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GRN. 2103738039

09.01.21

अपमान कर्णित जमीन का मूल्य भाग १००%
के अनुसार विधारित न्यूनतम मूल्य १००% के

अचल अधिकारी चण्डी से प्राप्त सूची ०९/०१/२१

अनुसार दस्तावेज में वर्णित मौजा चण्डी

नाम 51 के नया रूप वोश्या लक्ष्मी अर्थात्

वि. नं. ५१/१०५/२०२१

०९.०१.२१

Teer Bazar

Ext. 149105-

149105-

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on the 6th day of January 2021 (Two Thousand Twenty one) BY and BETWEEN 1. SRI. BAJRANG LAL RITOLIA (UID NO. 2637 1131 8765), S/o Late Sri Jai Narayan Ritolia, by faith Hindu, by caste Marwari, resident of Purana Bazar, Dhanbad, P.S & District Dhanbad, hereinafter called the LAND OWNER/FIRST PARTY (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his executors, heirs, successors, administrators, legal representatives and assigns) of the ONE PART.

AND

M/s. J. G. CONSTRUCTION, a Partnership firm, incorporated under The Partnership Act, 1932, registered office at Purana Bazar, Dhanbad, P.S and District Dhanbad represented by its partner 1. SRI JAGDISH PRASAD KABRA, (HUF) represented by its Karta Sri Jagdish Prasad Kabra (UID No. 4073 9262 4096), S/o Late Sita Ram Kabra, by faith Hindu, by caste Vaishya, by occupation business, residing at B. M. Agarwala Colony, Dhansar, P.O & P.S Dhansar, District Dhanbad, 2. SRI GYANDEO AGARWAL (UID NO. 3108 1201 4468), S/o Late Sri Gajanand Agarwal, by faith Hindu, by caste Agrahari Vaishya, by occupation business, residing at Purana Bazar, Dhanbad, P.S & District Dhanbad, 3. SRI NARESH KESHRI (UID No. 7339 0739 2659), S/o Sri Kailash Prasad Keshri, by faith Hindu, by caste Baniya, by occupation business, residing at Rajground, Katras More, P.o & P.S Jharia, District Dhanbad, 4. SRI AMIT KUMAR BARANWAL (UID No. 3723 2240 5321), S/o Sri Holisharan Prasad, by faith Hindu, by caste Baniya, by occupation business, residing at 134, Bartan Patti, Gol Ghar, P.O and P.S Jharia, District Dhanbad, hereinafter called the DEVELOPER/SECOND PARTY (which expression shall unless excluded by or repugnant to

J.G. CONSTRUCTION J.G. CONSTRUCTION J.G. CONSTRUCTION J.G. CONSTRUCTION
Amit Kumar Proprietor Naresh K.Y. Keshri Proprietor Gyandeo Agarwal Proprietor J.P. Kabra Proprietor



9/01/2021 09/01/21

कार्यालय अन्वयत व नस्बामा
गावर विभाग

रा एभाणीकत मुम्बारासमा

सुखकारिण्य एव बापुदारा म सं 100

पतापति का नाम

अजंठा प्रांत रिशाली
अजंठा रिशाली
अजंठा रिशाली

कार्यालय को इम्तासर

2021 मूक एव 09/01/21


9/01/21



Signature
09/01/2021



09/01/2021


 Smt. Narmada Sethani
 Gyan deo Agarwal (2)
 Naresa Kr. Keshri
 Amit Kumar
 06/01/2021

WHEREAS the survey settlement Plot No. 4136 appertaining to Nagarpalika Khata, measuring an area 4.5 kattha or to say 7.43 Dec. of land within Mouza Dhanbad, Mouza no. 51, under P.S and District Dhanbad, morefully described in the schedule 'A' below by the Landowner's mother Smt. Narmada Sethani by virtue of Regd Deed of Gift, being No. 854 dated 13/02/1947 from Smt. Mokhda Sethani, Registered at Dhanbad Registry Office and entered in Book No. 1, Volume No. 2, pages 432 to 457 for the year 1947 morefully described in the Schedule 'A' hereunder written (hereinafter referred to as "THE SAID PROPERTY") and delineated in the Map or Plan hereto Annexed as Annexure - 'A' and the plan is became an integral part of this Agreement.

WHEREAS after the death of said Smt. Narmada Sethani, her only son namely Bajrang Lal Ritolia the land owner is inheriting and enjoying the same peacefully by virtue of inheritance and thereafter mutated his name in the sherista of Landlord The State of Jharkhand vide Rent Assessment Mutation Case No. 05(III) 2011-2012 and paying the rent for the same under Thoka No. 5010.

AND WHEREAS the land owner covenant that the said property is in his exclusive possession with absolute right, title and interest in the same and the said property is free from all encumbrances debts, liens, charges and attachments and is in marketable condition and the land owner has good right full power and absolute authority to transfer the whole or part of said property to any person, firm or company as per his own choice..

AND WHEREAS the Developer approached the owner and have offered them to develop the said property by constructing a Multi-Storied Building consisting of Residential & Commercial unit with modern & up to date amenities thereon at their own cost as per approved plan which will be sanctioned by the town planner **DHANBAD MUNICIPAL CORPORATION** and agreeing to built and allocate to the owner 38% of the total built area in the residential & commercial units (hereinafter referred to as the "Owner Allocations"). The developer shall be entitled to retain the 62% of the total built up area in the residential & commercial units (hereinafter referred to as the "Developer Allocations").

AND WHEREAS the Developer shall arrange all finances and shall bear all the expenses exclusively for the development of the schedule "A" property such as: -

- i) Expenses towards approval of drawing / plans
- ii) Cost of entire construction of the multi-storey complex
- ii) Any other expenses which may be incurred for the development of the schedule "A" land.

AND WHEREAS the parties hereto have decided to reduce the terms and conditions in writing to avoid any disputes and misunderstandings, if any, which may arise in future.

AND WHEREAS the commercial value of the property fixed by government is Rs. 59,64,200/- (Rupees Fifty nine lakh sixty four thousand two hundred only) and the Second Party/Developer is paying stamp duty and registration fees in this amount

G. CONSTRUCTION
 Amit Kumar
 Proprietor

J.G. CONSTRUCTION
 Naresa Kr. Keshri
 Proprietor

J.G. CONSTRUCTION
 Gyan deo Agarwal
 Proprietor

J.G. CONSTRUCTION
 J.P. Keshri
 Proprietor



Jagan Prasad Kishore

(3)

Gyan Deo Agarwal

Naveen K. Keshri

Amritinder

06/01/2021

I. NOW THIS AGREEMENT WITNESSETH AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. In these presents unless there is something contrary or repugnant to the context or subject:-

(i) "NEW PROJECT" shall mean the multistoried building as sanctioned by any component authorities intended to be constructed on the said property and shall include the residential, commercial space and car parking and other common spaces intended for the enjoyment of its occupants.

(ii) "NEW PROJECT PLAN" shall mean the Plan to be sanctioned by component authority and shall include any amendments thereto and/or modification thereof made or caused to be made or caused to be made by the Land Owner or the Developer or the Architect.

(iii) "PROPERTY" shall mean that all the piece and parcel of land measuring 4 Kathas and 8 Chataks (be the same a little more or less) part of Plot No. 4136 more-fully and particularly described in the Schedule 'A' hereunder written and is delineated in the plan Annexure 'A' attached with agreement.

(iv) "LAND OWNER ALLOCATION" shall mean and include the following:-

(a) Out of the Land owner's land the building having 38% of the total saleable area with parking space approx for the joint owner of the total saleable area together with proportionate share in the undivided land and common portion, for the present land owners.

(b) The land owner will get flats, shops, offices with parking space in completed in standard form to the extent of 38 % of land owner's share, without making payment on any count.

(c) The right of user of the common portion and/or common facilities in the proposed building and proportionate right in the land over which the proposed building is constructed.

(d) The land owner's proportion shall be ascertained and marked floor wise and in parking share, in the sanctioned plan, before starting sale or entering into the agreement to sale of the flats, space etc. to the intending purchasers.

(e) Proportionate right of the land on which the building has been constructed, common parts, portions and/or facilities in the proposed building

J.G. CONSTRUCTION

Amritinder
Proprietor

J.G. CONSTRUCTION

Naveesh K. Keshri
Proprietor

J.G. CONSTRUCTION

Gyan Deo Agarwal
Proprietor


J.G. CONSTRUCTION

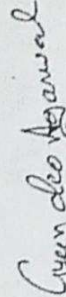
J.P. Keshri
Proprietor

Handwritten signatures and dates:
Gangul
Joginder Prasad
Kumar
(4)
Gurdeep Aggarwal
Navesh K. Keshri
Amit Kumar
06/01/2021

- (v) "DEVELOPER ALLOCATION" shall mean and include only 62% of the total saleable area. The land and/or in the proposed building including the following:-
- (a) The entire saleable area save and except 38% built up space and for car parking space allotted to the owner as aforesaid including the undivided share in the land on which the proposed building is to be constructed.
 - (b) Rest remaining of the parking space i.e. 62% comprised in the basement floor of the proposed building and/or the open land comprised in the premises other than the parking space reserved/allocated for the land owner in the land owner's position of the proposed building.
 - (c) Proportionate right in the land on which proposed building is to be constructed and other common parts, positions and/or facilities in the proposed building.
- (vi) "SPECIFICATION" shall mean such specifications as to the construction materials and shall be determined by the architect of the said building for the time being and the same are more fully and particularly described in the Schedule 'B' hereunder written.
- (vii) "COMMON FACILITIES AND AMENITIES" shall include corridors, hallways, staircase, passageways, driveways, common lavatories provided by the developer, pump room, tube well, overhead tank, water pump, motor, generator and transformer as to be provided by developers and other facilities which may be mutually agreed upon between the parties, Flat owner/Purchaser.
- (viii) "COMMON EXPENSES" shall mean and include all expenses to be incurred by the purchaser for the maintenance, management, upkeep security and administration of the said property and other common purpose. (Schedule-'C')
- (ix) "PARKING SPACES" shall mean the covered space in the basement of the building and also in the open space surrounding the building capable to being parked therein or there at motor cars and two wheelers and as may be car parking by the developer therefore.
- (x) "SALEABLE SPACE" shall mean the constructed area consist of flats, commercial space, car parking space etc. in the building available for independent use and occupation by the purchaser.
2. The land owner above named have agreed to appoint the Developer as the developer of the said property with a right to develop and/or commercially exploit the same at their own cost risk, responsibility and on principal to principal basis and not as agent of the owner by constructing building on the said property as per plan that will be submitted on mutual consent of both the parties and be sanctioned by the Competent Authorities and as per the terms and conditions that may be imposed by the local and central authorities.

J.G. CONSTRUCTION **J.G. CONSTRUCTION** **J.G. CONSTRUCTION** **J.G. CONSTRUCTION**
Amit Kumar Navesh K. Keshri Gurdeep Aggarwal J.P. Keshri
Proprietor Proprietor Proprietor Proprietor


 Anil Kumar
 Proprietor
 (5)


 Gyandeo Agarwal
 Navesh K. Keshri
 Anil Kumar
 06/01/2021


3. On the execution of this agreement the land owner shall grant to the developer license to enter upon the said property as a licensee only for enabling them to execute, implement, develop and complete the said property. It is hereby expressly agreed by and between the parties hereto that the possession of the said property is not being given or intended to be given to the developer in part performance as completed by section 53A of The Transfer of Property Act, 1882. The land owner and the developer hereby confirm the same shall become formal possession of the property being proportionate share of land in favour of the developer only after the aforesaid exchange of 38% of total construction as mentioned in 1(iv) above of residential and commercial units including parking spaces in the aforesaid multistoried building.
4. That at time of division of the built-up portions, ratio wise, if any portion remains which cannot 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.
5. As consideration of the value of the said 38% of residential and commercial area including the parking spaces in the said property the land owner hereby agree to confirm the transfer of remaining 62% residential and commercial area including car parking spaces to the developer or their nominees out of the newly constructed multistoried building and agreed to sell the undivided proportionate share in the land attributable to such construction in favour of such nominees as per request of the developer.
6. That it shall be duty of the developer and land owner or their transferees to maintain the building grounds and other common facilities available to the developer, owner or their buyers and charges for the maintenance of the building and the common facilities shall be payable by the developer and land owner or their transferees proportionately as per their respective position on same rate according to the measurement of the area occupied by each of them.
7. That the portions of new project which has to be delivered to the owner shall be constructed, finished and delivered complete in each respect to the land owner within 60 months, provided no hindrance/objection raised from any corner whatsoever/whomsoever, from the date of sanction of plan subject to Force Majeure as referred in clause II(13). It is further agreed that for any reason whatsoever the developer fail to fulfill the above stipulations as regard to any extension of six months time will be granted to the developer by land owner. Even if after extension of time give by the land owner to the developer for completion of the new project the developers fails to complete the said new project within the extension period of six months and no further extension will be allowed.
8. It is hereby expressly, agreed and declared by the land owner that the delivery of possession of land owner's allocation of residential, commercial and parking area in the said new project by the developer to the land owner in the manner provided in the clause 1(iv) shall be the full consideration for transfer of developer's undivided share in the land comprised in the said property to the developer subject to terms & conditions as mentioned in clause 1(3) of this agreement in the year of handing over the possession of proportionate share of the

J.G. CONSTRUCTION **J.G. CONSTRUCTION** **J.G. CONSTRUCTION** **J.G. CONSTRUCTION**
 Anil Kumar Navesh K. Keshri Gyandeo Agarwal J.P. Keshri
 Proprietor Proprietor Proprietor Proprietor

Handwritten signatures and date:
(6) [Signature]
Santosh Prasad
Gyandeo Agarwal
Navesh Kr. Keshri
Architect
06/01/2021

9. The land owner hereby irrevocably grant & assigns all its development right in the property in favour of developer to develop the property and to undertake the project at its own cost, efforts and expenses. Whereupon the developer shall entitled to apply for and obtain necessary sanction, licenses & permissions from all concerned authorities for the commencement, development & completion of the project on the property.
10. The developer shall be entitled to develop the said vacant land by constructing building, consisting of residential & commercial space and car parking spaces and other construction thereon in accordance with the building (approved) plans and to sale of commercial space and any other constructed space out of their allocations in the building to be constructed on the said property as the developer in their discretion think fit and to receive and realize of the sale of such commercial space and parking spaces from intending buyers provided however the deed of conveyance for sale of commercial space and parking spaces along with undivided proportionate share in the land will be executed by the land owner & developer both and the receipt for payment will be given by the developer.
11. That the land owner shall have the right to give suggestion in preparing the plans, design by the architect in consultation with the developer. However, the land owner shall not interfere with day to day work in executing construction, completion of work of the development of the property. All materials used would be of superior quality and the construction work shall be on international standards. However, for more clarity the details of specification are being given as "Annexure B". The land owner has right to enter in the property to oversee the development or to ensure performance of terms of the agreement.
12. That it is also agreed by and between both the parties that the builder shall be entitled to display their board at the sight and will be free to advertise the project in whatsoever manner the builder deems fit and necessary as and when required at their own cost and expenses.
13. That it is also agreed by and between both the parties that the builder shall keep owner indemnified and safe against all enforcing labour laws and if any accident occurs at the works the developer shall clean it up with their own resources without involving the land owner.
14. That the developer shall act as an independent developer for construction of the new building on the said property and shall keep the land owner indemnified saved harmless and from and against all claims demand costs charges on any action, suits and proceedings arising if any act or commission or omission done by the developer during the construction of the new building on the said property.
15. That it is also agreed by and between both the parties that the developer is entitled to make building plan of land of agreement with adjacent land for which the developer is making efforts..

J.G. CONSTRUCTION J.G. CONSTRUCTION J.G. CONSTRUCTION J.G. CONSTRUCTION
Amit Kumar Navesh Kr. Keshri Gyandeo Agarwal J.P. K & B
Proprietor Proprietor Proprietor Proprietor


 (7) Jasbir Prasad
 Kumbhar
 Gyan Das Agarwal
 Naresh K R Keshri
 Amit Kumar
 06/01/2024

II. THE OWNER HEREBY AUTHORISES THE DEVELOPER TO DO, IF REQUIRED, THE ACTS, DEEDS, MATTERS, THINGS AND IN PARTICULAR SUBJECT TO OTHER PROVISIONS OF THIS AGREEMENT.

1. To have the plans of the proposed new project to be constructed on the said property prepared/amended in accordance with rules and regulation of the concerned authorities in consultation with the owner and to submit the said plans to the concerned authorities with the application for the approval and/or sanction and to do and sign all writing and undertaking as may be necessary in connection with the approval and sanction of such plan.
2. To appoint surveyors, engineers and contractors and other persons in connection with construction of new building on the said property.
3. To make application to the concerned authorities for obtaining electrical connection and to apply for permits or quotation for cement, steel and other controlled building materials.
4. To accept service of any writ, summons or other legal process or notice and to appear and represent the land owner in any court or before any court, Tribunal and any other authority in connection with and to commence or file suits, action or other proceeding in any court or before any public officers or Tribunal relating to the development of the said property or part or parts thereof and for any other purposes aforesaid to sign, execute and deliver or file necessary Vakalatnamas, Plaints, Orders, Applications, Affidavits, petitions, and other documents, paper and writings. In case of any legal proceedings initiated in any court of law against the title or interest of the land owner, the developer will take all effort to protect the title, interest and right to the land owner, but prior and advice to the land owner in this regard shall obtain by the developer at all times.
5. To enter into agreements to the sale of commercial space, parking spaces and other constructions in the new project with the intending purchasers except the owner portion of flat, commercial space, parking spaces.
6. To give on ownership basis or on other term the commercial space and car parking spaces etc. in the new project to be constructed, on the said land of the said property and to receive and appropriate sale proceeds to their own account in respect thereof.
7. And generally to do all acts deeds and things for developing the said property in accordance with sanctioned plan.
8. Whenever required by the developer the land owner will join the agreement for sale as seller with intending buyers who desire to acquire commercial space and car parking spaces in the new project out of the developer allocation on ownership basis. All amount receivable under such agreements for commercial space and car parking spaces shall be received by the

J.G. CONSTRUCTION J.G. CONSTRUCTION J.G. CONSTRUCTION J.G. CONSTRUCTION
 Anil Kumar Naresh K. Keshri Gyan Das Agarwal J.P. K & B
 Proprietor Proprietor Proprietor Proprietor

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Nareesh Kr. Keshri

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06/01/2021

- 9. On the completion of the said new project or even earlier, the land owner if so required by the developer, shall execute or join in the execution of all documents necessary for giving the buyers legal title to their respective commercial space and car parking including their undivided proportion share and right in the land.
- 10. The developer hereby undertakes and assures the owner that they shall act for the furtherance of the project in the manner that it does not adversely affect the owner in any manner whatsoever.

11. THAT THE OWNER HEREBY DECLARES:

- (a) That the said area of land comprised in the said property shown in the schedule "A" is more or less 4 Kathas and 8 Chataks.
- (b) The said property is freehold and the owner has good title to the above land.
- (c) That no notice of acquisition or registration by the Municipal Corporation or any local authority under the law for the time being in force has been received, served or issued affecting the said property or any part thereof and land owner are entitles to develop and/or cause to be developed the said entire property.
- (d) That there are no statutory claims, demands attachments or prohibitory orders made or issued by the Taxation Authorities, Revenue Authorities, Municipal Authorities, or any Government or other local bodies or authorities concerning or affecting the said property or any part thereof.
- (e) That there are no attachments claims demands, suits, decrees, injunction, orders, notices, insolvency notice petition or adjudication orders made or issued in the said property by any person or party thereof.
- (f) That apart from the land owner, no one else is entitled to or has any share right, title or interest in the said property or any part thereof.

12. That during the pendency of this agreements the land owner hereby undertakes not to enter into any agreement with any person, or company for development or sell of the said property or any part thereof save and except putting the developer in possession thereof as agent for the purpose of developments pursuant to this agreement and the owner further undertake not to do any act, deed matter or thing as shall be in contradiction of the declaration made by them in the preceding clauses.

13. The land owner and the developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is barred by the existence of a Force Majeure with a view that obligations of the party affected by the Force Majeure shall be suspended for the Force Majeure and/or Force Majeure shall mean Flood, earthquake, riots, war, storm, tempest, civil commotion or any

J.G. CONSTRUCTION J.G. CONSTRUCTION J.G. CONSTRUCTION J.G. CONSTRUCTION
Amit Kumar Nareesh Kr. Keshri Gyandeo Agarwal J.P. K & B
 Proprietor Proprietor Proprietor Proprietor

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*Jagdish Prasad
Kumar*

Gyandeo Agarwal

Naresh Kr. Keshri

Amit Kumar

06/01/2021

(9)

- 14. That the land owner will receive the consideration for sale of developer's share in the land of the said property in the form of construction area of land owner's allocation constructed by the developer, agreed as aforesaid land owner shall at no time demand any further premium or have any interest in future dealing regarding the sale of developer allocation of the constructed area provided in the entire new project comprises of commercial space and parking spaces etc. it is made absolutely clear and confirmed between the parties that if any further construction is allowed to be done in the said property in future by MADA or any other authority the same shall be shares between the parties in the same ration i.e. 38% to 62%.
- 15. That this agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.
- 16. The land owner will hold the land owner's allocation on the same terms and conditions as the purchaser of the other portions of the building according to the stand agreement that may be finalized by the developer in consultation with the land owner. The land owner will become member of Association of persons or co-operative housing society whichever is found suitable by developer and formed by them and the land owner and/or their nominees, respective agents, servants and licensees shall abide by the rules and regulations of the association or co-operative Housing society. They shall be entitled to use all common facilities in the building complex intended for utilization of the occupants of the building on the usual terms and conditions applicable to all for such utilization.
- 17. The land owner will bear and pay all outstanding charges and dues of whatsoever nature due and payable in respect of the said property like ground rent, property tax, water and electricity charges, municipal dues tax and other outgoing upto the date of this agreement and thereafter from the date of this agreement, all rent and taxes and other outgoings etc. in respect of the said property is applicable will be borne and paid by the developer and the developer shall indemnify the land owner against any dues or claims of non-payment for any amount in this regard upto the date of handing over the possessions of the entire land owner's allocation to the land owner.
- 18. In case any disputes crops up between the parties hereto relating to arising out of in connection with this agreement including interpretation of any terms of this agreement the same shall be referred to the Arbitrators appointed as per provisions of India Arbitration & Conciliation Act, 1996 or any modification or re-enactment thereof and the decision of the Arbitrators shall be final and binding on the parties.

SCHEDULE 'A' FORMING THE SAID PROPERTY DESCRIPTION OF THE LAND UNDER THIS DEVELOPMENT AGREEMENT

All the part and parcel of the land measuring more or less 4 Kathas and 8 Chataks or to say 7.42 Decimal of land, Mouza: Dhanbad, Mouza No. 51 situated at Purana Bazar, Muballa

J.G. CONSTRUCTION <i>Amit Kumar</i> Proprietor	J.G. CONSTRUCTION <i>Naresh Kr. Keshri</i> Proprietor	J.G. CONSTRUCTION <i>Gyandeo Agarwal</i> Proprietor	J.G. CONSTRUCTION <i>J.P. K...</i> Proprietor
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[Handwritten signature]

Sangdit Singh
K-160

(10)

Gyandeep Aggarwal

Naresh Kr. Keshri

Amit Kumar

06/01/2021

butted and bounded as follows:-

- North : House of Jagdish Kabra.
- South : 5" Street
- East : Municipality Road
- West : Municipality Road.

**SCHEDULE 'B' FORMING THE SAID PROPERTY
(SPECIFICATIONS)**


- Structure** : RCC frame structure with brick work in cement mortar as per design & specification.
- Cement** : Std. Make
- Out paint of the building** : Antifungus, Snowcem/as per 3D view design etc (Birla white putty and weather coat)
- Iron TMT** : ISI Mark Std. Make
- Drain water pipe** : ISI Mark Std. Make
- Elevation** : A unique blend of modern & original architecture
- Flooring** : Ceramic tiles flooring (size two feet by two feet)
- Walls** : All internal wall cement plastered with plaster of paris, all external wall of snowcem finish.
- Doors** : Door's frame of wood, shutter will be 32mm thick flush shutter, painted with a coat of primer with steel fitting.
- Windows** : Fully glazed steel/aluminum windows with grills painted with a coat of primer.
- Electrical** : (a) Concealed PVC circuit wiring using copper conductor with standard quality (Electrical accessories fixtures not included)
(b) All electrical switches and accessories of standard make (Anchor make)
- Kitchen** : (a) Flooring- Ceramic tiles flooring (size 1'-0"x1'-0").
(b) Working Platform- Green marble with steel sink.
(c) Dado- 18" high white glazed tiles.
- Bathroom** : (a) Flooring- Ceramic tiles flooring (size 1'-0"x1'-0").
(b) Dado- 18" high white glazed tiles.
(c) Fitting- All CP fitting will be standard make & chromium plated.
(d) Sanitary ware- White glazed vitreous sanitary ware and only cistern will be acrylic fiber glass in white colour.

J.G. CONSTRUCTION
Amit Kumar
Proprietor

J.G. CONSTRUCTION
Naresh Kr. Keshri
Proprietor

J.G. CONSTRUCTION
Gyandeep Aggarwal
Proprietor

J.G. CONSTRUCTION
J.P. K...
Proprietor


 Jagdish Prasad
 Kishor
 Gyan deep Agarwal
 Navdeep Kr. Keshri
 Amit Kumar
 06/10/2024

(11)

(FACILITIES)

- Stair** : One stair for general use.
- Lift** : Lift zoom up zoom down to your floor (Otis make).
- Parking** : As per agreement.
- Water Supply** : 24 hour water supply from deep boring tube well.
- Two bore-wells** : 500 feet depth with 2HP submersible pump.
- Water Tank** : 20000 liter (with partition).
- Water Connection** : Separate for each floor.

(ON EXTRA COST)

- Electricity** : Electric connection & separate transformer for the apartment on extra cost.
- Generator** : Standby generator goes in action if there is power failure on extra cost.

SCHEDULE 'C' COMMON EXPENCES

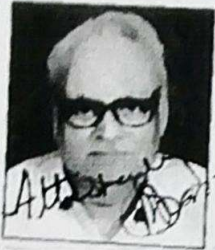
1. All cost of maintenance operating replacing, repairing, white washing, painting, decorating, redecorating, rebuilt, reconstructing, lighting the common portion and common area in the proposed building including its outer walls.
2. The salaries for all persons employed for the common purpose including Durwan, Security personnel, liftmen, sweepers, plumbers, electricians, etc.
3. Insurance premium for insuring the proposed building, if any.
4. All charges and deposits for supplies of common utilities to the co-owners in common.
5. Municipal tax, water tax and other levies in respect of premises and the proposed building save those separately assessed on the purchaser.
6. Cost of formation and operation of the association (if any), for the maintenance and management of the premises, the proposed building and common portion thereof.
7. Cost of running, maintenance, repairs and replacement of lift, transformer (if any), generator (if any), pumps and other common installation including their license, fee taxes and levies (if any).
8. Electricity charges for the electrical energy consumed for the operations of the common services.
9. All litigation expenses incurred for the common purposes and relating to the common use and enjoyment of the common portions.
10. All other expenses, taxes and other levies etc. as are deemed by the developer to be necessary or incidental or liable to be paid by the co-owners in common including such amount as be fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common portion.

That the land by this Agreement is not prohibited by Govt. i.e., does not come under Govt. Land, Settled Land, Bhudan Land, Forest Land and Adivasi Land and does not come under Govt. Acquisition land and the First Party and Second Party satisfied with the contents of this

J.G. CONSTRUCTION **J.G. CONSTRUCTION** **J.G. CONSTRUCTION** **J.G. CONSTRUCTION**
 Amit Kumar Navesh Kr. Keshri Gyandeo Agarwal J.P. Keshri
 Proprietor Proprietor Proprietor Proprietor

To chitra Prasad
 (12)
 Gyan also Agarwal
 Navesh Kr. Keshri
 Anil Kumar
 06/01/2024

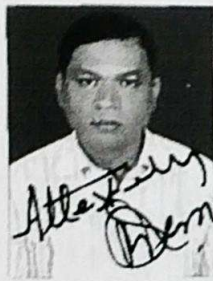
IN WITNESS WHEREOF both FIRST PARTY and the SECOND PARTY have signed this instrument on the day and date first abovementioned.



Navesh Kr. Keshri



Gyan also Agarwal



Anil Kumar



Paritosh Dey

Certified that the fingerprints of the left hand of each person whose photograph is affixed in the document have been obtained by me or before me

Rabindra Nath Sarkar, Deed writer, Chandernagore.

L.No- 6/87
 dt-06/01/2024

WITNESSES:

- 1. Prem Prakash BARNWAL
S/O- RANJANDRA PRASAD BARNWAL
FATEHPUR JHARIA

- 2. Paritosh Dey
S/O R.C. Dey
Sahibganj

J.G. CONSTRUCTION

Amal Kumar
Proprietor

J.G. CONSTRUCTION

Navesh Kr. Keshri
Proprietor

J.G. CONSTRUCTION J.G. CONSTRUCTION

Gyan also Agarwal J.P. Keshri
Proprietor