604	Sixth	960	1200
B605	Sixth	1040	1300
B701	Seventh	1000	1250
703	Seventh	960	1200
B704	Seventh	960	1200
B705	Seventh	1040	1300
B706	Seventh	1000	1250

For Eastern Infrastructure India Pvt. Ltd.
Rajesh Kumar Shrivastava
 Authorised Signatory

THE SCHEDULE-C (SPECIFICATION)

The specifications of the flats shall be as follows

STANDARD SPECIFICATION

Foundation	Isolated RCC Column foundation with pedestal and antitermite treatment in foundation and plinths.
Structures	RCC Frame structure as per design and specification of structural consultants and brick work with CM as per design and specification
Door Frame	• Door Frame of SALWOOD



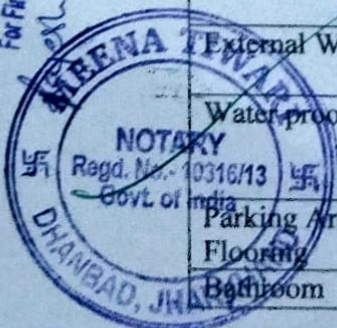
Raj Kumar Kushwaha

Komal Kumar Kushwaha

Shyamaz Kumar

	<ul style="list-style-type: none"> Entrance Ready made panel door/flush door shutters
Other Doors	Shutter of 30 mm thick, ISI Mark Flush/Panel Door shutters,
Windows	Aluminium three truck sliding windows/steel Window, fully glazed.
Floors	2'x2' fit verified floor tiles flooring in rooms and Anti skid ceramic tiles in kitchen of good quality
Kitchen	<ul style="list-style-type: none"> Working platform: Granite slab Dado:2'6" High glazed wall tile Sink: Steel Sink
Stair, Landing & Entrance	Marble/granite flooring/ Anti skid floor tiles
Lift	As per ISI Branded (6 passenger) Johnson/kone or similar
Electrical	<ul style="list-style-type: none"> Fire resistance concealed electrical wiring (Havels/ HPL/ ANCHOR Make) One TV Point in the living room Provision of wiring for inverter. Telephone points in living room provision of A/C point in Master Bed room
Washing Machine Point	Washing machine point with water inlet and outlet provided at a suitable location
Internal Wall Finish	POP Finish on Plastered surface and primer
External Wall Finish	Weather coat paint after texture base cote
Water proofing	Double coat of Techoxy Treatment of choksey Chemical or equivalent.
Parking Area Flooring	Marble crazy/ chequered tiles
Bathroom	<ul style="list-style-type: none"> Flooring: 1 marble/ floor tiles

For Finstem Infrastructure India Pvt. Ltd.
Raj Kumar Kustwaha
Authorised Signatory



Raj Kumar Kustwaha

Kamal Kumar Kustwaha Shyamal Kumar

	<ul style="list-style-type: none"> • Walls: Glazed tiles upto 7' height. • Sanitary Ware: White glazed vitreous sanitary ware of ISI Mark. • Fittings: Chromium plated C.P Fittings of ESSCO/Somany/ jall, classic or equivalent, wash basin, cistern PVC Cistern in white colour. • Hot & cold: Provsion of Hot & cold water supply in all toilets,
General	Sound proof Generator with limited wattage supply for running electric water pump, lift, and light points for common area.

IN WITNESS WHERE OF the parties here to have unto set and subscribed their respective hands and seals on this day ofday of 2021 at Dhanbad after fully understanding the contents of these presents.

WITNESS:-

1. Ankit Kumar Ankit
Gazalband

Rajesh
2. Rajesh Kumar
Neelanchal Colony.

Signature, photo and finger print of the second party

LAND OWNERS

Kamal Kumar Kushwa
Shyamal Kumar
Raj Kumar Kushwaha.

For Finaster Infrastructure India Pvt. Ltd:
Rajesh Kumar Shoundh
Authorised Signatory

[Signature]
[Signature]
12/08/2021



ATTESTED
NOTARY DHANBAD

Authorised
J/S 297 (1) (C) of the Cr.P.C. 1973
Act No 11 of 1974T & u/s (81 (1)
Act No 53 of 1952)