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Government of Jharkhand

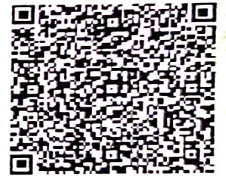
Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 2644634e99f8a90e2d8e
Receipt Date : 29-Apr-2024 08:24:11 pm
Receipt Amount : 100/-
Amount In Words : One Hundred Rupees Only
Token Number : 202400051262
Office Name : SRO - Deoghar
Document Type : Development Agreement
Payee Name : SHREE SHYAM DEVELOPERS (Vendee)
GRN Number : 2401858127

For Shree Shyam Developers

Shekhar Singh
Proprietor



निबंधन अधिनियम.....1908.....के अर्धान:- For Office Use :-
 और छोटानागापुर/संथालपरगना टेनेन्ती एक्ट की D. Agreement
 धारा.....21.....के अर्धीन भी ग्राह्य है और 184637100
 इण्डियन स्टाम्प एक्ट 1899 की अनुसूचि A(1) के feepaid
 खण्ड.....05.....के अर्धीन यथावत स्टाम्प सहित A1-46,15928
 (या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं) E- 2000-
LL- 3-
PR- 1-
 UJJWAL KUMAR SOREN
 निबंधन पदाधिकारी
 29/04/2024
 Pankaj Kumar
 Bogaone

Stamp
100/-

SABITA KUMARI

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

Rishnu Kumar Bagaria
For Shree Shyam Developers
Shekhar Kumar Gupta
Proprietor

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT executed and entered into at Deoghar, on this the 30th day of April Two Thousand Twenty Four

BETWEEN

LAND OWNER ---SRI BISHNU KUMAR BAGARIA, Son of Late Radhe Mohan Bagaria, by Religion Hindu, by category obc, resident of Station Road, B. Deoghar, P.S Deoghar, Subdivision, Subrgistry and Dist- Deoghar, Jharkhand PIN-814112, at present residing at Block-10, Flat-5 I, Space Town Housing Complex, Near Haldiram Pure Food, V.I.P. Road, Kolkata, West Bengal-700052, by Nationality-Indian, hereinafter referred to as the LAND OWNER (which terms of expression shall unless excluded by or repugnant to the context or meaning thereto, mean and include his heirs, successors in interest, executors, administrators, legal representatives, receivers, attorney holders and assigns thereof) of the FIRST PART, Aadhar No. xxxx xxxx 2814, PAN-ABKPB6602L ;

AND

DEVELOPER--SHREE SHYAM DEVELOPERS, Deoghar, through Proprietor SRI SHEKHAR KUMAR GUPTA, S/o Sri Naresh Chand Gupta, Grand son of Late Pyare Lal Agrawala, by religion Hindu, by category obc, resident of Station Road, B. Deoghar, P.S. Deoghar, Subdivision, Subregistry and District Deoghar, Jharkhand PIN-814112, by Nationality-Indian, hereinafter referred to as DEVELOPER (which expression shall unless excluded by or repugnant to the context or meaning thereto, mean and include its administrators, legal representatives, receivers, attorney holders, successors in office and assigns thereof) of the SECOND PART, Aadhar No. xxxx xxxx 6984 ;

WHEREAS the Party of the First Part will hereinafter be referred to in this Development Agreement as "LAND OWNER"

WHEREAS the Party of the Second Part will hereinafter be referred to in this Development Agreement as "DEVELOPER"

Rishu Kumar Bagaria

For Shree Shyam Developers

Shubhan in for

Proprietor

DESCRIPTION OF THE LAND

All that the 76,419 Sq. ft. of Revenue paying land situated at Mouza-Jhosagarhi, Thana, Subdivision and Sub-registry office Deoghar, in the District of Deoghar, in State of Jharkhand more particularly described in Schedule-I of this Agreement will hereinafter for brevity sake be referred to in this agreement as "THE PROPERTY";

RECITAL

WHEREAS the land owner are undisputed owner of All that the 76,419 Sq. ft. of Revenue paying land situated at Mouza-Jhosagarhi, Thana, Subdivision and Sub-registry office Deoghar, in the District of Deoghar, in State of Jharkhand more particularly described in Schedule-I of this Agreement and are enjoying undisputed peaceful possession of the same;

AND WHEREAS Shankar Lal Sanwaria and Nand Kishor Sanwaria, both sons of Late Ram Niwas Sanwaria, residents of Sonapatti Jharia, P.O. and P.S. Jharia, District Dhanbad, purchased the property All that 4 Bighas, 15 Kattas and 5 dhurs of unsurveyed Basauri transferable land as per Lakshmipur Local measurement equivalent to 1,29,639 Sq. ft. comprising under Town Plan Plot No. 643, 644, 645 and 646 situated in Mouza Jhosagarhi No. 582, within Deoghar Town, under Deoghar municipality ward No. XVI, by the side of Sahid Ashram Road formerly known as Brahmachari Road, under Jamabandi No. 1229, by a registered deed of sale on 23.07.1984 registered at registry office Deoghar entered in Book No. I, Volume No. 16, Pages 371 to 381, Being Deed No. 3007 for the year 1984, more fully shown in red color attached map therewith, from Kamdeo Jha, Rabindra Kumar Das and Ashok Kumar Mishra and seized and possessed over the same jointly by mutating name in the office of the Circle officer Deoghar and paying annual rent;

AND WHEREAS by a registered deed of Family Arrangement on 26.11.1996 registered at registry office Deoghar entered in Book No. 1, Volume No. 69, Pages 622 to 628, being Deed No. 2944 for the year 1996 made between Shankar Lal Sanwaria-1st Party and Nand Kishor Sanwaria -2nd party and as per said deed of Family Arrangement said property measuring 4 Bighas, 15 Kattas and 5 dhurs, being part of Town Plan Plot No. 643, 644, 645 and 646, under Jamabandi No. 1229, within Deoghar municipal ward No. 16, allotted in the exclusive share of said Nand Kishor Sanwaria;

Bishnu Kumar Bagaria

For Shree Shyam Developers

Sheshan in for
Proprietor

AND WHEREAS said Nand Kishor Sanwaria seized and possessed over the said property allotted in his exclusive share and he sold and transferred an area of 29,650 Sq. ft being part of Town Plan Plot No. 643, 644, 645 and 646, under Jamabandi No. 1229, within Deoghar municipal ward No. 16, out of the said property in favour of the Land owner Bishnu Kumar Bagaria by registered deed of sale on 21.09.1999 registered at registry office Deoghar entered in Book No. 1, Volume No. 163, Pages 587 to 611, being Deed No. 2776 for the year 1999 (Date of completion 30.03.2011) more fully shown in red color attached map therewith;

AND WHEREAS said Nand Kishor Sanwaria again sold and transferred an area of 85,887 Sq. ft being part of Town Plan Plot No. 643, 644, 645 and 646, under Jamabandi No. 1229, within Deoghar municipal ward No. 16, in favour of the Land owner Bishnu Kumar Bagaria by registered deed of sale on 21.09.1999 registered at registry office Deoghar entered in Book No. 1, Volume No. 163, Pages 612 to 652, being Deed No. 2777 for the year 1999 (Date of completion 30.03.2011) more fully shown in red color attached map therewith ;

AND WHEREAS the Land owner seized and possessed over the said purchased property measuring 1,15,537 Sq. ft. by mutating name in the office of the Circle officer Deoghar vide M.C. Case No. 1283/2005-2006 order dated 18.01.2006 and have been enjoying peacefull and absolute possession of the property, are competent and entitled to enter into any kind of agreement for THE PROPERTY.

AND WHEREAS IT IS FURTHER REPRESENTED AND DECLARED BY THE OWNER--

- (i) That the said property is under his exclusive possession with absolute right, title and interest and free from all encumbrances to transfer and convey the whole and part of the said property having fully marketable title thereby;
- (ii) That the owner has not created any encumbrances on the said property or any part thereof by way of sales, mortgage, exchange, lease, trust, assessment rights, gifts, lien, leave and license, permission, rent, possession, charges, inheritance or any other encumbrances whatsoever;
- (iii) That no notice or notification for acquisition/requisition under any act presently in force have been received, served or passed by the Deoghar Municipal Corporation, Income Tax Department, or any other Government Authorities for acquisition or requisition of the said property or any part thereof;

Prithvi Kumar Boparic

For Shree Shyam Developers

Sheshan Singh
Proprietor

- (iv) That there are no attachment, either before or after the judgement and there are no claims, demands, suits, decrees, injunctions, orders, notices, petitions or adjudication orders affecting the said property or any part thereof ;
- (v) That apart from the Land owner none else is entitled to or have any share, right, title or interest over and in respect of the said property or in any part thereof as a Partner or Partnership or Coparcener in any joint family or in any other manner howsoever.
- (vi) That the land owner have not entered in the past, into any agreement for the sale or development of the said property or any part thereof nor individually or jointly have made any arrangement with any one whatsoever regarding the said property or any part thereof.

AND WHEREAS the owner are interested in getting a Multi Storied Residential building Complex developed and constructed on the said property measuring an area of 76,419 Sq. ft. more fully detailed and described schedule herein after written through a Reputed Developer, who can develop and construct FLATS at its own cost and to acquire Super Built up area in the said building in the shape of Flats/Car parking's etc. hereinafter called as UNITS of the said property.

AND WHEREAS the aforesaid Developer accepted the offer to develop and construct at its own cost a multi storied commercial cum residential building (hereinafter referred to as "said building") on the said property and the aforesaid LANDOWNER as agreed to acquire 50% share in the total collected revenue as consideration, for parting of the said property as well as the DEVELOPER agreed to acquire 50% share in the total collected revenue as consideration, towards the cost & expenses to be incurred in the construction of the said building. Total collected revenue means sales proceeds less sales and sales promotion expenses and diviation expenses to DMC in excess of normal fees.

AND WHEREAS after the negotiations between the parties hereto, the aforesaid LANDOWNER and the aforesaid DEVELOPER and on the representations and declarations made by the LANDOWNER as herein recorded, an Agreement for Development of the said property has been arrived at between the parties hereto, upon the terms and conditions herein after appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

Ashwin Kumar Bogarisa

For Shree Shyam Developers

Sheshan M J

Proprietor

1. DEVELOPER

The LANDOWNER hereby recognize the aforesaid Developer as the Developer of the Said Property and grants to the Developer, who hereby accepts from the LANDOWNER the exclusive right of physical possession, license to marketing, sales, construction, design, development and maintenance in respect of the Said Property from the day of execution of this deed/agreement fully described in the Schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter mentioned. The building will be constructed within period of 36 months with the grace period of 6 months from the date of commencement of the construction, subject to force majeure.

2. DMC/FAR

The Developer and the LANDOWNER have jointly assessed the permissible F.A.R as per DMC building bye-laws, on the said property, which shall be distributed over several floors of the said building, however, the actual built-up area shall be as per the plan sanctioned by the DMC or any other authority has powers in this regard.

3. PLANS/DRAWINGS

The Developer shall proceed expeditiously with preparation of plans and drawings for the said buildings, on the said property after execution of this Development Agreement/deed.

3.1. BUILDING PLANS

The LANDOWNER shall have no objection if the aforesaid building plans are submitted to the DMC after discussion with the land owner, or any other authorities in the name of the DEVELOPER, or any other permissions, approvals are obtained in their names and hereby agrees to sign the aforesaid plan(s) along with affidavit(s), declarations(s) and all such papers that may be deemed necessary by the Developer for the same. However, all fees, costs, charges and expenses relating to such approvals/sanctions, shall be borne by the Developer.

3.2. DMC OR ANY OTHER AUTHORITY

That LANDOWNER and the Developer further agreed that any alterations or revision of the aforesaid plans within the parameters of the DMC building rules and regulations, which may be deemed necessary shall be deducted from both the parties.

Rajmuni Kumar Bageria

For Shree Shyam Developers

Sheshan in 2011

Proprietor

3.3. FREE ACCESS FOR DEVELOPERS

The LANDOWNER shall, from the date of execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development and marketing works as stipulated in this agreement. The developer shall be free to install their display boards or any other publicity materials etc on the said Property/land without consultation of the LAND Owners.

4. SHARE RATIO

The LANDOWNER agree to have a share of 50% of the total collected sum from the sales of flats, commercial spaces, parking areas and the Developer shall have a share of 50% of the total collected sum from the sales of flats, commercial spaces, parking areas etc. and the parties agree that they would share a proportionate right in the schedule land area in the same ratio.

4a. Any unsold Portion of the project which shall be available after completion of the project shall be distributed equally between the Land owner and the Developer.

5. NO PARTNERSHIP

This Agreement shall not be deemed to constitute a Partnership or Principal Agent Relationship of any sort between the parties hereto.

6. LICENSE TO ACCESS & START WORK

The LANDOWNER hereby from the date of execution of this Agreement put the Developer in actual peaceful possession and grant exclusive license to the Developer to enter upon the said property (morefully described in schedule of property written hereunder) and to take up and proceed with the development, planning and construction of the said building in terms of this development agreement. The landowner will have to give the possession of clear land, if there is any construction on the land the same has to be demolished by the landowners at their cost. This license granted to the Developer by the LANDOWNER shall be a license as contemplated in section 60(b) of the India Easement Act 1982.

7. LANDOWNERS RIGHT RESTRICTED

It is mutually agreed that any agreement or arrangement made or entered into at any time by the LANDOWNER in breach of or violation of the terms and conditions of this Development Agreement shall be null and void during the subsistence of this Development Agreement.

Prithvi Kumar Bagaria

For Shree Shyam Developers

Shashan K Jha

Proprietor

The LANDOWNER hereby irrevocably undertakes not to sell, dispose off, alienate, charge, encumber, lease or otherwise transfer the said land and/or property or any part thereof and undertakes not to do any act(s), deed(s), matter(s) or thing(s) as shall be in breach of the terms of this Development Agreement. The LANDOWNER shall do all acts, things, which shall be necessary to secure the physical possession of the said property, by the said Developer for the purpose of development, pursuant to this Development Agreement. The LANDOWNER shall at no point of time during the subsistence of this Development Agreement try directly or indirectly to disposes the said Development from the said property.

8. CONSTRUCTION & ASSIGNMENT

The Developer shall develop the schedule property themselves or through its firm at their own account and cost and will be responsible for the development of the said land and neither the LANDOWNER nor any person(s) claiming through the LANDOWNER shall have any right to interface in the development of the said property. That the multistoried building will be named AMBE HEIGHTS

9. APPROVAL OF PLANS BY LANDOWNERS

The Developer shall be entitled to develop the schedule property by constructing thereon multistoried building consisting of flats and commercial space etc. in accordance with the building plans approved by the LANDOWNER and sanctioned by its competent authority.

10. SALE DEED BY DEVELOPER AND LANDOWNER JOINTLY

The Developer and the Landowner jointly enter into agreements during the period of Development, sign the requisites, agreement for sale, or otherwise allot all the flats, parking and other areas the Developer and the Landowner shall have further right exclusively and absolutely to sign and execute sale deed/deeds in respect of all the flats, parking and other areas in the said multistoried building and further permit the purchaser to live and enjoy the common utilities and facilities provided in the said building commonly with other holders of the unit/units in the said building and the Jharkhand Apartment(Flat) Ownership Act will apply.

Further the landowner and developer jointly execute, sign and register necessary sale deed/deeds or any other documents/agreements etc in respect of the all the units in the multi stories building in favour of intending purchaser(s), person firm, body corporate etc. the deeds executed and registered by Developers and landowner be treated as valid and legal.

Ashwin Kumar Bagaria

For Shree Shyam Developers

Shubham Bagaria

Proprietor

To present the said deed before the proper registration authority at Deoghar and to appear before the registered/sub-register to get the said sale deed registered and to admit execute thereof. To deliver registration slip to the concerned purchaser and to deliver possession.

11. LANDOWNER'S AREA UNHINDERED

That it will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the LANDOWNER'S right, title and interest over the said property may in any manner be adversely affected

11.1. INDEMNIFYING LANDOWNERS

To indemnify the LANDOWNERS and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequence of any injury or accident sustained by any workman, artisan, or invitees or other persons whether in the employment of the Developer or not while in or upon the said property during the period of construction of the said building thereon.

12. ORIGINAL PAPERS

The LANDOWNER will deliver to the Developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds, documents and papers relating to the said property for complete examination of the LANDOWNER'S title thereto and the LANDOWNER agree to co-operate with the Developer in such examination of the LANDOWNER'S title and to answer and/or comply with the reasonable requisitions that may be made by the Developer and/or its representative in this regard to establish a marketable title to the said property.

12.1. That the Developer for the purpose to show the title deeds to the Banks and Government Authority shall be entitled to retain all necessary documents including the original documents of the LANDOWNER'S title to the said property and in such an event, the Developer undertakes to keep the said title deeds safe, harmless and unobliterated and the LANDOWNER will be entitled to inspect and to have the same produced for inspection and take extracts there from wherever required, and finally all the original documents shall be returned back to the LANDOWNER as per the banks requirements.

12.2. In case because of non availability of original title deed(s) and/or defective title deed(s) or there be any liability or any encumbrance on the LANDOWNER, then in such event, the Developer shall be entitled to have such defect, cured and/or liability cleared for and on behalf of the LANDOWNER at the LANDOWNER'S cost and expenses. And the LANDOWNER agree to indemnify the Developer for all losses including consequential losses arising out of such defect.

Arishan Kumar Begaria

For Shree Shyam Developers

Shekhar K. J. J.

Proprietor

12.3. In any event the LANDOWNER without prejudice to forgoing declarations agree and undertake to remove all obstacles and clear all outstanding, doubts or defects, relating to the title of the property at the LANDOWNER are cost and expense.

13. TAXES

All outgoings including Municipal Taxes, Land revenue, Cess etc. and any other charges in respect of the said property shall be borne and paid by the LANDOWNER till the date of execution of these presents and thereafter the same shall be borne and paid by the Developer till the delivery of possession of the LANDOWNER's share to the LANDOWNER.

13.1. After completion of construction all outgoings in respect of the said property and the said building thereon shall be borne and paid by the LANDOWNER and the Developer proportionately in the proportion of their respective shares in the revenue (the word proportionately with all its cognate variation whenever used in these presents shall mean the proportion in which the parties hereto and/or their nominees acquiring portions of the building are entitled to the covered area in the said building).

14. CONVEYANCE

That all communications/notices between the parties hereto shall be sent through Speed Post/Registered Post A/D or receipt by hand at the address of the parties given above on the first page of this deed agreement and if duly sent on said address that shall be deemed to be proper notice/communications. If any change in address, the party shall inform the other party in writing.

15. COMMON MAINTENANCE

The Developer and the landowner have the right to form a Society/Association of Persons/Body Corporate etc. for maintenance of common services i.e. to preserve sanctity, design and decoration (exterior and interior) of the building, and to issue sanctions (NOC) to obtain electric connections in the said building. Till the time such property is formed developer will maintain the society/building. All the unit owners and their nominee(s) shall be bound to abide by the rules and regulations as shall be framed by the Developer from time to time, and they shall be bound to contribute towards the costs of formation of such organizations as well as to pay the regular maintenance charges as be fixed and revised from time to time by the Developer for the maintenance and management of the entire building complex.

Prishnu Kumar Bopariva

For Shree Shyam Developers

Shreehan K J

Proprietor

16. COMMON AREA

The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No Unit Owners of any part of the said building will have any exclusive right title and interest over the common areas and common facilities except the right to common use, for ingress and egress only.

17. GOVERNMENT LEVY

The parties agree that since the date of execution of this indenture, if any levy is imposed by the DMC or any other Public body or bodies or the Government for the development/betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be borne by the Developer, who shall realize the same as EDC (External Development Charges) from the buyer's of the Developer's share, but not from the Landowners towards the Landowner's share of super built up area developed by the Developer.

18. ELECTRIC CONNECTION

The Developer may obtain a fresh electric connection for the purposes of the construction development work to be done by them from the Deoghar Electric Supply Division to which the LANDOWNER will have no objection. The LANDOWNER will extend utmost co-operation to the Developer for obtaining sanctions, approvals etc and execute all such papers, documents, letters, affidavits, undertakings in this regard.

19. LICENSE

That it is express intention of the LANDOWNER and the Developer that by this Development Agreement, the LANDOWNER are not transferring the Ownership of the property or any part thereof to the Developer but is only licensing the Development for the purposes of Development of the property, till the completion of the aforesaid building.

19.1. That neither party shall be deemed to have waived any right under this agreement unless such party shall have delivered to the other a written waiver signed by that party. Delay or omission in exercise of any right or remedy shall not be construed to be waiver of any default or acquiescence therein or of the right thereafter to enforce right or remedy.

Anshu Kumar Bagaria

For Shree Siyam Developers

Shelton in 18/1
Proprietor

20. CONVEYANCE FOR SALE

That it is agreed that in all transfer/conveyance of land and/or super built up area, the purchaser(s), transferee(s) shall bear the cost of stamp duty, service tax, court fees and other registration charges/expenses etc.

21. ARBITRATION

That in case of any dispute, differences, ambiguity in interpretation or implementation between the parties arising out of relating to this Development Agreement, the parties shall attempt to resolve such dispute by amicable consultations. If the same is not amicably resolved then either party shall refer the dispute or differences to the Arbitrator(s) appointed by both the parties by mutual consent in writing and such arbitration shall be conducted under the provisions of the Arbitration & Conciliation Act, 1996 as amended from time to time. The place of Arbitration shall be at Deoghar or as mutually decided.

22. JURISDICTION

That, only courts of Deoghar shall have the exclusive Jurisdiction, over the the matters of disputes arising in respect of and from this agreement.

SCHEDULE- I

Description of the land/Property under this development agreement.

All that piece and parcel of Unsurveyed Basauri transferrable Land measuring 76,419 Sq. ft. i.e. 175.433 decimals, being Part of Town Plan Plot No. 643, 644, 645 and 646, under Jamabandi No. 1229, under Mauza: Jhosagarhi, Thana No. 582, Anchal:Deoghar, P.S. Deoghar, Subdivision, Subregistry and District Deoghar, (JHARKHAND), within Deoghar Municipality Ward No. 16, Deoghar Municipal Corporation ward No. 28, More fully shown in red color attached map herewith marked as Part "A" and the same is bounded as follows:-

North-Remaining portion of Landowner marked as part "B, 12'-00" wide Proposed Road and part of Town Plan Plot No. 643, 644, 645 and 646.

South-others Land and building and 10'-00" wide Proposed Road and Drain.

East- Land of Jagdish Mishra and Municipal Road and Drain.

West- Remaining portion of Landowner marked as part "B, Balanand Brahmachari Road (Sahid Ashram Road) and others Land and building

Rajiv Kumar Begaria

For Shree Sanyam Developers
Shekhar In front

Proprietor

SCHEDULE-II

FEATURES AND SPECIFICATION OF FLATS

1. Foundation- Earthquake Resistance Raft and/or R.C.C. Pile Foundation as per the Structure design alongwith proper pest control treatment.
2. Structural- Earthquake Resistance R.C.C. Framed Structure.
3. Civil Work- Brick Work in CM 1:6.
4. Flooring- Virtrified Tiles, Granite, Stone and/or Marble Slab Flooring.
5. Plaster- ½" plaster in CM, 1:6 on R.C.C. Surfaces.
6. Doors- 32mm flush door with Sal wood chaukhat frame with adequate thickness for double channel.
7. Window- Wooden/Powder coated Aluminum framed Window with adequate thickness for double channel.
8. Toilet- Ceramic Glazed tiles up to 7 ft height with wash basin, shower, W.C. (I.W.C) in common toilets and white E.W.C. in master bed room, concealed G.I. Pipe with hot and cold arrangement in shower along with single lever mixture of branded Quality.
9. Kitchen- Working Platform of Granite top with glazed tiles dado upto 2 feet, height above working top fitted with stainless steel sink.
10. Electrical- Concealed P.V.C. Conduit with copper wiring and standard electric assessors adequate light, power points, (without fan, tube bulb, etc.) with modular switches, television points, internet connection point and power points in Kitchen, bathrooms and all bed rooms.
11. Plumbing- All internal G.I/PVC pipe shall be consealed.
12. Finish-All internal walls and ceilings in plaster of pairs alongwith one coat of primer and front external surfaces of weather coat paint.
13. Cement- Any branded recognized cement.
14. Water- Non interrupted 24 hrs. supply from deep boring.
15. TV/Telephone/Internet- Two point in each Flat.
16. Rooftops- Water proofing & thermal proofing on the total roof area.
17. Note- The above specification are subject to minor changes may be decided by the promoters/architects and builders in the overall interest of the project.

Pravin Kumar Bhatia

For Shree Shyam Developers

Shekhar K. Jethi
Proprietor

In witness whereof the parties hereto have set their respective hands to this Agreement made on the day month and year as first written above in presence of the attesting witnesses after having been read over and explained its contents and being understood by both the parties thereto.

Attesting witnesses
With address.....

Chander Bhatia

S/O Late Amar Nath Bhatia

Brohmac Samaj Road

Doyle - 814112

Pravin Kumar Bhatia

S/O Late Amar Nath Bhatia

Brohmac Samaj Road

Doyle - 814112

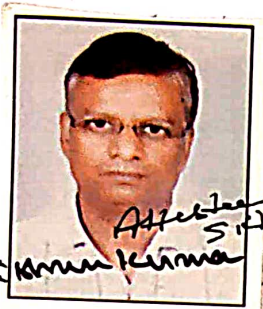
Arjun Kumar Bagaria

For Shree Shyam Developers

Shekhar Mishra

Proprietor

Photo. Signature and L.T.I. of First party--



Arjun Kumar Bagaria
Arjun Kumar Bagaria
Shekhar Mishra
Proprietor

Arjun Kumar Bagaria



Photo. Signature and L.T.I. of Second party—



Shekhar Mishra
Arjun Kumar Bagaria
Shekhar Mishra

For Shree Shyam Developers

Shekhar Mishra

Proprietor



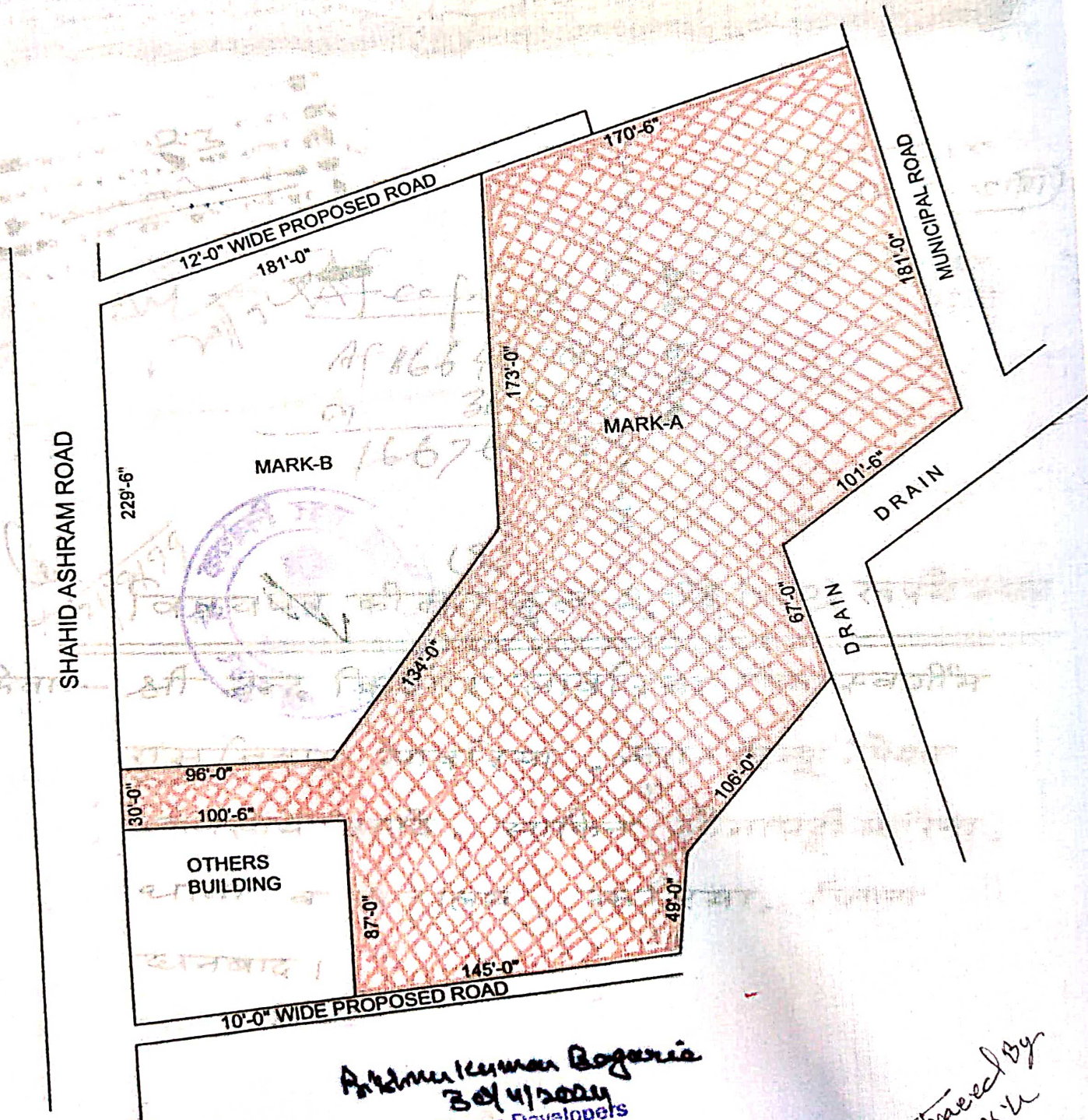
Read over the contents of deed and explained to the parties and Certified that the left hand finger print of all the persons whose photographs affixed in this deed has been taken in my presence
Deed writer / Advocate Deoghar,

Sitararam Pandit

30.04.2024

L.N. 37(5) 1982

PLAN OF LAND UNDER MOUZA:- JHOUNSAGARHI NO- 582 WITHIN DEOGHAR NAGAR NIGAM WARD NO-29 JAMABANDI NO-1229 PART OF T. P. PLOT NO- 643, 644 & 645 & 646 - MARK-"A" AREA:- 76419sqft. SHOWN IN RED COLOUR BELONGS TO SRI BISHNU KUMAR BAGARIA S/O LATE RADHE MOHAN BAGARIA & NOW DEVELOPMENT AGREEMENT IN FAVOUR OF "SHREE SHYAM DEVELOPERS" DEOGHAR THROUGH PROPRIETOR SRI SHEKHAR KUMAR GUPTA S/O SRI NARESH CHAND GUPTA RESIDENT OF STATION ROAD, B. DEOGHAR, JHARKHAND.



Bishnu Kumar Bagaria
 30/4/2021
 For Shree Shyam Developers
Shekhar Gupta
 30/4/21 Proprietor

Traced by
M.K.U
 30/4/2021