

CONVEYANCE DEED

This Agreement made on this day of, 2023

BETWEEN

“SHREE KRISHNA CONSTRUCTION” having its registered office at Plot No KD-12, City Centre, Sector-4 Bokaro Steel City, Bokaro 827004 through its Authorized partner Mr. Samar Bahadur Yadav S/o Mata Prasad Yadav resident of Qr No 3187, Sector-4/E, Bokaro Steel City, Bokaro 827004, Jharkhand, herein after referred to as the “Purchaser” which expression shall unless exclude by or repugnant to the context of meaning thereof mean and include its Successors, Administrators, Legal Representatives, Receivers and Assigns of the **One Part.**

AND

SRI Samar Bahadur Yadav S/o Sri Mata Prasad Yadav resident of Qr No 3187, Sector-4/E, Bokaro Steel City, Bokaro 827004 (Jharkhand), herein after referred to as the “**Builder**” which expression shall unless exclude by or repugnant to the context of meaning thereof mean and include its Successors, Administrators, Legal Representatives, Receivers and Assigns of the Part

AND

Shree Krishna Construction
Samar Bahadur Yadav
Partner

SRI,..... S/o...., Resident of -....., Bokaro, District- Bokaro (Jharkhand Hereinafter referred to as the “**Buyer**” which mean and include His / Her Heirs, Executors, Administrators, Legal Representatives, Successors and Assigns of the **other part**.

Whereas **Shree Krishna Construction are the absolute owners of the Lane described in Schedule – A, hereinafter referred to as the said “Land”.**

Whereas by virtue of the terms contained in this agreement, the builder being the promoters and developers of the aforesaid – are developing the aforesaid Flat on the said land and are entitled to dispose of the same at their own terms.

Sri Satan Upadhyay , S/o Late Yadunath Upadhyay , by caste Brahman , by occupation – Business, R/o Plot No 126,Market Complex Housing Colony,Rajendra Nagar,Chira Chas, Po & Ps Chas ,B S City District – Bokaro (Jharkhand) hereinafter called the Landowner/ Confirming **Party No. 2)** the owner of all AND that piece and parcel of land measuring an area of 16.00 dec., Plot No. 1115,1116 and 1117 Khata No 314 , Situated at Chira Chas, Police Station Chas(M),Thana No.- 30, Ward No 7 within Town and District- Bokaro in the state of Jharkhand.

Shree Krishna Construction
Samar kumar Upadhyay
Partner

The landowners are represented through their constituted sale deed duly registered from sub registrar Bokaro. The builder jointly called the Confirming Party of the **THIRD PART**.

In this agreement unless it be contrary or repugnant to the expression, "PURCHASER", "DEVELOPER"/ "BUIDLER" AND "LANDOWNER"/ "CONFIRMING PARTY" shall mean and include their representatives, heirs administrators, legal representatives, successors, successor-in-office and assigns.

Whereas the buyer has inspected and/or otherwise satisfied himself about the title of the ownership of the said land and about the Right, Entitlement and Interest of the builder plan, construct and sell the aforesaid Building "**Brahm Rishi Niketan**" and buyer is also aware of the fact that the builder has entered and/or entering into separate agreement with several other persons and/or parties who are interested in acquiring the proposed flats, parking space, in the said "**Brahm Rishi Niketan**".

Shree Krishna Construction
Samar baidya yadav
Partner

NOW THIS AGREEMENT WITNESS

And it is hereby agreed by and between the parties hereto as follows:-

1. In this Agreement unless it be contrary or repugnant to the context.

“Chartered Engineer” shall mean engineer, and /or such other person/ or Architect/ Consultant for the said Complex.

“Builder” shall mean the builder above named “SHREE KRISHNA CONSTRUCTION” and it is the promoter as also its executors, successor and/or successor-in- interest, assign representative and nominee or nominees. “Builder” shall mean and include:

- a. If the buyer be an individual then his/her heirs, executors, administrators, legal representatives successors and representatives and assigns.
- b. If the buyer be a Hindu undivided family then it’s Karta and member for the time being their survivors and representatives and assigns.
- c. In case the buyer be a partnership firm then its partners for the time being, their respective heirs and executors, administrators, legal representatives, successors and assign and “Building” shall mean all multistoried building Flat in which the

buyer has **Shree Krishna Construction**
Samar Kanchan Upadav
Partner purchased his unit and/or

units.

“Complex” shall mean all flats, its parking Space, to construct on the said land and to known as “Brah Rishi Niketan.

“Land” shall men they said land as fully described in the Schedule – A of the agreement.

“Parking Space” shall mean the open or covered space reserved by payment on the demised land or in the building sufficient for parking of an Indian make car and/or Scooter .

“The Plans” shall mean the plan and design of the building to be constructed in “**Brahm Rishi Niketan**” including any variations therein, which may subsequently be made by the builder and/or Architect or Architects.

“Unit” shall mean one flat with joint ownership of its floor, roof and walls as explained in the Schedule – B of this agreement and shall also include the parking space if the same has been purchased by the buyer flat in the Complex in Schedule – B.

2. The Builder shall construct a complex known as “**Brahm Rishi Niketan**” over the said land described in Schedule – A hereunder in terms of the scheme framed by the builder.

Shree Krishna Construction
Samar kishore yadav
Partner

3. The builder shall be entitled to make such changes, additions and I or alterations in the said plan(s) as the exigency of the situation or circumstances shall warrant or require without prior information to the purchaser. The buyer has to pay for any such changes or alterations incorporated by the Builder.
4. .The buyer agrees to acquire from the builder they said Flat/Bungalow/ hereinafter referred to as the said unit more fully described in the Schedule – C hereunder at or for a total consideration as mentioned in part-i of the schedule C hereunder written and the builder has agreed to transfer the same in favor to the buyer at the said consideration.
5. The certificate of our Architect shall be final and binding on both the buyer and the builder. The said total consideration shall be subject to standard escalation formula adopted by the builder more fully mentioned in part II of the said Schedule – C.
6. The said total consideration shall be paid by the buyer to the builder as and in the manner set out in part III of the

Shree Krishna Construction
Samar bhatnagar yadav
Partner

7. Schedule — C termed as payment Schedule, hereunder written. It is also agreed that all payment shall always be made by crossed or A/C payee Check or pay order or Demand Draft drawn on Bank Of India at Bokaro Steel City in favor of the builder and that for any payment made in cash, the builder shall not be responsible unless proper receipt is issued.
8. In case any Sales tax, Purchase tax, Service tax or any other government duty or tax, (not boning income tax) is payable in relation to the said unit, the same shall be on the account of the buyer who hereby agrees to pay all such taxes and duties. The buyer further agrees and undertakes to keep the builder indemnify against any such claim to demand that may be made by any authority.
9. The buyer shall make timely payment of all amounts under this agreement whether demanded by the builder. However in default of payment or any amount in time. The buyer shall pay to the builder an interest 20% per annum compounded every month on all the amounts which

Shree Krishna Construction
Samar Kumar Yadav
Partner

becomes due and payable by the buyer to the builder under the terms of this agreement calculated from the date of payment provide the payment of interest shall not prevent the right of cancellation of this agreement by the builder on account of this terms and conditions mentioned.

The construction of the said building must be done in the stipulated time mentioned in the agreement for charging interest from the Buyer. It is specifically agreed that the time for payment of the consideration amount by the buyer to the builder as set out in part III of the schedule — C hereunder written shall be the essence of this agreement.

8.1 Until the final settlement of accounts with regard to full and final payment of the total consideration for the said unit is made and “All clearance certificate” received from the builder, any payment made by the buyer towards the consideration of the said unit would not entitle the buyer to have any right of title and interest in the said unit or land.

Shree Krishna Construction
Samar bharathi yadav
Partner

10. The land registered in the name of the buyer in Bunglow/Duplex (not apartment) will remain mortgaged with the Builder and in case of non-compliance of Schedule C i.e. Payment Schedule, the same shall be legally transferred to the Builder and the money will be refunded after 150 days.
11. On the buyer not clearing his dues along with interest of 20% Per annum within 30 days from the date, the said amount becomes payable and / or committing default in payment on due date under this agreement twice or on the buyer committing breach of any of the terms and conditions herein contained, the builder shall be entitled on its own option to cancel and terminate this agreement in which event all right, title and interest of the buyer they said shall stand extinguished and the buyer shall have no further right, title and interest over the said unit and the builder shall be entitled to transfer the said unit any other person. The builder apart from the interest of 20% per annum on all delayed payments, shall also be entitled to liquidate damage of 5% of the amount payable by the buyer to the builder on the date of termination of this agreement,

Shree Krishna Construction
Somas - *[Signature]*
Partner

hereunder written, which-ever is higher, and builder after making such and between the parties that liquidated damages of aforesaid 5% is just, proper and reasonable.

12. As soon as the said unit, agreed to be acquired by the buyer is completed, the builder shall notify to the buyer of the said unit having been completed.

11.1 Within fifteen days of the date of notice given to the buyer by the builder, the buyer shall take possession of the said unit after full payment and I or deposit all amounts becoming due by the buyer to the builder under this agreement.

11.2 The buyer for the purpose if the clause given in the following paragraph shall be deemed to have taken possession of the said unit on the 15th day of the date of notice or completion thereof as aforesaid (and such 15 days here after called "The date of possession") irrespective of the buyer takes actual physical possession thereof or not.

Shree Krishna Construction
Samar bhatnagar
Partner

13. As date of date of delivery of possession and / or the date of possession of the said unit to the buyer whichever be earlier the said unit shall be at the risk and responsibility of the buyer.

- a. If even after the 15th day of "The date of possession" the buyer fails to make the full payment as aforesaid and takes the delivery or possession of the said unit, the builder shall be entitled to terminate this agreement and sell the said unit at the entire risk and cost of the buyer shall be liable to pay full costs, charges and expenses that may be incurred by the builder in connection with such sale and interest at the rate of 20% per annum stipulated in clause above alongwith liquidated damages 5% as stipulated in the clause 5 above Provided that the entire consideration amount and deposit etc. due by the buyer to the builder under this agreement are paid to the builder and the buyer performs all the terms and conditions, stipulations contained herein to be performed and observed the buyer shall be entitled to peacefully hold,

Shree Krishna Construction
Samar kishore yadav
Partner

possess and enjoy the said unit without any interruption by any person and persons lawfully or equitably claiming for under or in trust of the builder.

- b. After occupation the buyer shall not use the said unit for any purpose other than for which they said unit has been acquired by him. The buyer shall keep the common area and the compound of the said building and the said complex neat and clean and in proper condition and shall neither occupy, interfere, hinder or keep and store any goods, furniture etc. in common space, entrances, stair cases, etc. nor shall use the same or the said unit for any illegal purpose and in the manner which may cause annoyance to the buyers of the other units in the building or the complex.
- c. The fittings, fixtures and the amenities to be made and provided by the builder shall, generally conform to the specifications detailed in the Schedule-D hereunder and / or as may be amended by the architect(s) or builder. It is being agreed that after the date of possession or delivery of possession whichever

Shree Krishna Construction
Samar Bahadur Yadav
Partner

be earlier, the buyer shall not be entitled to make any claim regarding any item or work, the material used for construction, etc. and the builder shall not be liable be done/undertaken by the buyer himself/herself at his/her own cost or through the builder on cost.

14. From the date of possession as explained in clause 6.3 above and until transfer to the Association of the Society or Private company or Association as Hereafter stated the buyer agrees and undertakes to pay the builder regularly and punctually whether demanded or not at all times his proportionate share of maintains charges, municipal rates and taxes. Building Insurance premium etc. On the municipal assessment and of all the outgoing calculated either on actual or in case the actual amount is available on such reasonable esteemed amount in respect of the said unit including all rates, taxes, dues, duties, imposition, outgoing, water charges, insurance, premium, maintains, common lighting charges, repairs, salaries of employees / caretaker (bill collector chowkidar, liftmen, sweepers, electricians etc.)

Shree Krishna Construction
Samar kishore Yadav
Partner

14. In default of such payment :-

- a. The buyer shall be liable to pay interest at the rate of 12% per annum compounded every month from the date of the default up to the date of payment.
- b. The builder in addition to its right to claim and recover interest shall be at liberty to withdraw all utilities and facilities including electricity, water and other amenities to the said unit until such time the buyer makes payment of such proportionate charges together with all outstanding interest

14.1 Until such time the conveyance of the entire complex is executed as hereinafter stated, the buyer irrevocably agrees to abide by the rules and regulation framed or to be framed at any time by the builder may call upon the buyer to do in the interest of the building and / or the complex and the buyers of other units in the building and / or said complex.

14.2 The buyer further agrees and undertakes that he shall always be bound to sign all papers and

Shree Krishna Construction
Samar balvechur yadav
Partner

documents and to do all other things as the builder may require from the buyer time to time in this behalf safeguarding the interest of the builder and the buyers of the other units in the said building and/ or said complex.

- 15 In case any security deposit or share is demanded by the builder for setting up of inter-cum or cable TV or extra generator (other than provided) or any other facility, utility or amenity the shall contribute proportionately towards such security deposit or share as shall be determined by the builder.
- 16 The buyer shall carry out all internal repairs of his unit agreed to be acquired or acquired or acquired by him at his cost after handover and maintains it in good condition I order and shall observe all the rules and bye-law of the municipal corporation and shall not do or cause anything in or upon the said building or the said complex which may be against the rules and bye- laws of the corporation, or! any other local authorities and / or the buyer shall be responsible to the municipal corporation, and/ or any other local authorities [or anything done in connection with the said building and I or the said complex and shall be liable for the consequence thereof. The buyer shall also always keep

Shree Krishna Construction
Samar Kishore Yadav
Partner

the builder indemnified from all losses or payments which the builder may hereto suffer or have to pay on the buyer's behalf at any time in future.

- 17 The builder shall have first charges and lien on the said unit (flat or Bungalow / Duplex) to be acquired by the buyer in respect of any amount liable to be paid by the builder under the terms and conditions of this agreement and the buyer shall not subject, transfer, assign, sell part with possession or in any way dispose of the said unit or his interest therein or there under without prior written consent of the builder.
- 18 Not with standing anything to the contrary elsewhere herein contained the builder may at its option and on receipt of full consideration for all the flats and parking space etc. form Co-operative Housing Society Limited Company's Association of the Buyers of all such flats etc. or run the same through any agency appointed by the builder
- a) The buyer agrees to become a member of such Co-cooperative Housing Society, Limited company Association or Agency

Shree Krishna Construction
Samar kishore yadav
Partner

- b) The buyer shall pay for the entrance fees and or face value of the shares of such Co-operative Housing Society Limited Company's Association as ,au be allotted or registered in the name of the buyer the buyer also agrees to pay proportionate costs charges and expenses relation to and br incidental to the formation of such Co-operative Housing Society Limited Company's Association
- c) The buyer shall have no right title or interest of any nature whatsoever in the common area say for the purpose of ingress and egress, right of amusement or common right of use and enjoyment.
- d) All amounts paid and /or to be paid herein by the buyer to the builder shall duly be paid and be deemed to be the payment towards the proportionate land value and construction costs of the said complex.
- e) The buyer also agrees and under takes to sign all the necessary documents required for the purpose of formation and/or registration for such Co-operative Housing Society Limited Company's Association. The buyer do hereby nominate ,constitutes and appoints the builder as its true

Shree Krishna Construction
Samar batra chudhary
Partner

and lawful attorney to do all acts, deeds for the things as may be necessary for same and agrees to grant other power and / or authorities in favor of the builder as may from time to time be required by the builder.

19. The buyer hereby agrees to observe and perform all rules and regulations which they said Co-operatives, Housing society's

19.1 Limited Company's or Associations may adopt at its inception and from time to time and at all times for protection, maintenance, observing and conforming to the building rules, the municipal by laws, and regulations in force and for strict observance to the various stipulations and conditions laid down by the society's or Company's or Association's relation to the use and occupation of the complex.

19.2 In the event of the co-operative housing society's or Limited Association's being formed and registered before the sale and disposal by the builder of all the units including parking spaces in the said complex the power

Shree Krishna Construction
Samar balvech Upadav
Partner

and authorities of the said society's or Limited company's or Association's shall be subject to the overall authority and control of the builder in any of the matters concerning all the buildings in the said complex the construction and completion thereof and all amenities pertaining to the same and in particular the builder shall have absolute authority and control as regards the unsold units and the disposal thereof and the buyer whether directly or through the co-operative housing society's or Limited Company's or Association shall not be entitled to subject to the builder exercising such right.

19.3 The buyer hereby further agrees and covenants with builder that all the rights, title and interest of the builder under this agreement shall pass over to the said co-operative Housing Society's and/or Agency appointed by the Builder Limited company's or Association from the date or dates from which the builder specifically transfers such right, title and interest under this agreement. It is specification understood and agreed that or parts different stages and on different dates.

Shree Krishna Construction
Suman Kishore Upadhyay
Partner

20. The builder covenants with the buyer that the construction of the said building shall be completed in 24(twenty four) months with a grace period of six months from the date of approval of the plan or the date of Agreement whichever is later , provided however that the time of completion shall be deemed to have been executed in the event of non-availability of building materials or delay in receipt of installments of the consideration amount from the buyer of the other units and/or delay due to any reason beyond the control of the builder and “Force-Major” Said and provided herein if the builder is not able to give possession of the said unit to the buyer on the above account or on account of any reasonable cause the buyer shall be entitled to charge an interest @ 12% per annum for delayperiod of the cost of the unit.
21. The buyer shall at no time demand partition of his /her interest, if any, in the said building and the said building

Shree Krishna Construction
Samar bharadwaj yadav
Partner

and the said complex or in any part thereof, it being hereby agreed and declared by the buyer that his interest in the said land they said building and the said complex is importable / unacceptable.

21.1 It shall not be hereafter open to the buyer to the title of the builder of the said land and the said complex thereon.

21.2 The buyer covenants with the builder and through them with the buyer of other units, that he shall not demolish or become causes of the demolish, of any part of the said building or portion of the other buildings, nor shall at any time make or cause to make any new construction of whatsoever nature in such complex or in the said building or any part thereof. The buyer further covenants that he shall not make any additions or alterations or give in writing to the builder or the said Co-operative Housing Society, Limited Company or Association when formed.

Shree Krishna Construction
Samar bharadwaj yadav
Partner

22. The buyer hereby undertakes and agrees that he shall not do any act, deed or thing whereby the construction of the said complex including the said building and the said unit be delayed or in any manner whatsoever.

23. The buyer shall have no claim save and except in respect of the said unit hereby; agreed to be acquired and detailed and explained in the schedule — B here under given, it being agreed that all common space parking spaces lobbies, roof and / or terraces of the building shall be common property of the buyer, but unsold units / land etc. in the said complex shall remain the exclusive property of the builder.

- a. The Builder shall not construct any structure or telecom tower, Dish on the roof of the Apartment. The builder shall have the right to construct and raise stories or put up additional structure, towers of telecom companies. Dish etc. on vacant land of the complex and such additional structure and /or construction shall be the sole and exclusive property

Shree Krishna Construction
Samar baloch yadav
Partner

of the builder who shall be entitled to deal with or dispose off in such manner as the builder may deem expedient and the buyer shall not be entitled to raise or set up nor shall raise or create any obstruction of any nature whatsoever on such right of the builder nor the buyer shall claim any right, title and interest in such additional structure or raised on such roof, vacant land in the said complex.

24. The Buyer agrees to take possession of his unit (flat or Bungalow) after paying the full consideration calculated at the time of hand over and will leave no amount due for payment before taking possession. The buyer also agrees to take possession on above condition although the other units of the Building are incomplete or the services like Generator, watchman, external plaster or snowcem, finished common areas like stairs and parking space is not ready by that time.

25. Any delay or indulgence by the builder in enforcing the terms of this agreement or any forbearance or giving time

Shree Krishna Construction
Samar bharadwaj Yadav
Partner

by the builder to the buyer not be constructed as waiver in the part of the builder of any breach or non-compliance of any of the terms and conditions of this agreement by; the buyer nor shall the same in any manner prejudice or limit the rights of the builder.

26. All letters receipts and br notice issued by the builder and dispatched under certificate of position registered post or courier to the above address or such other address as may be intimated by the buyer shall be sufficient proof of receipt of the same by the buyer on the 4th day from the date of dispatch

27. In case at any time hereafter and before or after the completion of transfer the land and J or any of the building thereon or any unit therein or any part thereof (complete / incomplete) be acquired by the Government or any other statutory authority under any law for the time being in force due to any reason whatsoever then and in such event the compensation money shall be exclusively receivable by

Shree Krishna Construction
Samar Bahadur Yadav
Partner

28. The builder for which purpose the buyer hereby irrevocably appoints the builder as his/her true and lawful attorney to claim and receive all such compensation moneys.

a. In case the construction of the said unit has been completed then all outstanding amounts under this agreement to the builder by the buyer together with interest @24% per annum with

b. Quarterly rests from the date of acquisition up to the date of receipt compensation money shall be retained by the builder, if any shall be paid to the buyer.

29. In case the construction of the said unit has not been completed then all costs and expensed of the builder in relation to the construction cost and development charges of the land and building together with interest thereon at the rate of 24% per annum with quarterly rests up to the date of the receipt of the compensation money and also togetherwith a remuneration of 10(ten)percent of such

Shree Krishna Construction
Samar bairacharya
Partner

30. The total cost and interest after deducting there from the amounts received by the builder from the buyer of the unit as part payment hereunder shall be retained by the builder and balance if any shall be paid to the buyer.

31. In case the building or the unit that is requisitioned, then in such event, the transfer hereunder shall be subject to such requisition and otherwise the terms thereof shall be unaffected and the buyer shall pay to the builder all amounts payable hereunder and shall be entitled to the rent or compensation and all other benefits receivable under such requisition. The buyer hereby agrees that the builder shall be entitled to create equitable or nay legal mortgage of the land and building in the said complex either in full or in part for either obtaining loan for itself from any bank or institution or any third party for the purpose of construction of the said building and/or the said complex.

32. The builder hereby agrees to return all loans and interest thereon if obtained for itself or for the purpose of financing the construction before the final completion of the said complex to the said cooperative Housing Society's or limited company's or Associations.

Shree Krishna Construction
Samar bharadwaj yadav
Partner

33. The Builder agrees to transfer the ownership of the said unit on request of the buyer after getting full consideration and after full satisfaction with the payment schedule. This transfer can be done during the construction period too on the satisfaction of the Builder. The cost of such transfer with Service Tax or any Govt. tax imposed will be borne by the buyer beforehand.

34. In case the buyer has observed and has strictly followed all the terms and conditions of those agreements and gives a written notice to cancel this agreement then in that event the builder shall cancel this agreement and after deducting 2% or Rs. 25000/- whichever is more of the total consideration amount for the said unit from the amount received from the buyer till that date, refund the balance amount to the buyer after 150 days from the date of such cancellation. However the buyer shall be entitled to exercise this option within a period of six months from the date of this agreement where after this clause shall automatically be deemed to have become inoperative and

enforceable.

Shree Krishna Construction
Samar Kumar Yadav
Partner

35. In case any dispute or deference arisen:

- a) Before the delivery of possession and/or the date of possession between the builder and the buyer relating to the interpretation of any of the terms and conditions of this agreement, then the same shall be referred to the arbitration. Such arbitration shall take place in accordance with the provisions of the Arbitration Act 1940.
- b) After the delivery of possession and/or the date of possession in matters not stipulated in this agreement and also in case of any dispute or any question arising at any time between the buyer and any employees of the builder or any buyer of the other units, all such matters shall be referred to the arbitration of the builder or to the nominee or nominees of the builder, Such arbitration shall take place in accordance with the provisions of the Arbitration Act. 1940 and shall be final and binding upon all.

36. The courts having original jurisdiction in the district, Bokaro alone shall have the jurisdiction in all matters relating to arising out of this agreement.

Shree Krishna Construction
Samar kishore yadav
Partner

37. All other agreements and/or agreements hereto before made and which are in any way contradictory to are inconsistent with this agreement shall have no effect.

In witness thereof the parties hereto have executed and delivered these present on this day month and year first written above.

Shree Krishna Construction
Samar Bahadur Yadav
Partner

Witness:

- 1.
- 2.

Signed Sealed and Delivered
(Builder)

Signed and Received Buyer

THE SCHEDULE "A" ABOVE REFERRED TO

Description of the land on which the Apartment in "Brahm Rishi Apartment" will be constructed.

The piece of land measures in area 16.00 Decimal Situated at Mouza Chas, Thana No-30, Khata No 314, Plot No 1115,1116,1117 vide Sub Registry Office Bokaro, District Bokaro.

Same bounded as follows:

North :

South :

East :

West :

The construction of the building will be done in accordance to the plan shown to the Buyer at the time booking and as approved by Sanction Authority.

Shree Krishna Construction
Samas bahadur yadav
Partner

THE SCHEDULE "B" ABOVE REFERRED TO

1. The Flat No- on floor plan of the building comprises of thefollowing:

(A) Carpet area comprised within the said unit, however the roof of the said shall be used both as the roof of said as well as the floor of the other or units constructed above it. Similarly the floor of the said unit shall be used both as the floor of the said unit as well as the roof of the unit or units below it and the roof and the floor of the said unit shall jointly belong to the buyer and the buyers of other units directly above and under the said unit.

(B) The Staircase, Lobby, Unreserved open space on ground floor (i.e. excluding constructed areas situated within the complex), Electrical Substation, Pump- house, Watchman's room Generator room, Guard post or any other common area not included above will belong to each and every buyer of this Unit proportionately.

Shree Krishna Construction
Samar katechur yadav
Partner

(C) The roof of the said Building shall be used by the Buyer for its common services on requirement and at

its discretion.

(D) PART - 1 OF THE SCHEDULE 'C' ABOVE REFERRED TO

1. **For Flat**

Total consideration for transfer to the said Flat No shall be the sum of.....
(Plinth Area + Equal share of Common Area) x Rate of the respective floor, as mentioned in the payment Schedule of this agreement.

1. The Plinth Area of the said unit measures about..... sq. ft which consists Carpet Area + Projections on slab (i.e. 100% of Balcony & Wardrobe) + Area of walls.
2. Equal share of Common Area measures about sq ft. which consists. [100 % of total Common Area divided by number of Flats].

Which shall be the aggregate of the following:-

Area of—Staircase, Generator Room, Watchman's Room, Electrical Substation / Panel Room Common Toilet, Guard Post, pump house, Lobby (Whatever Provided)

Hence the total area of the flat sq.ft.

Hence the total cost of the said Flat No of Rs. In words

.....

Shree Krishna Construction
Samar bharadwaj yadav
Partner

Additional Cost

- b) GST 5% will be extra Cost of optional works; closed

Garage etc. will be in addition to all these.

PART – II OF SCHEDULE 'C' ABOVE REFERRED TO

The escalation in cost will be loaded on the Buyer if it is more than 5% - 7% on item wise. The calculation for the same will be decided at the end of work or at the time of handover of the said Unit. All fluctuation in the cost will be summed up and mean will be calculated for purpose. The data for reference of existing rates of few items prevailing in the market are given below.

1. Cement : Rs.395/-parbag
2. Steel : Rs. 9000/- per 100 kg
3. Stone Chips % Rs. 7400/- per 100 cft
4. Brick : Rs 26000/- per truck (3000 nos)
5. Sand : Rs. 6500/- per 100 cft
6. Rest items as per quotation obtained from market.

Shree Krishna Construction
Samar kishore Yadav
Partner

SCHEDULE – "D" ABOVE REFERRED TO

Specification for Construction of Flat, Bungalow/Duplex

1. Structure — Load bearing wall structure in Flat for G+ 4 heights. framed structure in Apartment
2. External Wall & Internal Walls:
10"/5" thick brick with 1:6 & 1:5 cement sand mortar as mentioned in the plan.
3. Plastering's:
 - (a) External 12mm thick in 1:6 Cement and mortar.
 - (b) Internal 8mm thick in 1:6 Cement sand mortar to walls.
 - (c) Internal 6mm thick in 1:4 Cement sand mortar to ceiling
4. Flooring:
White Marble flooring provided in all floors, Kitchen & Toilets
5. Skirting:
Marble will be provided.
6. Kitchen: Green Marble Stone on working platform. One sink and two slabs will be provided. Marble tiles on floor.
Ceramic tiles 2 ft on wall above working platform.

Shree Krishna Construction
Samar kishore yadav
Partner

7. Toilet:
Marble Tiles finished floor in each toilet will be provided

and Glazed White Ceramic Tiles Indian/European pan, one Standing Shower, Tap, Wash basin & Mirror.

8. Internal Finish:

Living, Dining, Bedrooms, Kitchen and Toilets will be Distemper over wall putty Balcony will be Lime washed.

9. Wood-work, joinery & windows:

Flush door shutter with commercial ply, with iron angle chowkhat. Integrated steel windows with glazing . All balconies will have railing of Flat / Square M.S. Bars or R.C. Railing as per the elevation of the building or Builder's choice.

10. Electrical:

All Electrical lines will be concealed with PVC conduit and the wires be of copper with adequate number of points:

11. Painting: All door frames, Shutters; steel surfaces will be painted with Enamel paint.

Shree Krishna Construction
Samar kishore yadav
Partner

12. Sanitary Plumbing and water supply work:

One Septic tank will be provided, which will be connected to the existing surface drain. All Sanitary fittings and fixture will be white vitreous china and of standard make and

quality. Each Flat, Bungalow/Duplex will get 24Hrs water supply from the roof water tank over Apartment which will be filled from the deep Tube well/Boring through pump and motor.

13. Hardware:

All necessary hardware fitting will be nickel coated Steel devices except in windows.

14. Power Back-up:

Generator Connection will be given to each unit as standby.

15. 3 feet high parapet wall over roof of the building will be provided.

Note: It is very important to mention here that the better quality of bricks available in the market at Bokaro is used by us in the construction work of Buildings. But still it is having low crushing strength or of low quality as compared to bricks of Magnetic belt. Hence hair cracks often occur in walls of flat and duplex. This crack does not cause any damage to the unit and gets rectified if repaired after a year of completion. We cannot prevent it from happening, but do take due care for its minimization. We will not be responsible for any such cracks occurring in your unit after completion and handover.

Shree Krishna Construction
Samar Bahadur Yadav
Partner

Schedule – IV
Summary of
property

(1) Name of Purchaser:

(2) Address :, District-
Bokaro(Jharkhand)

(3) Name of Project : "Brhm Rishi Niketan "

(4) Name of Building : M/S Shree Krishna Construction

(5) Flat No. :

(6) Floor :

(7) Area : sq. ft.

(8) Parking Space :

(9) Contract Price : Rs..

Shree Krishna Construction
Samar kishore yadav
Partner