



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 8b4a591e4bcf2024622e

Receipt Date : 21-Dec-2020 04:05:13 pm

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : SaraikelaKharsawan

Stamp Duty Paid By : VIDHI DEVELOPERS PVT LTD

Purpose of stamp duty paid : FOR AGREEMENT

First Party Name : VIDHI DEVELOPERS PVT LTD

Second Party Name : NA

GRN Number : 2003406322

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

11)	VIDHI DEVELOPERS (P) LTD. Director.	
12)		
13)		
14)		

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

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on the day of 5th February 2021 (Fifth day of the month of February year Two Thousand Twenty One) at Seraikella, Kharshawan Jharkhand.

BETWEEN

- 1) **Binod Kumar Agarwal, having PAN- ABLPA6193N, AADHAR: 4771-1318-6542, S/O Late Ramawtar Agarwal, by faith Hindu, by caste Baniya, by occupation Business, by nationality Indian, resident of H. No. 136, B- Block, Sonari Basti Area, Opposite Dr. Patro House, Sonari, P.O. & P.S. Sonari, Jamshedpur, District East Singhbhum, Jharkhand.**
- 2) **Sanjay Kumar Agarwal, having PAN- AAWPA4990K, AADHAR: 8735-7787-0031, S/O of Late Bhagwati Prasad Agarwal, by faith Hindu, by caste Baniya, by occupation Business, by nationality Indian, resident of A/05 Bungalow, Ashiana Garden, Sonari, P.O. & P.S. Sonari, Jamshedpur, District East Singhbhum, Jharkhand.**
- 3) **Ashok Kumar Agarwal, having PAN- ACDPA1298D, AADHAR: 2817-0621-6429, S/O Late Ramawtar Agarwal, by faith Hindu, by caste Baniya, by occupation Business, by nationality Indian, resident of Main Road Uliyan, Kadma, P.O. & P.S. Kadma, Jamshedpur, District East Singhbhum, state Jharkhand.**
- 4) **Binay Kumar Agarwal, having PAN- ABBPA7811R, AADHAR: 8882-2396-4716 S/O Late Bhagwati Prasad Agarwal, by faith Hindu, by caste Baniya, by occupation Business, by nationality Indian, resident of A/05 Bungalow, Ashiana Garden, Near Adarsh Nagar, P.O. & P.S. Sonari, Sonari, Jamshedpur, District East Singhbhum, Jharkhand hereinafter referred to as the **LAND OWNERS** (which expression shall unless Exclude by or repugnant to the subject or context deemed to mean and include its successors or successors in interest, nominees administrators, executors and/or assigns) of the **ONE PART.****

AND

M/s. VIDHI DEVELOPERS PVT. LTD. represented by its **Director MR. SANJAY KUMAR SINGH**, Son of Sri Bipin Bihari Singh, by faith Hindu, nationality indian Address: Flat No. 501, K- Block , Vasundhara Estate, NH – 33 Mango Jamshedpur, Jharkhand herein referred to as the **DEVELOPER**, (which expression shall unless excluded by or repugnant to the subject or context shall mean and include its administrators, successors – in – interest and assigns) of the **OTHERPART.**

2

VIDHI DEVELOPERS (P) LTD.

Director.


Whereas the **LAND OWNERS** are sole and exclusive owners and in possession of the land measuring **76.74 Decimal** described in details in schedule "A" attached, being **Khata No.200, and plot No. 989 and 990, in Mouza : Dobo, Thana Chandil,** of District: Saraikela – Kharsawan, Jharkhand.

HISTORY OF THE SCHEDULE "A" LAND

Below schedule land being purchased by the land owners from Rajesh Gorai vide **sale deed No.1518/1469 dated 11/06/2020**, having PAN: ATYPG8211C, Aadhar: 7556-6158-6795, son of Sri Jyotindra Nath Gorai @ Yatindra Nath Gorai, by faith Hindu, by caste Teli, By occupation Business, by nationality Indian, resident of H. No. 01, Village Bansgarh, P.O. Lachhipur, P.S. Patamda, District East Singhbhum, in the state Jharkhand, whereas the Land Owners became the legal owners of the said land property and are in peaceful possession over the said property.

THAT the **LAND OWNERS** represent that they have absolutely seized, in possession of and otherwise well and sufficiently entitled to the land property described in Schedule "A" and in the facts and circumstances as described aforesaid, the **LAND OWNERS** expressed their interest to the **DEVELOPER**, to develop the land into a Residential Complex consisting of Residential spaces and associated infrastructure, by entering into a suitable agreement with the **DEVELOPER**.

THAT the **DEVELOPER**, has agreed to develop the land property and believing on the aforesaid representations and disclosures of the **LAND OWNER** about the same being full and correct disclosures, the **DEVELOPER** has agreed to the **LAND OWNERS'** proposal and hereto has agreed to develop the land property into a Residential Complex and Associated infrastructure, in the ratio of 62:38 , Being the share of the **LAND OWNER 38% of total Constructed area comprising of total spaces whether sold/unsold, and remaining 62%** being the share of the **DEVELOPER**, on the terms and conditions herein mentioned below.



3

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Director.

NOW THIS DEVELOPMENT AGREEMENT WITNESSES AN IT IS HEREBY AGREED BY AND BETWEEN THE LAND OWNER AND THE DEVELOPER HERETO AS FOLLOWS:-

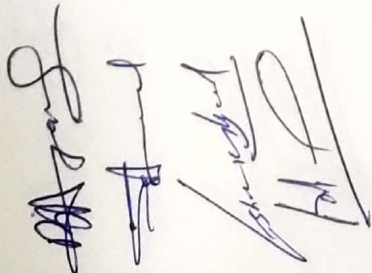
DEFINITIONS

1. **LAND OWNER:** shall mean Binod Kumar Agarwal, having PAN- ABLPA6193N, AADHAR: 4771-1318-6542 s/o Late Ram Awtar Agarwal, by faith Hindu, by caste Baniya, by occupation Business, by nationality Indian, resident of H. No. 136, B- Block, Sonari Basti Area, Opposite Dr. Patro House, Sonari, P.O. & P.S. Sonari, Jamshedpur, District East Singhbhum, Jharkhand. 2.) Sanjay Kumar Agarwal, having PAN- AAWPA4990K, AADHAR: 8735-7787-0031, s/o of Late Bhagwati Prasad Agarwal, by faith Hindu, by caste Baniya, by occupation Business, by nationality Indian, resident of A/05 Bungalow, Ashiana Garden, Sonari, P.O. & P.S. Sonari, Jamshedpur, District East Singhbhum, Jharkhand. 3.) Ashok Kumar Agarwal, having PAN- ACDPA1298D, AADHAR: 2817-0621-6429, s/o Late Ram Awtar Agarwal, by faith Hindu, by caste Baniya, by occupation Business, by nationality Indian, resident of Main Road Uliyan, Kadma, P.O. & P.S. Kadma, Jamshedpur, District East Singhbhum, state Jharkhand. 4.) Binay Kumar Agarwal, having PAN- ABBPA7811R, AADHAR: 8882-2396-4716 s/o Late Bhagwati Prasad Agarwal, by faith Hindu, by caste Baniya, by occupation Business, by nationality Indian, resident of A/05 Bungalow, Ashiana Garden, Near Adarsh Nagar, P.O. & P.S. Sonari, Sonari, Jamshedpur, District East Singhbhum, Jharkhand owners of the land of the property mentioned in Schedule "A" below and their respective executors, administrators, representatives, heirs, successors in interest.

2. **DEVELOPER:** Shall mean M/s. Vidhi Developers Pvt. Ltd., represented by its Director Mr. Sanjay Kumar Singh S/o. Mr. Bipin Bihari Singh, by Faith Hindu, nationality Indian, Address:- Vinayak Garden ,Dhiraj Ganj, Tata Kandra Maid Road, Seraikella, Kharshawan, Jharkhand, which shall mean and its executors, administrators, representatives, heirs, successors in interest.

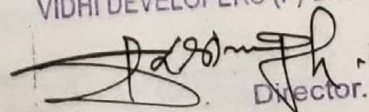
3. **LAND PROPERTY:** Shall mean all that piece of land, being more particularly described in the Schedule "A".

4. **COMMON FACILITIES:** Shall mean common facilities and amenities and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the Residential Complex on Schedule "A" land. The LAND OWNER & DEVELOPER shall have proportionate right, title, interest in common facilities and amenities including the right to use thereof and available in the said residential complex till the time the



4

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Director.

Common facilities shall be transferred to the society formed & maintained by the Resident Association. After formation of society, all the right, title, interest in common facilities and amenities shall be transferred to the society.

5. **COMMON EXPENSES:** Shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of municipal, property and other taxes and levies related to or connected with the said Residential Complex and the land property. All the common expenses shall be borne by the DEVELOPER till the time. The Common facilities shall be transferred to the Society formed & maintained by the Resident Association. After formation of society, all the common expenses shall be borne by the society.

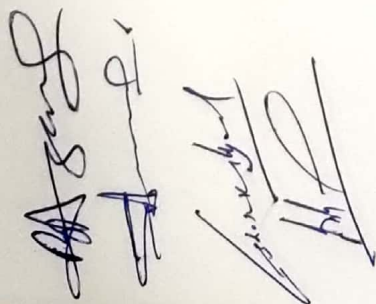
6. **LAND OWNER ALLOCATION:** Shall mean and include the total constructed area in the form of Residential spaces, parking spaces including unsold area, in the aforesaid LAND Property including any such construction, that will be done in future on the said land property herewith agreed upon by the LAND OWNER and DEVELOPER as being exclusively allocable in proportionate ratio to the LAND OWNER and / or their nominee or nominees.

7. **DEVELOPER'S ALLOCATION:** Shall mean include the total constructed area in the form of Residential spaces, parking spaces including unsold area, in the aforesaid LAND Property including any such construction, that will be done in future on the said land property herewith agreed upon by the LAND OWNER and DEVELOPER as being exclusively allocable to the DEVELOPER.

9 **TRANSFER:** Shall mean with its grammatical variations transfer by voluntary handing over of possession and by any other mean /s, adapted for effecting what is understood as a transfer of space (Residential spaces) in the Residential Complex to purchasers thereof, although the same may not be within the definition of the terms as given in the Transfer of Property Act or other enactment.

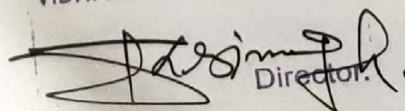
10 **BUILT UP AREA:** Shall mean include the carpet area of Residential Complex, wall area, lobby / balcony/ passage areas.

11 Words imparting singular shall include plural and vice-versa.



5

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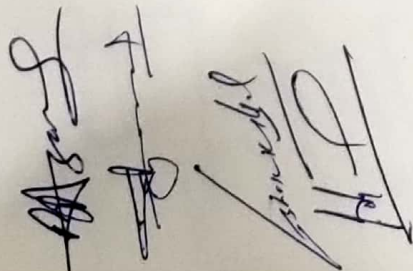


Director.

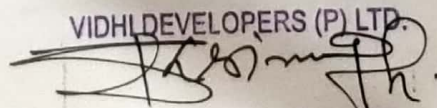
12 Words imparting masculine gender shall include feminine and neutral genders. Like wise words imparting feminine gender shall include masculine and neutral gender and words imparting neutral gender shall include masculine and feminine genders.

CONSIDERATIONS OF THIS AGREEMENT

1. **THAT** the **LAND OWNER** assures and guarantees, 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 superseded by this agreement.
2. **THAT** the **LAND OWNER** assures and guarantees that the land property is free from any encumbrance attachment, charge, claim or demand whatsoever by or from any one whatsoever. The **LAND OWNER** will bear the responsibility, if in the future any legal complication/s arises regarding the title right of schedule "A" land.
3. **THAT** the **DEVELOPER** will develop and construct the Residential complex, comprising Flats, Shops, Parking, named " VINAYAK SQUARE. " on Schedule "A" land as per building plan duly sanctioned by the authorized local authority or competent authority of Jharkhand Government.
4. **THAT** While preparing the plan the **DEVELOPER** will try to achieve the maximum F.A.R (Floor Area Ratio) not below 2.5 times of the total land as per Jharkhand building by laws. All the obligatory action will be completed by the **DEVELOPER** in respect of development, construction and transfer of the entire residential spaces, parking spaces etc. The **LAND OWNER'S** will not bear any cost or charges for the above mentioned jobs. The developers shall try to get approval for F.A.R. of 3times for which thr **DEVELOPER** may opt for EWS or shelter C scheme. If the developer does not opt EWS scheme and go for shelter C scheme to increase F.A.R to 3.0, then the **LANDOWNER** will bear cost of shelter fee as per state government building by laws, proportionately to its share in built up area.
5. **THAT** the **DEVELOPER** shall at its own costs construct, create and complete in all respects the proposed Residential Complex. The **DEVELOPER** shall pay 38% of total realization from the buyer of residential space to the **LAND OWNER** as and when received. However, in case of non-payment of the proportionate amount of realization



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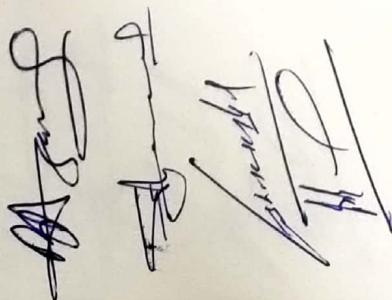
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by the DEVELOPER to the LAND OWNER, the LAND OWNER shall have every right to stop the construction of the entire project by giving 15 days' notice to the DEVELOPER. **The DEVELOPER shall open a separate bank account/escrow account as per RERA Guidelines & shall credit all the realizations from the project in that account.** The DEVELOPER shall prepare statement of entire realization from the project at month end and shall provide the same to the LAND owner within 7 days of following month. The DEVELOPER shall be fair and transparent & shall make full disclosure to the LAND OWNER regarding the realization from the buyer as and when required by the LAND OWNER.

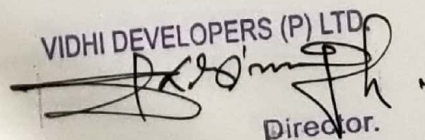
Where any flat/flats being unsold at the time of completion of the project, the LAND OWNER & the DEVELOPER shall have proportionate share on the unsold flats in the ratio of 38:62 respectively & shall be distributed in that ratio.

6. **THAT the DEVELOPER shall be entitled to negotiate, finalize and transfer /sell the entire constructed area in the aforesaid Residential Complex to anyone, who-so-ever and such negotiation / finalization can be made at any time whether before starting the construction or during construction or after construction is complete. The DEVELOPER shall take consent of LAND OWNER before finalizing any price for sale of the spaces. Sale of unit or flat will be recorded every month and will considered in 62:38 ratio between Developer and Land owner and distribution of all realization against property will be in same ratio.** After receiving the respective 38% share of total realization from the PURCHASER/S of respective unit, LAND OWNER shall execute appropriate deed/ documents as directed by the **DEVELOPER** in favor of the **PURCHASER/S** of the undivided proportionate share of land and ownership of the Residential spaces on the completion and handing over of the Residential Complex. The LAND OWNER shall not be responsible for any unrealized amount from the PURCHASER & the DEVELOPER shall take full responsibility for collection of any unrealized amount from the PURCHASER.

7. **THAT the DEVELOPER shall comply with all the Government & regulatory compliance regarding the development, construction & sale of residential spaces. The DEVELOPER shall also maintain all the safety standards with regard to the manpower working at the project site. LAND OWNER will not be responsible in any manner for any act, omission and any legal complications arises in the process of the development, construction and sale of the Residential spaces etc in the said Residential Complex to be constructed on**



7

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Schedule 'A' land and /or any effect therein for this DEVELOPER shall be legally liable
The DEVELOPER shall indemnify the LAND OWNER for any of the loss incurred by the
LAND OWNER by reason of the negligence or wrongful act of the DEVELOPER

8. THAT the DEVELOPER will act as an independent party and not as an agent of the
LAND OWNER for the purpose of construction of the proposed Residential Complex
over the said land property described in Schedule 'A' and shall keep the LAND OWNER
Indemnified from and against all claims, penalties, and costs, demands arising out of or
connected to any act or omission by the DEVELOPER in planning, executing or
constructing the proposed Residential Complex as contemplated under this
Agreement. It is further clarified and declared that the LAND OWNER shall not for any
purpose be deemed to be the Employers or Partners of the DEVELOPER in execution of
construction of the proposed Residential Complex. The DEVELOPER shall always be
held to have constructed the proposed Residential Complex independently as per the
terms of this agreement.

9. THAT the LAND OWNER will not unnecessarily interfere and shall co-operate
whenever called upon the construction of the said Residential Complex on Schedule 'A'
land.

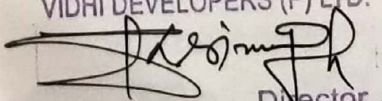
10. THAT the DEVELOPER will have absolute right to sell the entire built-up area of
Residential spaces, in the said Residential Complex to be constructed on Schedule 'A'
land.

11. THAT the LAND OWNER will hand-over temporarily (within Seven days of this
agreement) the following original documents to the DEVELOPER pertaining to Schedule
'A' land

- A. Original Sale Deed
- B. Current rent receipt
- C. Link deed copy
- D. Mutation Slip



8

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12. The DEVELOPER hereby undertakes to return the said documents in original to the LAND OWNER after all legal formalities related to the development of the Residential Complex are complete in all respect. However, in any case the DEVELOPER has to return the original documents on passing of the drawing by competent authority or one year from the date of signing of this agreement, whichever is earlier.

13. THAT after the execution of this agreement, the DEVELOPER will start necessary processing, planning and booking for the sale of, Residential spaces, in the proposed Residential Complex on Schedule 'A' land. The LAND OWNER will not raise any question or objection to the DEVELOPER doing necessary processing as mentioned.

14. THAT the DEVELOPER will prepare and submit the said building plan for approval by the authorized and competent local or state government authority, within 90(Ninety) days from the signing of this Agreement , subject to all up- to-date relevant documents are provided by the LAND OWNER.

15. THAT the DEVELOPER will construct and complete the entire proposed Residential Complex in good and work man-ship manner with all amenities specified herein within 42 (forty two) months from the date of sanction of the plan by the authorized and competent local or state government authority Jharkhand & 12 (Twelve) Months will be grace period and the DEVELOPER will use all standard materials as per attached schedule of materials as part of this agreement. If the DEVELOPER shall not be able to complete the construction within the above time-limit, this agreement shall be deemed to be terminated & the control & possession of the LAND shall go back to the LAND OWNER and the DEVELOPER shall have no control over the LAND. In such case DEVELOPER shall only be liable to bear all the financial & legal consequences by reason of the termination of this agreement.

16. THAT the land owner has permitted the developer to enter into the schedule below property to commence and complete the project on the said property and does any activities related or incidental thereto. It is clear intent of the parties that

9

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Director.

aforesaid permission to enter into the said property is not to be construed as possession given to developer under section 53A of the transfer of property act 1882 read with a section 2(47) of the income tax Act 1961 and in no case it shall mean that the possession has been given.

17. THAT all out goings, demands rates, taxes in respect of below schedule land from the date of this Agreement shall be paid by the DEVELOPER and the LAND OWNER shall be liable for such amounts remaining unpaid till the date the agreement. The electricity connection shall be taken by the DEVELOPER in the name of Project Title & the charges shall be paid by the DEVELOPER itself.

18. THAT if the construction -work of the said Residential Complex is delayed due to Natural Calamities, General Strike, Riot, Flood, Earthquake, Tempest and for situations of similar nature, then in such a situation the DEVELOPER shall keep the LAND OWNER informed well in time and so much of the time, so lost, shall be further added to the period of completion of the said building as mentioned here-in-before.

19. THAT the DEVELOPER can at his will amalgamate (Join) adjoining plots of Schedule "A" and construct a single large Residential Complex; the LAND OWNER shall not raise any objection to this arrangement. However the proportionate share of the LAND OWNER. Shall not be less than 38% of the constructed area as derived below.

A – Total area of land owner.

B – Total area of adjoining land.

C – Total area (A+B)

D – Total Builtup Area of entire project.

E – Total land owner share = $[(D \times A)/C] \times 38\%$

10

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20. The **DEVELOPER** or his nominee shall be exclusively authorized for construction work to be done by the **DEVELOPER**. The land owner shall execute **general power of attorney** in favour of developer with regard to the project Land, if he consider necessary for effective completion of the project & selling space to the buyer. However, Land owner shall transfer the space to the buyer only when the land owner shall receive its share with regard to the respective space.

21. **THAT** the terms expression in this Agreement unless to the contrary or repugnant to the context, shall also have the meaning assigned to them as to be recited in the deeds/ documents to be executed and registered in pursuance of this Agreement.

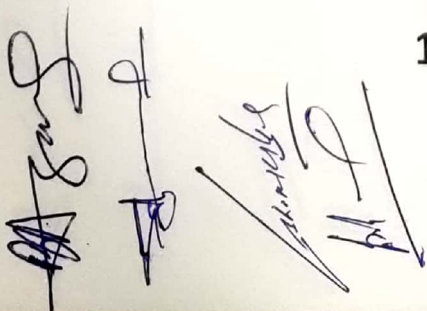
22. **THAT** the agreement is made in two copies, both are true and exact copies of each other.

23. **THAT** incase of any dispute/s arising between the parties the court of authority situated at Seraikella/ Jamshedpur, Jharkhand will have jurisdiction to decide the same.

24. The **DEVELOPER** shall be exclusively liable to bear all the Taxes, duties and other statutory liabilities including GST, Income Tax, PF, ESIC, Gratuity, Labour dues or any other amount by way of interest, fee, penalty etc to be imposed by any statutory body in connection with the development, construction & transfer of the residential spaces on the Land property. **LAND OWNER** shall not be liable for any such Taxes, duties & other statutory liability whatsoever.

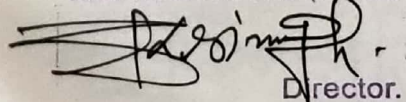
25. **THAT** The **DEVELOPER** shall not be liable to bear taxes, duties, GST, income tax etc of the land owner share.

26. **THAT** land owner shall authorize any person when required sign or get done registered development agreement in the circle office or any government offices.



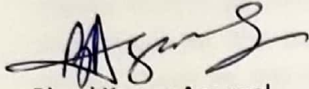
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Director.

27. Further, the land owner shall not give any guarantee against any loan taken by the Developer on the project.

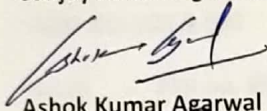
IN WITNESSES WHERE OF, the parties here to have put their respective signature on this Agreement, on this 5th Day of February 2021 (Fifth day of February Two Thousand twenty one) at Jamshedpur, Jharkhand, referred to as the commencement of this Agreement.



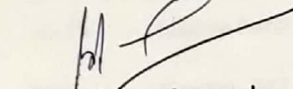
Binod Kumar Agarwal



Sanjay Kumar Agarwal

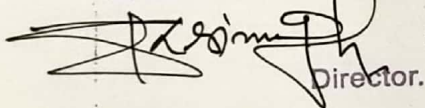


Ashok Kumar Agarwal



Binay Kumar Agarwal

VIDHI DEVELOPERS (P) LTD.

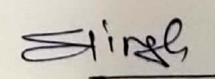

Director.

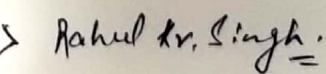
Sanjay Kumar Singh

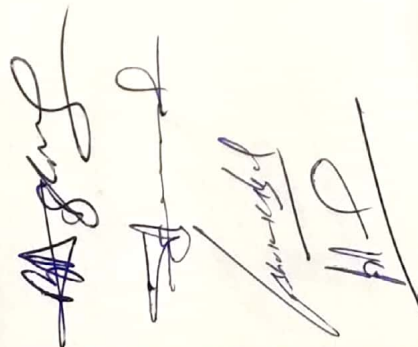
Director

Vidhi Developers Private Limited

WITNESS

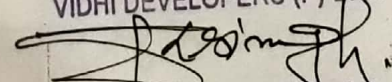
1. Ashok Kumar Singh => 
Mango, Jamshedpur.

2. Rahul Kumar Singh. => 
Gancharia, Jamshedpur



12

VIDHI DEVELOPERS (P) LTD.


Director.

SCHEDULE "A"

All the peace and parcel of schedule land situated in the district Sasraikella Kharsawan, district registry office at saraikeella, within P.S. Chandil, Mouza Dobo, Thana No.331, Halka No.II, recorded under khata No. 200, bearing portion of plot No. 989, land measuring area 42.74 Decimal, and portion of plot no. 990 measuring land area 34 decimal, total land area 76.74 decimal of raiyati land bounded by as following.

PLOT NO. 989 & 990

North - Plot no. 992, 988 & 987

South - Shreya Puria

East - Plot No. 987 and 1026.

West - Government Road.

13

VIDHI DEVELOPERS (P) LTD.

Director.

As per mutual consent of the both party the Residential/commercial spaces which will be constructed as per the following construction specifications:-

- FOUNDATION** : R.C.C foundation as per design of structural consultants.
- STRUCTURE** : R.C.C Frame structure.
- Wall : Wall shall be constructed with first class red brick/ fly ash brick/concrete blocks/brick . External wall thickness will be 10" /8" and internal wall thickness will be 5".
- Plaster : In cement motor 1:6
- Flooring : Vitrified Tiles flooring: Kajaria / Marbito or equivalent.
- Balcony & Open Terrace flooring : Floor tiles (Anti Skid)
- Parking area flooring : Crazy flooring in parking lots.
- Water proofing : All roofs and toilets shall be treated with water proofing compound.
- External wall finishing: All External walls shall be finished with putty over two coat of weather shield paint.
- Internal Wall finishing: All Internal walls shall be finished with plaster of paris punning on plastered surface and a coat of cement prime.
- CHOWKHATS** : Wooden/WPC (equivalent of size 5"x 2")
- Entrance doors : Entrance door shutters of 32mm thick ISI Mark one side Teak finish flush door, finished with natural polish and other side painted with two coats synthetic enamel of specified colour over the coat of primer and putty.
- Other doors : 30mm thick ISI Mark Flush Door stutters painted with synthetic enamel over a coat of primer and putti
- windows : Alluminium Window (Double Shutter)
- Stair Case : Railing – stainless steel
- Flooring : Green Marble.
- KITCHEN**
- a) Flooring : Floor tiles (Anti Skid)
- b) Working Platform : Granite Slab / Green Slab
- c) Dado : Premium quality 24" High Glazed tiles
- C) Sink : Stainless Steel Sink.
- D) Corridor: : Anti Skid tiles: Kajaria / Marbito or equivalent (Anti Skid)

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BATHROOM :

- a) Flooring : Kajaria / Marbita or equivalent (Anti Skid)
- b) Walls : Glazed Tiles up to 7 feet level.
- c) Sanitary : White Glazed vitreous sanitary ware Hindware / Classica / cera or Equivalent.
- d) Fittings : Chromium plated of continental series of Jaguar make or equivalent.
- e) Cistern: White Acrylic / fibre glass cistern.
- f) Plumbing : Double line (Hot & Cold) Plumbing and C.P. Fittings provided in all bathrooms.

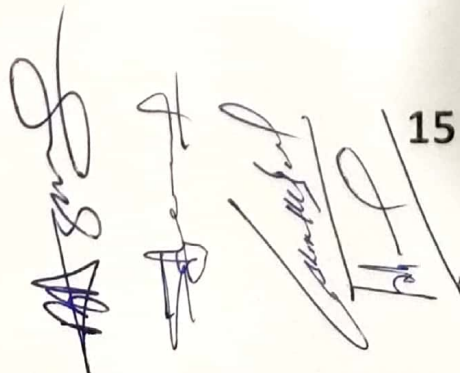
ELECTRICAL :

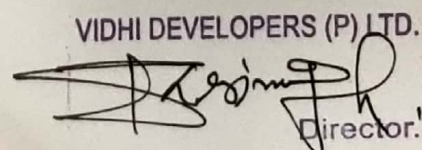
- A) All Internal wiring in concealed conduits with ISI Mark copper cable.
- B) All electrical Modular switches and accessories of ISI Mark.
- C) Adequate lighting / sockets, outlets etc. provided in Each Room.
- D) point provided with 15 AMP power plug Drawing & master bedrooms.

T.V / Cable : One T.V. Point provided in Drawing room
Telephone Point : One telephone plug provided in drawing room.
Water Supply : Adequate Water supply shall be provided.
Lift : THYSON KRUPP / OTIS Elevator or equivalent in each apartment
Electric : Three phase connection to all the flats with a provision of separate Meter
Power back up : provided 800 watts emergency power back up with automatic change Over.

Charges to be paid by the Land Owner:

Any extra work requested by the Land Owner and common facilities like swimming pool, community hall, club house etc shall be charged at prevailing market rates, and has to be paid to the Developer of proportionate share.

 15

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