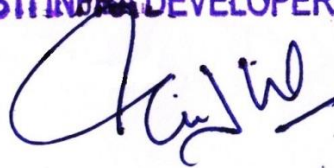


Details of development agreement

| SL. NO | DATE | NAME | AREA IN DECIMAL |
|--------|------------|-----------------------|-----------------|
| 1 | 15.01.2020 | JHARNA KUNDU | 5 |
| 2 | 05.06.2020 | JYOTSHANA KUNDU | 3.58 |
| 3 | 01.09.2017 | MANJU DEVI | 8.65 |
| 4 | 07.06.2017 | RAJENDRA PRASAD SINGH | 8.93 |
| 5 | 05.06.2020 | SHALINI PRABHA | 3.58 |
| | | TOTAL | 29.74 |

SWASTI INFRA DEVELOPERS PVT. LTD.


DIRECTOR



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

| | |
|---------------------------|---|
| Certificate No. | : IN-JH25276404738358S |
| Certificate Issued Date | : 14-Jan-2020 01:04 PM |
| Account Reference | : SHCIL (FI)/ Jhshcil01/ BISTUPUR/ JH-ES |
| Unique Doc. Reference | : SUBIN-JHJHSHCIL0136359572418921S |
| Purchased by | : PRAKASH SINGH |
| Description of Document | : Article 5 Agreement or memorandum of an Agreement |
| Property Description | : AGREEMENT |
| Consideration Price (Rs.) | : 0 (Zero) |
| First Party | : JHARNA KUNDU |
| Second Party | : SWASTI INFRA DEVELOPERS PVT LTD |
| Stamp Duty Paid By | : SWASTI INFRA DEVELOPERS PVT LTD |
| Stamp Duty Amount(Rs.) | : 100 (One Hundred only) |



-----Please write or type below this line-----

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 15th Jan 2020 at
Jamshedpur:

Prakash Singh
Prakash Singh

Jharna Kundu

SIR 0005540307

Statutory Alert:

1. The authenticity of the Stamp Certificate should be verified at www.stampsir.com. Any discrepancy in the details on this Certificate will be worked on the website within 8 hours.
2. The rules of checking the authenticity of the users of the Landline.
3. In case of any discrepancy, please inform the Government's authority.

Jharna Kundu

Jharna Kundu

BETWEEN

Mrs. Jharna Kundu, W/o Sri Vanshidhar Kundu By faith Hindu by Nationality Indian. Occupation - Housewife, Address: Bara Gambharia New Block Office, P.S - Adityapur Diatt - Seraikella Kahrwan in the State of Jharkhand, Hereinafter Collectively Called the **OWNERS/ FIRST PARTY** * (which expression shall unless repugnant to the context include their successors, administrators representatives and assigns) of the **ONE PART**.

A N D

M/s SWASTI INFRA DEVELOPERS PVT. LTD., having regd. Office at Flat No.101, Vidyapati Tower, Puspanjali Wilson Estate, Road No: 7, Ramnagar, Jamshedpur- 831011, Distt.- East Singhbhum, Jharkhand

Hereinafter called the **"DEVELOPER & BUILDER/ SECOND PARTY"** (which terms or expression shall unless excluded by or repugnant to the context shall mean and include its partners, successors, successors in office, legal representatives nominees and assigns) of the **OTHER PART**.

In this Agreement the following expression unless repugnant to the context shall have the meaning assigned thereto:

- a) * The Owners* , means the above named Mrs. Jharna Kundu their respective successors, heirs, legal representative, executors, administrators and assigns

Thama Kundu

Devendra
Kumar

- b) "The Developer & Builder" means the above named SWASTI INFRA DEVELOPERS PVT. LTD. and includes its all partners successors-in-office , successors, legal representatives, assigns and nominees.
- c) " the said land" shall mean ALL THAT piece and parcel of land measuring 40 X 54.5ft (2180suarw feet) approx., situated at Mouza - Aasangi N.A.C Adityapur , Thane - Adityapur , recorded under new Khata no - 48, Portion of new plot No.368, portion of old plot no - 158,159,160,161, old Khata no - 42
Raiyati Home State Land Ward No - 04, N.A.C - Adityapur,
Distt - Seraikella Kharswan,

OWNER'S ALLOCATION: shall mean 50% constructed area out of total proposed building including residential cum commercial as well as parking space.

Sharma kundu

Adityapur
A-7 Thang

It should be made clear that in case the builder constructs any further floor after approval of N.A.C Adityapur , even after completion of the proposed building in that event the parties of the first part shall be entitled to get 50 % constructed area in future , fully described in the schedule 'B' below only after receipt of approved plan by N.A.C , which shall be shared as per mentioned percentage.

DEVELOPER/BUILDER'S ALLOCATION: save and except the owner's allocation out of the proposed building that may be constructed over the schedule 'A' land described herein below , specifically described in the Schedule 'C' below.

MAINTENANCE : maintenance of the common facilities shall be the joint responsibilities for all the flat owners and occupiers, but the maintenance of internal flats and facilities shall be maintained and borne by the individual flat owner's.

AND WHEREAS, the parties of the first part are desirous of developing the said land through a reputed builder and having come to know the intention of the parties of the first part , the second party has offered to construct the multistoried residential cum commercial building over the said plot of land belonging to the parties of the first part and having discussed in all matters and affairs to the proposed building the parties of the first part have finally agreed the proposal of the second party and to grant and give the right of development to the second party with respect to

Prasanna Kumar

Prasanna Kumar
Prasanna Kumar

the said plot of land subject to compliance of the all terms of this agreement.

AND WHEREAS the parties hereto have voluntarily , agreed to execute a proper deed of development agreement to avoid any dispute , misunderstanding and /or legal complications, if any , between the parties and their respective heir, successors ,successors-in-office and/or person's claiming through them and on such terms hereafter appearing.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:-

- 1) This Development agreement shall come into force and/or effect on and from 15th Jan,2020 and the terms of the development agreement as stated herein below shall be complied and honored by both the parties hereto including their heirs and/or person's claiming through them.
- 2) That the Second Party shall prepare the building plan revised or amendment plan during the period of construction as may be necessary and /or deemed to be required for the interest of the construction through an Architect , Civil Engineer or planner along with supporting plans, such as Structural , Electrical , Sewerage plans etc, and shall get the same sanctioned or approved through N.A.C. and /or proper authority at its /their own cost.

Sharma Kumbha

Dr. J. K. Sharma

- 3) That soon after passing the building plan by the authority , the second party/Builder shall forthwith start construction on the said plot of land by demolishing the existing structures and shall complete the same strictly in accordance with the building plan, with all fixtures , fitting and installations within three and half years from the date of commencement of the buikling construction at site
- 4) That the second party shall deliver and hand over 50% constructed area both on residential cum commercial spaces to the parties of the first part together with all fixtures , fittings, installations, water , electrification , all advantages, previlages common right on the common area etc. more specifically described in the Schedule 'B' hereunder written to the parties of the first part and since after getting possession the parties of the first part shall hold and enjoy their allocation as its lawful owners with full powers to convey or alienate the same or part thereof and/or in any manner they like.
- 5) That the remaining 50% constructed area (excluding the owner's allocation) shall be transferred , sold and/or otherwise alienated to various intending buyers by way of tranfe3r and/or mode of conveyance by the Second Party without any objection and concern of the parties of the First part and their heirs.
- 6) That the Second Party shall use all standard materials , fittings in the proposed construction and shall construct the

Shreera Kunder

Shreera Kunder
Gauri Kunder

- such terms and conditions as may be decided by the Developer or its nominees individually or collectively.
- 10) That the Second Party /Builder during the course of construction shall be at liberty to received advance . part payment or full payment from the intending buyers with respect to the area falling to the share of the Second party/Builder, at their discretion and risk.
 - 11) That the Owner's/ Parties of the First Part do hereby declare and covenants :-
 - a) They are lawful owners of the said immovable property described in the Schedule 'A' hereunder written and there is no other co-owner or co-sharers in this property , except them.
 - b) Prior to execution of this agreement , the parties of the First Part , jointly or severally has/have not sold or transferred the said premises or part thereof to any party , person or concern nor entered in any agreement with any other party and same is free from all encumbrances and charges.
 - c) The First party shall sign the building plan , revised and amendment plan and other required documents for the interest of the proposed building project and for transferring the proposed flats, parking , commercial units falling to the share of the buikler to the intending buyers that may be desired and directed by the builder , subject to the expenses of the intending buyers and/or the Second Party

Shama Khandekar

Shama Khandekar

- d) The parties of the First Part shall execute a G.P.A in favour of the Second Party and/or any partner of the Second Party in respect of the said premises, on such terms as the parties may mutually agreed upon and same shall be irrevocable subject to compliance of all terms of this Development Agreement by the Second Party.
- e) The first party members hereby assure the Second Party to extend all their co-operation for the development of the said land and for disposal of the proposed flats , parking's etc. falling to the Share of the Second Party , to the intending buyers or parties.
- f) That the landed property is free from all encumbrances. During the construction work if any claims raises by anybody whatsoever , the first party shall be liable to meet such demand for that if any compensation and the expenditure incurred during construction till that date by the Second Party, the whole such amount be reimbursed by the First Party to the Second party.
- 12) The Second Party / Builder & Developer hereby undertakes and covenants :-
- a) They will not do any act of commission , omission , expressly or impliedly , directly or indirectly by which the Owner's right , title and interest over the said owner's allocation may in any manner be adversely affected until

Thomas Wender

Christoph
Hofmann

- the Second Party / Builder and Promoter, of the Owner's allocation to the Owner's/ First Party.
- b) To indemnify the owners and always keep them indemnified and harmless in respect of all losses, claims, damages, compensation, suits, proceedings, or expenses payable in consequence of any injury or accident sustained by any workmen, staff or invitee or other persons in the property whether in the employment of the Developer or not while in or upon the said property and during the period of construction of the said building.
 - c) In case any disputes or litigations arises between the Second Party/ builder & promoter with any buyer's with respect to sale and purchase, constructions, payments, and/or any matter with respect to the developer's allocation, the Owner's First party shall not will be liable or responsible or answerable for such matters or incidents or consequences.
 - d) The Builder shall construct the proposed building as per sanctioned or approved plan of the appropriate authority.
 - e) The Second Party shall provide water, electricity, proper sewerage, all services and amenities in the proposed building.
 - f) Whatsoever expenses including the owner's allocation, that may be incurred towards preparing the building plan, amendment and revised plan, payments to labours, purchase all materials, other fixtures, fittings, installations, plumbing, electricity, administrative cost

Thames Kumbha

Dr. K. S. M. S.
Dr. K. S. M. S.

and/or any cost relating to project etc. shall be borne by the Second Party only.

- e) The Second Party shall complete the proposed construction within Three & Half years from the date of ground breaking in normal situation and further period of six months may be extended by the First Party and will deliver the flats, parking, commercial units as per owners allocation to the parties of the First Part, failing which the Second Party will be liable to pay demerge, penalties and interest to the parties of the first part at prevailing bank rate of interest.

The proposed construction may be delayed subject to reason of Act of God, Natural Calamities, War or such other reasons beyond control of reach of the human being.

- h) The Second Party shall take all responsibilities for construction of the proposed building.
- i) The parties of the First Part shall handover all the original or attested papers & title documents to the Second Party, to enable the Second Party to produce the same before the concerned authorities for verification for obtaining loans to the prospective purchasers, as when required.
- j) The parties shall be fair and honest to all the terms of this development agreement and shall honour and abide the terms as stated herein.

Thana kumar

Arjun
Sri K. Srinivas

- k) The parties shall put their sincere efforts for the grand success of the proposed project.
- l) The Electricity power connection in the proposed building shall be from J.S.E.B or JUSCO or other appropriate authority and the cost of installations that may be incurred shall be borne by all the flat buyers. It should be mentioned that the Second Party shall not charge any amount from the First Party against installation of electricity in their premises, such flats, parking's and commercial units /space.
- m) The parties will Separately execute the deed of sale or transfer in favour of the various intending buyers with respect to the share falling to the Second Party.
- n) The First Party member shall not be responsible in any way for defects in construction to be executed by the Second Party and the Second Party its/their partners and person's claiming under them shall alone be responsible for such defect and shall be answerable to the intending buyers and concerned authorities.
- o) Both the parties do hereby jointly agreed to enter into supplementary agreement, if found necessary, in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement, but such supplementary agreement shall be in conformity with the spirit of this principal agreement.
- p) The parties hereto will be in joint possession of schedule property till the project is completed.

Tharun Kumar

Prithvi
Sri F. Narayana

- q) The parties of the First part shall be responsible for payment of all arrears, taxes, electricity, other water charges etc. in respect of the said land described in the Schedule 'A' hereunder written, till handover the said land to the Second Party.
- r) All the entire profit of the business out of the proposed construction shall be vested to the shares of the Second Party and the parties of the First Part shall not have any claim over the said profit nor shall call into question with regard to any account, expenditure or sum spent for the proposed construction and /or building purposes.
- a) The Second Party shall be entitled to enter in separate contract with any contractor, architect and/or other for the interest and/or for carrying out the said construction, at its/their sole discretion, risk and cost.
- t) In case any of the party expires during the period of construction and/or before the completion of the project, the legal heirs of such deceased shall be substituted in place of the deceased.
- u) This agreement shall never be deemed to constitute and to be constituted any partnership between the parties hereof at any part of time.
- v) The Second Party hereby undertakes not to make any unauthorized and /or illegal construction over the said Plot of land and shall keep the members of the First Part, their heirs, indemnified in all respect absolving them totally from any fine, penalty, loss, damage,

Sharmila Khandekar

Dr. Anand
Joshi

compensation to any agency or government authority whatsoever or any liability that may be arise during or after construction of the proposed building. The Second Party shall be responsible and liable to bear all such expenses, losses, damages, fine and penalties.

- w) The Second Party shall be entitled to enter in agreements with the buyers and to receive the installments, part payment or full payments against construction and disposal of the proposed flats, commercial units, parking's, other services, falling to their share, save and except the owner's allocation. It should be specifically mentioned that under no circumstances the second Party shall sale or transfer or otherwise dispose of or mortgage or lien the flats, parking's and commercial units, to any party person or concern falling to the share of the parties of the first part.
- x) In case the Second Party fails or refuses or neglects to deliver the owner's allocation to the parties of the first part within the time, as stipulated herein, in that event the Second party shall be liable to pay proper damages, penalties and compensation to the parties of the first part and at the same time the first party members may be compelled to cancel the agreement.
- y) The parties hereto including their respective heirs, successors, representative, shall be bound by all the terms and conditions of this; agreement and/or any other terms that may be amended.

Thana Khandu

Dr. K. K. Singh
Dr. K. K. Singh

- 13) **ARBITRATION** : All dispute and difference arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained and/or determination of any liability or touching these presents shall be referred to two Arbitrators, one to be appointed by the owners and other to be appointed by the Developer/Builder and shall be guided by the Indian Arbitration Act. 1940 , and the decision of such Arbitrator's shall be binding upon the parties hereto.
- 14) **JURISDICTION**: The court of Jamshedpur alone shall have jurisdiction to try and reaction in all acting's, its proceedings, arising out of this Agreement.

SCHEDULE : 'A'

(Description of the entire lands and structures)

District - Seraikella Kharswan, District Sub - Registry office at Seraikella in town Adityapur The land area measuring an area 40ft x 54ft (2180 square feet) approx., situated at Mouza - Aasangi N.A.C Adityapur , Thana - Adityapur , recorded under new Khata No - 48, Portion of new plot no -368, portion of old plot no - 158, 159, 160, 161 old Khata no - 42, Raiyati Home State Land Ward No - 04 (New Ward No - 02) N.A.C - Adityapur , Distt - Seraikella Kharswan, is Bounded as Follows :- **Adityapur , Distt: Saraikela-Kharsawan, is bounded as Follows :-**

Thama Kunder

Arjun
Anil Kunder

EAST :- 12ft wide Road

WEST :- Samar Kumar and Rajendra Prasad Singh

SOUTH :- Ashok Kumar Sen

NORTH :- Plot No.367

SCHEDULE : 'B'

(Description of the Owner's allocation)

50% Shares to be allocated and delivered by the Second Party to the Parties of the First Part , more fully shown in Orange Colour of the attached Building Plan on each floor, both in residential and commercial units and spaces and in parking area.

SCHEDULE : 'C'

(Description of the Builder's allocation)

50% Shares excluding the owner's allocation shall be deemed to the property of the Second Party ,which is shown in Green Colour in the attached Building Plan.

Note : Common Space shown in yellow Colour in the attached Building Plan which shall be deemed to be common for both the parties , and their respective heirs, successors, successors-in-office and all flats, shops buyers etc.

Jharna Kundu

Arjun
Arjun Kundu

SPECIFICATION

Details of specification mentioned in the separate sheet enclosed herewith duly signed by both the parties hereto.

IN WITNESS WHEREOF both the parties have put their respective hands, finger prints and/or signatures hereto, on this day , month, year and place first above written.

**SIGNED AND DELIVERED THE FIRST
PARTY / OWNERS IN THE PRESENCE OF**

L.T.I of
1) Mrs. Jharna Kundu

Thasana Kundher

L.T.I AND SIGNATURE OF THE FIRST PARTY/OWNER'S

SIGNED & DELIVERED SEALED BY
THE SECOND PARTY /BUILDERS &
PROMOTERS IN THE PRESENCE OF

WITNESSES :

1. Smt. Usha Rani
2. Mr. Rabindra Kr. Jha
3. Mr. Amit Kunwar

SIGNATURE OF THE SECOND PARTY

Thama kumbey

Dr. J. K. W. S.
Dr. J. K. W. S.

STANDARD SPECIFICATION

STRUCTURE : R.C.C framework with brick work partition
Bricks (according to Govt. norms)
Rod :- Tisco/ Jindal/ Sail (Govt approved)

FINISHES:

- i. Internal : Plaster 12mm thick with P.O.P finish
- ii. External : Plaster 20mm thick with Water proof (Cement Base 2 Coat Paint)
- iii. Flooring : Tiles (Vitrified Tiles)
- iv. Toilet Finish : Ceramic tiles in floor and dedo up to 6'-0" ht
With glazed tiles
- v. Kitchen finish : Tiles over cooking platform & dedo up to
3'-0" ht raised cooling platform with black
Granite slab.

PLUMBING

- I. Water line will be of G.L or H.D UPVC conduit
- II. Sewer & drainage (internal) will be of UPVC pipe
- III. Hot & cold water provision will be made in toilets , kitchen & bathroom

C.P & SANITARY FITTINGS : All C.P & Sanitary fittings will be of Standard Make

FITTINGS

- : Sink in Kitchen will be of Stainless Steel
Each toilets will have to IWC/EWC. A was
Basin towel hanger & mirror

Tharun Kumar

Arjun

Anil Kumar

ELECTRICAL

- : (i) Concealed copper wiring with light & fan points switches of Standard Make.
- (ii) Geyser Point will be provided in bathroom
- (iii) A.C point will be provided in all bed room.

DOOR & WINDOW


- : Door frame will be wooden / folded steel Section
- Door shutter will be 32 mm thick , waterproof Flush door, window will be of Aluminium with glass fittings, & M.S grill, Door & Window fittings will be of approved make
- 2 coats enamel painting on door & window

ELECTRICITY & WATER SUPPLY

- : Electricity supply through JUSCO/JSEB
- Water through deep boring/Suitable source

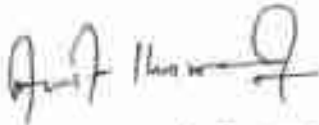
Development of Roads, Parks, Campus, Electrical Cabling work, Street light, Sewerage & Drainage and Water Supply line stand by Generators, Greenery are included in selling price.

- Round the clock facility : Electricity, water supply & security at prevailing rate applicable to all flat owners.


Signature of the First Party

1. Smt. Usha Rani


2. Mr. Rabindra Kr. Jha


3. Mr. Amit Kunwar

Signature of the Second Party

Late Prabh
Prabh
Amit Kumar
Jyotsna Sinha

Between:-

Srimati, Jyotsna Sinha, W/O Late Prabhakar Kumar by faith Hindu by Nationality Indian, by Occupation: Service. Address : Village Asangi Adityapur, P.S. - Adityapur Dist- Seraikella-Kharsawan, in the State of Jharkhand, Hereinafter collectively Called the OWNER / FIRST PARTY (Which Expression shall unless repugnant to the context including their heirs, successors, administrators representatives and assigns) of the ONE PART.

AND

M/S. SWASTI INFRA DEVELOPERS PVT. LTD., having its registered office at Flat No. 101, Vidyapati Tower, Puspanjali Wilson Estate, Road No. : 7, Ramnagar, Jamshedpur 831011, Distt. - East Singhbhum, Jharkhand.

Hereinafter called the "DEVELOPER & BUILDER/ SECOND PARTY" (which terms of expression shall unless excluded by or repugnant to the context shall mean and include its partners, successors, successor-in-office, legal representatives, nominees and assigns) on the OTHER PART.

In this Agreement the following expression unless repugnant to the context shall have the meaning assigned thereto:

- d) "The Owners" means the above name **Srimati Jyotsna Sinha** their respective successors, heirs, legal representatives, executors administrators and assigns.
- e) "The Developer & Builder" means the above named **M/S SWASTI INFRA DEVELOPERS PVT. LTD.**, and includes its all partners, successors-in- office, successors, legal representatives, assigns and nominees.
- f) "The said land" shall means ALL THAT piece or parcel of land measuring an area 1560 sq feet Raiyat Home State Land Ward No 4, (New ward No.-02), N.A.C.-Adityapur, Distt.-Distt.- Seriakella Kharsawan.

OWNER'S ALLOCATION :- shall mean 45% constructed area out of the total proposed, building as well as parking space of the proposed building.

DEVELOPER/BUILDER'S ALLOCATION :- shall mean and include the remaining 55% constructed area as well as parking space, save and except the Owner's allocation out of the proposed building that may be constructed over the Schedule 'A' land described herein below, specially described in the Schedule 'C' below.

Udo Kox
Amit Kumar
Jyoti Srinivas

MAINTENANCE- maintenance of the common facilities shall be the joint responsibilities for all the flat owners and occupiers, but the maintenance of internal flats and facilities shall be maintained and borne by the individual flat owner's

AND WHEREAS, the parties of the first part are desirous of developing the said land through a reputed builder and having come to know the intention of the parties of the first part, the second party has offered to construct the multistoried residential cum commercial building over the said plot of land belonging to the parties of the first part and having discussed in all matters and affairs of the proposed building the parties of the first part have finally agreed the proposal of the second party and to grant and give the right of development to the second party with respect to the said plot of land subject to compliance of the all terms of this agreement.

AND WHEREAS, the parties hereto have voluntarily agreed to execute a proper deed of development Agreement to avoid any dispute, misunderstanding and/or legal complications, if any, between the parties and their respective heir, successors, successors-in-office and/or person's claiming through them and on such terms hereafter appearing.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:-

1. This Development agreement shall come into force and/or effect on and from 05th day of June, 2018, and the terms of the development agreement as stated herein below shall be complied and honored by both the parties hereto including their heirs and/or person's claiming through them.
2. That the Second Party shall prepare the Building Plan revised or amendment plan during the period of construction as may be necessary and/or deemed to be required for the interest of the construction, through an Architect, Civil Engineer or planner along with supporting plans, such as Structural, Electrical, Sewerage plans etc., and shall get the same sanctioned or approved through N.A.C. and/or proper authority at its/their own cost.
3. That soon after passing the building plan by the authority, the second party/Bulder shall forthwith start construction on the said plot of land by demolishing the existing structures and shall complete the same strictly in accordance with the building plan, with all fixtures, fitting and installations

Usha Kaur
Ajay Me
Anant Khanna
Ajay Singh

with Three & Half yrs the date of commencement of the building construction at site.

4. That the Second Party shall deliver and hand over 45% constructed area on residential spaces to the parties of the first party together all fixtures, fittings, installations, water electrification, all advantages, privileges, common right on the common areas etc., more specially described in the Schedule 'B' hereunder written to the parties of the first part and since after getting possession the parties of the first part shall hold and enjoy their allocation as its lawful owners with full powers to convey or alienate the same or part thereof and/or in any manner they like.
5. That the remaining 55% constructed area (excluding the owner's allocation) shall be transferred, sold and/or otherwise lineated to various intending buyers by way of transfer and/or mode of conveyance by the Second Party without any objection and concern of the parties of the First Part and their heirs.
6. That the Second Party shall use all standard materials, fittings in the proposed construction and shall construct the building as per specification enclosed herewith, which shall be treated as part of this Development Agreement.
7. That it is decided and agreed that the second party shall handover and deliver the 45% of constructed area to the parties of the first part and to deliver their 55% allocation to the intending buyers retained with second party.
8. Owners and/or their appointed nominee shall solely and exclusively be entitled to the owner's as agreed and mentioned in the Clause No. (7) and they shall have absolute right, title and interest over the owner's area and shall be fully entitled to use and enjoy the same either by themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, sell, otherwise, alienate their interest, in any manner as deemed fit by them to any person, association or persons, firm body, corporate, co-operative societies, government, agencies, etc., on such terms and condition as may be decided by the owners, individually or collectively.
9. The developer and/or its nominees shall solely and exclusively be entitled to the Developers area and they shall have absolute right, title and interest over the developer's area and they shall be fully entitled to transfer, convey, grant, otherwise alienate their interest in any manner as deemed fit by them to any person, association or person, firms, body, corporate, co-operative societies, government agencies etc., on such terms and conditions as may be decided by the Developer or its nominees individually or collectively.
10. That the Second Party/Builder during the course of construction shall be at liberty to receive advance, part payment or full payment from the

Handwritten signatures: 1. A vertical signature on the left. 2. A circular signature in the middle. 3. A signature that appears to be 'Amit Kumar'. 4. A signature that appears to be 'Sujata Sinha'.

intending buyers with respect to the area falling to the share of the Second Party/ Builder, at their discretion and risk.

11. That the Owner's/ Parties of the First Part do hereby declare and covenants:-

- a) They are lawful owners of the said immovable property described in the Schedule 'A' hereunder written and there is no other co-owner or co-shares in this property, except them.
- b) Prior to execution of this agreement, the parties of the First Part, jointly or severally, has/ have not sold, or transferred the said premises or part thereof to any party, person or concern nor entered in any agreement with any other party and same is free from all encumbrances and charges.
- c) The first party shall sign the building plan, revised and amendment plan and other required documents for the interest of the proposed building project and for transferring the proposed flats, parking, commercial units falling to the share of the builder to the intending buyers that may be desired and directed by the builder, subject to the expenses of the intending buyers and/or the second party and vice versa.
- d) The parties of the First Part shall execute a G.P.A. in favor of the Second Party and/or any partner of the Second Party in respect of the said premises, on such terms as the parties may mutually agree upon and same shall be irrevocable subject to compliance of all terms of this Development Agreement by the Second Party.
- e) The first party members hereby assure the Second Party to extend all their co-operation for the development of the said land and for disposal of the proposed flats, parking's etc., falling to the share of the Second party, to the intending buyers or parties.
- f) That the landed property is free from all encumbrances. During the construction work if any claims raised by anybody whatsoever, the first party shall be liable to meet such demand for that if any compensation and the expenditure incurred during construction till that date by the second party, the whole such amount be reimbursed by the first party to the second party.

12. The Second Party/ Builder & Developer hereby undertakes and covenants:-

- a) They will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the owner's right, title and interest over the said owner's allocation may in any manner be adversely affected until the Second Party/ Builder and Promoter, of the owner's allocation to the Owner's / First Party.

Usha Devi
Ajay Me
Anil Kumar
Jyoti Sarda

- b) To indemnify the owners and always keep them indemnified and harmless in respect of all losses, claims, damages, compensation, suits, proceedings, or expenses payable in consequence of any injury or accident sustained by any workmen, staff or invitee or other persons in the property whether in the employment of the Developer or not while in or upon the said property and during the period of construction of the said building.
- c) In case any disputes or litigations arises between the second party/ builder & promoter with any buyer's with respect to sale and purchase constructions, payments, and /or any matter with respect to the developer's allocation, the Owner's First Party shall not way be liable or responsible or answerable for such matters or incidents or consequences.
- d) The builder shall construct the proposed building as per sanctioned or approved plan of the appropriate authority.
- e) The Second Party shall provide water, electricity proper sewerage, all services and amenities in the proposed building.
- f) Whatsoever expenses including the owners allocation, that may be incurred towards preparing the building plan, amendment and revised plan, payments to labours, purchase all materials, other fixtures, fittings, installations, plumbing, electricity, administrative cost and/or any cost relating to project etc. shall be borne by the Second Party only.
- g) The Second Party shall complete the proposed construction within Two & Half yrs from the date of ground breaking in normal situation and further period of six month may be extended by the first party and will deliver the flats, parking, commercial units as per owners allocation to the parties of the First Part, failing which the Second Party will be liable to pay demerge, penalties and interest to the parties of the First Part till completion of project.

The proposed construction may be delayed subject to reason of Act of God, Natural calamities, War or such other reasons beyond control of reach of the human being.

- h) The Second Party shall take all responsibilities for construction of the proposed building.
- i) The parties of the First Part shall handover all the original or attested papers & title documents to the Second Party, to enable the Second Party to produce the same before the concerned authorities for verification for obtaining loans to the prospective purchasers, as when required.

Ullas Kati
Ajay Kumar
Anil Kumar
Sujata Kati

- j) The parties shall be fair and honest to all the terms of this development agreement and shall honour and abide the terms as stated herein.
- k) The parties shall put their sincere efforts for the grand success of the proposed project.
- l) The electricity power connection in the proposed building shall be from J.S.E.B. or JUSCO or other appropriate authority and the cost of installations that may be incurred shall be borne by all the flat buyers. It should be mentioned that the second party shall not charge any amount from the first party against installation of electricity in their premises, such flats, parking's and commercial units/space.
- m) The First Party member shall not be responsible in any way for defects in construction to be executed by the Second party and the Second party its/their partners and person's claiming under them shall alone be responsible for such defect and shall be answerable to the intending buyers and concerned authorities.
- n) Both the parties do hereby jointly agreed to enter into supplementary agreement, if found necessary, in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement, but such supplementary agreement shall be in conformity with the spirit of this principal agreement.
- o) The parties hereto will be in joint possession of schedule property till the project is completed.
- p) The parties of the First Part shall be responsible for payment of all arrears, taxes, electricity, other water charges etc., in respect of the said land described in the schedule 'A' hereunder written, till handover the said land to the Second party.
- q) All the entire profit of the business out of the proposed construction shall be vested to the shares of the Second party and the parties of the First Part shall not have any claim over the said profit nor shall call into question with regard to any account, expenditure or sum spent for the proposed construction and/or building purposes.
- r) The Second Party shall be entitled to enter in separate contract with any contractor, architect and /or other for the interest and/or for carrying out the said construction, at its/ their sole discretion, risk and cost.
- s) In case any of the party expires during the period of construction and/or before completion of the project, the legal heirs of such deceased shall be substituted in place of the deceased.
- t) This agreement shall never be deemed to constitute and to be constituted any partnership between the parties hereof at any part of time.
- u) The Second Party hereby undertakes not to make any unauthorized and/or illegal construction over the said plot of land and shall keep the members of the first part, their heirs indemnified in all respect

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absolving them totally from any fine, penalty, loss, damage, compensation to any agency or government authority whatsoever or any liability that may be arise during or after construction of the proposed building. The Second party shall be responsible and liable to bear all such expenses, losses, damages, fine and penalties.

- v) The Second Party shall be entitled to enter in agreements with the buyers and to receive the installments, part payment or full payments against construction and disposal of the proposed flats, commercial units, parking's, other services, falling to their share, save and except the owner's allocation. It should be specifically mentioned that under no circumstances the second party shall sale or transfer or otherwise dispose of or mortgage or lien the flats, parking's and commercial units, to any party person or concern falling to the share of the parties of the first part.
- w) In case the second party fails or refuses or neglects to deliver the owner's allocation to the parties of the first part within the time, as stipulated herein, in that event the second party shall be liable to pay proper damages, penalties and compensation to the parties of the first part and at the same time the first party members may be compelled to cancel the agreement.
- x) The parties hereto including their respective heirs, successors, representative, shall be bound by all the terms and conditions of this agreement and/or any other terms that may be amended.

13. ARBITRATION: All disputes and difference arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained and/or determination of any liability or touching these presents shall be referred to two arbitrators, one to be appointed by the owners and other to be appointed by the Developer/Builder and shall be guided by the Indian Arbitration Act, 1940, and the decision of such Arbitrator's shall be binding upon the parties hereto.

14. JURISDICTION: The Court of Jamshedpur alone shall have jurisdiction to try and reaction in all acts, its proceedings, arising out of this Agreement

Utho Kiri
Amit Kumar
Tijendra Sinha

SCHEDULE : 'A'

(Description of the entire lands and structures)

- a) District – West Singhbhum, District Sub – Registry Office at.....in town The land area measuring 39Ft X 40Ft = 1560 Sq Ft. situated at Mouza – Aasangi N.A.C Adityapur, Thana- Adityapur, Recorded under New Khata No-48, New Plot no-368 old plot no-158 Raiyat Home State Land Ward no -4 N.A.C – Adityapur, is Bounded as Follows:

EAST > Nil

WEST.- 12' ft wide road

SOUTH:- Nil

NORTH:- Plot No : 367.

Uthman
Fadhil
Amit Kumar
Syed Haseeb

SCHEDULE : 'B'

(Description of the Owner's allocation)

45% Shares to be allotted and delivered by the second party to the parties of the first part, more fully shown in Red Colour of the attached Building Plan on each floor, both in residential and commercial units and spaces and 1 in parking area.

SCHEDULE : 'C'

(Description of the Builder's allocation)

55% Shares, excluding the Owner's allocation shall be deemed to the property of the second party, which is shown in Green Colour in the attached Building Plan.

Note : Common space shown in Yellow Colour in the attached Building Plan which shall be deemed to be common for both the parties, and their respective heirs successors, successors –in-office, and all flats shops buyers etc.

SPECIFICATION

Details of specification mentioned in the separate sheet enclosed herewith duly signed by both the parties hereto.

IN WITNESS WHEREOF both the parties have hereunto set their respective hands, finger prints and/or signatures hereto, on this day, month, year and place first above written.

SIGNED AND DELIVERED THE FIRST
PARTY/OWNERS IN THE PRESENCE OF
WITNESSES:

1.



L.T.I OF

2.

Jyotsna Sinha

1) SRIMATI JYOTSNA SINHA

L.T.I AND SIGNATURE OF THE FIRST PARTY/OWNER'S

SIGNED & DELIVERED SEALED, BY
THE SECOND PARTY/ BUILDERS &
PROMOTERS IN THE PRESENCE OF
WITNESSES:

1.

Usha Rani

1. Usha Rani.

Rabindra Kr. Jha

2. Rabindra Kr. Jha.

Amit Kumar

3. Amit Kumar.

SIGNATURE OF THE SECOND
PARTY/ BUILDERS & PROMOTERS

Usha Devi
Shyama Devi
Anita Sharma
Sybilina Singh

STANDARD SPECIFICATION

- STRUCTURE** : R.C.C framework with brick work partition.
- FINISHES:**
- (1) Internal : Plaster 12mm thick with P.O.P finish.
 - (2) External : Plaster 20mm thick with water proof (Cement Base
2 coat paint
 - (3) Flooring : Tiles (Vetrified Tiles)
 - (4) Toilet Finish : Ceramic tiles in floor and dada up to 5'-0" ht
 - (5) Kitchen Finish : Tiles over cooking platform & dado up to 3'-0" ht
- PLUMBING:**
- (1) Water line will be of G.L or H.D UPVC conduit.
 - (2) Sewer & drainage (Internal) will be of UPVC pipe.
- C.P & SANITARY FITINGS** : ALL C.P & Sanitary fittings will be of Standard Make.
- FITINGS** : Sink in kitchen will be of marble / stainless steel
Each toilets will have to IWC / EWC. A wash basin, towel hanger & mirror.
- ELECTRICAL** : Concealed copper wiring with light & fan points, switches of Standard make.
- DOOR & WINDOW** : Door frame will be wooden / folded steel section.
Door shutter will be 32mm thick. Water proof flush door, window will be of aluminum with glass fittings, door & window fitting will be of approved make 2 coats enamel painting on door & window.
- ELECTRICITY &** : Electricity supply through suitable source(JUSCO OR JSEB)
- WATER SUPPLY** : Water through deep boring or jusco.

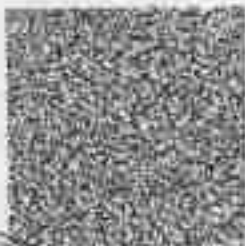


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

| | |
|---------------------------|---|
| Certificate No. | : IN-JH06049470748161F |
| Certificate Issued Date | : 07-Jun-2017 03:22 PM |
| Account Reference | : SHCIL (FI) Jhshcil01/ BISTUPUR/ JH-ES |
| Unique Doc. Reference | : SUBIN-JHJHSHCIL0108675365010009F |
| Purchased by | : VISHAL KUMAR |
| Description of Document | : Article 5 Agreement or memorandum of an Agreement |
| Property Description | : AGREEMENT |
| Consideration Price (Rs.) | : 0 (Zero) |
| First Party | : NA |
| Second Party | : SWASTI INFRA DEVELOPERS PVT LTD |
| Stamp Duty Paid By | : SWASTI INFRA DEVELOPERS PVT LTD |
| Stamp Duty Amount (Rs.) | : 50 (Fifty only) |



From 15/09/17 till 17/09/17
15/09/17

Please write or type below this line

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 01st Day of September, 2017 at Jamshedpur.

UP 0001481580

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.e-stamping.com. Any discrepancy in the details of the Certificate will be available at the website within 5 mins.
2. The issue of issuing this Certificate is for the use of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Pranjan Debi
5/9/17
Loko Debi
Pranjan Debi
01st September

Between:-

Manju Devi

5/9/17

Listo Kati

Rabindra K. Jha

Amit Kunwar

Know to me and sign before me

[Signature]
Notary, Jamshedpur

Smt. Manju Devi W/O Smt. K.N. Deo By faith Hindu by Nationality Indian, by cast Barai, Occupation: Service, Address: Chhota Gamariya, Nirmal path, Near Shiv Mandir P.O. & P. S. Gamariya Dist-Saraikela Kharsawan in the State of Jharkhand. Hereinafter collectively called the OWNERS / FIRST PARTY (Which Expression shall unless, repugnant to the context including their heirs, successors, administrators representatives and assigns) of the ONE PART.

AND

M/S SWASTI INFRA DEVELOPERS PVT. LTD., having its registered office at Flat No 101, Vidyapati Tower, Pushpanjali Wilson Estate, Road No : 7, Ramnagar, Jamshedpur 831011, Dist - East Singhbhum, Jharkhand. Held by its Director's.

- (1) Usha Rani, W/O Mr. Rajesh Jha, 16, Pushpanjali Apartment, Road no - 07, Vidhyapati Tower, Ramnagar, Kadma, Jamshedpur.
- (2) Rabindra Kumar Jha, S/O Late Laxmikant Jha, Flat no - 402, Pushpanjali Apartment, Road no - 07, Vidyapati Tower, Ramnagar, Kadma, Jamshedpur.
- (3) Amit Kunwar, S/O Mr. Dharmvir Kunwar, Flat no - 401, Pitru Chhaya Building, K. Road, Bistupur, Jamshedpur, Jharkhand, 831001.

Hereinafter called the "DEVELOPER & BUILDER/ SECOND PARTY" (which terms or expression shall unless excluded by or repugnant to the context shall mean and include its partners, successors, successors-in-office, legal representatives, nominees and assigns) of the OTHER PART

In this Agreement the following expression unless repugnant to the context shall have the meaning assigned thereto:

- a) "The Owners" means the above named Smt. Manju Devi their respective successors, heirs, legal representatives, executors, administrators and assigns.
- b) "The Developer & Builder" means the above named M/S SWASTI INFRA DEVELOPERS PVT. LTD. and includes its all Director's, successors-in-office, successors, legal representatives, assigns and nominees.
- c) "The said land" shall means ALL THAT piece or parcel of land measuring an area 43.6 Ft X 40Ft = 1740Sq Ft, 30Ft X 40Ft = 1200Sq Ft & 1.90 decimal situated at Mouza- Aasangi N.A.C Adityapur, Thana- Adityapur Thana No.- 126, recorded under New Khata No.-48, Old Khata No.-42, Old Plot No- 158, 159, 160 & 161, New Plot No.-388 Raiyati Home State Land Ward No-4, N.A.C-Adityapur, Dist- Dist-Saraikela Kharsawan



Mehin Devi
5/9/17
Usha Devi
Rabindra K. Jha
Anil Kumar

Notary to the and sign before me
[Signature]
Advocate, Ranchi

OWNER'S ALLOCATION :-shall mean 48% constructed area out of the total proposed building including residential cum commercial as well as parking space.

DEVELOPER/ BUILDER'S ALLOCATION - shall mean and include the remaining 52% constructed area residential cum commercial as well as parking space, save and except the Owner's allocation out of the proposed building that may be constructed over the Schedule 'A' land described herein below, specifically described in the Schedule 'C' below.

MAINTENANCE:- maintenance of the common facilities shall be the jointresponsibilities for all the flat owners and occupiers, but the maintenance of internal flats and facilities shall be maintained and borne by the individual flat owner's

AND WHEREAS, the parties of the first part are desirous of developing the said land through a reputed builder and having come to know the intention of the parties of the first part, the second party has offered to construct the multistoried residential cum commercial building over the said plot of land belonging to the parties of the first part and having discussed in all matters and affairs of the proposed building the parties of the first part have finally agreed the proposal of the second party and to grant and give the right of development to the second party with respect to the said plot of land subject to compliance of the all terms of this agreement.

AND WHEREAS, the parties hereto have voluntarily agreed to execute a proper deed of development Agreement to avoid any dispute, misunderstanding and/or legal complications, if any, between the parties and their respective heir, successors, successors-in-office and/or person's claiming through them and on such terms hereafter appearing.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSETH ANDIT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:-

1. This Development agreement shall come into force and/or effect on and from 01st day of September 2017, and the terms of the development agreement as stated herein below shall be complied and honored by both



Meharjivani
5/9/17
Lido Kari
Febachan Nigla
Anil Kumar

Notary and sign before me
Mishra, Sonu Kumar

- the parties hereto including their heirs and/or person's claiming through them.
2. That the Second Party shall prepare the Building Plan revised or amendment plan during the period of construction as may be necessary and/or deemed to be required for the interest of the construction, through an Architect, Civil Engineer or planner along with supporting plans, such as Structural, Electrical, Sewerage plans etc., and shall get the same sanctioned or approved through N.A.C. and/or proper authority at its/their own cost.
 3. That soon after passing the building plan by the authority, the second party/Builder shall forthwith start construction on the said plot of land by demolishing the existing structures and shall complete the same strictly in accordance with the building plan, with all fixtures, fitting and installations within Three & Half yrs from the date of commencement of the building construction at site.
 4. That the Second Party shall deliver and hand over 48% constructed area both on residential cum commercial spaces to the parties of the first part together with all fixtures, fittings, installations, water, electrification, all advantages, privileges, common right on the common areas etc., more specifically described in the Schedule 'B' hereunder written to the parties of the first part and since after getting possession the parties of the first part shall hold and enjoy their allocation as its lawful owners with full powers to convey or alienate the same or part thereof and/or in any manner they like.
 5. That the remaining 52% constructed area (excluding the owner's allocation) shall be transferred, sold and/or otherwise alienated to various intending buyers by way of transfer and/or mode of conveyance by the Second party without any objection and concern of the parties of the First Part and their heirs.
 6. That the Second Party shall use all standard materials, fittings in the proposed construction and shall construct the building as per specification enclosed herewith, which shall be treated as part of this Development Agreement.
 7. That it is decided and agreed that the second party shall handover and deliver the 48% of constructed area to the parties of the first part and to deliver their 52% allocation to the intending buyers, both in the residential cum commercial building or portion of this part may be retained with second party.
 8. Owners and/or their appointed nominee shall solely and exclusively be entitled to the owner's as agreed and mentioned in the Clause No.(7) and they shall have absolute right, title and interest over the owner's area and shall be fully entitled to use and enjoy the same either by themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, sell, otherwise, alienate their interest, in any manner as deemed fit



Mangidewi
5/9/17
Ldg Kari
Jabonkar, Jhs
Anil Kumar

Written to me and sign before me
Mandir Jambhwal

fit by them to any person, association or person, firms, body, corporate, co-operative societies, government agencies etc., on such terms and conditions as may be decided by the Developer or its nominees individually or collectively.

- 10. That the Second Party/ Builder during the course of construction shall be at liberty to receive advance, part payment or full payment from the intending buyers with respect to the area falling to the share of the Second Party/ Builder, at their discretion and risk.
- 11. That the Owner's/ Parties of the First Part do hereby declare and covenants:-

- a) They are lawful owners of the said immovable property described in the Schedule 'A' hereunder written and there is no other co-owner or co-shares in this property, except them.
- b) Prior to execution of this agreement, the parties of the First Part, jointly or severally, has/ have not sold, or transferred the said premises or part thereof to any party, person or concern nor entered in any agreement with any other party and same is free from all encumbrances and charges.
- c) The first party shall sign the building plan, revised and amendment plan and other required documents for the interest of the proposed building project and for transferring the proposed flats, parking, commercial units falling to the share of the builder to the intending buyer's that may be desired and directed by the builder, subject to the expenses of the intending buyers and/or the second party and vice versa.
- d) The parties of the First Part shall execute a G.P.A. in favor of the Second Party and/or any partner of the Second Party in respect of the said premises, on such terms as the parties mutually agree upon and same shall be irrevocable subject to compliance of all terms of this Development Agreement by the Second Party.
- e) The first party members hereby assure the Second Party to extend all their co-operation for the development of the said land and for disposal of the proposed flats, parking's etc., falling to the share of the Second party, to the intending buyers or parties.

That the landed property is free from all encumbrances. During the construction work if any claims raises by anybody whatsoever, the first party shall be liable to meet such demand for that if any compensation and the expenditure incurred during construction till that date by the second party, the whole such amount be reimbursed by the first party to the second party.

- 12. The Second Party/ Builder & Developer hereby undertakes and covenants:-



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Munir Dawood
5/9/17
11/11/17
Falconer U. Jha
Amit Kumar

Witness to this and sign attests this
Munir Dawood
Amit Kumar

- a) They will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the owner's right, title and interest over the said owner's allocation may in any manner be adversely affected until the Second Party/ Builder and Promoter, of the owner's allocation to the Owner's / First Party.
- b) To indemnify the owners and always keep them indemnified and harmless in respect of all losses, claims, damages, compensation, suits, proceedings, or expenses payable in consequence of any injury or accident sustained by any workmen, staff or invitee or other persons in the property whether in the employment of the Developer or not while in or upon the said property and during the period of construction of the said building.
- c) In case any disputes or litigations arises between the second party/ builder & promoter with any buyer's with respect to sale and purchase constructions, payments, and for any matter with respect to the developer's allocation, the Owner's First Party shall not way be liable or responsible or answerable for such matters or incidents or consequences.
- d) The builder shall construct the proposed building as per sanctioned or approved plan of the appropriate authority.
- e) The Second Party shall provide water, electricity proper sewerage, all services and amenities in the proposed building.
- f) Whatsoever expenses including the owners allocation, that may be incurred towards preparing the building plan, amendment and revised plan, payments to labours, purchase all materials, other fixtures, fittings, installations, plumbing, electricity, administrative cost and/or any cost relating to project etc. shall be borne by the Second Party only.
- g) The Second Party shall complete the proposed construction within Three & Half yrs from the date of ground breaking in normal situation and further period of six month may be extended by the first party and will deliver the flats, parking, commercial units as per owners allocation to the parties of the First Part, failing which the Second Party will be liable to pay demerge, penalties and interest to the parties of the First Part @ Ten Thousand per month till completion of project.

The proposed construction may be delayed subject to reason of Act of God, Natural calamities, War or such other reasons beyond control of reach of the human being.



- h) The Second Party shall take all responsibilities for construction of the proposed building.

Mandirani
5/9/17
Lishu Kazi
Folios 11: Jus
Amir F. Kazi

Shows to me and sign below me
[Signature]

The proposed construction may be delayed subject to reason of Act of God, Natural calamities, War or such other reasons beyond control of reach of the human being.

- h) The Second Party shall take all responsibilities for construction of the proposed building.
- i) The parties of the First Part shall handover all the original or attested papers & title documents to the Second Party, to enable the Second Party to produce the same before the concerned authorities for verification for obtaining loans to the prospective purchasers, as when required.
- j) The parties shall be fair and honest to all the terms of this development agreement and shall honour and abide the terms as stated herein.
- k) The parties shall put their sincere efforts for the grand success of the proposed project.
- l) The electricity power connection in the proposed building shall be from J.S.E.B. or JUSCO or other appropriate authority and the cost of installations that may be incurred shall be borne by all the flat buyers. It should be mentioned that the second party shall not charge any amount from the first party against installation of electricity in their premises, such flats, parking's and commercial units/space.
- m) The second party shall be entitled to receive installments and / or to entire agreement with various buyers and to raise funds through buyers or any financial institutions or any source at their discretion and total risk.
- n) The First Party member shall not be responsible in any way for defects in construction to be executed by the Second party and the Second party its/their partners and person's claiming under them shall alone be responsible for such defect and shall be answerable to the intending buyers and concerned authorities.
- o) Both the parties do hereby jointly agreed to enter into supplementary agreement, if found necessary, in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement, but such supplementary agreement shall be in conformity with the spirit of this principal agreement.
- p) The First party hereto execute an irrevocable Power of Attorney to Second Party to register the deed of transfer or sale or deed of conveyance in favour of the intending buyers with respect to the flats, parking etc. to be constructed there on.
- q) The parties of the First Part shall be responsible for payment of all arrears, taxes, electricity, other water charges etc., in respect of the



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Loko Keti
Rabuntra v. Jus
Amif Kumany

Document No. 100/10/1/2017
10/10/17

said land described in the schedule 'A' hereunder written, till handover the said land to the Second party.

- r) All the entire profit of the business out of the proposed construction shall be vested to the shares of the Second party and the parties of the First Part shall not have any claim over the said profit nor shall call into question with regard to any account, expenditure or sum spent for the proposed construction and/or building purposes.
- s) The Second Party shall be entitled to enter in separate contract with any contractor, architect and /or other for the interest and/or for carrying out the said construction, at its/ their sole discretion, risk and cost.
- t) In case any of the party expires during the period of construction and/or before completion of the project, the legal heirs of such deceased shall be substituted in place of the deceased.
- u) This agreement shall never be deemed to constitute and to be constituted any partnership between the parties hereof at any part of time.
- v) The Second Party hereby undertakes not to make any unauthorized and/or illegal construction over the said plot of land and shall keep the members of the first part, their heirs indemnified in all respect absolving them totally from any fine, penalty, loss, damage, compensation to any agency or government authority whatsoever or any liability that may be arise during or after construction of the proposed building. The Second party shall be responsible and liable to bear all such expenses, losses, damages, fine and penalties.
- w) The Second Party shall be entitled to enter in agreements with the buyers and to receive the installments, part payment or full payments against construction and disposal of the proposed flats, commercial units, parking's, other services, falling to their share, save and except the owner's allocation. It should be specifically mentioned that under no circumstances the second party shall sale or transfer or otherwise dispose of or mortgage or lien the flats, parking's and commercial units, to any party person or concern falling to the share of the parties of the first part.

In case the second party fails or refuses or neglects to deliver the owner's allocation to the parties of the first part within the time, as stipulated herein, in that event the second party shall be liable to pay proper damages, penalties and compensation to the parties of the first part and at the same time the first party members may be compelled to cancel the agreement.

The parties hereto including their respective heirs, successors, representative, shall be bound by all the terms and conditions of this agreement and/or any other terms that may be amended.



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Manju Devi
5/9/17
Usho Devi
Rohini Devi
Anil Kumar

Notary Public for Jharkhand
Advocate, Jamshedpur

13. **ARBITRATION:** All disputes and difference arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained and/or determination of any liability or touching these presents shall be referred to two arbitrators, one to be appointed by the owners and other to be appointed by the Developer/Builder and shall be guided by the Indian Arbitration Act, 1940, and the decision of such Arbitrator's shall be binding upon the parties hereto.
14. **JURISDICTION:** The Court of Jamshedpur alone shall have jurisdiction to try and reaction in all acts, its proceedings, arising out of this Agreement.

SCHEDULE : 'A'

(Description of the entire lands and structures)

a) District - Saraikela Kharsawan, District Sub - Registry office at Saraikela. The land area measuring an area 43.8 Ft X 40 Ft = 1740 Sq. Ft .30 Ft X 40 Ft = 1200 Sq Ft & 1.90 decimal situated at Mouza- Assangi N.A.C Adityapur, Thana- Adityapur, Thana No- 128, recorded under New Khata No-48, Old Khata No.-42, Old Plot No- 158, 159, 160 & 161, New Plot No-368 Raiyali Home State Land Ward No-4, N.A.C-Adityapur, Dist- Dist-Saraikela Kharsawan, is Bounded as Follows

EAST: - Road
WEST: - R. P. Singh
SOUTH: - Manju Devi (Purchaser)
NORTH: - Ashok Sen

EAST: - 12 ft Road
WEST: - Purchaser Niz
SOUTH: - 15 ft Road
NORTH: - Mrs. G Kundu



EAST:- Road
WEST:-R. P. Singh
SOUTH:- Road
NORTH:-Samer Kumar

Munish Dani
5/9/17
11:00 AM

Rajendra Singh
Anil Kumar

Notary Public
Advocate - Jharkhand

SCHEDULE : 'B'

(Description of the Owner's allocation)

48% Shares to be allotted and delivered by the second party to the parties of the first part, more fully shown in Red Colour of the attached Building Plan on each floor, both in residential and commercial units and spaces and in parking area.

SCHEDULE : 'C'

(Description of the Builder's allocation)

52% Shares, excluding the Owner's allocation shall be deemed to the property of the second party, which is shown in Green Colour in the attached Building Plan.

Note : Common space shown in Yellow Colour in the attached Building Plan which shall be deemed to be common for both the parties, and their respective heirs successors, successors -in-office and all flats-shops buyers etc.

SPECIFICATION

Details of specification mentioned in the separate sheet enclosed herewith duly signed by both the parties hereto.

IN WITNESS WHEREOF both the parties have hereunto set their respective hands, finger prints and/or signatures hereto, on this day, month, year and place first above written.

SIGNED AND DELIVERED THE FIRST
PARTY/OWNERS IN THE PRESENCE OF
WITNESSES:

1.



L.T.I. OF

2.

Manju Devi
5/9/17
1) Smt. Manju Devi

L.T.I. AND SIGNATURE OF THE FIRST PARTY/OWNER'S

SIGNED & DELIVERED SEALED, BY
THE SECOND PARTY/ BUILDERS &
PROMOTERS IN THE PRESENCE OF
WITNESSES:

1.

Usha Rani
1. Usha Rani,

2.

Rabindra Kr. Jha
2. Rabindra Kr. Jha,
Amit Kunwar
3. Amit Kunwar,



SIGNATURE OF THE SECOND
PARTY/ BUILDERS & PROMOTER'S

Attested the Signature of _____
Executants which is identity by P. N. ADIBHOTR
Sri _____ Advoc _____
Jamshedpur

Dinesh Narayan S
NOTARY
JAMSHEDPUR

11
Known to me and sign before me
Advocate, Jamshedpur

Munich Devi
 5/9/17
 11:46 AM
 Srinivasan V. Jha
 Airtel Murray



6TH FLOOR PLAN

TOTAL SELLABLE AREA = 5128 SQ.FT
 TOTAL COMMON AREA = 1160 SQ.FT
 TOTAL PLOT AREA = 16888 SQ.FT
 NET DEV. SHARE = 2167 SQ.FT = 22.8%
 ON SELLABLE AREA (22.8%) = 1447 SQ.FT
 SHARE AREA (48% OF 1447) = 694 SQ.FT

6TH FLOOR PLAN



7TH FLOOR PLAN

TOTAL SELLABLE AREA = 4916 SQ.FT
 TOTAL COMMON AREA = 1212 SQ.FT
 TOTAL PLOT AREA = 16888 SQ.FT
 NET DEV. SHARE = 2067 SQ.FT = 23%
 ON SELLABLE AREA (23.8%) = 921 SQ.FT
 SHARE AREA (48% OF 921) = 442 SQ.FT

7TH FLOOR PLAN

INSURANCE
7/1/15
11/16/15
11/16/15
Ranchodrao Joshi
Amrit Kumbhar

Items to be noted early before the
Shri. K. S. Joshi
Electric, Jambhure

STANDARD SPECIFICATION

- STRUCTURE** : R.C.C framework with brick work partition.
- FINISHES:**
- i) Internal : Plaster 12 mm thick with P.O.P. finish.
 - ii) External : Plaster 20 mm thick with water proof (Cement Base 2 Coat paint)
 - iii) Flooring : Tiles (Vitrified Tiles)
 - iv) Toilet Finish : Ceramic tiles in floor and dets up to 5'-0" ht.
 - v) Kitchen Finish : Tiles over cooking platform & dado up to 3'-0" ht.
- PLUMBING:**
- i) Water line will be of G.I. or H.D UPVC conduit.
 - ii) Sewer & drainage (Internal) will be of UPVC pipe
- G.P & SANITARY-FITINGS** : All G.P. & Sanitary fittings will be of Standard Make.
- FITINGS** : Sink in Kitchen will be of marble. Each toilets will have to IWC/ EWC. A wash basin, towel hanger & mirror.
- ELECTRICAL** : Concealed copper wiring with light & fan points, switches of Standard make.
- DOOR & WINDOW** : Door frame will be wooden /folded steel section. Door shutter will be 32 mm thick. Water proof flush door. window will be of Aluminum with glass fittings, door & window fitting will be of approved make 2 coats enamel painting on door & window.
- ELECTRICITY & WATER SUPPLY** : Electricity supply through JUSCO/JSEB & Water through deep boring / Suitable source.

Development of Roads, parks, Campus, Electrical Cabling work, Street Light,



Sewerage & Drainage and Water Supply line stand by Generators, Greenery are included in selling Price.

Round the clock facility : Electricity, water supply & Security at prevailing Rate applicable to all flat owners.

Manjudevi
5/9/17
1) MANJU DEVI

(Signature of First Party)

Usha Rani

1. Usha Rani

Rabindra Kr. Jha

2. Rabindra Kr. Jha

Amit Kumar

3. Amit Kumar

(Signature of Second Party)

Known to me and sign before me
5/9/17
Advocate, Janshedpur



Amit Kumar
NOTARY
District Court
JANSHEDPUR

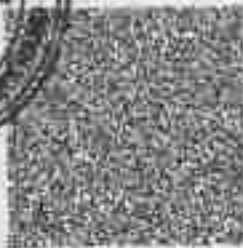


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

| | |
|---------------------------|---|
| Certificate No. | : IN-JH06D49170588953P |
| Certificate Issued Date | : 07-Jun-2017 03:09 PM |
| Account Reference | : SHCIL (FI) (Jhsh01D1/ BISTUPUR) JH-ES |
| Unique Doc. Reference | : SUBIN-JHJHSHCIL0106675085312739P |
| Purchased by | : VISHAL KUMAR |
| Description of Document | : Article 5 Agreement or memorandum of an Agreement |
| Property Description | : AGREEMENT |
| Consideration Price (Rs.) | : 0 (Zero) |
| First Party | : NA |
| Second Party | : SWASTI INFRA DEVELOPERS PVT LTD |
| Stamp Duty Paid By | : SWASTI INFRA DEVELOPERS PVT LTD |
| Stamp Duty Amount(Rs.) | : 50 (Fifty only) |



Please write or type below this line

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 7th June, 2017 at
Jamshedpur,

✓ Registration Form not kept

Utkal Singh
Swasti Infra
Advocate

Identified by me & my
Staff in my presence
Date: 06.11.17
ADVOCATE

UP 0001481595

Caution Note:

1. The genuineness of this Stamp's Certificate is subject to the verification of the details of the Certificate and its validity on the website before it is used.
2. The issue of checking the legitimacy is on the users of the Certificate.
3. Stamp of My Authority placed under the Certificate Authority.

✓ Rajendra Prasad Singh
Lto Kati

Rabindra B. Jha
Amit Kumar

Identified by me & Put
Sign. in my presence


ADVOCATE

BETWEEN

Mr. Rajendra Prasad Singh, S/o Ram Singhasan Singh, by faith Hindu, by Nationality Indian, by Caste Rajput, by occupation Service, resident of S-

31/4, Adityapur-I, within P.S Adityapur, District Saraikela Kharsawan, at present residing at E-018, Ashiana Suncity Baliguma, within P.O. MGM Medical College, Mango Town, Jamshedpur, Dist. East Singhbhum, in the state of Jharkhand, hereinafter collectively called the " **OWNERS/ FIRST PARTY** " (which expression shall unless repugnant to the context include his respective legal heirs, successors, administrators, representatives nominees and assigns) of the ONE PART.

AND

M/s SWASTI INFRA DEVELOPERS PVT. LTD, having regd. Office at Flat No.101, Vidyapati Tower, Puspanjali Wilson Estate, Road No: 7, Ramnagar, Jamshedpur- 831011, Distt.- East Singhbhum, Jharkhand

Hereinafter called the " **DEVELOPER & BUILDER/ SECOND PARTY** " (which terms or expression shall unless excluded by or repugnant to the context shall mean and include its partners,



✓ Rajendra Prasad Singh
Date Recd:
Revolutions Rights
Amit Kumar

Identified by me & Put
Signature in my presence
ADVOCATE

successors, successors in office, legal representatives, partners, business and assigns) of the **OTHER PART**.

In this Agreement the following expression unless repugnant to the context shall have the meaning assigned thereto:

- a) "The Owners", means the above named Mr. Rajendra Prasad Singh their respective successors, heirs, legal representative, executors, administrators and assigns
- b) "The Developer & Builder" means the above named SWASTI INFRA DEVELOPERS PVT. LTD. and includes its all partners successors-in-office, successors, legal representatives, assigns and nominees.
- c) "the said land" shall mean ALL THAT piece and parcel of land measuring 3.40 Cec. i.e 1630 Sq.ft, 1740 Sq.ft, 522 Sq.ft i.e 1.20 Dec. Total 3892 Sq.ft, situated at Mouza Ashangi, N.A.C Adityapur, Thana, Thana No.-126 recorded under new Khata No. 48, Portion of new plot No.368, corresponding to Portion of Old plot no. 158,159,160,161, under old Khata No.42

Rajyati Home State Land Ward No.4, new ward No.-10, N.A.C-Adityapur, District Saraikela-Kharsawan



OWNER'S ALLOCATION: shall mean 50% constructed area out of total proposed building including residential cum commercial as well as parking space and on the entire roof of the proposed building. (The share of parking shall be divided in same ration as the construction 50% owner & 50% builder)

✓ Lakshmi Prasad Sift
Lata Kati
Rabindranath N. Jha
Anil Kumar

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Sign in my presence
ADVOCATE

It should be made clear that in case the builder constructs any further floor after approval of N.A.C Adityapur , even after completion of the proposed building in that event the parties of the first part shall be entitled to get 50 % constructed area in future , fully described in the schedule 'B' below only after receipt of approved plan by N.A.C , which shall be shared as per mentioned percentage.

DEVELOPER/BUILDER'S ALLOCATION: shall mean and include the remaining 50% constructed area residential cum commercial as well as parking space, save and except the owner's allocation out of the proposed building that may be constructed over the schedule 'A' land described herein below , specifically described in the Schedule 'C' below.



MAINTENANCE : maintenance of the common facilities shall be the joint responsibilities for all the flat owners and occupiers, but the maintenance of internal flats and facilities shall be maintained and borne by the individual flat owner's.

AND WHEREAS, the parties of the first part are desirous of developing the said land through a reputed builder and having come to know the intention of the parties of the first part , the second party has offered to construct the multistoried residential cum commercial building over the said plot of land belonging to the parties of the first part and having discussed in all matters and affairs to the proposed building the parties of the first part have

✓ Sasendra Prasad Singh
12/6/17
Rabindra K. Jha
Amit Kumar

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signature in my presence
STRUCTURE

finally agreed the proposal of the second party and to grant and give the right of development to the second party with respect to the said plot of land subject to compliance of the all terms of this agreement.

AND WHEREAS the parties hereto have voluntarily , agreed to execute a proper deed of development agreement to avoid any dispute , misunderstanding and /or legal complications, if any . between the parties and their respective heir, successors ,successors-in-office and/or person's claiming through them and on such terms hereafter appearing.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:-



- 1) This Development agreement shall come into force and/or effect on and from 7th June, 2017 and the terms of the development agreement as stated herein below shall be complied and honored by both the parties hereto including their heirs and/or person's claiming through them.
- 2) That the Second Party shall prepare the building plan revised or amendment plan during the period of construction as may be necessary and /or deemed to be required for the interest of the construction through an Architect , Civil Engineer or planner along with supporting plans, such as Structural , Electrical , Sewerage plans etc. and shall get the same

✓

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Udo Kot.

Subscribed U. Jho

Amr J. Khanna

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Sign in my presence
AMR J. KHANNA

sanctioned or approved through N.A.C. and /or proper authority at its /their own cost.

- 3) That soon after passing the building plan by the authority , the second party/Builder shall forthwith start construction on the said plot of land by demolishing the existing structures and shall complete the same strictly in accordance with the building plan, with all fixtures , fitting and installations within three and half years from the date of commencement of the building construction at site
- 4) That the second party shall deliver and hand over 50% constructed area both on residential cum commercial spaces to the parties. of the first part together with all fixtures , fittings, installations, water , electrification , all advantages, previlages common right on the common area etc. none specifically described in the Schedule 'B' hereunder written to the parties. of the first part and since after getting possession the parties of the first part shall hold and enjoy their allocation as its lawful owners with full powers to convey or alienate the same or part thereof and/or in any manner they like.
- 5) That the remaining 50% constructed area (excluding the owner's allocation) shall be transferred , sold and/or otherwise alienated to various intending buyers by way of transfer and/or mode of conveyance by the Second Party without any objection and concern of the parties of the First part and their heirs.



✓ *kasendra prasad sibi*
Utho Rai
Prabhatan K. Jha
Anil Kumar

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 Sign. in my presence
 AMOCATE

- 6) That the Second Party shall use all standard materials , fittings in the proposed construction and shall construct the building as per specification enclosed herewith, which shall be treated as part of this Development Agreement.
- 7) That it is decided and agreed that the Second Party shall handover and deliver the 50% of constructed area to the parties of the first Part in each floor and to deliver their 50 % allocation to the intending buyers, both in the residential cum commercial building in each floor or portion of this part may be retained with Second Party.
- 8) Owners and /or their appointed nominee shall solely and exclusively be entitled to the owner's as agreed and mentioned in the Clause No. (7) and they shall have absolute right, title and interest over the owner's area and shall be fully entitled to use and enjoy the same either by themselves individually or collectively or shall be fully entitled to transfer ,convey , grant, sell otherwise , alienate their interest , in any manner as deemed fit by them to any person , association of persons , firm, body ,corporate , co-operative societies government ,agencies etc., on such terms and condition as may be decided by the owners, individually or collectively.
- 9) The Developer and /or its nominees shall be solely and exclusively be entitled to the Developers area and they shall have absolute right, title and interest over the Developers area and they shall be fully entitled to transfer , convey , grant otherwise alienate their interest in any manner as deemed fit by them to any person, association or person , firms , body ,



✓ Rasendra Prasad Singh
Datta Pokri

Rabehatara N. Jha
Anant Kumar

Consented by me & my
Wife in the presence
ADVOCATE

corporate, co-operative societies, government agencies etc, on such terms and conditions as may be decided by the Developer or its nominee individually or collectively.

- 10) That the Second Party /Builder during the course of construction shall be at liberty to received advance, part payment or full payment from the intending buyers with respect to the area falling to the share of the Second party/Builder, at their discretion and risk.
- 11) That the Owner's/ Parties of the First Part do hereby declare and covenants :-
- a) They are lawful owners of the said immovable property described in the Schedule 'A' hereunder written and there is no other co-owner or co-sharers in this property, except them.
 - b) Prior to execution of this agreement, the parties of the First Part, jointly or severally has/have not sold or transferred the said premises or part thereof to any party, person or concern nor entered in any agreement with any other party and same is free from all encumbrances and charges.
 - c) The First party shall sign the building plan, revised and amendment plan and other required documents for the interest of the proposed building project and for transferring the proposed flats, parking, commercial units falling to the share of the builder to the intending buyers that may be desired and directed by the builder.



✓ Rasender Prasad Singh
1/16/82
Rasender Prasad Singh
Ajay Kumar

Identified by me & Put
Sign. in my presence
ADVOCATE

subject to the expenses of the intending buyers and/or the Second Party

- d) The parties of the First Part shall execute a G.P.A in favour of the Second Party and/or any partner of the Second Party in respect of the said premises, on such terms as the parties may mutually agreed upon and same shall be irrevocable subject to compliance of all terms of this Development Agreement by the Second Party.
- e) The first party members hereby assure the Second Party to extend all their co-operation for the development of the said land and for disposal of the proposed flats , parking's etc. falling to the Share of the Second Party , to the intending buyers or parties.
- f) That the landed property is free from all encumbrances. During the construction work if any claims raises by anybody whatsoever , the first party shall be liable to meet such demand for that if any compensation and the expenditure incurred during construction till that date by the Second Party, the whole such amount be reimbursed by the First Party to the Second party.



12) The Second Party / Builder & Developer hereby undertakes and covenants :-

- a) They will not do any act of commission , omission , expressly or impliedly , directly or indirectly by which the Owner's right , title and interest over the said owner's

✓ Rosendra Prasad Singh
1/16/15
Rabindra Kishore
Anil Kumar

Identified by me & Put
Sign in my presence
ADVOCATE

allocation may in any manner be adversely affected until the Second Party /Builder and Promoter, of the Owner's allocation to the Owner's/ First Party.

- b) To indemnify the owners and always keep them indemnified and harmless in respect of all losses, claims, damages, compensation, suits, proceedings, or expenses payable in consequence of any injury or accident sustained by any workmen, staff or invitee or other persons in the property whether in the employment of the Developer or not while in or upon the said property and during the period of construction of the said building.
- c) In case any disputes or litigations arises between the Second Party/ builder & promoter with any buyer's with respect to sale and purchase, constructions, payments, and/or any matter with respect to the developer's allocation, the Owner's First party shall not will be liable or responsible or answerable for such matters or incidents or consequences.
- d) The Builder shall construct the proposed building as per sanctioned or approved plan of the appropriate authority.
- e) The Second Party shall provide water, electricity, proper sewerage, all services and amenities in the proposed building.
- f) Whatsoever expenses including the owner's allocation, that may be incurred towards preparing the building plan, amendment and revised plan, payments to labours, purchase all materials, other fixtures, fittings,



✓ Legendra Prasad Singh
Datta Rai
Rabindra N. Jha
Anil Kumar

Witnessed by me & my
Sign. in my presence
ADVOCATE

installations, plumbing, electricity, administrative cost and/or any cost relating to project etc. shall be borne by the Second Party only.

- e) The Second Party shall complete the proposed construction within Three & Half years from the date of ground breaking in normal situation and further period of six months may be extended by the First Party and will deliver the flats, parking, commercial units as per owners allocation to the parties of the First Part, failing which the Second Party will be liable to pay a Sum of Rs.50,000/- (Fifty Thousand) per month to the First Party.

The proposed construction may be delayed subject to reason of Act of God, Natural Calamities, War or such other reasons beyond control of reach of the human being.

- h) The Second Party shall take all responsibilities for construction of the proposed building.
- i) The parties of the First Part shall handover all the original or attested papers & title documents to the Second Party, to enable the Second Party to produce the same before the concerned authorities for verification for obtaining loans to the prospective purchasers, as when required.
- j) The parties shall be fair and honest to all the terms of this development agreement and shall honour and abide the terms as stated herein.



✓ Legendra fressad by
Lata Kati
Rabindra N. Jha
Anil Kumar

Witnessed by me & my
right hand presence
NOTARY

- k) The parties shall put their sincere efforts for the grand success of the proposed project.
- l) The Electricity power connection in the proposed building shall be from J.S.E.B or JUSCO or other appropriate authority and the cost of installations that may be incurred shall be borne by all the flat buyers. It should be mentioned that the Second Party shall not charge any amount from the First Party against installation of electricity in their premises, such flats, parking's and commercial units /space.
- m) The parties will jointly execute the deed of sale or transfer in favour of the various intending buyers with respect to the share falling to the Second Party.
- n) The First Party member shall not be responsible in any way for defects in construction to be executed by the Second Party and the Second Party its/their partners and person's claiming under them shall alone be responsible for such defect and shall be answerable to the intending buyers and concerned authorities.
- o) Both the parties do hereby jointly agreed to enter into supplementary agreement, if found necessary, in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement, but such supplementary agreement shall be in conformity with the spirit of this principal agreement.
- p) The parties hereto will be in joint possession of schedule property till the project is completed.



✓ *Rajendra Prasad Singh*
Utkarsh
Arvind Kumar
Amit Kumar

[Signature]
[Signature]
[Signature]

- q) The parties of the First part shall be responsible for payment of all arrears, taxes, electricity, other water charges etc. in respect of the said land described in the Schedule 'A' hereunder written, till handover the said land to the Second Party.
- r) All the entire profit of the business out of the proposed construction shall be vested to the shares of the Second Party and the parties of the First Part shall not have any claim over the said profit nor shall call into question with regard to any account, expenditure or sum spent for the proposed construction and /or building purposes.
- s) The Second Party shall be entitled to enter in separate contract with any contractor, architect and/or other for the interest and/or for carrying out the said construction, at its/their sole discretion, risk and cost.
- t) In case any of the party expires during the period of construction and/or before the completion of the project, the legal heirs of such deceased shall be substituted in place of the deceased.
- u) This agreement shall never be deemed to constitute and to be constituted any partnership between the parties hereof at any part of time.
- v) The Second Party hereby undertakes not to make any unauthorized and /or illegal construction over the said Plot of land and shall keep the members of the First Part, their heirs, indemnified in all respect absolving them totally from any fine, penalty, loss, damage,



✓ Resender frozen sign

Usha Kati

Subendran K. J. S.

Ami T. Tharun

Identified by me & Put
Sign. in my presence

ADVOCATE

compensation to any agency or government authority whatsoever or any liability that may be arise during or after construction of the proposed building. The Second Party shall be responsible and liable to bear all such expenses, losses, damages, fine and penalties.

- w) The Second Party shall be entitled to enter in agreements with the buyers and to receive the installments, part payment or full payments against construction and disposal of the proposed flats, commercial units, parking's, other services, falling to their share, save and except the owner's allocation. It should be specifically mentioned that under no circumstances the second Party shall sale or transfer or otherwise dispose of or mortgage or lien the flats, parking's and commercial units, to any party person or concern falling to the share of the parties of the first part.



- x) In case the Second Party fails or refuses or neglects to deliver the owner's allocation to the parties of the first part within the time, as stipulated herein, in that event the Second party shall be liable to pay proper damages, penalties and compensation to the parties of the first part and at the same time the first party members may be compelled to cancel the agreement.
- y) The parties hereto including their respective heirs, successors, representative, shall be bound by all the terms and conditions of this agreement and/or any other terms that may be amended.

✓
15/06/2016
Rabinder V. Jha
Amit Kumar

Witnessed by me & my
high in my presence
ATTORNEYS

- 13) **ARBITRATION** : All dispute and difference arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained and/or determination of any liability or touching these presents shall be referred to two Arbitrators, one to be appointed by the owners and other to be appointed by the Developer/Builder and shall be guided by the Indian Arbitration Act, 1940, and the decision of such Arbitrator's shall be binding upon the parties hereto.
- 14) **JURISDICTION**: The court of Jamshedpur alone shall have jurisdiction to try and reaction in all acting's, its proceedings, arising out of this Agreement.



SCHEDULE : 'A'

(Description of the entire lands and structures)

Distt: Saraikela-Kharsawan, Dist. Sub-Registry office at Saraikela, in town Adityapur. The land measuring an area 3.40 Dec. i.e 1630 Sq.ft , 1740 Sq.ft, 522 Sq.ft, i.e 1.20 Dec. Total 3892 Sq.ft situated at Mouza : Ashangi, N.A.C, Adityapur, Thana Adityapur, Thana No : 126, recorded under New Khata No: 48, Portion of New Plot No. 368 corresponding to Portion of Old Plot No. 158, 159, 160, 161 under old Khata No. 42, Raiyati Home State Land Ward No.-4, New Ward No. 10, N.A.C,

✓ Rajendra Prasad Singh
 D/o Kazi
 Babendra Hojle
 Anil Kumar

Identified by me & Plus
 Sign in my presence
 ADVOCATE

Adityapur, Distt: Sarakela-Kharsawan, is bounded as Follows

1-

- EAST : Rajendra Prasad Singh
- EAST : Rajendra Prasad Singh
- SOUTH : Mrs. Manju Devi
- NORTH : Plot No : 367

- EAST : Mrs. G. Kundu
- EAST : 12' Feet Road
- SOUTH : Mrs. Manju Devi
- NORTH : Plot No : 367

- EAST : 12' Feet Road
- EAST : Road
- SOUTH : Samar Kumar
- NORTH : Plot No : 367



SCHEDULE : 'B'

(Description of the Owner's allocation)

50% Shares to be allocated and delivered by the Second Party to the Parties of the First Part, more fully shown in Red Colour of the attached Building Plan on each floor, both in residential and commercial units and spaces and in parking area.

11/11/16 Ksh.
Rabindra U. Jha
Anil Kumar

Identified by me & put
sign in my presence
ADVOCATE

SCHEDULE : 'C'

(Description of the Builder's allocation)

50% Shares excluding the owner's allocation shall be deemed to the property of the Second Party, which is shown in Green Colour in the attached Building Plan.

Note : Common Space shown in yellow Colour in the attached Building Plan which shall be deemed to be common for both the parties, and their respective heirs, successors, successors-in-office and all flats, shops buyers etc.



SPECIFICATION

Details of specification mentioned in the separate sheet enclosed herewith duly signed by both the parties hereto.

IN WITNESS WHEREOF both the parties have put their respective hands, finger prints and/or signatures hereto, on this day, month, year and place first above written.

SIGNED AND DELIVERED THE FIRST PARTY / OWNERS IN THE PRESENCE OF

Rajendra Prasad Singh

L.T.I of

✓ 1) Mr. Rajendra Prasad Singh

✓ *Signature of first party*

Signature of first party
Date: 10/10/2017
Place: Jaipur

L.T.I AND SIGNATURE OF THE FIRST PARTY/OWNER'S

SIGNED & DELIVERED SEALED BY
THE SECOND PARTY /BUILDERS &
PROMOTERS IN THE PRESENCE OF

WITNESSES :

1.

Usha Rani

1. Smt. Usha Rani

2.

Rabindra Kr. Jha

2. Mr. Rabindra Kr. Jha

Amit Kumar

3. Mr. Amit Kumar

Witnesses identified and declared
before me by the executant who has
been identified by Shri. *Vikas Prasad*
Advocate Jaipur

Signature of Notary
NOTARY
MARJEET SINGH
JALSHEDRA



SIGNATURE OF THE SECOND PARTY

✓ Akshay Prasad Singh

Udg. Pr.

Abhinav N. Jha

Amit Kumar

Witnessed by the & Mr.
in the presence
of
ADVOCATE

STANDARD SPECIFICATION

STRUCTURE : R.C.C framework with brick work partition
Bricks (according to Govt. norms)
Rod :- Tiscoon/ Jindal/ Sail (Govt approved)

FINISHES:

- i. Internal : Plaster 12mm thick with P.O.P finish
- ii. External : Plaster 20mm thick with Water proof (Cement Base 2 Coat Paint)
- iii. Flooring : Tiles (Vitrified Tiles)
- iv. Toilet Finish : Ceramic tiles in floor and dedo up to 6'-0" ht With glazed tiles
- v. Kitchen finish : Tiles over cooking platform & dedo up to 3'-0" ht raised cooling platform with black Granite slab.



PLUMBING

- I. Water line will be of G.L or H.D UPVC conduit
- II. Sewer & drainage (internal) will be of UPVC pipe
- III. Hot & cold water provision will be made in toilets, kitchen & bathroom

C.P & SANITARY FITTINGS : All C.P & Sanitary fittings will be of Standard Make

FITTINGS : Sink in Kitchen will be of Stainless Steel
Each toilets will have to IWC/EWC. A wash Basin towel hanger & mirror

✓ Fascinia framed Slips

Utsav Kati
Rohinton M. Jais
Amit Kumar

Identified by me & put
Sign. in my presence
ADVOCATE

ELECTRICAL

- : (i) Concealed copper wiring with light & fan points switches of Standard Make.
- (ii) Geyser Point will be provided in bathroom
- (iii) A.C point will be provided in all bed room

DOOR & WINDOW

- : Door frame will be wooden / folded steel Section
- Door shutter will be 32 mm thick , waterproof Flush door, window will be of Aluminium with glass fittings, & M.S grill, Door & Window fittings will be of approved make
- 2 coats enamel painting on door & window

ELECTRICITY & WATER SUPPLY

- : Electricity supply through JUSCO/JSEB
- Water through deep boring/Suitable source

Development of Roads, Parks, Campua, Electrical Cabling work, Street light, Sewerage & Drainage and Water Supply line stand by Generators, Greenery are included in selling price.

Round the clock facility : Electricity, water supply & security at prevailing rate applicable to all flat owners.



Retendera Prasad Singh

Signature of the First Party

Usha Rani

1. Smt. Usha Rani



Rabindra Kr. Jha
Mr. Rabindra Kr. Jha

Amit Kumar

3. Mr. Amit Kumar

Solemnly affirmed and declared before me by the executant who has been identified by Shri. *Vishal* Advocate Jabalpur.

Amit
NOTARY
AMARJEET SINGH
JABALPUR
02/06/17

Signature of the Second Party

Identified by me & Put Sign. in my presence
[Signature]
02.06.17
ADVOCATE

11/10/2018

Shalini Prabha

Anant Kumar

Shalini Prabha

Between:-

Shalini Prabha D/O Late Prabhat Kumar by faith Hindu by Nationality Indian, by Occupation: Service, Address : Village Asangi Adityapur, P.S.-Adityapur Dist-Seraikella-Kharsawan, in the State of Jharkhand, Hereinafter collectively Called the OWNER / FIRST PARTY (Which Expression shall unless repugnant to the context including their heirs, successors, administrators representatives and assigns) of the ONE PART.

AND

M/S. SWASTI INFRA DEVELOPERS PVT. LTD., having its registered office at Flat No. 101, Vidyapati Tower, Puspanjali Wilson Estate, Road No. - 7, Ramnagar, Jamshedpur 831011, Distt. - East Singhbhum, Jharkhand.

Hereinafter called the "DEVELOPER & BUILDER/ SECOND PARTY" (which terms of expression shall unless excluded by or repugnant to the context shall mean and include its partners, successors, successor-in-office, legal representatives, nominees and assigns) on the OTHER PART.

In this Agreement the following expression unless repugnant to the context shall have the meaning assigned thereto:

- a) "The Owners" means the above name **Shalini Prabha** their respective successors, heirs, legal representatives, executors administrators and assigns.
- b) "The Developer & Builder" means the above named **M/S SWASTI INFRA DEVELOPERS PVT. LTD.**, and includes its all partners, successors-in-office, successors, legal representatives, assigns and nominees.
- c) "The said land" shall means ALL THAT piece or parcel of land measuring an area 1500 sq.feet Raiyati Home State Land Ward No.4, (New ward No.-02), N.A.C.-Adityapur, Distt.-Distt.- Seraikella Kharsawan.

OWNER'S ALLOCATION - shall mean 45% constructed area out of the total proposed, building as well as parking space of the proposed building.

DEVELOPER/BUILDER'S ALLOCATION - shall mean and include the remaining 55% constructed area as well as parking space, save and except the Owner's allocation out of the proposed building that may be constructed over the Schedule 'A' land described herein below, specially described in the Schedule 'C' below.

Usha Devi
Chaitali
Anil Hansraj
Chaitali Hansraj

MAINTENANCE- maintenance of the common facilities shall be the joint responsibilities for all the flat owners and occupiers, but the maintenance of internal flats and facilities shall be maintained and borne by the individual flat owner's

AND WHEREAS, the parties of the first part are desirous of developing the said land through a reputed builder and having come to know the intention of the parties of the first part, the second party has offered to construct the multistoried residential cum commercial building over the said plot of land belonging to the parties of the first part and having discussed in all matters and affairs of the proposed building the parties of the first part have finally agreed the proposal of the second party and to grant and give the right of development to the second party with respect to the said plot of land subject to compliance of the all terms of this agreement.

AND WHEREAS, the parties hereto have voluntarily agreed to execute a proper deed of development Agreement to avoid any dispute, misunderstanding and/or legal complications, if any, between the parties and their respective heir, successors, successors-in-office and/or person's claiming through them and on such terms hereafter appearing.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY THE PARTIES AS FOLLOWS:-

1. This Development agreement shall come into force and/or effect on and from 05th day of July, 2020, and the terms of the development agreement as stated herein below shall be complied and honored by both the parties hereto including their heirs and/or person's claiming through them.
2. That the Second Party shall prepare the Building Plan revised or amendment plan during the period of construction as may be necessary and/or deemed to be required for the interest of the construction, through an Architect, Civil Engineer or planner along with supporting plans, such as Structural, Electrical, Sewerage plans etc., and shall get the same sanctioned or approved through N.A.C. and/or proper authority at its/their own cost.
3. That soon after passing the building plan by the authority, the second party/Builder shall forthwith start construction on the said plot of land by demolishing the existing structures and shall complete the same strictly in accordance with the building plan, with all fixtures, fitting and installations.

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with Three & Half yrs the date of commencement of the building construction at site.

4. That the Second Party shall deliver and hand over 45% constructed area on residential spaces to the parties of the first party together all fixtures, fittings, installations, water electrification, all advantages, privileges, common right on the common areas etc. more specially described in the Schedule 'B' hereunder written to the parties of the first part and since after getting possession the parties of the first part shall hold and enjoy their allocation as its lawful owners with full powers to convey or alienate the same or part thereof and/or in any manner they like.
5. That the remaining 55% constructed area (excluding the owner's allocation) shall be transferred, sold and/or otherwise lineated to various intending buyers by way of transfer and/or mode of conveyance by the Second Party without any objection and concern of the parties of the First Part and their heirs.
6. That the Second Party shall use all standard materials, fittings in the proposed construction and shall construct the building as per specification enclosed herewith, which shall be treated as part of this Development Agreement.
7. That it is decided and agreed that the second party shall handover and deliver the 45% of constructed area to the parties of the first part and to deliver their 55% allocation to the intending buyers retained with second party.
8. Owners and/or their appointed nominee shall solely and exclusively be entitled to the owner's as agreed and mentioned in the Clause No.(7) and they shall have absolute right, title and interest over the owner's area and shall be fully entitled to use and enjoy the same either by themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, sell, otherwise, alienate their interest, in any manner as deemed fit by them to any person, association or persons, firm body, corporate, co-operative societies, government, agencies, etc., on such terms and condition as may be decided by the owners, individually or collectively.
9. The developer and/or its nominees shall solely and exclusively be entitled to the Developers area and they shall have absolute right, title and interest over the developer's area and they shall be fully entitled to transfer, convey, grant, otherwise alienate their interest in any manner as deemed fit by them to any person, association or person, firms, body, corporate, co-operative societies, government agencies etc., on such terms and conditions as may be decided by the Developer or its nominees individually or collectively.
10. That the Second Party/Builder during the course of construction shall be at liberty to receive advance, part payment or full payment from the

Usha Devi
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Anil Kumar
Shalini Pruthi

intending buyers with respect to the area falling to the share of the Second Party/ Builder, at their discretion and risk.

11. That the Owner's/ Parties of the First Part do hereby declare and covenants:-

- a) They are lawful owners of the said immovable property described in the Schedule A hereunder written and there is no other co-owner or co-shares in this property, except them.
- b) Prior to execution of this agreement, the parties of the First Part, jointly or severally, has/ have not sold, or transferred the said premises or part thereof to any party, person or concern nor entered in any agreement with any other party and same is free from all encumbrances and charges.
- c) The first party shall sign the building plan, revised and amendment plan and other required documents for the interest of the proposed building project and for transferring the proposed flats, parking, commercial units falling to the share of the builder to the intending buyer's that may be desired and directed by the builder, subject to the expenses of the intending buyers and/or the second party and vice versa.
- d) The parties of the First Part shall execute a G.P.A. in favor of the Second Party and/or any partner of the Second Party in respect of the said premises, on such terms as the parties mutually agree upon and same shall be irrevocable subject to compliance of all terms of this Development Agreement by the Second Party.
- e) The first party members hereby assure the Second Party to extend all their co-operation for the development of the said land and for disposal of the proposed flats, parking's etc., falling to the share of the Second party, to the intending buyers or parties.
- f) That the landed property is free from all encumbrances. During the construction work if any claims raises by anybody whatsoever, the first party shall be liable to meet such demand for that if any compensation and the expenditure incurred during construction till that date by the second party, the whole such amount be reimbursed by the first party to the second party.

12. The Second Party/ Builder & Developer hereby undertakes and covenants:-

- a) They will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the owner's right, title and interest over the said owner's allocation may in any manner be adversely affected until the Second Party/ Builder and Promoter, of the owner's allocation to the Owner's / First Party.

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D...
Amit Kumar
Shalin P...

- b) To indemnify the owners and always keep them indemnified and harmless in respect of all losses, claims, damages, compensation, suits, proceedings, or expenses payable in consequence of any injury or accident sustained by any workmen, staff or invitees or other persons in the property whether in the employment of the Developer or not while in or upon the said property and during the period of construction of the said building.
- c) In case any disputes or litigations arises between the second party/ builder & promoter with any buyer's with respect to sale and purchase constructions, payments, and /or any matter with respect to the developer's allocation, the Owner's First Party shall not way be liable or responsible or answerable for such matters or incidents or consequences.
- d) The builder shall construct the proposed building as per sanctioned or approved plan of the appropriate authority.
- e) The Second Party shall provide water, electricity proper sewerage, all services and amenities in the proposed building.
- f) Whatsoever expenses including the owners allocation, that may be incurred towards preparing the building plan, amendment and revised plan, payments to labours, purchase all materials, other fixtures, fittings, installations, plumbing, electricity, administrative cost and/or any cost relating to project etc. shall be borne by the Second Party only.
- g) The Second Party shall complete the proposed construction within Two & Half yrs from the date of ground breaking in normal situation and further period of six month may be extended by the first party and will deliver the flats, parking, commercial units as per owners allocation to the parties of the First Part, falling which the Second Party will be liable to pay demerge, penalties and interest to the parties of the First Part till completion of project.

The proposed construction may be delayed subject to reason of Act of God, Natural calamities, War or such other reasons beyond control of reach of the human being.

- h) The Second Party shall take all responsibilities for construction of the proposed building.
- i) The parties of the First Part shall handover all the original or attested papers & title document's to the Second Party, to enable the Second Patty to produce the same before the concerned authorities for verification for obtaining loans to the prospective purchasers, as when required.

Usha Devi
D. J. ...
Anis F. ...
Shahin ...

- j) The parties shall be fair and honest to all the terms of this development agreement and shall honour and abide the terms as stated herein.
- k) The parties shall put their sincere efforts for the grand success of the proposed project.
- l) The electricity power connection in the proposed building shall be from J.S.E.B. or JUSCO or other appropriate authority and the cost of installations that may be incurred shall be borne by all the flat buyers. It should be mentioned that the second party shall not charge any amount from the first party against installation of electricity in their premises, such flats, parking's and commercial units/space.
- m) The First Party member shall not be responsible in any way for defects in construction to be executed by the Second party and the Second party its/their partners and person's claiming under them shall alone be responsible for such defect and shall be answerable to the intending buyers and concerned authorities.
- n) Both the parties do hereby jointly agreed to enter into supplementary agreement, if found necessary, in the event of such contingency existing for incorporation or clarification of necessary clauses of this agreement, but such supplementary agreement shall be in conformity with the spirit of this principal agreement.
- o) The parties hereto will be in joint possession of schedule property till the project is completed.
- p) The parties of the First Part shall be responsible for payment of all arrears, taxes, electricity, other water charges etc., in respect of the said land described in the schedule 'A' hereunder written, till handover the said land to the Second party.
- q) All the entire profit of the business out of the proposed construction shall be vested to the shares of the Second party and the parties of the First Part shall not have any claim over the said profit nor shall call into question with regard to any account, expenditure or sum spent for the proposed construction and/or building purposes.
- r) The Second Party shall be entitled to enter in separate contract with any contractor, architect and /or other for the interest and/or for carrying out the said construction, at its/ their sole discretion, risk and cost.
- s) In case any of the party expires during the period of construction and/or before completion of the project, the legal heirs of such deceased shall be substituted in place of the deceased.
- t) This agreement shall never be deemed to constitute and to be constituted any partnership between the parties hereof at any part of time.
- u) The Second Party hereby undertakes not to make any unauthorized and/or illegal construction over the said plot of land and shall keep the members of the first part, their heirs indemnified in all respect

Usharani

Chaitanya

Anil Kumar

Shalin Prabhakar

absolving them totally from any fine, penalty, loss, damage, compensation to any agency or government authority whatsoever or any liability that may be arise during or after construction of the proposed building. The Second party shall be responsible and liable to bear all such expenses, losses, damages, fine and penalties.

- v) The Second Party shall be entitled to enter in agreements with the buyers and to receive the installments, part payment or full payments against construction and disposal of the proposed flats, commercial units, parking's, other services, falling to their share, save and except the owner's allocation. It should be specifically mentioned that under no circumstances the second party shall sale or transfer or otherwise dispose of or mortgage or lien the flats, parking's and commercial units, to any party person or concern falling to the share of the parties of the first part.
- w) In case the second party fails or refuses or neglects to deliver the owner's allocation to the parties of the first part within the time, as stipulated herein, in that event the second party shall be liable to pay proper damages, penalties and compensation to the parties of the first part and at the same time the first party members may be compelled to cancel the agreement.
- x) The parties hereto including their respective heirs, successors, representative, shall be bound by all the terms and conditions of this agreement and/or any other terms that may be amended.

13. **ARBITRATION:** All disputes and difference arising out of this agreement between the parties regarding interpretation of any terms and conditions herein contained and/or determination of any liability or touching these presents shall be referred to two arbitrators, one to be appointed by the owners and other to be appointed by the Developer/Builder and shall be guided by the Indian Arbitration Act, 1940, and the decision of such Arbitrator's shall be binding upon the parties hereto.

14. **JURISDICTION:** The Court of Jamahedpur alone shall have jurisdiction to try and reaction in all acts, its proceedings, arising out of this Agreement.

Uthappa
D. S. S. S.
Amit Kumar
Shakti Prasad

SCHEDULE : 'A'

(Description of the entire lands and structures)

- a) District - West Singhbhum, District Sub - Registry Office at in town The land area measuring 39Ft X 40Ft = 1560 Sq Ft situated at Mouza - Aasangi N.A.C Adityapur, Thana- Adityapur, Recorded under New Khata No-48, New Plot no-368 old plot no-158,159,160 & 161 Ralyat Home State Land Ward no -4 N.A.C - Adityapur, is Bounded as Follows

EAST - Nij

WEST - 12' ft wide road

SOUTH - Nij

NORTH - Plot No : 367.

Usha Rao

Opal

Anita Khosla

Shalini Pruthi

SCHEDULE : 'B'

(Description of the Owner's allocation)

45% Shares to be allotted and delivered by the second party to the parties of the first part, more fully shown in Red Colour of the attached Building Plan on each floor, both in residential and commercial units and spaces and 1 in parking area.

SCHEDULE : 'C'

(Description of the Builder's allocation)

55% Shares, excluding the Owner's allocation shall be deemed to the property of the second party, which is shown in Green Colour in the attached Building Plan.

Note : Common space shown in Yellow Colour in the attached Building Plan which shall be deemed to be common for both the parties, and their respective heirs successors, successors -in-office and all flats shops buyers etc.

SPECIFICATION

Details of specification mentioned in the separate sheet enclosed herewith duly signed by both the parties hereto.

IN WITNESS WHEREOF both the parties have hereunto set their respective hands, finger prints and/or signatures hereto, on this day, month, year and place first above written.

SIGNED AND DELIVERED THE FIRST
PARTY/OWNERS IN THE PRESENCE OF

WITNESSES:

1.



L.T.I OF

2

Shalini Prabha

(1) SHALINI PRABHA

L.T.LAND SIGNATURE OF THE FIRST PARTY/OWNER'S

SIGNED & DELIVERED SEALED, BY
THE SECOND PARTY/ BUILDERS &
PROMOTERS IN THE PRESENCE OF

WITNESSES:

1.

Usha Rani

1. Usha Rani,

Rabindra Kr. Jha

2. Rabindra Kr. Jha,

Amit Kunwar

3. Amit Kunwar,

SIGNATURE OF THE SECOND
PARTY/ BUILDERS & PROMOTERS

Uda Fini
Shalini Pankaj
Arvind Narayan
Shalini Pankaj

STANDARD SPECIFICATION

STRUCTURE

: R.C.C framework with brick work partition.

FINISHES:

- | | |
|--------------------|---|
| (1) Internal | : Plaster 12mm thick with P.O.P finish. |
| (2) External | : Plaster 20mm thick with water proof (Cement Base |
| 2 cote paint | |
| (3) Flooring | : Tiles (Vetrified Tiles) |
| (4) Toilet Finish | : Ceramic tiles in floor and dado up to 5'-0"ht. |
| (5) Kitchen Finish | : Tiles over cooking platform & dado up to 3'-0" ht |

PLUMBING:

- (1) Water line will be of G.L or H.D UPVC conduit.
 (2) Sewer & drainage (Internal) will be of UPVC pipe

C.P & SANITARY FITINGS : ALL C.P & Sanitary fittings will be of Standard Make.

FITINGS

: Sink in kitchen will be of marble / stainless steel
 Each toilets will have to IWC / EWC. A wash basin, towel hanger & mirror.

ELECTRICAL

: Concealed copper wiring with light & fan points, switches of Standard make.

DOOR & WINDOW

: Door frame will be wooden / folded steel section.
 Door shutter will be 32mm thick. Water proof flush door, window will be of aluminum with glass fittings, door & window fitting will be of approved make 2 coats enamel painting on door & window.

ELECTRICITY &

: Electricity supply through suitable source(JUSCO OR JSEB)

WATER SUPPLY

: Water through deep boring or jusco.