

झारखण्ड JHARKHAND

C 163695

Development Agreement (Building Construction)

This Agreement is made at Bhavnagar on 12th of December, 2013

BETWEEN

Smt. Sushila Devi W/o Sri Surya Narayan Sahi, by faith Hindu, resident of Sri Krishna Park, Plot No.: 3, D.B. Bath, RTO road, Dist.: Bhavnagar, Gujarat, Pin Code: 364002 (Hereinafter called the LAND OWNER or FIRST PARTY)

AND

M/s Rudra Construction, House No. 511, Basant Vihar, P.S. Argora, Harmu Ranchi, through its partners Sri. Sanjay Kumar S/O - Sri. Sachidanand Prasad resident of 511, Basant Vihar, P.S. Argora, Harmu, Ranchi & Sri. Ravindra Pratap S/O Sri. Ishwar Dayal, Flat No. A-1, Yamini Appartment, Basant Vihar, P.S. – Argora, Dist-Ranchi & Sri. Rakesh Ranjan S/o- Late Bipin Bihari Prasad resident of Ashok Kunj P.S. – Argora, Ranchi (hereinafter for the sake of brevity called the PROMOTER / DEVELOPER / BUILDER or SECOND PARTY)


Signed for Rudra Construction by


Signed by Smt. Sushila Devi

RUDRA CONSTRUCTION


Partner

AND

WHEREAS the property under Khata no. 35 plot no. 882 & 1216, area 6 kathas & 13 Chhatak of land situated in village- Morabadi, P.S. Bariatu , Dist - Ranchi, State-Jharkhand, and as detailed in the Schedule first below is exclusively owned, held and possessed by the Owner,

AND

Whereas the owner approached and requested to develop the property as mentioned in the schedule with and the Developer has agreed to the said proposal.

AND

Whereas the Khatiyani raiyat Shrimati Jhalia Tamolin W/o Late Ramdhan Tamoli resident of Upper Bazar, Ranchi by a Registered Will vide Volume no.1, Book No. 111, Page No.- 160 to 162, document no. 4 , dated 20/05/1953 under Registry Office, Ranchi , made in favour of Shrimati Uma Tamolin W/o Antu Ram Tamoli and Shrimati Binda Tamolin W/o Ramdeo Tamoli, both resident of Upper Bazar, Ranchi. Shrimati Uma Tamolin W/o- Antu Ram Tamoli died in the year 1976 having no issue. In this manner, Binda Tamolin became the absolute owner of the property, who later on got the property mutated in her name vide mutation case no 115 / R - 27/ 87 - 88 dated 05/03/1987. Shrimati Sushila Devi purchsed 6 Kattha & 13 Chhatak of land under khata no. 35 plot no.882 & 1216 by registered sale deed bearing no.6203 dated 28/05/1981 from Shrimati Binda Tamolin and got the property mutated under Sadar circle Ranchi vide mutation case no.-
_____ dated _____

RUDRA CONSTRUCTION

Partner

Partner

Sanjay Kumar
Sanjay Kumar

Signed for Rudra Construction by

Signed by Smt Sushila Devi

Page 2 of 17

AND

Whereas the owner does hereby authorize the Promoter to develop, on conversion basis, the property as mentioned in the schedule below and constructing new building thereon consisting of dwelling Units/Flats on ownership basis and the Owner is ready and willing to directly convey and

transfer the said land with the new building and / or ownership flats/ residential units and other structures to any other structures to any prospective purchase, co-operative Housing or other body that may be formed by the Purchasers of such flats and other premises in such new buildings only after getting fully completed condition of his allotted share as per specification of the agreement.

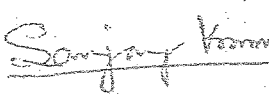
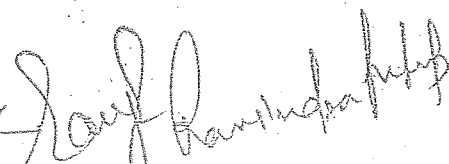
AND

Whereas the Promoter is satisfied from the documents made available to him about the right, title and interest of the Owners in the said property and the technical feasibility of the construction of the purposed new building on ownership flats basis.

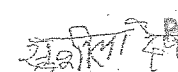
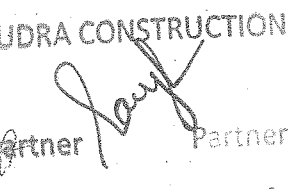
Now, therefore, these present Witnesses that in pursuance of the said agreement it is hereby agreed between the parties here to as follows.

DEFINITION: - In this agreement unless is anything repugnant to the subject or context.

- 1) **OWNER** shall mean Smt. Sushila Devi and include her heirs, successors, successor-in -interest, executors, administrators and legal representatives.
- 2) **DEVELOPER PROMOTER** shall mean Rudra Construction through its Partners, their executors, administrators, legal representatives and assigns.
- 3) **BUILDING** shall mean the building or building to be constructed on the said property of first schedule mentioned below.

Signed for Rudra Construction by

Signed by Smt. Sushila Devi

16) In constructing the building and providing units the Promoter shall install in the said buildings at his own costs pump operated deep tube well, water storage tanks, overhead reservoirs, electrical installations, electrical wirings, water pipes and all other Facilities and amenities attached to dwelling units for comfortable habitation.

TIME IS ESSENCE OF CONTRACT

17) The promoter assures the first party that the submission of the amalgamated building plan before the sanctioning authority will be made within 6 months from the date of signing of this agreement.

18) The promoter Covenants and agrees to complete the development, demolition of existing structures and construction of new building with all amenities therein and thereon within three and a half years from the date of receipt of the sanctioned plan by R.M.C. with grace period of further six months. The time of performance of these presents shall be the essence of the contract.

19) If the promoter fails to deliver the owner's area within the stipulated period for completion of building, the promoter agrees to pay rent at monthly intervals for the allocated area of the owner at the prevailing rate to the land owner.

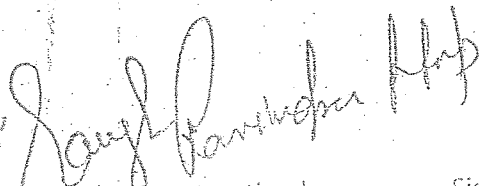
DEVELOPER'S RIGHT

20) The Promoter shall be entitled to advertise in his own name about the said development of the property and proposed sale of Flat in the buildings to be constructed and to put up with respect to promoter's allocated portion Advertisement Board on the property, to remove the debris and rubbish on demolition of the existing structures and to dispose of the same on developer's account.

RUDRA CONSTRUCTION

Partner

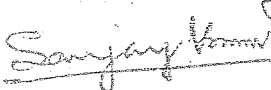
Partner

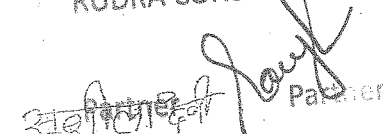
Sanjay Kumar 

Sushila Devi

Signed by Smt Sushila Devi

- 4) **COMMON FACILITIES AND AMENITIES** shall include corridors, hall-ways, stair-ways, passage-ways drive-way, common lavatories, pump-room, tube wells, underground water reservoir, overhead water tank, water-pump and motor, electricity, generator, lift 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 building but excluding the roof and terrace of the building.
- 5) **SALEABLE SPACE** shall mean the space in the building available for Independent use and occupation after making due provisions for common facilities and the same required thereof.
- 6) **OWNER'S ALLOCATION** shall mean 42% of built up area ("built up area" is defined as per the architectural norms of the Ranchi Municipal Corporation), in proportion to the land area of the first party (total square feet of land contributed by the owner to this development agreement is 4905 square feet) in the final amalgamated development plan approved by the Ranchi Municipal Corporation, as approved F.A.R. by Ranchi Municipal Corporation or by any competent authority, in the amalgamated constructed area ("Amalgamated constructed area of the building" shall mean the built up area of the complete construction of project/development for which builder will seek building approval, including all flats to be built on the combined land area consisting of parcels of land owned by Sri Gopal Prasad Tamboli, Sri Krishna Kumar, Sri Ajay Kumar, Sri Dasrath Sah & other Co-owners, if any, of the building). The owner shall be entitled to $(42\% \times \text{Approved FAR} \times 4905)$ sq. ft. of built up area and 42% of the proportionate share in the car parking space too. Approved FAR is defined as follows: In the final amalgamated development plan approved by the Ranchi Municipal Corporation, the ratio of the a) total approved built-up area of all flats in sq. ft to b) the total land area of all parcels (in sq ft) contributed to this development by owners is called Approved FAR (floor area ratio)


Signed for Rudra Construction by

RUDRA CONSTRUCTION

Signed by Smt. Sushila Devi Partner

The promoter assures the owner if the FAR will be achieved 2.5 as per current norms of Ranchi Municipal Corporation, for which the builder will try his best to achieve this ratio. In this calculation the owner's 42% share will approximately come to $0.42 \times 2.5 \times 4905 = 5150$ sq. ft. of built up area.

The actual allocation of flat units is subject to the rounding up or down of fractional flats, and the owner's rights therein, as described in item no. 13.

- 7) **DEVELOPER'S ALLOCATION** shall mean 58% of builtup area, in proportion to the land area of the first party, as Approved F.A.R. by Ranchi Municipal Corporation or by any competent authority; in the amalgamated constructed area of the building and 58% of the proportionate share in the car parking space too.
- 8) **BUILDING PLAN** shall mean the plan prepared by the Architect appointed by the promoter for the construction of the building on the said land and sanctioned by the RMC Ranchi.
- 9) **SERVICE CHARGE** shall mean and include proportionate share of the premium for the insurance of the building, water, fire and scavenge ring charge and taxes, electric lighting, sanitation, repairs and renewal charges, charges for the bill collection and charges for managements and maintenance and expenses in relation to the building including all common wiring, pipes, electrical and mechanical installations, appliances, tools, implements, apparatus, park-ways, open-spaces and all other facilities whatsoever as may be mutually agreed upon from time to time by the owners of the flats, spaces and buildings, as the case may be.

AUTHORITY TO DEVELOP

10) The Owner hereby entrusts, hands over and authorizes to Developer to enter into the said property; develop the property, mentioned in first schedule and construct multi-storied buildings thereon containing dwelling units and or ownership flats with the best materials and in accordance with the plans and specifications mentioned hereinafter.

Sanjay Kumar
Rudra Construction

RUDRA CONSTRUCTION
Sanjay
Partner

11) The Promoter hereby agrees to develop and / or cause to be developed the said property by constructing one or more buildings with best materials containing in the buildings dwelling units and /or Flats/ units in accordance with the specifications and plans, the rules and regulations in relation there to with the approval and /or sanction of the concerned authorities and at his own costs, expenses and arranging his own finance and at his own risk and responsibility.

CONSIDERATION MONEY

12) In consideration of the owner having entrusted, authorized to the promoter to enter in the property, develop and construct multi-storied buildings thereon having dwelling units and /or ownership flats at his own costs and conferring on him the rights, power, privileges and benefits

mentioned herein, the promoter agrees to allocate 42% of built up area, in proportion to the land area of the first party, as approved F.A.R. by Ranchi Municipal Corporation or by any competent authority, in the amalgamated constructed area of the building and 42% of the proportionate share in the car parking space to the owner.

An amount of Rs. 6,00,000/- is paid vide D.D. no. 852798 dated 11.12.2013 issued by Corporation Bank Ranchi, in favor of Shushila Devi, at the time of signing of this agreement, which is not refundable.

13) Within 3 months after the building plan's approval is obtained by the promoter from the Ranchi Municipal Corporation, the promoter shall gain agreement of the specific flat units to be allocated to owner as a fulfillment of his 42% proportional ownership of units to be constructed. The promoters shall share the complete approval plan, lay out & any marketing materials they have prepared for selling to prospective clients, with the land owner.

Sanjay Kumar
Signed by _____

RUDRA CONSTRUCTION
Partner Sanjay Partner

Sanjay Kumar

Since 42% proportional share of the owner will inevitably result in fractional ownership of a flat the owner shall have the right to round up or round down to the nearest number of (integer) units. Further the promoter assures that at least two units will be allocated to the owner on the 1st floor, if requested by the owner.

If rounding up, i.e. the built up area of owner's flat units exceeding his 42% proportional share, the owner will pay Rs. 2,000/- (two thousand only) per sq. ft. at the time of hand over of the said flat units, for the area exceeding to his proportionate share of 42%.

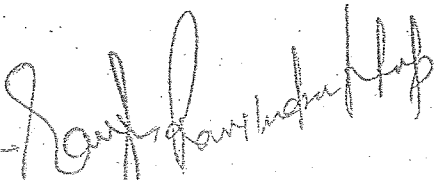
If the owner chooses to round down, i.e. owner's chosen flat units built up area is less than the 42 % proportional share, then the promoter will pay Rs. 2,000/- (two thousand only) per sq. ft. at the time of hand of the said flat units, for the difference between 42% share areas and the actual built up area of flats handed over.

Further, the promoter shall ensure that the quality of construction of the units chosen by the owner and their quality of finish shall not only adhere to the third schedule of this agreement but also be substantially at par or above that of other units to be allocated to the promoter.

DEVELOPER'S OBLIGATIONS

14) The development of the said property by constructing buildings containing dwelling units and/or ownership Flats shall commence Forthwith with all earnestness in accordance with the specifications, plans, schemes and approvals of the competent authorities, rules, regulations and bye-laws of authorities applicable at the cost, risk and responsibility of the promoter/ developer, the Owner having no responsibility in respect thereof in any manner, whatsoever, save as contained herein.

15) The developer / promoter will allocate the owner's allocation to the owner within 3 months after getting the plan sanctioned for the amalgamated building by the Ranchi Municipal Corporation (RMC) or the competent authority. The owner will be at liberty to select flats for his allotted share at will.


Signed for Rudra Construction by

Signed by Smt. Srishila Devi

RUDRA CONSTRUCTION

Partner Partner

21) The Promoter shall be entitled to enter into any agreement with any building contractor , architect, and may appoint agent or agents for the benefit of this contract for the purpose of development of the said property in his own name and costs, risks and expenses .

22) The promoter shall be entitled to allot flats or rights in the building and structures to be constructed so far as they relate to Promoters allocation and to enter into any package deal or arrangement in relation thereof.

OWNERS TO BE INDEMNIFIED

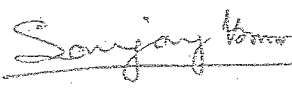
23) Notwithstanding anything contained in These Presents the Promoter shall indemnify the Owners against all losses, claims, damages, costs, charges and expenses which may be sustained, incurred or suffered by structures and construction of new buildings, and in relation there to or for any breach of any contract by the Promoter or for violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

OWNERS TO EXECUTE DOCUMENTS


24) The Owners shall at the request and costs, expense and charges or the Promoter sign, execute from time to time all plans, applications for layouts, construction of the building, and structures on the said property and all other documents which may be necessary for giving proper effect to these Presents.

POWER OF ATTORNEY

25). The Owners shall, at the costs and request of the of the Promoter , execute a power of Attorney in favour or the Promoter or his representative giving him all necessary powers to carry out the work for the development, agreement to sale of the promoter's share and completion of the project.


Signed for Rudra Construction by

Signed for Rudra Construction by


Partner
Smt. Sushila Devi
Partner

Signed by Smt. Sushila Devi

OWNER'S UNDERTAKINGS

26.) The Owner undertakes to provide the Developer/ promoter the following original certificates of the land to be developed.

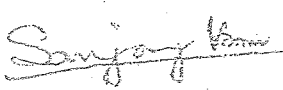
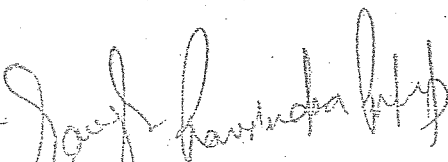
- a) Circle Office mutation
- b) Rent Receipt
- c) Municipal Mutation
- d) Khatian
- e) Purchase deed
- f) Family Division of the property deed
- g) Non Encumbrance of the last 30 years

27.) The Owner hereby declare and assure the Promoter that the said property is not in any way encumbered, charged, mortgaged committed to or has been the subject of acquisition and requisition by any authority. The Owner further assures the Promoter that they have not entered into any agreement with any contractor, Builder, Promoter or any Person whatsoever, in respect of the said property except this promoter and that there is no defect in title and / or possession if the Owner over the Promoter or any person whatsoever, in respect of the said property except this promoter and that there is no defect in title and / of possession of the Owner over the said property, which may be, discovered hereafter , the owner shall be liable to remove such defect at their own cost.

28) The Owner further declares that they have not done any act, deed or thing whereby or by reason whereof the development and construction in any manner whatsoever, and that they undertake to remove any possible impediment to the implementation of these presents, if the same is within their power and control.

29) The Owner hereby declares that he has not received any notice from the Government, Local Authority, Municipal Authority or any other Authority concerning the said property for in the manner proposed herein.

30) The Owner hereby agrees, covenants and undertakes not to cause any interference by themselves or through others under them in the development of the property or in the construction of the new buildings on the said property by

Signed for Rudra Construction by

Signed by Smt. Kuchila Devi

RUDRA CONSTRUCTION

Partner Partner

the Promoter of through agents or does any act, deed or thing preventing the Promoter from disposing or, selling, assigning or transferring any portion or the Promoters allocation in any manner whatsoever.

31) The Owner agrees to pay all municipal rates, taxes and other outgoing in respect of the said property till the date of execution of this agreement and the promoter shall pay and bear all municipal rates, taxes and other outgoing from the date of execution of this agreement till he delivered the possession or the Owner's allocation to the Owners from which date the Owners will pay such rates, taxes and outgoings proportionate to the Owners allocation and the Promoter will bear such rates and outgoings in respect of his allocation.


32) The owner hereby agrees to execute the deed of conveyance of the prospective buyers of the promoter's share only after getting the possession of his allocated share in the amalgamated building in fully completed condition as per the specification of the agreement.

OWNER'S ALLOCATION

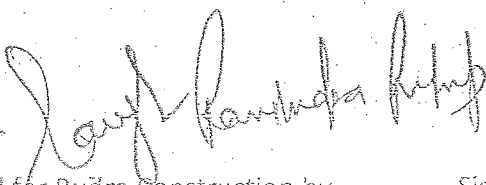
33) On obtaining completion certificate of the new building, the promoter shall give notice to the owners to take possession from the date specified the owner's allocation in the said new building. On receipt of the notice and after the

possession of the flats are taken by the owner, the owner shall be responsible to pay all rates, taxes, service charges and other outgoings in respect to common facilities in the building on the same basis as other buyers of the flats from the promoter. Such charges will be for the actual units taken possession of by the owner, after completion of satisfactory walk-through and all facilities completed by the promoter. The owner's allocations is 42% of the built up area.

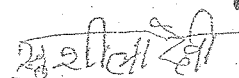
34) Provided that any additional insurance premium, service tax, costs or expenses by way of maintenance for any particular use or for any portion within the Owner's allocation shall be paid by the owner.

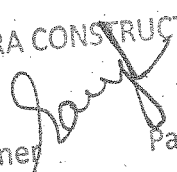


Signed for Rudra Construction by



Signed by Smt. Sushila Devi



RUDRA CONSTRUCTION
Partner  Partner

35) In addition to the portion of the building in Owners allocation the owner shall have no right, title and interest in respect of the roof of the new building irrespective of owners allocation or promoters allocation provided that occupants of flats in the said building shall have the right to visit the roof with technical hands and or workers for the purpose of inspection of the overhead water tanks, installation of radio Aerials, T.V. Antenna, Cables etc. repairs and replacement thereof. The owners association shall have exclusive right/ title in respect of roof of the building.


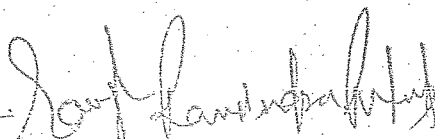
SCHHEME FOR MANAGEMENT

36) A scheme shall be framed by the parties herein for the Management and Administration of the new building including the portions in common use and sharing the expenses of Management, Administration and Maintenance of amenities in the said building including the user thereof and such scheme and any rules and regulations framed under the scheme shall be binding on the occupiers of the said new building including the Owners allocation and of the promoter. The amount shall be collected from the owners, Builder and the flat owners taking possession of flat.

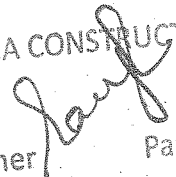
RESTRICTION AS TO USER THE BUILDING

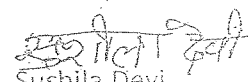
37) Any transfer of any portion of the said building out of the owner's allocation or promoter's allocation shall be subject to the provisions that the owners as well as the promoter will be at liberty to deal with their allocated share only as specified in the sanctioned plan either in the form of agreement to sale or as required for the transfer of their allocated area of the building. Owners shall enjoy the same rights and privileges as the promoters for the purpose of transferring/selling/transacting on their portion of the allocated flats as the promoter does for his allocated flats.

38) Neither the owners nor any person occupying any portion of the said building whether in the owners allocation or in the promoters allocation shall use or permit to be used his/her/their portion or space occupied by them or their

Signed for Rudra Construction by

RUDRA CONSTRUCTION

Partner Partner



Signed by Smt. Sushila Devi

agents for carrying on any illegal or immoral purpose, trade or spurious activity or do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside or outside the building or to store any inflammable or explosive materials, goods or products nor shall the occupiers of the building or the management as to whether any act will cause nuisance or annoyance or any substance is inflammable or explosive shall be final.

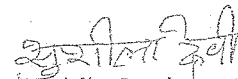
39) No structural alteration, addition or any change in the building shall be made without the written consent of the management of the said building subject, however, to a sanction of the concerned authorities, if necessary.

40) On performing their obligations under these presents if the owner or promoter transfers any portion out of their respective allocations, such transfer shall be subject to the terms and conditions, restrictions and covenants contained herein and documents or conveyance that might be executed should be in clear and unambiguous terms and recitals.

41) It will be the obligations of the owner, promoter and occupier of each portion of the said new building to keep the interior walls, floors, ceiling fittings, electric wirings and gadgets, fixtures, appurtenances, pipes, drains, showers, and all other amenities in their respective portions or space occupied steps to prevent any damage being perfect working condition and take all possible steps to prevent any damage being caused to the building or any other portion thereof or cause any inconvenience to the occupier of any other portion of the said building and in case of failure to perform any of the obligations he shall be liable to indemnify the owners, occupier or the occupier of any other portion of the said building and in case of failure to perform any of the obligations he shall be liable to indemnify the owners occupier or the persons suffering damages or injury or the person/ persons, affected due to such negligence of dereliction or obligation.

42) The owner, promoter occupier or their agents in the new building shall not keep any articles or display anything in the corridor or places of common use or do anything which might cause inconvenience or hindrances in any manner in the building or use of men and material.


Signed for Rudra Construction by


Signed by Smt. Sushila Devi

RUDRA CONSTRUCTION

Partner

Partner

43). The owners, promoter, their agents, nominees or occupiers of any portion of the new building shall not throw or accumulate any dirt rubbish wastage of refuse or permit or allow anybody to do the same in the spaces meant for common use or in the compounds or in or about the building.

44) On decision of the Management of the building that certain repairs cleaning testing or other things are necessary to be done in any portion of the new building the owner's promoter and occupier, as the case may be, shall permit the Management or its nominee with or without workmen and technicians on prior to enter into and upon the rooms flats spaces for the purpose of repairing cleaning testing maintaining rebuilding or repairing drains gas connections electric wiring water pipes, sanitary drains and or pipes and I or fittings and other matter which might affect the enjoyment of any portion of the said building by any person whether he/she/they be the owners on portion thereof.

45) The Builder undertake to give possession of the owner's allocation within 36 months from the date of sanction of building plan by RMC. A further period of 6 working months may be allowed as a period of grace to the builder for completing the owner's allocation.

46) All the Deeds of Conveyance either prepared by the promoter or the owner for the sale/sales of their respective allocations shall have uniformity and consistency.

DELIVERY OF TITLE DEEDS

47) The promoter shall be entitled to inspect the title deeds and other documents in possession of the owner with respect to the said property and on signing of present agreement they shall be delivering title deeds, documents and all papers relating to the property.



Signed for Rudra Construction by



Signed by Smt. Sushila Devi

RUDRA CONSTRUCTION

Partner

Partner

FORCE MAJEURE

48). If the promoter be prevented from performing his part of the obligations under. These presents due to act of GOD of natural calamities or force majeure, such as earthquake, flood, riot, war, storm, tempest, civil commotion, blasts, malicious damages, fire or any other act or omission or cause beyond the control of the promoter the period during which such force majeure continues shall be excluded in completion of the project.

COMPENSATION FOR BREACH

49) Either of the parties herein committing any breach of These Presents or any of the terms hereof or unduly delays the performance of his/her obligations herein shall be liable to pay compensation to the party aggrieved.

ARBITRATION


50). It is hereby agreed by the parties that all disputed and differences arising out of or in relation to These Presents or touching the development, demolition of the old structures, construction of new buildings and in relation there to shall be referred to the sole arbitrator appointed with consent of both parties and in case of disagreement, each party would nominate and appoint their own arbitrator who shall decide the dispute and differences in accordance to the provisions of Arbitration and Conciliation Act or any other which may be in force at that time.

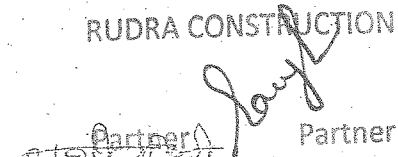
JURISDICTION

51) Only the courts at Ranchi shall have jurisdiction to entertain try and determine of adjudicate all actions, suits and legal proceedings arising out of or in relation to These Presents and the award of Arbitrator or otherwise between the parties herein.

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land measuring about 6 (six) Katha & 13 chhatak being portions of R.S. plots no. 882 & 1216 under Khata no. 35 Khewat no. 2 at Mouja Morhabadi (Basti), Thana no. 192, District - Ranchi, in the State of Jharkhand.


Signed for Rudra Construction by


Signed by Smt. Sushila Devi
Partner

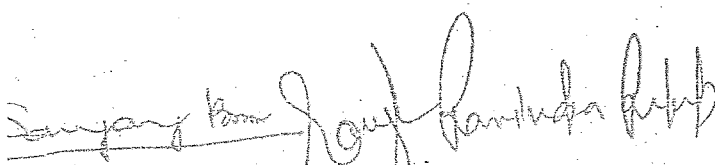
THE SECOND SCHEDULE ABOVE REFERRED TO

The OWNERS will be entitled to retain as OWNER'S allocation in the buildings as 42% of builtup area, in proportion to the land area of the first party, as approved F.A.R. by Ranchi Municipal Corporation or by any competent authority, in the amalgamated constructed area of the building and 42% of the proportionate share in the car parking space too.


THE THIRD SCHEDULE ABOVE REFERRED TO

(Specification of the flats mentioned in Second Schedule)

- Foundation: RCC footing as per design.
- Structure: RCC frame structure column, beams and slab as per design in M20.
- Internal finish: POP over plaster.
- External finish: Weathercoat paint.
- Flooring: Vitrified floor tiles of 2' x 2'.
- Walls: Brick masonry 10" thick: Partition 5" thick of first class bricks/fly ash bricks with cement sand plastering both sides and surface finished with plaster or paris inside the flat
- Bathrooms: Anti-skid ceramic tiles floor and ceramic tiles dado upto 7' height with hot and cold water line. Indian style in common toilet and European style in master bed room attached toilet.
- Sanitary fittings: C.P. fittings of standard make, white glazed sanitaryware with P.V.C. Cistern. All sanitary fittings will be of Hindware / Parryware / Cera make and C.P. fittings will be of Jaguar continental series.
- Water arrangement: Connection with own deep tubewell with overhead tank and connected by pump.



Signed for Rudra Construction by



Signed by Smt. Sushila Devi

RUDRA CONSTRUCTION

Partner

Partner

Kitchen: Marble Slab Top and tiles upto 2' height and S.S. sink.

Window: Two track Aluminium sliding window.

Doors: Steel doors frame / wooden frame with commercial ply 32mm thick shutter with chrome plated fittings.

Electricity Point: Concealed copper wiring with ISI fittings and ISI switches (Tube light, fan, geyser and other features not provided), provision of generator (jointly).

This agreement is prepared in two copies. One copy will be with the landowner and the second will be with the developer.

IN WITNESS WHEREOF the parties hereto have set subscribed their respective hands and seals the day month and year first above mentioned.

Witnesses:

④ Anshu
Surya Narain Sah

Surya Narain Sah

OWNER

Sangam Kumar

Rudra Construction

DEVELOPER

RUDRA CONSTRUCTION

Partner

Partner

Signed for Rudra Construction by

Signed by Smt. Sushila Devi

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