



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : cac2710a04f84d304507

Receipt Date : 11-Jul-2023 02:08:27 pm

Receipt Amount : 20/-

Amount In Words : Twenty Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : EastSinghbhum

Stamp Duty Paid By : VIDHI DEVELOPERS PVT LTD

Purpose of stamp duty paid : AGREEMENT

First Party Name : VIDHI DEVELOPERS PVT LTD

Second Party Name : NA

GRN Number : 2318188419



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

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director.

For Gautam Enterprises

[Signature]
Authorized Signatory



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 प्रिंट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

For Gautam Enterprises

[Signature]

Authorized Signatory

IDENTIFIED BY ME

ADVOCATE JAMSHEDPUR
26-9-23

LAND DEVELOPMENT AGREEMENT

THIS AGREEMENT made this the day of 11th July, 2023 at Adityapur Seraikella, Jharkhand.

BETWEEN

M/S Gautam Enterprises (PAN:AAZFG1437G) a partnership firm and having its registered office at F1/B, Sail city, New Pundag, Ranchi, represented by Nilima Singh D/O Fanindra Prasad Singh, (PAN:AREPS0312 G), Adhar No.xxxxxxxx4801, and Aashish Singh S/O Mr Narendra Prasad Singh Adhar No.xxxxxxxx1508, Pan No.LRXPS8616R both by faith Hindu, nationality Indian, resident of Nirvan Apartment, Flat No.501, Tagore Hill, Morabadi, Ranchi, Jharkhand, hereinafter referred to as the **LAND OWNER** (which expression shall unless Exclude by or repugnant to the subject or context shall mean and include its successors or successors in interest, nominees administrators, executors and/or assigns) of the **ONE PART**.



26 SEP 2023

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director.

For Gautam Enterprises

Nilima Singh
Authorized Signatory

- 2 -

For Gautam Enterprises

Aashish Singh
Authorized Signatory

IDENTIFIED BY ME
[Signature]
ADVOCATE JAMSH-EDPUP
26.9.23

AND

M/s. VIDHI DEVELOPERS PRIVATE LIMITED, (CIN: U70102JH2010PTC014507), a private limited company incorporated under the companies act 1956 and existing under Companies Act 2013, having its registered office at Vinayak Garden Office building, ground floor, Dhirajganj, Gamharia, opposite Sudha Dairy, Seraikella- 832109, Jharkhand, represented by its **Director MR. SANJAY KUMAR SINGH**, S/o Bipin Bihari Singh, by faith Hindu, nationality Indian, Resident of Flat No. 501, K- Block, Vasundhara Estate, NH-33, Mango Jamshedpur, Jharkhand herein referred to as the **DEVELOPER**, (which expression shall unless excluded by or repugnant to the subject or context shall mean and include its successors or successors in interest, nominees administrators, executors and/or assigns) of the **OTHER PART**.

Whereas the **LAND OWNER** is sole and exclusive owner and in possession of the total land measuring 181 Decimal comprise in being Khata No.55 and 17, plot No.471 and 472, in Mouza Dobo, Thana No.331, PS Chandil , District Seraikella Kharsawan, Jharkhand, and more-fully described in schedule " A".

Whereas the land owner purchases the below schedule land with another adjoining land from Hi-tech Heritage limited, land measuring 66 decimal through vide Deed No. 818/738 dated 27/02/2023, book No. 1, Volume 125, and correction deed No.2584/2391, dated 27/06/2023, and land measuring 115 decimal, from Kilburn Management services private ltd, vide deed No. 819/739, dated 27/02/2023, Book No. 1, Volume 126. correction deed No.2586/2393, dated 27/06/2023.



26 SEP 2023

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director.

For Gautam Enterprises

[Signature]

Authorized Signatory

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For Gautam Enterprises

[Signature]

Authorized Signatory

IDENTIFIED BY ME

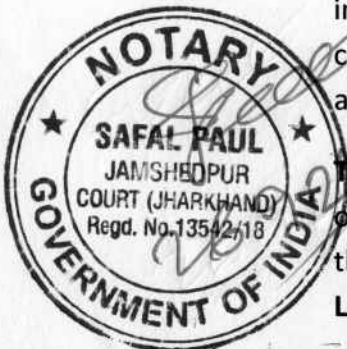
[Signature]
ADVOCATE, JAMSHEDPUR
26-9-23

Whereas Hi-tech Heritage limited purchased the land measuring 66 decimal from Shri Ram chandra Prajapati S/O Shri Bhikhariram Prasjapati through vide deed No.5427/5409 dated 29/07/2011 and Kilburn Services pvt ltd purchased the land measuring 115 decimal from Shri Dilip Dandapat S/O late Bhuwan Dandapat through vide deed no.2591/2468, dated 31/07/2021

Whereas Ramchandra Prajapati had purchased the raiyati land from Shri Jagarnath Mahato S/O Late Gobardhan Mahato through vide deed no.2889 dated 29/04/1976, and Sri Dilip Dandpat s/o Late Bhuwan Dandapat had purchased the schedule bellow raiyat land from Shri Sanjay Kumar Dan, son of late Sunil Kumar dan, through vide sale deed no. 5018//5002, dated 16/09/2010, and the same mutated in his name (Mutation Case no. 867/2010-2011) in the office of C.O. Chandil, dated 18/03/2011.

THAT the **LAND OWNER** have represented by NILIMA SINGH, D/O Fanindra Prasad Singh, and Aashish Singh S/O Narendra Prasad Singh both by faith Hindu, nationality Indian, resident of: Nirvana Apartment, Flat No.501, Tagore Hill, Morabadi, PO and PS Morabadi, Ranchi, in the state Jharkhand, that they have absolutely seized, in possession of and otherwise well and sufficiently entitled to the land property described in Schedule "A" and in the facts and circumstances as described aforesaid, the **LAND OWNER** expressed their interest to the **DEVELOPER**, to develop the land into a Residential Complex consisting of Residential spaces and associated infrastructure, by entering into a suitable agreement with the **DEVELOPER**.

THAT the **DEVELOPER**, has agreed to develop the land property and believing on the aforesaid representations and disclosures of the **LAND OWNER** about the same being full and correct disclosures, the **DEVELOPER** has agreed to the **LAND OWNER** proposal and hereto has agreed to develop the land property



26 SEP 2023

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director.

For Gautam Enterprises

[Signature]
Authorized Signatory

For Gautam Enterprises

[Signature]
Authorized Signatory

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[Signature]
ADVOCATE, JAMSHEDPUR
26-9-23

into a Residential Complex and Associated infrastructure, in the ratio of 65/35 percent developer and land owner share whereas being the share of the **LAND OWNER 35% of total Constructed area comprising of total spaces whether sold/unsold, and 65% being the share of the DEVELOPER**, on the terms and conditions herein mentioned below.

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

DEFINITIONS

1. **LAND OWNER:** Shall mean Gautam Enterprises, represented by NILIMA SINGH, D/O Fanindra Prasad Singh, by faith Hindu, nationality Indian, resident of: Nirvana Apartment, Flat No.501, Tagore Hill, Morabadi, PO and PS Morabadi, Ranchi, in the state Jharkhand , by faith Hindu, nationality Indian, the owner of the land property mentioned in **Schedule "A"** below and their respective executors, administrators, representatives, heirs, successors in interest.
2. **DEVELOPER:** Shall mean M/s. Vidhi Developers Pvt. Ltd., represented by its Director Mr. Sanjay Kumar Singh S/o. Mr. Bipin Bihari Singh, by Faith Hindu, nationality Indian, Address:- Vinayak Garden, office building, Grounf floor, Dhiraj Ganj, Tata Kandra Maid Road, oppositr Sudha Dairy, Seraikella, Kharshawan, Jharkhand, which shall mean and its executors, administrators, representatives, heirs, successors in interest.



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VIDHI DEVELOPERS (P) LTD.

[Signature]
Director.

For Gautam Enterprises

[Signature]
Authorized Signatory

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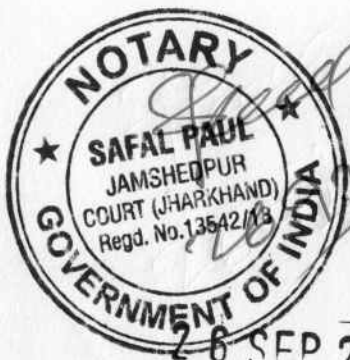
For Gautam Enterprises

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Authorized Signatory

IDENTIFIED BY ME

[Signature]
ADVOCATE JAMSHEDPUR
26-9-23

3. **LAND PROPERTY:** Shall mean all that piece of land, being more particularly described in the Schedule "A".
4. **COMMON FACILITIES:** Shall mean common facilities and amenities and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and management of the Residential Complex on Schedule "A" land. The LAND OWNER & DEVELOPER shall have proportionate right, title, interest in common facilities and amenities including the right to use thereof and available in the said residential complex till the time the Common facilities shall be transferred to the society formed & maintained by the Resident Association. After formation of society, all the right, title, interest in common facilities and amenities shall be transferred to the society.
5. **COMMON EXPENSES:** Shall mean and include proportionate share of the cost, charges and expenses for working, maintenance, upkeep, repairs, replacement of common parts and common facilities including proportionate share of municipal, property and other taxes and levies related to or connected with the said Residential Complex and the land property. All the common expenses shall be borne by the DEVELOPER till the time the Common facilities shall be transferred to the society formed & maintained by the Resident Association. After formation of society, all the common expenses shall be borne by the society.



6. **LAND OWNER ALLOCATION:** Shall mean and include the total constructed area in the form of only Residential spaces, parking spaces including unsold area, in the aforesaid LAND Property including any

For Gautam Enterprises

Nilima Singh
Authorized Signatory

For Gautam Enterprises

Aashish Singh
Authorized Signatory

IDENTIFIED BY ME

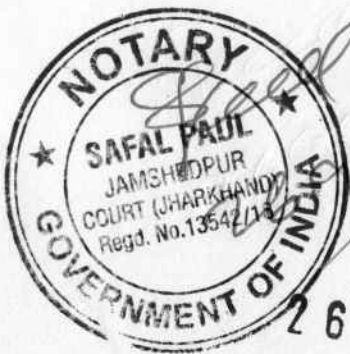
ADVOCATE JAMSI-EDPUP
26-9-23

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director.

such construction, that will be done in future on the said land property herewith agreed upon by the **LAND OWNER** and **DEVELOPER** as being exclusively allocate to the **LAND OWNER** and / or their nominee or nominees.

7. **DEVELOPER'S ALLOCATION:** Shall mean include the total constructed area in the form of Residential spaces, parking spaces including unsold area, in the aforesaid LAND Property including any such construction, that will be done in future on the said land property herewith agreed upon by the **LAND OWNER** and **DEVELOPER** as being exclusively allocate to the **DEVELOPER**.
8. **TRANSFER:** Shall mean with its grammatical variations transfer by voluntary handing over of possession and by any other mean/s, adapted for effecting what is understood as a transfer of space (Residential spaces) in the Residential Complex to purchasers thereof, although the same may not be within the definition of the terms as given in the Transfer of Property Act or other enactment.
9. **BUILT UP AREA:** Shall mean and include the individual and share wall area and carpet area of Residential Complex,
10. Words imparting singular shall include plural and vice-versa.
11. Words imparting masculine gender shall include feminine and neutral genders. Like wise words imparting feminine gender shall include masculine and neutral gender and words imparting neutral gender shall include masculine and feminine genders.



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VIDHI DEVELOPERS (P) LTD.
[Signature]
Director.

For Gautam Enterprises
Nilima Singh
Authorized Signatory

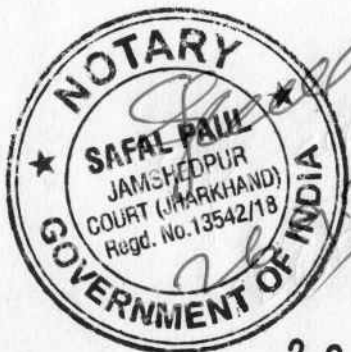
For Gautam Enterprises
Aashish Singh
Authorized Signatory

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ADVOCATE, JAMSHI-EDPUR
26-9-23

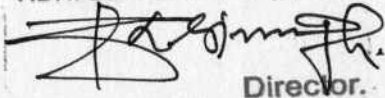
THE CONSIDERATIONS OF THIS AGREEMENT

1. **THAT** the **LAND OWNER** assures and guarantees, there is no existing agreement regarding the development or sale of the said land and that all other arrangement, if any, prior to this agreement, have been canceled and are being superseded by this agreement.
2. **THAT** the **LAND OWNER** assures and guarantees that the land property is free from any encumbrance attachment, charge, claim or demand whatsoever by or from any one whatsoever. The **LAND OWNER** will bear the responsibility, if in the future any legal complication/s arises regarding the title right of schedule "A" land.
3. **THAT** the **DEVELOPER** will develop and construct the Residential Complex, comprising Flats, Parking, named " VINAYAK AVENUE. " on Schedule "A" land as per building plan duly sanctioned by the authorized and competent authority of Jharkhand government.
4. **THAT** While preparing the plan the **DEVELOPER** will try to achieve the maximum F.A.R (Floor Area Ratio) as per building by laws of Jharkhand government. All the obligatory action will be completed by the **DEVELOPER** in respect of development, construction and transfer of the entire residential spaces, parking spaces etc, all the construction related expanses the **LAND OWNER'S** will not bear any cost or charges for the above-mentioned jobs. If developers opt for shelter fee instead of EWS



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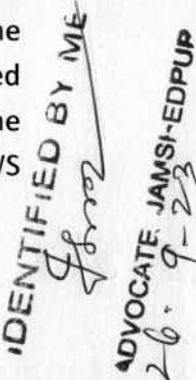


Director.

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For Gautam Enterprises
Nidina Singh
Authorized Signatory

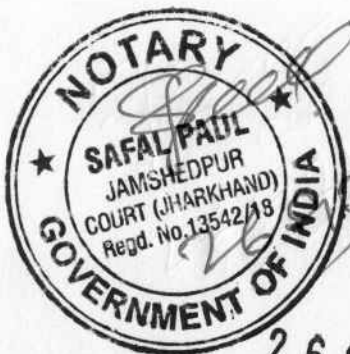
For Gautam Enterprises
Aashish Singh
Authorized Signatory

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ADVOCATE, JAMSHEDPUR
26.9.23

then land owner will have to pay shelter fee of his 35% share of total built up area.

5. **THAT the DEVELOPER shall at his own costs construct, create and complete in all respects of the proposed Residential Complex, and initially developer shall Rs.20000000.00(Rs.Two crore) which will be received from prospective buyer use in construction work and 35 % of Rs.20000000.00 (Rs.Two Crore) land owner share developers shall transfer later as per mutual understanding of both party. After above said amount all realization from the buyer 35% will be transferred or paid by developers to the land owner only of residential space and parking space (Development Charge, Power backup charges, Maintenance security charges etc not included in total consideration) as and when received. However, in case of non-payment of the proportionate amount of realization by the DEVELOPER to the LAND OWNER, the LAND OWNER shall have every right to stop the construction of the entire project by giving 15 days' notice to the DEVELOPER. The DEVELOPER shall open a separate bank account as per RERA Guidelines & shall credit all the realizations from the project in that account. The DEVELOPER shall prepare statement of entire realization from the project at month end and shall provide the same to the LAND owner within 7 days of following month. The DEVELOPER shall be fair and transparent & shall make full disclosure to the LAND OWNER regarding the realization from the buyer as and when required by the LAND OWNER.**

Where any flat/flats being unsold at the time of completion of the project, the LAND OWNER & the DEVELOPER shall have proportionate



26 SEP 2023

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director.

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For Gautam Enterprises
Nidhi Singh
Authorized Signatory

For Gautam Enterprises
Aushish Singh
Authorized Signatory

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ADVOCATE, JAMSHEDPUR

share on the unsold flats in the ratio of 35:65 respectively & shall be distributed in same ratio.

6. **THAT the DEVELOPER shall be entitled to negotiate, finalize and transfer /sell and receive the consideration amount of the sale of entire constructed units, parking space(of both party share) and other charges in the aforesaid Residential Complex to anyone, who-so-ever and such negotiation / finalization can be made at any time whether before starting the construction or during construction or after construction is complete. Sale of unit or flat will be recorded every month and will considered in 65:35 ratio between Developer and Land owner and distribution of all realization against property will be in same ratio. The LAND OWNER shall not be responsible for any unrealized amount from the PURCHASER & the DEVELOPER shall take full responsibility for collection of any unrealized amount from the PURCHASER.**

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



26 SEP 2023

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director.

- 10 -

For Gautam Enterprises
Nilima Singh
Authorized Signatory

For Gautam Enterprises
Aashish Singh
Authorized Signatory

IDENTIFIED BY ME
[Signature]

ADVOCATE JAMSHEDPUR
26.9.23

incurred by the LAND OWNER by reason of the negligence or wrongful act of the DEVELOPER.

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

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

10. **THAT the DEVELOPER** will have absolute right to sell, execute sale deed, receive consideration amount from prospective purchaser of entire built-up area of VINAYAK AVENUE residential project, which will be constructed on Schedule 'A' land.

11. **THAT the LAND OWNER** will hand-over temporarily (whenever required) the following original documents to the DEVELOPER



26 SEP 2023

VIDHI DEVELOPERS (P) LTD

Director.

For Gautam Enterprises

Authorized Signatory

For Gautam Enterprises

Authorized Signatory

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ADVOCATE JAMSHEDPUR
26.9.23

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

- a) Original purchase Deed.
- b) Link Deed related to Schedule 'A' land.
- c) Mutation Slip.
- d) Current Revenue Receipt.
- e) Khatiyan

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

13. THAT the DEVELOPER will prepare and submit the said building plan for approval by the authorized and competent authority of Jharkhand government, within 90 (Ninety) days from the signing of this Agreement, subject to all Up To Date relevant documents are provided by the LAND OWNER.



26 SEP 2023

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director.

- 12 -

For Gautam Enterprises
Nilim Singh
Authorized Signatory

For Gautam Enterprises
Aashish Singh
Authorized Signatory

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[Signature]

ADVOCATE, JAMSHEDPUR
26.9.23

14. THAT the DEVELOPER will construct and complete the entire proposed Residential Complex in good and work man-ship manner with all amenities specified herein within 42 (forty-two) months from the date of sanction of the plan by the authorized and competent authority of, Jharkhand government & 6 (Six) Months will be grace period and the DEVELOPER will use all standard materials as per attached schedule of specification as part of this agreement. If the DEVELOPER shall not be able to complete the construction within the above time-limit, this agreement shall be deemed to be terminated & the control & possession of the LAND shall go back to the LAND OWNER and the DEVELOPER shall have no control over the LAND. In such case DEVELOPER shall only be liable to bear all the financial & legal consequences by reason of the termination of this agreement.

15. THAT all out goings, demands rates, taxes in respect of below schedule land from the date of this Agreement shall be paid by the DEVELOPER and the LAND OWNER shall be liable for such amounts remaining unpaid till the date of this agreement.

16. The electricity connection shall be taken by the DEVELOPER in the name of Project Title & the charges shall be paid by the DEVELOPER itself.

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



26 SEP 2023

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director

For Gautam Enterprises:
Nilima Singh
Authorized Signatory

For Gautam Enterprises
Aashish Singh
Authorized Signatory

IDENTIFIED BY ME
[Signature]

ADVOCATE, JAMSHEDPUR
26-9-23

18. THAT it shall not be obligatory on the part of the DEVELOPER or their nominee/nominees to become members of the Owners Association or society, formed by the purchasers/owners of the Residential Complex and this association of the Purchasers/owners will maintain the property and shall pay all the charges of various Government Duties and levies and repair and any other outgoing relating to the said land property and the Residential Complex shall be payable by all the purchasers/owners. The Owners Association shall be the apex body, relating to all the interests of all the owners and shall work for the peaceful living of all members in the Residential Complex.

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

A= total area of Land owned by Land owner

B= total area of other adjoining land

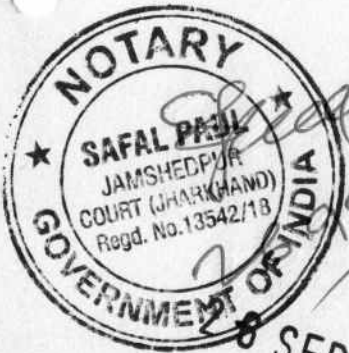
C= Total Area i.e. A+B

D= Total built-up area on the entire project land

E= Land Owners' share

F= $((D \times A)/C) \times 35\%$

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



8 SEP 2023

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director

For Gautam Enterprises
Nilesh Singh
Authorized Signatory

For Gautam Enterprises
Aashish Singh
Authorized Signatory

IDENTIFIED BY ME
[Signature]
ADVOCATE, JAMSHEDPUR
26.9.23

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

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

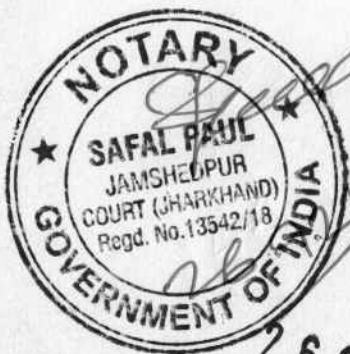
23. **THAT** in case of any dispute/s arising between the parties the court of authority situated at Seraikella / Jamshedpur, Jharkhand will have jurisdiction to decide the same.

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

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

26. **THAT** this agreement shall be executed in duplicate and one of them to be kept by each party & both copy shall be treated as original.

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



26 SEP 2023
VIDHI DEVELOPERS (P) LTD.
Director.

For Gautam Enterprises
Nilima Singh
Authorized Signatory

For Gautam Enterprises
Aashish Singh
Authorized Signatory

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ADVOCATE JAMSHEDPUR
26.9.23

28. IN WITNESSES WHERE OF, the parties here to have put their respective signature on this Agreement, on this 4th August, 2022 at Seraikella, Jharkhand, referred to as the commencement of this Agreement.

LAND OWNER
For Gautam Enterprises
Nilima Singh
Gautam Enterprises Authorized Signatory
Represented by
Nilima Singh

For Gautam Enterprises
Aashish Singh
Authorized Signatory

DEVELOPER
VIDHI DEVELOPERS (P) LTD.
Sanjay Kumar Singh
Director.
Director
Vidhi Developers Private Limited

WITNESS

- 1.
- 2.

VIDHI DEVELOPERS (P) LTD.
Sanjay Kumar Singh
Director.



IDENTIFIED BY ME
Sanjay Kumar Singh
ADVOCATE, JAMSHI-EDPUP
26-9-23

6 SEP 2023

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ALL THAT pieces and parcel of the revenue paying raiyati Residential land measuring total land 181 decimal comprised in khata no.55 and 17, Plot no.471 and 472, situated in mouza Dobo, Halka No. II, within the local limit of Chandil Block, thana No.331, P.S. Chandil, under registry office Saraikella, in the district of Sarikella Kharsawan, in the state of Jharkhand. And bounded by as following.

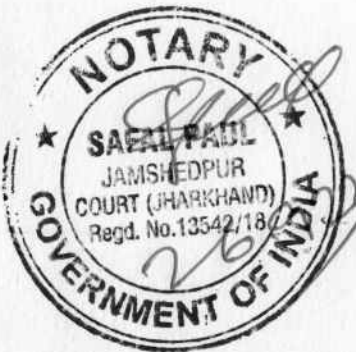
Plot No.471 (66 decimal)

North – Kilburn Management Serevices
South – Government Road
East - Ramchandra Prajapati.
West - Gally.

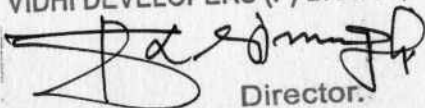
Plot No 472 (115 Decimal)

North - Plot no. 53,54 and 473
South - Ramchandra Prasapati, Hi tech heritage ltd
West - Bahadur Singh
East - Durga Mahto

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



26 SEP 2023
VIDHI DEVELOPERS (P) LTD.


Director.

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For Gautam Enterprises
Nilima Singh
Authorized Signatory

For Gautam Enterprises
Aashish Singh
Authorized Signatory

IDENTIFIED BY ME

ADVOCATE JAMSHEDPUR
26-9-23

FOUNDATION: R.C.C foundation as per design of structural consultants.

STRUCTURE: R.C.C Frame structure.

WALL: Wall shall be constructed with first class red brick/ fly ash brick/concrete blocks/brick. External wall thickness will be 10"/8" and internal wall thickness will be 5".

Plaster: In cement motor 1:6

Flooring: Vitrified Tiles flooring, Kajaria / Marbita or equivalent.

Balcony & Open Terrace flooring: Floor tiles (Anti Skid)

Parking area flooring: Crazy flooring in parking lots.

Water proofing: All roofs and toilets shall be treated with water proofing compound.

External wall finishing: All External walls shall be finished with putty over two coat of weather shield paint.

Internal Wall finishing: All Internal walls shall be finished with plaster of Paris punning on plastered surface and a coat of cement prime.

CHOWKHATS: Wooden/WPC (equivalent of size 5"x 2")

Entrance doors: Entrance door shutters of 32mm thick ISI Mark one side Teak finish flush door, finished with natural polish and other side painted with two coats synthetic enamel of specified colour over the coat of primer and putty.

Other doors: 30mm thick ISI Mark Flush Door shutters painted with synthetic enamel over a coat of primer and putty

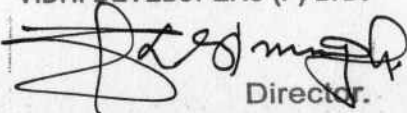
Windows: Aluminum Window (Double Shutter)

Stair Case: Railing – stainless steel

Flooring: Green Marble.



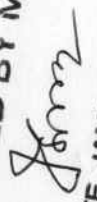
VIDHI DEVELOPERS (P) LTD.


Director.

- 18 -

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Aashish Singh
Authorized Signatory

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ADVOCATE, JAMSHEDPUR
26-9-23

KITCHEN

- a) Flooring: Floor tiles (Anti Skid)
- b) Working Platform: Granite Slab / Green Slab
- c) Dado: Premium quality 24" High Glazed tiles
- d) Sink: Stainless Steel Sink.

Corridor: Anti Skid tiles, Kajaria/Marbitto/somany/jonson or equivalent (Anti Skid)

BATHROOM

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

ELECTRICAL

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

T.V / Cable: One T.V. Point provided in Drawing room



8 SEP 2023

VIDHI DEVELOPERS (P) LTD.

[Signature]
Director.

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For Gautam Enterprises
Nilima Singh
Authorized Signatory

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[Signature]
ADVOCATE JAMSHEDPUR
26.9.23
For Gautam Enterprises
Aashish Singh
Authorized Signatory

Telephone Point: One telephone plug provided in drawing room.
Water Supply: Adequate Water supply shall be provided.
Lift: THYSON KRUPP / OTIS Elevator or equivalent in each block .
Electricity: Three phase connection to all the flats with a provision of separate meter.
Power back up: provided 800 watts emergency power back up with automatic change over.

Charges to be paid by the Land Owner:

Any extra work requested by the Land Owner shall be charged at prevailing market rates, and has to be paid to the Developer.


VIDAL DEVELOPERS (P) LTD.

Director.

For Gautam Enterprises
Nilima Singh
Authorized Signatory

For Gautam Enterprises
Aashish Singh
Authorized Signatory



PARTY IS IDENTIFIED
BY J. C. Gope
ADVOCATE, JAMSHEDPUR

IDENTIFIED BY ME

ADVOCATE JAMSHEDPUR
26-9-23

NOTARY 20-
SAFAL PAUL
JAMSHEDPUR COURT
(JHARKHAND)
ATTESTED

26 SEP 2023