



सत्यमेव जयते

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e-Stamp

Certificate No. : IN-JH13886998982809R
Certificate Issued Date : 18-Jan-2019 02:38 PM
Account Reference : SHCIL (FI)/jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference : SUBIN-JHJHSHCIL0118178072497856R
Purchased by : INFINITY INFRA
Description of Document : Article 5 Agreement or memorandum of an Agreement
Property Description : AGREEMENT
Consideration Price (Rs.) : 0
(Zero)
First Party : INFINITY INFRA
Second Party : N A
Stamp Duty Paid By : INFINITY INFRA
Stamp Duty Amount(Rs.) : 50
(Fifty only)



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Amit Kumar Sultani
Pratima Goll
Tyesji Saraf
Aulhi Kochho

TQ 0011343480

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Smit Kumar Sultania
Raf
Pratima Goel
S. Goel
Jyoti Saraf
Nidhi Lodha

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made at DHANBAD on this the 22 day of the month APRIL and year 2019.

BY AND BETWEEN

1. SMT. PRATIMA GOEL [Aadhaar No.8108 0288 5686][PAN-AGWPG 3917C] wife of Sri Rahul Goel by faith Hindu, by caste Vaishya, resident of 103, Luv Kush Apartment, Shri Ram Vatika, Dhaiya, Dhanbad, P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) **2. SMT. NEHA AGARWAL** [Aadhaar No.6331 6933 4087][PAN-AFKPN 5295F] wife of Sri Abhishek Agarwal by faith Hindu, by caste Vaishya, resident of Dari Mohalla, Near Chanakya Hotel, Bank Road, Dhanbad, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) **3. SMT. JYOTI SARAF** [Aadhaar No.2199 1946 7481][PAN-ATMPS 3005] wife of Sri Krishna Saraf and daughter of Gouri Shankar Chowdhury **4. SMT. NIDHI LODHA** [Aadhaar No.8040 7588 2858][PAN-AFEPL 7971G] wife of Sri Pankaj Lodha and daughter Naresh Agarwalla both by faith Hindu, by caste Vaishya, resident of Ambagan Road, Benachity, Durgapur-13, P.S. Durgapur, District Burdwan at present residing at Dari Mohalla, Purana Bazar, P.S. Bank More Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) hereinafter jointly called and referred to as **LAND OWNERS** which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives and assigns of the **ONE PART**. [Indian Citizen]

AND

M/S INFINITY INFRA, [PAN- AAHFI 3255N] a partnership firm having its office at Durga Mandir Road, Hirapur, Dhanbad P.S. Dhanbad District Dhanbad represented by its partners **1. SRI AMIT KUMAR SULTANIA** [Adhaar No.2804 0746 5139] son of Sri Santosh Kumar Sultania by faith Hindu, by caste Vaishya (Agarwal), by occupation Business, resident of 303 Ram Niwas, Shri Ram Vatika, Dhaiya P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) **2. SRI RAHUL GOEL** [Adhaar No.2561 6887

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Jyoti Saraf
Nidhi Lodha

Amir Kumar Sultani

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8510] son of Sushil Kumar Goel by faith Hindu, by caste Vaishya (Agarwal), by occupation Business, resident of 103 Lav Kush Apartment, Shri Ram Vatika, Dhaiya P.S. Dhanbad Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) hereinafter called and referred to as the **DEVELOPER** which expression shall mean and include its successors, legal heirs and permitted assigns of the OTHER PART.

WHEREAS the landowners have absolutely signed and possessed the piece of land measuring of an area 14.40 Kathas i.e. 23.80 Decimals of lands in Plot No.198 bearing Khata No.12 in Mouza Barmesia Mouza No.49 by diverse act of possession, purchaser vide Sale Deed No.4666, 4667 & 4665 all dated 16/07/2018 in the name of the landowners, registered at Dhanbad District Sub Registry Office, the detail description of the lands are given below in the Schedule 'A' of this agreement and thereafter got mutated their names vide mutation Case Nos.1523, 1548 & 1531 (iii) 2018-2019 in the Circle Office, Dhanbad and regularly paid rents thereto regularly **(Entered in online Register-II Bhag/Volume No.3 Pages Nos.5, 6 & 7)**.

AND WHEREAS the Developer has requested the land landowners to allow him to develop the said property and on the negotiation made between the parties hereto the land landowners have agreed to the proposal and to authorise the developers to develop the Schedule 'A' below mentioned lands for constructing a new multistoried building on the landownership basis.

AND WHEREAS the Developer is satisfied about the right, title, interest and possession of the land landowners on and over the schedule mentioned lands and the technical feasibility of the construction of the proposed new building on the landownership Flats/Units/office space and shop and all other related matter.

AND WHEREAS the developers indemnified that the plans, designs, drawings and elevations of the said intended building and specification of the works to be done and of the materials to be provided in and for the erection of the said building shall be prepared by an architect and to be sanctioned by the Authority/Authorities concerned and approved by the parties herein.

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AND WHEREAS it has been settled between the parties that the Land landowners shall be allocated a 46% share in residential and 50% share in commercial constructed area and the developer shall be allotted rest 54% share in residential and 50% share in commercial constructed area in each floor & parking spaces of the proposed building.

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

1. DEFINITION : Unless there is anything repugnant to the subject or context the following terms will have the meaning assigned to them:-
 - (a) LANDOWNERS/LANGLANDOWNERS shall mean the land landowners and their heirs, executors, administrators, legal representatives and/or assigns.
 - (b) DEVELOPER shall mean *M/S INFINITY INFRA* and its executors, administrators, legal representatives and /or assigns.
 - (c) LAND shall mean the space on which proposed building to be constructed including vacant space to be left around each building and enclosed by existing boundary wall.
 - (d) BUILDING shall mean the building proposed to be constructed over the said land with sanctioned plan of M.A.D.A./Dhanbad Municipal Corporation.
 - (e) SALEABLE SPACE shall mean the space in the building available for independent use and occupation inclusive of proportionate share of the space required after making due provisions for common facilities and the space required thereof.
 - (f) ARCHITECT shall mean such Architect or Architects may appointed from time to time for the project at the said building.
 - (g) BUILDING PLAN shall mean a plan prepared by Architect appointed by the Builder/developer for the construction of the building on the said property with the approval of the landowners and sanctioned by the Mineral Area Development Authority (M.A.D.A./Dhanbad Municipal Corporation) and/or other authorities with their own cost and responsibilities.

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- (h) OWNER'S ALLOCATION shall mean the 46% share in residential and 50% share in commercial constructed area in each floor and parking spaces in the proposed building which is to be allotted to the landowners in accordance with the terms and conditions of these presents including the proportionate share in the common facilities and amenities and as described in the Schedule 'B' hereunder.
- (i) DEVELOPER'S ALLOCATION shall mean the remaining portion of the building i.e. 54% share in residential and 50% share in commercial constructed area and parking spaces after the allocation i.e. 46% share in residential and 50% share in commercial constructed area to the landowners including the proportionate share in the common facilities and amenities of the proposed building on the said property.
- (j) COMMON FACILITIES AND AMENITIES shall include corridors, hallways, passage ways, drive ways, common lavatories, pump room, tube wells, underground water reservoir, overhead water tank, water pump, motors, generators and other facilities, which may mutually agreed upon between the parties and required for the establishment, location enjoyment, provisions, maintenance and management of the building including the roof and terrace of the said building as described in the Schedule 'B' hereunder.
- (k) COMMON EXPENSES AND SERVICE CHARGES after the hand over of the flats to the purchasers shall mean and include
- (i) All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, rebuilding, reconstructing, lighting the common portions and common areas in the proposed building including the outer walls as described in the Schedule 'C' hereunder.
 - (ii) The salaries of all persons employed for the common purposes including watchman/darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
 - (iii) Insurance premium for insuring the proposed building, if any.
 - (iv) All charges and deposits for supplies of common utilities to the co-landowners in common.

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- (v) Municipal tax, water tax and other levies in respect of the premises and the proposed building save those separately assessed on the purchaser(s).
- (vi) That cost of formation and operation of the association (if any) for the maintenance and management of the premises, the proposed building and the common portion thereof
- (vii) Cost of running, maintenance, repairs and replacement of lift, transformer (if any) generator, pump and other common installation including their licence fee, taxes and other levies (if any).
- (viii) Electricity charges for the electrical energy consumed for the operation of the common services.
- (ix) All litigations expenses incurred for the common purpose and relating to the common use and enjoyment of the common portions.
- (x) All other expenses, taxes, rates and other levies etc. as are deemed by the developer to be necessary or incidental or liable to be paid by the co-landowners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and / or periodic repairing of the common portions.

2. CONSIDERATION MONEY

- (a) The developer shall paid to the landowners a sum of ₹3,00,000/- (Rupees Three Lakh) only vide Cheque Nos. 00003, 04, 05, 06 dated 22.04.2019 at the time of signing of this agreement and handed over vacant possession of the said schedule mentioned land to the developer the owner shall issue receipt of the same after receiving the payment. The amount paid to the land landowners shall be refundable after completion and delivery of the land landowners portion by the developer without any interest and if by any reason the land landowners shall not refund back the aforesaid amount then it shall be adjusted in respect to their portion of flats/shops & parking spaces allotted to them.

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- (b) In consideration of the landowners having entrusted giving licence to the developer to enter the property, to demolish the existing structures and to develop and construct multi storied building therein having dwelling units and/or landownership Flats, office & shops on his own cost and conferring on him the rights, power, privileges and benefits mentioned herein.
- (c) On completion of construction of the said building the landowners shall become entitled to exclusive use and occupation of the saleable area comprised in the landowners portion of the said building and the developer shall put the landowners in undisputed exclusive possession thereof.

3. DEVELOPER'S RIGHT:

- (a) The developer shall be entitled to advertise in his own name about the said development of the property and proposed sale of the flats/units/commercial portion/premises in the proposed building to be constructed and put up advertisement board on the property, to remove the debris and rubbish on demolition of old existing structures and to dispose of the same on his own cost.
- (b) The developer shall be entitled to enter into any agreement with any building contractor, architect, appoint agents but not to assign the benefit of this contract for the purpose of development of the said property in his own name and costs, risks and expenses.
- (c) After payment of installments due respects of consideration money the developer shall be entitled to all of flats or rights in the buildings and structures to be constructed so far as they relates to developers allocations and to enter into any package deal and arrangement in relation thereto.

4. POWER OF ATTORNEY:

The landowners shall at the cost of and request of the developer within fortnight after execution of this agreement execute a registered General Power of Attorney in favour of the developer giving him all necessary powers required to carry out the work of development and for completion of the project

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work and to execute and sign, deed(s) documents in favour of the proposed purchasers of the Flats to the extent of the developers allocation in the said building which is one of essence of these contract. That the landowners shall not revoke or cancel the said General Power of Attorney, until and unless there is any breach of contract.

5. LANDOWNERS TO EXECUTE DOCUMENTS:

The owner shall at the request and costs, expenses and charges of the developers, assign, execute from time to time all plans, applications for layouts, construction of the building and structures on the said property and all other documents that might be necessary for giving proper effect of these presents.

6. TIME IS ESSENCE OF CONTRACT:

The developer covenants and agreed to complete the development and construction of the building with all amenities therein and thereon within 03 (Three) years from the date of sanctioned of plan from Dhanbad Municipal Corporation/MADA with a grace of 11 (Eleven) months period subject to force major reasons and/or other reasons beyond the control of the developers in which event the time to complete the construction of the said building shall reasonably stand extended from time to time. Time is an essence of contract. Developer covenants agree and undertake to submit the building plan before the sanction and approval authority within one month from the date of signing this agreement and complete the multi storied building within 3 years from the date of sanction of plan from MADA/Dhanbad Municipal Corporation. Besides the same, maximum of 11 (Eleven) months grace period shall be allowed as extension period for unforeseen circumstances and situation which are not within the control of the developer.

7. LANDOWNERS ALLOCATION:

- (1) The portion of the building which is to be allocated to the owner as part of land landowners share i.e. 46% share in residential and 50% share in commercial constructed area in the said

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building for residential sum commercial purpose with all amenities and the car spaces in the basement area of the building as shall be allotted as mentioned here in above.

- (2) After completion of the said building the developer shall give notice in writing to the landowners when the landowners would be at liberty to take possession on and from the date specified of the landowners allocation in the said building, on receipt of the notice on and from the date mentioned in the notice for taking possession, the landowners shall responsible to pay all taxes, services charges and other outgoings in respect of the common facilities in the said building proportionate to the landowners allocation. Provided that any additional insurance premium costs or expenses by way of maintenance for any particular use of for any portion within the landowners allocation shall be paid by the landowners.
- (3) The landowners shall be borne towards the cost, security deposits for installation of electric meter, transformer, generator, municipal water connection etc. in the said building to the extent of proportionate share of landowners allocation share.
- (4) In addition to the portion of the said building in the landowners allocations the landowners shall have no exclusive right, title and interest in respect of the roof of the said building irrespective of the landowners allocation or developers allocation, provided that any occupier of any flat/unit/space in the said building shall have the right to visit the roof with technical hands and/or workers for the purpose of inspection of the common overhead water tanks, installation of radio aerials, T.V. antenna, cables, dish antennas etc. repairs and replacement thereof. The roof of the proposed building shall remain with the Flat landowners Association.

8. SCHEME FOR MANAGEMENT :

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

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9. RESTRICTIONS AS TO USER OF THE BUILDING:

- (a) Any transfer of any portion of the said building out of the landowners allocation or developers allocation shall be subject to the provisions contained herein and all occupier shall be bound by the provisions contained in any agreement, rules, regulations, byelaws and restrictions contained herein.
- (b) Neither the owner nor the developers nor any person occupying in portion of the said building whether in the landowners allocation or in the developers allocation shall use or permit to be used his portion or space occupied by him or his agents for carrying on any illegal or immoral trade or activity or to do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the building or outside the building or to store any inflammable or explosive materials, goods or products.

10. NOT TO DEALS:

It is declared and agreed these present shall not be treated as conveyance or demise or transfer of any right, title or interest in the said property to the developer excepting the right to develop and/or construct multistoried building after demolishing of the existing structures and these presents shall be treated only a licence in favour of the developer to do all acts, things and deeds expressly provided herein and contained in the Power of Attorney to be executed.

11. DEVELOPERS OBLIGATIONS:

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

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- (ii) In constructing the buildings and providing dwelling units the developer shall install in the said building at his own costs pump operated deep tube well, water storage tank, overhead reservoirs, electrical installations, electric wirings, water pipes and other common facilities and amenities attended to dwelling units/landownership flats/ commercial space as required to be provided in such building unit for comfortable habitation.
All out of pocket costs, charges and legal expenses incidental to this development agreement including the stamp duty and registration charges of the conveyances shall be borne and paid by the developers or its nominee(s).
- (iii) The developer shall not remove/demolish or shift the existing boundary walls of the landowners land on which the proposed multistoried building is to be constructed. No trespassing whatsoever will be allowed.

12. LICENCE TO DEVELOP:

- (i) The owner hereby entrusts, handover and giving licence to developer to enter into the said property to demolish the existing structures, develop the property and construct multistoried buildings thereon containing dwelling units/landownership flats/commercial space with the best materials and in accordance with the plan and specification mentioned hereinafter.
- (ii) The developer hereby agrees to develop and /or cause to be developed the said property by constructing one or more buildings with best materials containing in the building/dwelling units/landownership flats/commercial space in accordance with the specification of sanctioned plans, the rules and regulations in relations thereto with approval and/or sanction of the concerned authorities and at his own costs, expenses and arranging his own finance at his own risk and responsibility.

12A. DELAY IN PROJECT:

In case the Builder/Developer failed to complete the project in the agreed time span i.e. 3 years and 11 months than the Builder/Developer will pay a damage of Rs. 10,000/- per month till the completion of project to the Landowners. (ONE LAKH PER MONTH).

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13. DELIVERY OF TITLE DEED:

The developer shall be entitled to inspect the title deeds, impression of the owner's and in future the landowners shall remain bound to produce the said deeds before the competent authority as and when required and requested by the developer.

14. GOVERNMENT TAXES:

That both the parties i.e. Developers and Land Owners will be liable for their own taxes of any kinds being it municipal taxes state Government taxes or Central Government taxes e.g. GST, Income Tax etc. in proportion of their share in the building i.e. according to their respective allocation.

15. OWNER'S UNDERTAKINGS:

- (i) The landowners declares that they have not agreed, committed to or contracted or entered into any agreement for sale or lease of the said property or any part thereof to any person other than the developer and that they had created any lien, charge, mortgage or encumbrances on the said property and that they would keep the said property free from encumbrances during the subsisting of these presents.
- (ii) The landowners further declares that they have not done any acts, things, deeds or mater matter whereby or by reasons of the said building or/and property may be affected or prevented in any manner whatsoever and that they undertakes to remove any possible impediment to the implementation of these presents, if the same is within their power and control.
- (iii) The landowners declare that they have not received and to be acknowledged govt. local authority, municipal authority or any other authority has not issued any notices effecting the said property or imposing any restrictions on the development of the said property in the manner proposed herein.
- (iv) The owner hereby undertaken, agrees and covenants, not to cause any interference by themselves or through others in the development of the property or in the construction of the

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new building on the said property by the developer or through its agents. Deed or act preventing the developer from disposing of selling, assigning or disposing of or transferring any portion of the developers allocation of the new building or to deal with the developers allocation in any manner whatsoever.

- (v) That the landowner shall deliver possession of the schedule mentioned land to the developer on the date of registration of development agreement and shall remove all the existing structure prior to the date of registration of the development agreement in case the landowner fails to remove the existing structure in that case the developer shall remove the same but the cost and expenses for that purpose shall be borne by the landowner. The expenditure towards the registration of the development agreement shall be borne by both the parties equally.

16. DEED OF CONVEYANCE:

After the full consideration is received by the owner, completion of construction of the building, obtaining the certificate of completion or occupation and sale of flats if any, the developer shall make over the building formally to the owner whereupon the owner shall directly execute and deliver one or more deeds of conveyance in favour of proposed purchaser to the extent of their own share landowners allocation and the developer may be join therein as confirming party, if so required all the expenses borne by the proposed purchasers.

It is clarified herein that in regard to the share of the developers allocations the developer shall directly execute and deliver one or more deed of conveyance in favour of the proposed purchasers to the extent of the developers allocations through the power of attorney executed and granted by the landowners in favour of the developers.

17. ARBITRATION AND JURISDICTION:

It is hereby agreed by the parties that all disputes and differences arising out of, in relation to there presents or touching the development, demolition of the old structure, constructions of new building and in relation thereto shall be referred to the sole arbitrator appointed by the parties hereto mutually

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and only the Dhanbad Courts shall have jurisdiction to entertain, try and determine or adjudicate all actions, suits, legal proceedings arising out of or in relation to this presents the award of arbitrator or otherwise between the parties hereto.

THE SCHEDULE "A" ABOVE REFERRED TO
(THE LAND)

All that piece and parcel of Rayati right of land in Mouza:- **BARMESIA** P.S. Dhansar Sub Division and District Sub Registry office and District Dhanbad Mouza No.49 Khata No.12 (Twelve) Plot No.198 out of which the vendor's purchased Area 14.40 Kathas i.e. 23.80 Decimals being butted and bounded as under:-

North :- Road
South :- Land of Amalendu Paul & Others.
East :- Road
West :- House & Building

THE SCHEDULE "B" ABOVE REFERRED TO
(THE COMMON PORTIONS)

1. Staircases on all the floors of the proposed building.
2. Staircase and the Lift Landings on all floors of the proposed building.
3. The common path, passages and areas in the Land comprised in the said premises and in the proposed building (excepting expressly such areas therein as are not needed or held or intended for use by any particular person) including the Beams, Foundation and support of the proposed building.
4. Driveway and lobby in the ground floor of the proposed building (save except the car parking spaces demarcated by the Developer therein and/or the open land at the said premises).
5. Boundary walls and the main gates of the said premises.
6. Drainage and the sewerage lines and connections.

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Bhakti Khatun

7. All electrical connections, installations, wings, meters and fittings (excluding only those that are installed with the exclusive area of Flat in the proposed building and exclusively meant for its use).
8. Tubewells and their installations.
9. Water pump and its installations, pump room water reservoir, water tanks and all common installations for carriage of water (save and except only those as are within any Flat and are for use by the occupier of such Flat or Flats) and are for use by the occupier of Flat or Flats (exclusively) in and and/or to and/or in respect of the proposed building.
10. Lift, lift well installations, lift room and the lift machine room in the proposed building.
11. The common darwans living area in the ground floor of the proposed building.
12. Such other common paths or area, equipments, installations, fittings and fixtures in or about the land comprised in the said premises and in the proposed building as are necessary for the user in common between the owner of the proposed building from time to time expressly excluding the roof of the proposed building and the parking area in the basement and/or the ground floor of the proposed building and/or in the open land comprised in the said premises.

THE SCHEDULE "C" ABOVE REFERRED TO

1. All costs of maintenance, operating, replacing, repairing, white washing, painting, decorating, re-decorating, re-building, re-constructing, lightening the common portions and common area in the proposed building including its outer walls.
2. The salaries of all persons employed for the common purposes including darwan, security personnel, liftman, sweepers, plumbers, electricians etc.
3. Insurance premium for insuring the proposed building if any.
4. All charges and deposits for supplies for common utilities to the co-landowners in common.
5. Municipal tax, water tax and other levies in respect of the premises in the proposed building save those separately assessed on the purchaser.
6. Costs of formation, operation of the Association (if any), for the maintenance and the management of

Amir Kumar Gulkeria
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Prathna Goel
H. Singh
Jyoti Saraf-
Aidhi Lodha

the premises, the proposed building and the common portion thereof.

7. Costs of running, maintenance repairs, and replacement of lift, transformer, generator, pumps and common installation including their license fee, taxes and other levies (if any).
8. Electricity charges for the electrical energy consumed for the operation of the common services.
9. All litigation expenses incurred for the common purpose and relating to the common use and enjoyment of the common portions.
10. All other expenses, taxes, rates and other levies etc. as are deemed by the Developer to be necessary or incidental or liable to be paid by the co-landowners in common including such amounts as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portions.

THE SCHEDULE "D" ABOVE REFERRED TO

1. Registered Sale Deed Nos.4666, 4667 & 4665 all dated 16/07/2018 in the name of the landowners executed by Pinkey Singh registered at Dhanbad District Sub Registry Office.

SPECIFICATION OF THE FLATS

- BUILDING:** Reinforced cement, concrete frame building as per national building code with arrangement of lifts of Branded company. (Otis, Kone, Johnson)
- FOUNDATION:** R.C.C column footing as per structural design red brick/Fly ash bricks masonry.
- WALL:** Red brick/Fly ash bricks masonry 5" thick inside 10"thick outside with 1:5 mortar plaster and wall putty.
- FLOORING:** Marbel flooring of size 1'6" x 2' or vitrified tiles of size 2'x2'.
- CHAUKHAT:** Maleshiya saal wood chaukhat with paint over primer.

Smriti Kumar Sultani
Rishabh
Pratima Goel
H. S. S.
Jyoti Saraf
Bhakti Reddy

- DOORS:** Branded Flush door with paint over primer.
- WINDOWS:** Aluminium window with 4mm. glass with grill and AC cabin.
- KITCHEN:** Granite platform with steel sink and 2'high dado wall tiles of kajaria , somani, or equivalent with a point of aqua guard.and a exhaust hole.
- TOILETS:** One European and one Indian commode, basin of sanitary fittings, electrification parryware, cera, hindware. With shower, 7' high dado ceramic tiles of kajaria, somani, or equivalent with laying of pipes for hot and cold water.with point of gyser.
- SANITARY FITS:** All CP fittings of ISI mark of good quality.
- ELECTRICS:** Concealed PVC conduct wiring with modular switches of anchor, Philips, havells with adequate power plug in drawing, dining, bedrooms, kitchen, toilets with connection of AC points with MCB and DB box.
- WATER PROOF:** All sunken slabs will be water proof.
- TELEPHONE, TV AND WATER SUPPLY:** Telephone and TV wiring in drawing hall and bedrooms. 24 hrs water supply through necessary fittings from deep tube well and over head tank, pump sets and adequate municipal connection with reservoirs.
- EXTERNAL WALL FINISH:** Water proof paint of high quality with wall putty all over the building.

Amikumar Sultain
Raj
Pratima Goel
~~Pratima Goel~~
Jyoti Saraf
Aidhi Goel

RECEIPT AND MEMO OF CONSIDERATION

₹3,00,000/- (Rupees Three Lakh) paid vide various Cheques by the developer to the landowners on the date of this agreement. PAID BY CHQ 003,004,005,006 on bandhan bank dtd 22.04.2019

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED AND DELIVERED THESE PRESENTS ON THE 22ND DAY OF THE MONTH APRIL AND YEAR 2019 FIRST ABOVE WRITTEN.

WITNESS

- 1.
- 2.
- 3.

SIGNED

Pratima Goel
~~Pratima Goel~~
Jyoti Saraf
Aidhi Goel

First Party

Amikumar Sultain

Second Party