



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 17d65da6a64364375d5d

Receipt Date : 15-Dec-2021 07:20:14 pm

Receipt Amount : 500/-

Amount In Words : Five Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : STAR INFRABUILD

Purpose of stamp duty paid : DEVELOPMENT AGREEMENT

First Party Name : MD RASHID

Second Party Name : STAR INFRABUILD

GRN Number : 2108870043

NOTARY  
DHANBAD

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

MD. Rashid  
31/01/2022

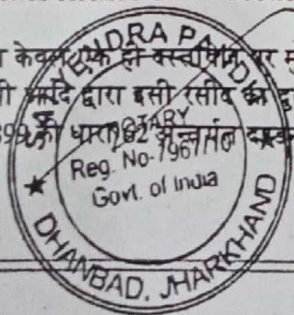
For M/S STAR INFRABUILD

Eg. S. Singh  
31/01/2022 Partner



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 को दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दणनीय अपराध है।



FOR STAR INFRABUILD

Eg. S. Singh  
Partner

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S.No. 103 Date 31 JAN 2022

## AGREEMENT FOR DEVELOPMENT

This Agreement for Development made and entered into at Dhanbad on this 31<sup>st</sup> Day of January, 2022 (Two Thousand and Twenty- Two)

BETWEEN

MOHAMMAD RASHID, S/O Late Mohammad Nabi Bux, by Caste-Momin, by Occupation- Business, resident of House No. 3, Shamsher Nagar, Near Railway Gate No. 1, Bishunpur, Dhanbad, P.S. Bank More (Bhuli OP) & District Dhanbad, Jharkhand- 828130 hereinafter called and referred to as "LAND OWNER"/FIRST PARTY [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include all his successors, heirs, executors, legal representatives, administrators and assignees] of the **FIRST PART**;

A N D

M/S STAR INFRABUILD, a partnership firm having its administrative office at Shakti Vihar Colony, Kolakushma Road, Saraidhela, Dhanbad (Jharkhand) represented by its partner, SRI EQBAL SINGH, S/O Late Mahendra Singh, resident of Shila Niwas, Sandhu Colony, Kabristan Road, Jora Phatak, Dhanbad hereinafter called and referred to as the "BUILDER/ DEVELOPER/ SECOND PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in title, representatives and assigns) of the **OTHER PART**;

WHEREAS the aforesaid LAND OWNER is the owner of land situated at District- Dhanbad, Chowki Sub-Registry, Dhanbad, Thana- Gobindpur, Mouza- Bhelatand, Mouza No. 89, Old Khata No. 34, New Khata No. 70, Old Plot No. 1168, New Plot No. 890 measuring an area of 10.75 Kathas or to say 17.73 Dec. of land purchased vide sale deed bearing no. 3587 dated 30.07.2021 from Smt. Sumita Singh, Wife of Sri Ram Kumar Singh and got mutated in his name vide mutation case no. 12278/2021-2022 and recorded



FOR STAR INFRABUILD  
Eqbal Singh.  
Partner

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For M/S STAR INFRABUILD

Eqbal Singh.  
31/01/2022  
Partner

MD. Rashid  
31/01/2022

in Register II vide Volume no. 10, Page no. 43 and since then is in the peaceful possession thereof by exercising diverse acts of possession.

**Butted and Bounded as Under: -**

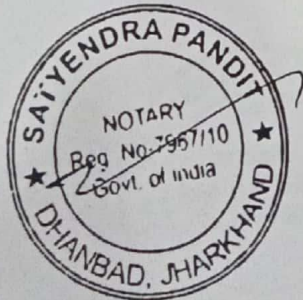
North: Plot No. 889;  
South: Plot No. 890 (P);  
East: Plot No. 903;  
West: Plot No. 890 (P).

**AND WHEREAS** the aforesaid LAND OWNER is the owner of land situated at District- Dhanbad, Chowki Sub-Registry, Dhanbad, Thana-Gobindpur, Mouza- Bhelatand, Mouza No. 89, (i) Old Khata No. 34 & 73, New Khata No. 70, Old Plot No. 1173, New Plot No. 888 measuring an area of 1.03 Kathas or to say 1.70 Dec. of land; (ii) Old Khata No. 73, New Khata No. 240, Old Plot No. 1170 & 1171, New Plot No. 889 measuring an area of 1.80 Kathas or to say 2.97 Dec. of land; (iii) Old Khata No. 73, New Khata No. 70, Old Plot No. 1168, New Plot No. 890 measuring an area of 7.92 Kathas or to say 13.06 Dec. of land; total area of land 10.75 Kathas or to say 17.73 Dec. of land purchased vide sale deed bearing no. 3589 dated 30.07.2021 from Smt. Preeti Singh, Wife of Sri Rahul Kumar Singh and got mutated in his name vide mutation case no. 12277/2021-2022 and recorded in Register II vide Volume no. 10, Page no. 42 and since then is in the peaceful possession thereof by exercising diverse acts of possession.

**Butted and Bounded as Under: -**

North: 16 Feet Wide Road;  
South: Plot No. 888 (P);  
East: Plot No. 889;  
West: Plot No. 888 & 889.

**AND WHEREAS** the aforesaid LAND OWNER is the owner of land situated at District- Dhanbad, Chowki Sub-Registry, Dhanbad, Thana-Gobindpur, Mouza- Bhelatand, Mouza No. 89, (i) Old Khata No. 73, New Khata No. 70, Old Plot No. 1168, New Plot No. 890 measuring an area of 4.20 Kathas or to say 6.93 Dec. of land; (ii) Old Khata No. 73, New Khata



FOR STAR INFRABUILD  
Egdeal Singh  
Partner

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For M/S STAR INFRABUILD  
Egdeal Singh  
Partner  
31/01/2022

M.D. Rashid  
31/01/2022

For MIS STAR INFRABUILD

Egde Singh  
31/01/2022 Partner

M.D. Rashid  
31/01/2022

No. 70, Old Plot No. 1173, New Plot No. 888 measuring an area of 6.55 Kathas or to say 10.80 Dec. of land; total area of land 10.75 Kathas or to say 17.73 Dec. of land purchased vide sale deed bearing no. 3594 dated 30.07.2021 from Smt. Preeti Singh, Wife of Sri Rahul Kumar Singh and got mutated in his name vide mutation case no. 12276/2021-2022 and recorded in Register II vide Volume no. 10, Page no. 41 and since then is in the peaceful possession thereof by exercising diverse acts of possession.

**Butted and Bounded as Under: -**

North: Plot No. 889;  
South: Plot No. 890 (P);  
East: Plot No. 903;  
West: Plot No. 890 (P).

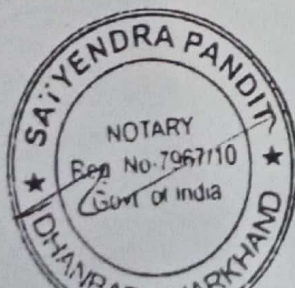
**AND WHEREAS** the aforesaid LAND OWNER is the owner of land situated at District- Dhanbad, Chowki Sub-Registry, Dhanbad, Thana- Gobindpur, Mouza- Bhelatand, Mouza No. 89, (i) Old Khata No. 34 & 73, New Khata No. 70, Old Plot No. 1168, New Plot No. 890 measuring an area of 5.25 Kathas or to say 8.66 Dec. of land, (ii) Old Khata No. 30 & 73, New Khata No. 240, Old Plot No. 1170, New Plot No. 889 measuring an area of 5.50 Kathas or to say 9.07 Dec. of land, total area of land 10.75 Kathas or to say 17.73 Dec. of land purchased vide sale deed bearing no. 3595 dated 30.07.2021 from Smt. Sumita Singh, Wife of Sri Ram Kumar Singh and got mutated in his name vide mutation case no. 12275/2021-2022 and recorded in Register II vide Volume no. 10, Page no. 40 and since then is in the peaceful possession thereof by exercising diverse acts of possession.

**Butted and Bounded as Under: -**

North: Plot No. 889;  
South: Plot No. 890;  
East: Plot No. 890 (P);  
West: Plot No. 890 & 889(P).

**AND WHEREAS** the aforesaid LAND OWNER is the owner of land situated at District- Dhanbad, Chowki Sub-Registry, Dhanbad, Thana-

FOR STAR INFRABUILD  
Egde Singh  
Partner



Gobindpur, Mouza- Bhelatand, Mouza No. 89, (i) Old Khata No. 34, New Khata No. 70, Old Plot No. 1165 & 1168, New Plot No. 890 measuring an area of 4 Kathas or to say 6.60 Dec. of land purchased vide sale deed bearing no. 3596 dated 30.07.2021 from Smt. Sumita Singh, Wife of Sri Ram Kumar Singh and got mutated in his name vide mutation case no. 12274/2021-2022 and recorded in Register II vide Volume no. 10, Page no. 39 and since then is in the peaceful possession thereof by exercising diverse acts of possession.

**Butted and Bounded as Under: -**

North: Plot No. 903 & 890;

South: Road;

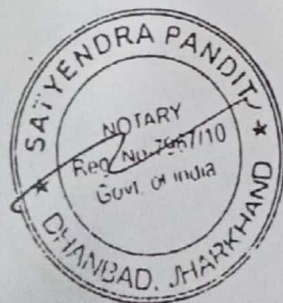
East: Plot No. 903;

West: Plot No. 890 (P).

**AND WHEREAS**, the aforesaid LAND OWNER considers that the aforesaid land measuring 47 Kathas or to say 77.52 Dec. (hereinafter referred to as "Said Property") in total has outlined its utility and if developed as a multistoried residential building with modern up to date amenities, it will be more useful, profitable and beneficial and when developed, generate funds so as to arrangement of his income;

**AND WHEREAS**, further on survey for utilizing the said property into a multistoried residential building, it would require funds along with the expertise and skill of the field.

Therefore, the aforesaid LAND OWNER keeping in view the above-mentioned facts approached the aforesaid DEVELOPER who in turn possess the requisite funds and expertise required in construction of residential and commercial buildings and, therefore, is a proven party, to develop the said property measuring 47 Kathas or to say 77.52 Dec. of land. The DEVELOPER, in terms of this agreement has agreed to take up the development of the said property by constructing and putting a multistoried residential building and accordingly the LAND OWNER hereto has agreed



FOR STAR INFRABUILD  
Egdaal Singh  
Partner

For MIS STAR INFRABUILD  
Egdaal Singh  
Partner  
31/01/2022

MD. Rashid  
31/01/2022

and entered into an agreement comprising the following terms and conditions.

**NOW THIS AGREEMENT OF DEVELOPMENT WITNESSES AS UNDER:**

1. That it has been agreed by and between both the parties that the proposed residential building to be developed by the DEVELOPER be hereinafter called and referred as "**THE CLASS**".

2. That it has been agreed by and between both the parties that the entire residential building constructed upon the aforesaid plot will be shared by both the parties in the following ration: -

SHARE OF	TOTAL CONSTRUCTED AREA (in %)
LAND OWNER	40%
DEVELOPER	60%
<b>Total</b>	<b>100%</b>

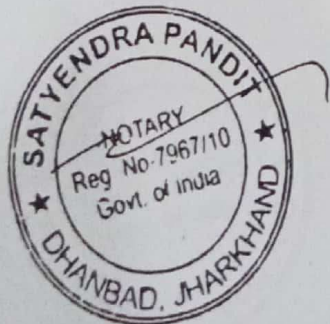
3. That it has been agreed by and between both the parties that the DEVELOPER shall pay a sum of Rs. 5,00,000/- (Rupees Five Lakhs only) to the LAND OWNER by way of interest free refundable security deposit for the faithful performance of this agreement, out of which the DEVELOPER has paid the entire sum of Rs. 5,00,000/- (Rupees Five Lakhs only) to the LAND OWNER, the details of which are as under:

RTGS (UTR NO.)	RTGS Date	Amount (Rs.)
PSIBR21253396738	10.09.2021	5,00,000/-
<b>Total</b>		<b>5,00,000/-</b>

4. That the security amount so deposited by the DEVELOPER with the LAND OWNER shall be refunded by the LAND OWNER to the DEVELOPER at the time of handover of the Project to the LAND OWNER.

For MIS STAR INFRABUILD  
Egdat Singh.  
31/01/2022 Partner

MD. Rasheed  
31/01/2022



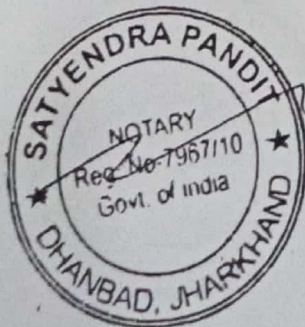
FOR STAR INFRABUILD  
Egdat Singh.  
Partner

For M/S STAR INFRABUILD

Egdaal Singh.  
31/01/2022 Partner

M.D. Rasheed  
31/01/2022

5. That it has also been agreed upon between both the parties that both parties shall be entitled to get the ownership rights of all the open spaces, lobbies, staircase, main gate setbacks roof etc. as per Clause No. 2 in the ratio agreed upon in constructed area upon said property (i.e., 40% to the LAND OWNER and 60% to the DEVELOPER) respectively.
6. That the builder assures to complete the said construction within a period of 36 months (Thirty- Six Months) from the date of approved plan/maps & other permission as sanctioned and approved from Nagar Nigam Dhanbad or any other competent authority to start the construction and development work at the site.
7. That the DEVELOPER shall assist in getting all the necessary approvals from the competent authority at its own cost, but all the assistance shall be provided by the LAND OWNER by filing affidavits, signing requisite forms and giving statements, providing necessary legal document as and when required.
8. That if the necessary approvals are not abetted due to any lacuna in legal title of LAND OWNER or any other dispute, then this agreement shall stand cancelled.
9. That it has been agreed by and between both the parties that the DEVELOPER shall develop the property of land by constructing a multistoried residential building as per approved plan by Nagar Nigam with all essential facilities at their own cost and expenses and resources after getting all the requisite permissions, sanctions, approvals from the competent authorities as mentioned above.
10. That it has been expressly agreed by the LAND OWNER that he will always remain responsible to settle all sorts of disputes or differences if arises between his family members or any other individual which in



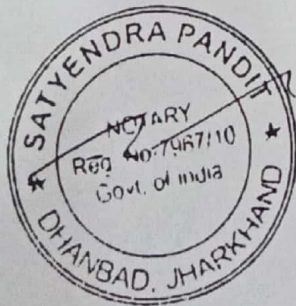
FOR STAR INFRABUILD  
Egdaal Singh.  
Partner

turn affects the progress of the project in any manner at his own cost, expenses and energy and subsequently the LAND OWNER hereby assures the DEVELOPER to keep the DEVELOPER'S monetary and physical investment in the project fully indemnified and safe under any such situation.

MD. Rasheed  
31/01/2022

FOR M/S STAR INFRABUILD  
Eg Sat Singh  
31/01/2022 Partner

11. That after completion of the project, all the effective taxes and dues shall be borne by both the parties such as GST, Meter Connection, Transformer, Generator Charges etc., in accordance to the ratio of sharing of the proposed building.
12. That it is being agreed upon by the parties that the DEVELOPER shall construct the multistoried residential building strictly as per plan approved by Nagar Nigam and shall strictly follow the existing building bye laws.
13. That it is being agreed upon by the parties that if any construction which is allowed under the provisions of existing building bye laws and is not shown in the approved plans is being proposed to be done at any stage of the construction then such a construction could be done simply by forwarding an application before the competent authorities by both the parties, without waiting for the formal approvals of the authorities to save the time.
14. That if any further construction other than the construction shown in the approved plan approved by both the parties are agreed to be done, the LAND OWNER shall co-operate with the DEVELOPER by making necessary applications to Nagar Nigam for approval and in such case additional area shall be the shared between LAND OWNER and DEVELOPER in accordance to the ratio as mentioned in Clause No. 2 above (i.e., 40% to the LAND OWNER and 60% to the DEVELOPER) respectively.



FOR STAR INFRABUILD  
Eg Sat Singh  
Partner

For M/S STAR INFRABUILD

Eglat Singh.  
31/01/2022 Partner

M.D. Rashid  
31/01/2022

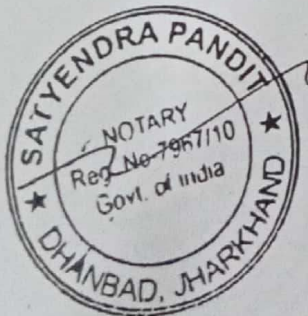
15. That, the DEVELOPER undertakes to keep the LAND OWNER fully indemnified against and harmless from any, losses, costs, charges, expenses or claims by any of construction, workers, or agents or for any breach of any statutory or contractual obligation.

16. That it is clearly understood by both the parties that if any internal changes are proposed to be done within the approved plans for example shifting of internal walls, changes of elevation etc., as per the requirement of any prospective buyer, the same could be done with the consent of both the parties without seeking any formal approvals of the competent authorities.

17. That it has been expressly agreed upon between both the parties that if some area in the proposed building is altered/reduced/increased but it should be under the provisions of existing building bye laws with the mutual consent of both the aforesaid parties to this agreement.

18. That it has been agreed in between the parties hereto that upon the DEVELOPER'S handing over actual physical possession of the built-up area to the LAND OWNER as agreed in clause no. 2 above, same shall vest absolutely in the LAND OWNER and remaining share as per clause no. 2 above, shall simultaneously vest in the DEVELOPER for all intends and purposes i.e., for sale, rent or mortgage, license and disposal in the manner it likes. That the area as agreed in clause no. 2 above shall vest absolutely and free from all encumbrances, what so ever in to LAND OWNER in lieu of the cost of land upon which DEVELOPER was allowed by him to develop the property and the area as agreed in clause no. 2 above shall vest absolutely in the DEVELOPER in lieu of their developing the property at their cost and expenses and energy.

19. That, it is hereby expressly agreed by and between the parties here to that the possession of the said property is being given to the



FOR STAR INFRABUILD  
Eglat Singh.  
Partner

FOR MIS STAR INFRABUILD

Eg. Lal Singh.  
31/01/2022 Partner

M.D. Raehial  
31/01/2022

DEVELOPER for the sole purpose of development of the aforementioned property and LAND OWNER here by irrevocably declare to have handed over the said property to the DEVELOPER for the purpose of development and DEVELOPER has acquired all the requisite rights upon said property which are required for the purpose of development.

20. That it has been agreed by and between both the parties that both the parties shall always co-operate each other by signing all the necessary documents, sale deeds, etc. to facilitate the sale as and when required by either party in respect of their shares.
21. That it has been agreed by and between both the parties that after the plans for construction of the proposed building as presented by the architect are being approved by both the parties, the actual built up area along with the common rights of each floor shall be divided in two parts (as per clause no. 2 above) and a supplementary agreement for division shall be executed amongst both the parties in which total constructed area alongwith common rights of each floor shall be divided between both the aforesaid parties (as per clause no. 2 above) which shall be treated as the part and parcel of this agreement for development. The LAND OWNER shall be entitled to retain his stipulated share towards realization of value of his land and the DEVELOPER shall be entitled to retain their stipulated share towards reimbursement of cost of construction, expenses and all other charges, incurred by it in construction of building.
22. That both the parties shall remain absolutely free to book sell/gift/donate/alienate or otherwise transfer their respective stipulated share to any prospective buyer they may deem fit in their independent capacity at any-time and they shall be exclusively authorized to receive sale consideration/advance/installments against such sale and issue receipts of the same.



FOR STAR INFRABUILD  
Eg. Lal Singh.  
Partner

23. That at time of division of the built-up portions, ratio wise, if any portion remains which could not be divided beneficially, in such event both the parties shall have the option to take up such area and compensate the other party on mutually agreed terms.

24. That the application for necessary permission/ sanction from the competent authority will be made by the LAND OWNER but will be pursued by the DEVELOPER at their own expenses. After necessary permission/ sanction is granted by the competent authority, both the aforesaid parties shall within 07 (Seven) days on receiving the said permission/ sanction will execute supplementary agreement for division.

25. That both the LAND OWNER and DEVELOPER hereby agreeing that the DEVELOPER will submit the proposed building development plan to be approved from Nagar Nigam and concerned authority within 30 days from the date of signing of this development agreement and getting it approved from the authority.

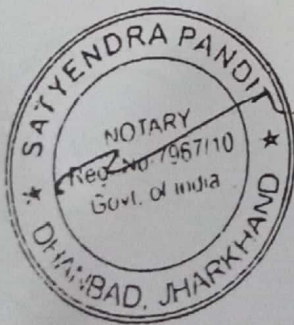
26. That the LAND OWNER shall have the right to give suggestions in preparing the plans, designs by the architect in consultation with the DEVELOPER. However, the LAND OWNER shall interfere with day-to-day work in executing construction, completion of work of the development of the property and can verify if the development work is not being made as per sanction plan approved by Nagar Nigam.

27. That it is also agreed that all the common amenities and facilities like entrance gate, staircase, lift etc., sewer lines, and security shall remain common for all occupants of the proposed building and the maintenance charges towards common facilities and amenities shall be charged effective from the date when the area is started to be used by the Tenant or Purchasers either from the side of LAND OWNER or the DEVELOPER. Further upto the time of formation of building society,

For M/S STAR INFRABUILD

Eg. Satish Singh,  
Partner  
31/01/2022

MP. Rashid  
31/01/2022



FOR STAR INFRABUILD  
Eg. Satish Singh,  
Partner

the aforesaid maintenance charges shall be received by the DEVELOPER and after the formation of the building society, the aforesaid maintenance charges shall be received by the representatives of building society.

28. That it is also agreed that the LAND OWNER shall execute a general power of attorney in favour of SRI EQBAL SINGH- Partner of M/s STAR INFRABUILD after the Plan are approved by Nagar Nigam for getting all kinds of sanctions allocations as may be required in construction of the building. The DEVELOPER shall have a right to book and sale its stipulated share by virtue of this power of attorney. Further the LAND OWNER hereby undertakes that he will handover all the original deeds & documents of the said property to the DEVELOPER at the time of executing the general power of attorney in favour of the DEVELOPER, the receipt whereof duly be provided by the DEVELOPER.

29. That the LAND OWNER undertake that the aforementioned property is absolutely free from all the encumbrances whatsoever and assure to clear all the dues like Holding Tax, Water Tax etc. of the Government or Semi Government Department or Nagar Nigam or local bodies or local authorities or any individual etc. if found relating to the land prior to the execution of this agreement. The LAND OWNER irrevocably undertakes that he shall be responsible regarding legal title of the said property and in any event the project is stopped due to any reason regarding title of the said LAND OWNER, he shall remain responsible to sort out all such disputes and the time period of completion of project shall be increased accordingly.

30. That it is agreed that the delay caused in construction and development due to any natural calamity or curfew imposed or lockdown due to any pandemic or epidemic or due to any defect in the title of the LAND OWNER or due to any boundary dispute with the neighbor or family

For M/S STAR INFRABUILD

Egbal Singh  
31/01/2022  
Partner

MD. Rashid  
31/01/2022



FOR STAR INFRABUILD  
Egbal Singh  
Partner

members, stay/inspection order of the court would not be the responsibility of the DEVELOPER and time consumed in clearance of all above mentioned hurdles shall not be counted within the stipulated period of construction i.e. 36 months (Thirty- Six Months).

31. That it has been expressly agreed by and between both the parties that in case of delay in handing over the possession of the stipulated share of the owner within the time of 36 months (Thirty- Six Months) as mentioned above due to reasons other than mentioned in immediate aforesaid clause, a further period of 06 (six) months will be allowed as a grace period.

32. That it is also agreed by and between both the parties that in case of further delay in handing over the possession of the stipulated share of the owner within the stipulated time of 42 months (Forty- Two Months) [including the grace period of 06 (six) months], then in such circumstances, the Developer shall pay monthly rental of Rs. 5,000/- (Rupees Five Thousand only) of each flat of the Land Owner's share (as mentioned in clause 2 above) to him till the date of handover of land owner's share to him.

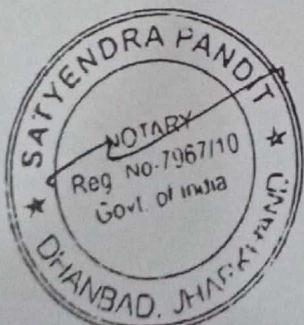
33. That it is also agreed by and between both the parties that the DEVELOPER shall be entitled to display their board at the site and will be free to advertise the project in what so ever manner the DEVELOPER deems fit and necessary as and when required at their own cost and expenses.

34. That the responsibility for the payment of all municipal and property taxes shall be borne by the LAND OWNER and GST, fees, duties etc. levies shall be that of the LAND OWNER and DEVELOPER in proportion to their shares as and when becoming applicable. Further the GST applicable on the LAND OWNER'S share (as mentioned in Clause no. 2) shall be paid by them to the DEVELOPER within 07

For M/S STAR INFRABUILD

Egdaal Singh.  
31/01/2022  
Partner

M.D. Rashid  
31/01/2022



FOR STAR INFRABUILD  
Egdaal Singh.  
Partner

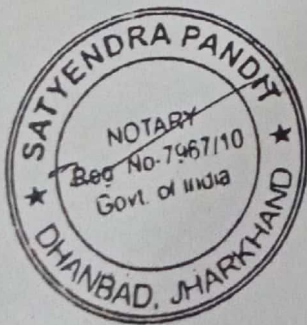
(seven) days from the date of handover of their share to them by the DEVELOPER and in case, in between the running project, if the LAND OWNER sold their share (as mentioned in Clause no. 2) to any buyer, then in that case also, the LAND OWNER is liable to pay GST on it within 07 (seven) days to the DEVELOPER.

For MIS STAR INFRABUILD

M.D. Rashid  
31/01/2022

G. S. Singh  
31/01/2022 Partner

35. That it has also been agreed by and between both the parties that the DEVELOPER shall keep the LAND OWNER indemnified and safe against all the enforcing labour laws and other laws and if any accident occurs at the works, the DEVELOPER shall clear it up with their own resources and the LAND OWNER has no legal or monetary responsibility in such situation.
36. That the Developer hereby undertakes to construct the building strictly as per the specifications mentioned in Annexure 'A'.
37. That this agreement for development is being executed between both the parties for the construction and development of the multistoried residential building on the said property. In case both the parties agree for further development on the said property, the additional cost of the same shall be borne by both the parties in equal ratio.
38. That, it has been agreed by and between both the parties that all the expenses required in developing/ taking approvals/ sanctions etc. in any manner in the said property will be borne by the DEVELOPER.
39. That the LAND OWNER and the DEVELOPER have entered into this agreement on principle- to- principle basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership between the DEVELOPER and the LAND OWNER or as a joint venture or a joint adventure between LAND OWNER and DEVELOPER nor shall the DEVELOPER and LAND OWNER in any manner constitute an association of persons. Each shall be strictly



FOR STAR INFRABUILD  
G. S. Singh  
Partner

responsible for its own income tax liability/GST liability or other liabilities if any and shall keep the other party thereto indemnified from and against the same at all time.

40. That Both the parties hereby specifically agree that for the smooth running & completion of the project, both the parties shall fully co-operate with each other. Be it mentioned that the LAND OWNER here in agrees that they will co-operate with the DEVELOPER by signing and executing any additional application and other documents as may be required from time to time for completion of the project.

41. That it has also been agreed by and in between both the parties hereto that in case of any dispute or difference arising between the parties in respect of meaning and interpretation with regard to any of the clauses of this agreement or in respect of its execution or in case of any dispute crops up between the parties hereto relating to / arising out of / in connection with this Agreement including interpretations of any terms this Agreement the same shall referred to the arbitration of an arbitral tribunal under the provisions of the Indian Arbitration and Conciliation Act, 1996, comprising of (3) arbitrators to be entitled through appointment of two arbitrators (one each by each of the parties) by parties hereto and third by two arbitrators appointed by parties hereto. The decision of such arbitral tribunal shall be final and binding on both the parties hereto but the jurisdiction shall be in Dhanbad. But in case both the parties are not satisfied with the decision of Arbitrators than both the parties are free to move in the Court of Law.

#### ANNEXURE A

#### SPECIFICATIONS

Structure	: RCC framed structure building with seismic Zone III compliance, Concrete solid block masonry.
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FOR STAR INFRABUILD  
Eg. Sat Singh  
Partner

For M/S STAR INFRABUILD

Egdeal Singh.  
31/01/2022 Partner

M.D. Rashid  
31/01/2022

<b>Walls</b>	:	<ul style="list-style-type: none"><li>• Internal walls shall be finished with branded wall putty.</li><li>• Exterior furnished with Weather coat paint.</li></ul>
<b>Flooring</b>	:	<ul style="list-style-type: none"><li>• Designer vitrified tiles flooring in all Rooms &amp; living areas.</li><li>• Granite finish flooring in all common Area of Building.</li><li>• Anti- skid tiles flooring for Kitchens &amp; Bathrooms</li></ul>
<b>Doors</b>	:	30 mm thick flush door
<b>Windows</b>	:	Three Track Anodized Powder Coated Aluminium Sliding Window.
<b>Electricals</b>	:	All electrical wiring would be in concealed conduits with premium make wires, Switches of Anchor/Havells or equivalent. ELCB and MCB will be provided.
<b>Lift</b>	:	Most modern lift with permanent texture paint of Make: OTIS/JOHNSON/KONE
<b>Fire Fighting System</b>	:	Fire Safety system at each floor.
<b>Power Backup</b>	:	Silent Diesel Generator for standby power supply for common area, lighting, lift, water pump at extra cost.
<b>Intercomm Facility</b>	:	Intercomm facility in every residential flat



FOR STAR INFRABUILD  
Egdeal Singh.  
Partner

Water Supply	:	24 hours water supply from Deep Tube Well.
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IN WITNESS WHEREOF BOTH THE PARTIES HAVE EXECUTED THIS AGREEMENT AND PUT THEIR HANDS AND SEALS ON THIS 31<sup>st</sup> DAY OF JANUARY, 2022 (TWO THOUSAND AND TWENTY-TWO)

**WITNESSES:**

1. M.D. Sobir Ansari  
 Sohete M.D. Aziz Ansari  
 Hiranagar Police Line  
 Dhanbad.  
31.01.2022

**PARTY OF THE FIRST PART:  
 (LAND OWNER)**

M.D. Rashid  
31/01/2022

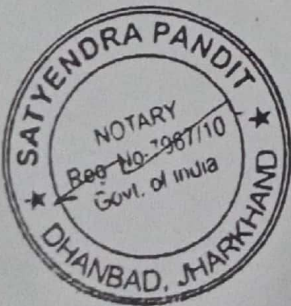
.....  
 (MOHAMMAD RASHID)

2. MD KAIFALI  
 S/O MD RASHID  
 SHAM SHER NAGAR  
31.01.2022

**PARTY OF THE OTHER PART:  
 (DEVELOPER/BUILDER)**

For M/S STAR INFRABUILD  
Egbal Singh  
 Partner  
31/01/2022

.....  
 (M/s STAR INFRABUILD)



[Signature]  
 31/01/2022  
 NOTARY  
 DHANBAD  
[Signature]  
 31.01.22

Authorised  
 u/s 297 (i) (c) of the Cr. P.C. 1973  
 (Act No 11 of 1974) & u/s (8) (i)  
 of the Notaries Act 1952  
 (Act No 53 of 1952)

**FOR STAR INFRABUILD**

Egbal Singh  
 Partner