

झारखण्ड JHARKHAND

DEVELOPMENT AGREEMENT

D 032672

THIS AGREEMENT is made on the 28<sup>th</sup> OCTOBER 2016 at Dhanbad  
BY AND BETWEEN **1) Sri Raj Shekhar Singh 2) Sri Chandra Shekhar Singh**  
both sons of Smt Anjani Devi W/o Late Krishna Dev Singh, by faith Hindu, by  
caste- Rajput, by occupation – service & Business, permanent resident of New  
Karmik Nagar, Near Delhi Public School, Dhanbad, Chowki Sadar Registry office  
Dhanbad and Dist- Dhanbad , hereinafter called and referred to as the "**LAND -  
OWNERS**" (which expression shall unless excluded by and repugnant to the  
context be deemed to mean and include their heirs, successors, executors,  
administrators and assigns) of the **ONE PART/ FIRST PART(FIRST PARTY)**.

**AND**

"M/s Oriental Builders & Developers", having its office at SARYU APARTMENT  
Flat No.- 1/C, First Floor, Surya Vihar Colony, opposite CMRI Main Gate,  
Bartand, Dhanbad, Jharkhand, represented through its proprietor **Sri Manish  
Kumar Singh** S/o Sri Tarkeshwar Prasad Singh, by faith Hindu, by caste-  
Rajput, by occupation –Business, resident of Surya Vihar Colony, Bartand, P.O &  
Dist- Dhanbad, hereinafter called and referred to as the  
"**DEVELOPER/BUILDER**" (which expression shall unless excluded by and  
repugnant to the context be deemed to mean and include their heirs,  
successors, executors, administrators and assigns) of the **OTHER  
PART/SECOND PART (SECOND PARTY)**.

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28 OCT 2016  
04



Raj Shekhar Singh

Manish Kumar Singh

NOTARY  
DHANBAD

A. WHEREAS the OWNERS (FIRST PARTY) are the lawful OWNERS in possession and otherwise well sufficiently entitled to all that piece and parcel of the land comprising of Mouza Dhaiya No.-6 under Khata No.- 20 Plot No.-4278 ( Total land -**23 Katha or say 38 Decimal** out of 1 Acre 27 Decimal ), situated in New Karmik Nagar, Dhanbad, acquired vide GIFT DEED NO. ....**6305**.... dated **27/10/16**, executed by their mother **SMT. ANJANI DEVI W/O LATE KRISHNA DEV SINGH (THIRD PARTY)**, hereinafter referred to as " THE SAID LAND", fully described in Schedule -B, mentioned here-in-under.

Whereas **SMT. ANJANI DEVI W/O LATE KRISHNA DEV SINGH** got valid Right, Title and possession over the land within Mouza Dhaiya, Mouza No.-6 under Khata No.- 20 Plot No.- 4276 (area 3 dec.) 4277 ( 70 decimal ) 4278 ( 1 Acre 27 decimal) and 4279 ( 3 Decimal ) & 4287 (area 2 dec.), total land measuring 2 Acre 15 decimal , situated in New Karmik Nagar, Dhanbad, by virtue of purchase vide Regd. Sale Deed No. 17014 dated 06-12-1965, registered at Sub-registry office Dhanbad ( Book No.-1, Volume - 10, Page No.- 326 to 328 on 28-01-1966), fully described in Schedule -A, mentioned here-in-under.



Rajshankar

Chabun Shukla 2

- B. AND WHEREAS the Developer has represented to the OWNERS that it is inter alia engaged in the development and construction of Residential Apartments projects etc. in the Dhanbad, Jharkhand and is well reputed and experienced in this line of business.
- D. AND WHEREAS the Developer is desirous of developing the said Land and undertake to develop the said land into a Housing Project in accordance with the sanctions, permissions, approvals etc. granted/being granted by appropriate Authorities;
- F. AND WHEREAS the OWNERS and Developer have arrived at an understanding, whereby they have decided to development the said land by constructing Housing Project on the said land as in Schedule-B out of Total land in SCHEDULE-A.

**SCHEDULE-A**

Total Land purchased by vide Deed No. 17014 dated 06-12-1965 in the name of Smt. Anjani Devi w/o Late Krishna Deo Singh, registered at Sub-Registry Office Dhanbad ( Book No.-1, Volume - 10, Page No.- 326 to 328 on 28-01-1966) :-

Mouza No. 06 , DHAIYA -

Khata No.	Plot No.	Area
20 -	4275 -	10 dec.
20 -	4276 -	3 dec.
20 -	4277 -	70 dec.
20 -	4278 -	1 acre 27 dec.
20 -	4279 -	3 dec.
20 -	4287 -	2 dec.
Total area	-	2 acre 15 dec.



*Rajeshwar*

*Charan Shankar Singh*

**Schedule-B**

NOTARY  
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Land acquired by 1) Raj Shekhar Singh 2) Chandra Shekhar Singh both sons of Late Krishna Dev Singh vide Regd. Gift Deed No.

6305... Dated 27/10/16 registered at Sub-Registry office Dhanbad ( Book No.- ...I..., Volume - 449..., Page No.- 307... to 396... of the year 2016.)

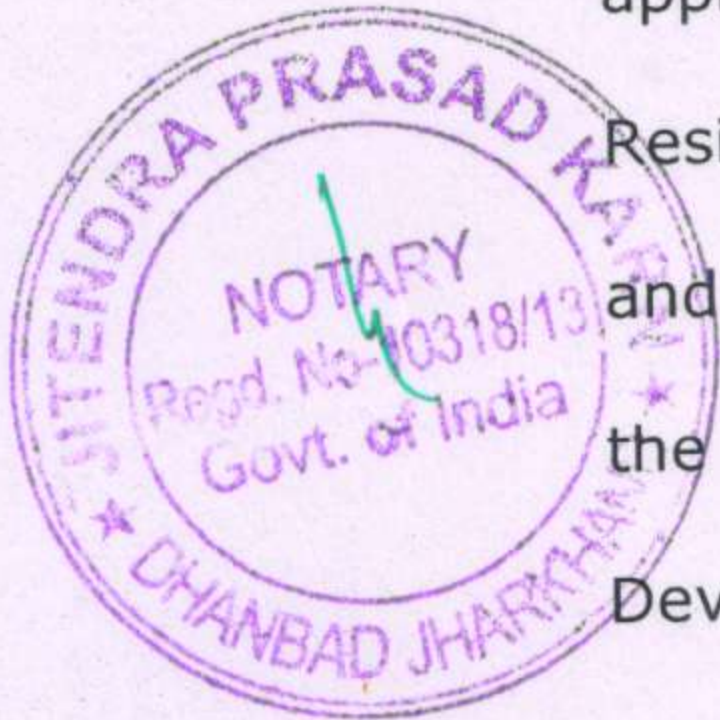
Mouza No. 06 , DHAIYA -

Khata No.	Plot No.	Area
20 -	4278 -	23 Katha or say 38 dec.

North-Plot No-4278  
South-Plot No.-4277  
East-26' Wide Road  
West-Plot No.-4242

**NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AS UNDER:**

1. The subject matter of this Development Agreement between the OWNERS and Developer on the said land for utilizing the same for development and construction of a Housing Residential Complex/Project (hereinafter referred to as the 'Residential Complex/Project') .
2. The OWNERS shall, soon after the execution of these presents, shall hand over all ORIGINAL DOCUMENTS (all Sale Deed, Gift Deed, Mutation Order with Correction Slip, Rent Receipt etc.), to the Developer for obtaining the requisite, permissions, sanctions and approvals for development and construction of the proposed Residential Complex over the said land. All expenses involved in and for obtaining requisite approvals, permissions or sanctions from the concerned authorities shall be incurred and paid by the Developer.



Raj Shekhar Singh

Chandra Shekhar Singh

NOTARY  
DHANBAD

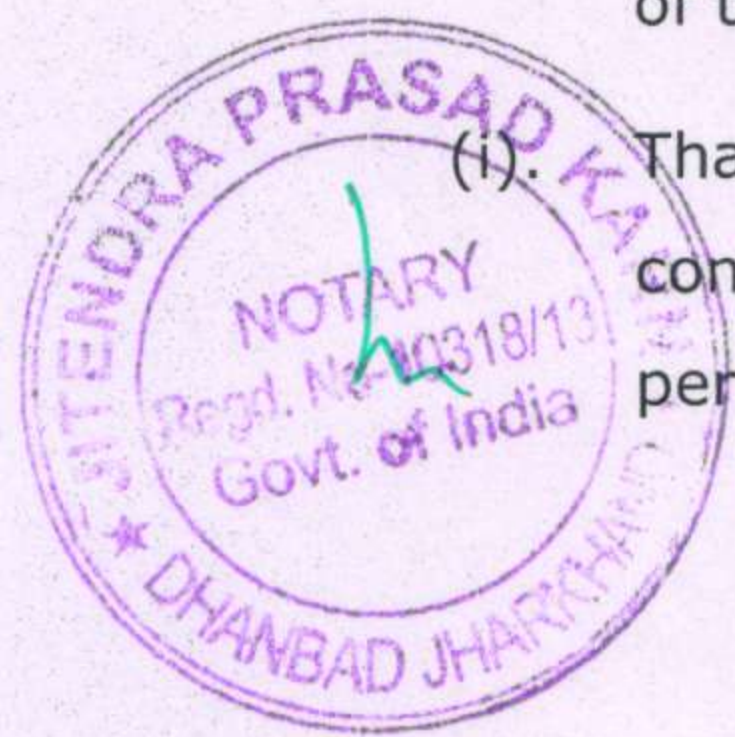
3. The irrevocable powers of Attorney ( GPA) No. \_\_\_\_\_ dated- 27-10-2016 conferred to the Developer in this agreement is permissive in nature, for the purpose of obtaining permissions, sanctions and approvals for development, construction and completion the proposed residential complex and the absolute sale of the flats **68% ( Sixty eight ) of Developer's share** on the said land as in Schedule - B & 68% of open parking space and also to deal with all other incidental or related matters for the completion and sale of the proposed residential complex agreed in the deed.

3(i). The Developer has agreed and undertaken to carry out and complete the work of development and construction of the proposed Residential Complex / Project in a proper and workman like manner and strictly in accordance with the sanctioned building plans and building rules and bye-laws and other regulations and statutory provisions, orders, notifications etc.

3.(ii) The entire amount required for the cost of development of the said land including the charges and fees of the Architect(s), preparation of plans, procuring/obtaining of the requisite permissions sanctions and approvals of all competent authorities shall be borne by the Developer only.

4. The consideration to be given by the Developer to the OWNERS against rights to develop and construct Residential Complex (on developer's Cost), upon the said land in accordance with the terms of this Agreement, shall be as under:

(i). That, in view of the said Agreement for development and construction of a residential complex over the SAID LAND and as per the approval of competent authority i.e. Mineral Area



*Rajshubh*

*Chokha Shukla*

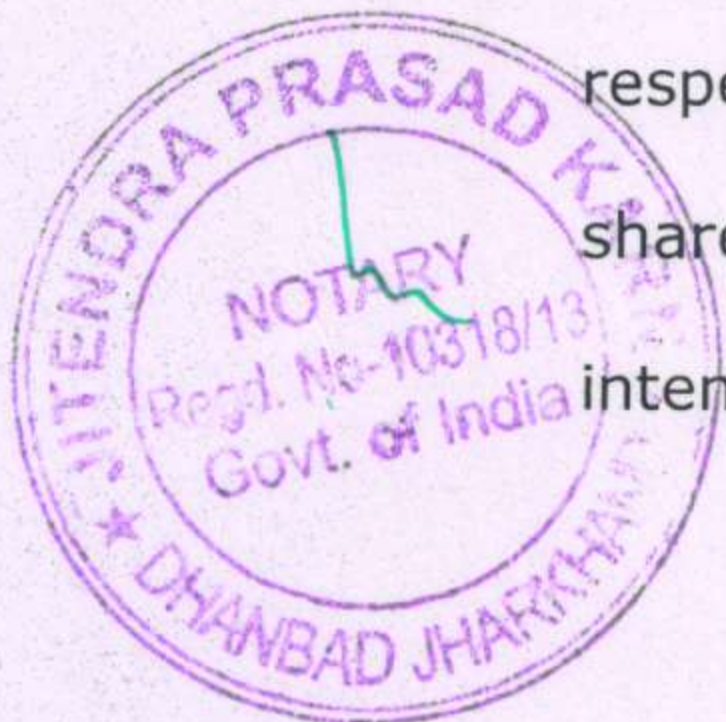
Development Authority/Municipal Corporation the Developer will provide proportionate 32% (THIRTY TWO) of the total built up area to the LAND OWNER on all floors **32% of open parking space**, as mutually agreed, including open built up parking area and residential area as Developed and constructed over the land, fully described in Schedule- B, here-in.

NOTARY  
DHANBAD

WHEREAS residential blocks to be constructed over the entire agreed area and the number of flats to be built-up in each block, if specified then the number of flats on each floor/block can be allotted to the DEVELOPER and OWNERS as per sharing ratio and the same can be put in writing by executing "Separate Share allocation Map/Agreement" to avoid any ambiguity in future.

- (ii) That the remaining 68% (Sixty Eight) of total built-up area of all the flats in all Blocks in the residential complex to be constructed over the land fully described in Schedule- B, of this agreement, which is to be constructed at the cost of the Developer, shall become the exclusive property of the Developer. The land OWNERS will not have any physical or legal claim over the same. Further the right, title, and interest and possession along with Sell /purchase Right on the Developer's share shall accrue upon the Developer and the OWNERS shall not have any sort of right, title, interest or claim in any manner over the Developer's Share of constructed area along with proportionate share of land.

- (iii) The OWNERS and DEVELOPER shall enter into agreement of sales in respect to their respective share of flats along with proportionate share of land and also shall have right to receive advances from the intending purchasers during the stage of construction. The OWNERS

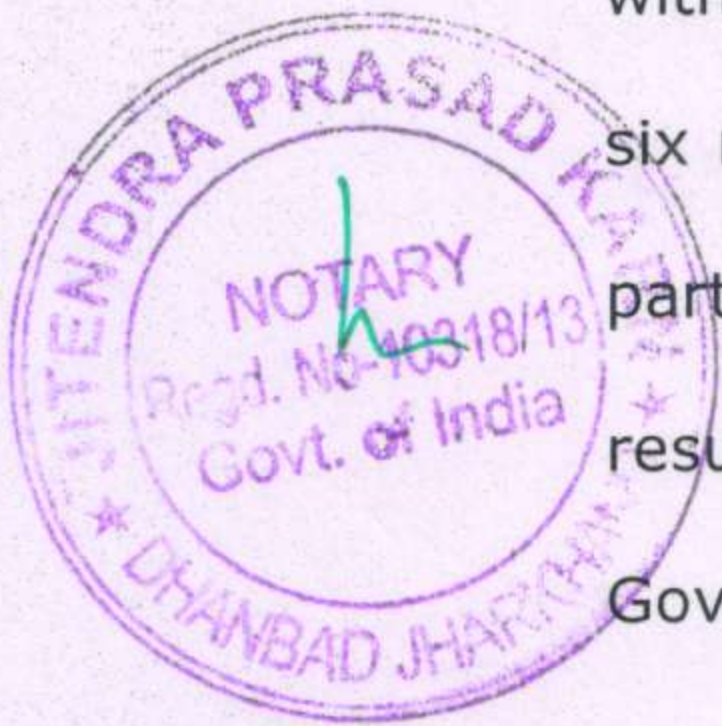


Rayshesh

Chandrupati Singh

and DEVELOPER shall also have right to execute agreement to sale Sale Deed/s in favour of the intending/prospective purchasers in respect to their respective share of flats along with proportionate share of land. The advances or any consideration amount against their respective share of Flats, so received from intending purchasers, will be the sole & exclusive right and responsibility of the concerned parties.

5. The OWNERS has agreed and undertaken to deliver and hand over the actual physical vacant possession of the entire said land to the Developer simultaneously with the execution of the present agreement for the construction and sale of the proposed complex. It is specifically agreed between the Parties that possession of the said land shall always remain with the Developer for the purpose of developing and constructing thereon the proposed Complex/Project in terms hereof, until & unless the completion and sale of all the Flats in all the Blocks is completed.
6. The Developer undertakes to start the development and construction work after grant of requisite sanctions, approvals, permissions, NOC from the competent authorities and complete the development and construction of the said Residential Complex within the time period of 60 months there of with a grace period of six months or such extended period as may be agreed between the parties. If the non-completion of the Residential Complex is the result of earthquake, lightning or any order or notification of the Government which prevents the progress of the development or

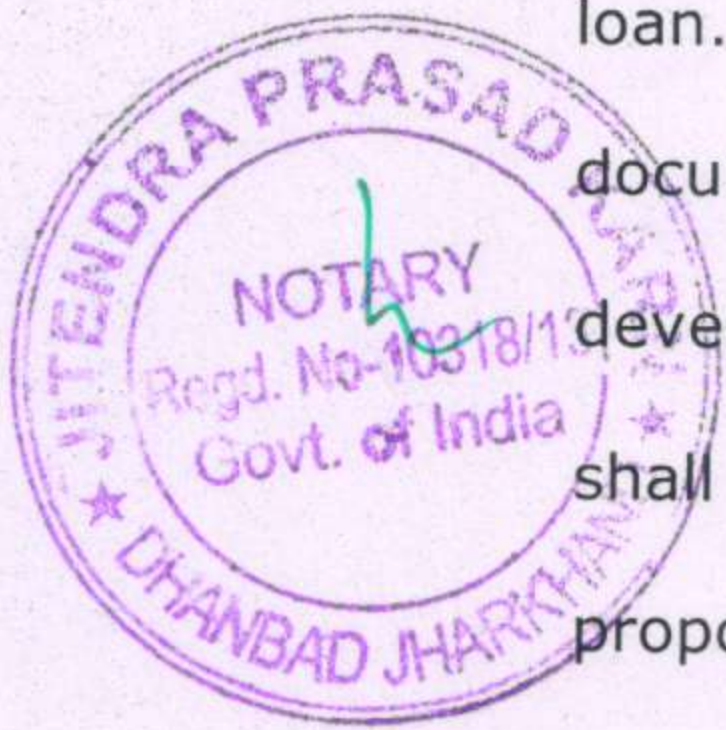


*Rajshankar*

*Chandra Shekhar Singh*

civil commotion or by reason of war or enemy action or act of God or for any reason beyond the control of the Developer, the Developer shall be entitled to a reasonable extension of time for completing the said Residential Complex/Project.

7. The Developer is authorized and permitted to carry on the said development and construction work either themselves or through some other experienced person(s), company or agency of repute having ample experience in this field and in connection therewith and for that purpose to enter into separate contracts in its own name with building contractors, architects and others at their risks and costs.
8. The Developer is authorized and permitted to borrow money(s) from any financial or banking institutions and/or private parties for meeting the cost of construction of the proposed Residential Complex against the security of Developer's Share/Allocation of sale proceeds / collections from the sale/ lease of built / built areas / spaces of the Residential Complex / Project for which the OWNERS shall have no objection to supply and provide all documentary evidence as may be required to be submitted to Financial or Banking Institutions and/or Private Parties for grant of the said loan. The First Party undertakes to sign and execute necessary documents, if and when required, for financial assistance to the developer. It is agreed between the parties that the said loan(s) shall be utilized for the development and construction of the proposed Complex/Project and for no other purpose and the said



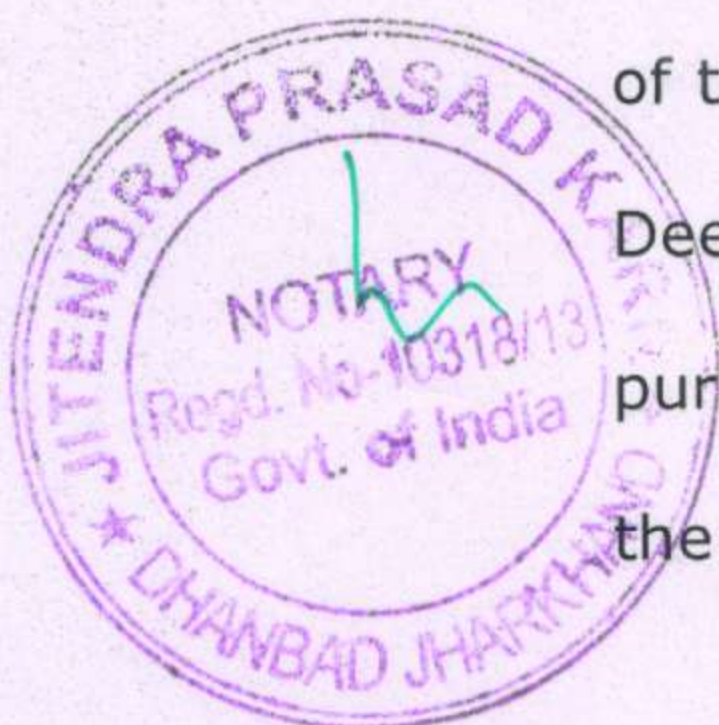
*Rajshubh*

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11. Until such time as an Association of Apartment OWNERS is formed in accordance with the provisions of the prevailing Act, and Rules and Bye-laws framed there under, the maintenance, upkeep and preservation of the building(s), operation of common services and management of common areas shall be organized by the Developer/ Land OWNERS or its nominated Maintenance Agency The Flat / Apartment / Unit / Space Buyers / Lessees shall pay maintenance charges which will be fixed by the Developer or its nominee Maintenance Agency from time to time depending upon the maintenance cost. The liability to pay maintenance charges shall accrue from the date of possession or deemed possession i.e. the date when the Developer give notice of possession to the Buyers / Lessee of the Flats / Apartments / Units / Spaces of the Complex / Project.

12. The OWNERS undertakes to irrevocably constitute the Developer as their attorney, by executing a separate document (duly executed Regd. Power of Attorney), for submitting applications to the various authorities, for grant of requisite permissions, approvals, sanctions, allotment of building material, allotment of other materials and all other matters required statutorily to be done and performed in connection with the development and construction and completion of the said Residential Complex and for executing Sale Deed, Lease Deed of Flats/Apartments/Units/Spaces in the Complex and for all purposes mentioned in the draft of Power of Attorney approved by the parties hereto till the duration and full implementation of this

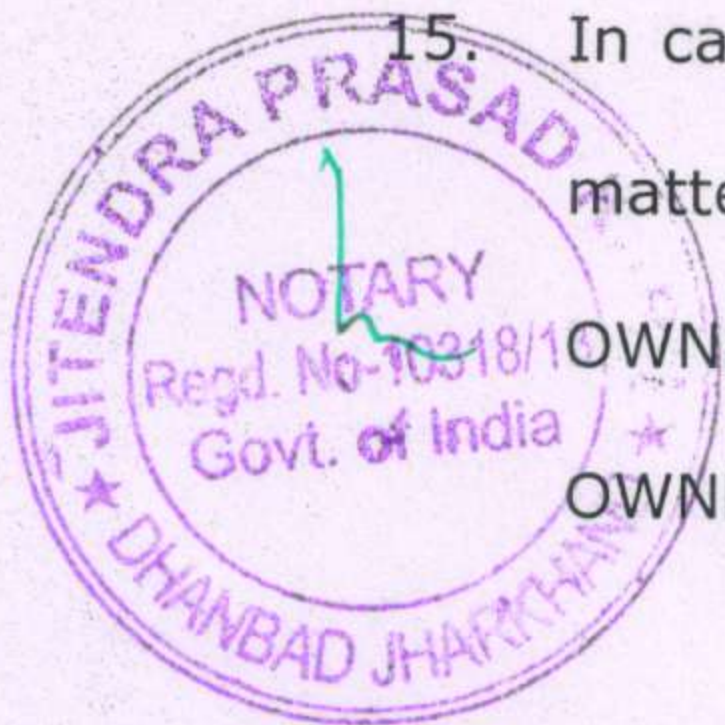


*Rajshubhash*

*Chitendra Prasad K. Jaiswal*

Agreement in all respects. However, the Developer undertakes in its capacity as a Developer in terms of this Agreement and as irrevocable attorney for the OWNER/OWNERS to do the legal acts only in accordance with the law.

13. The Developer shall be solely responsible and liable for payment of all dues to its workers/employees and statutory compliance of labour laws, rules and regulations as are in force or introduced from time to time with respect to the employment of personnel, payment of wages, compensation, welfare etc. and/or for any accident or lack of safety resulting in injury or damage to workmen, plant and machinery or third party. All claims and demands during development and construction shall be settled and cleared by the Developer and no liability on this account shall fall on the OWNERS.
14. The OWNERS have declared and represented to the Developer that the said land is free from all encumbrances, charges, gifts, liens, attachments, liabilities, tenancy, unauthorized occupation and claims and that the OWNERS shall keep the said land free from all encumbrances till the duration and full implementation of this Agreement in all respects and the Developer have entered into this Agreement relying/acting upon these declarations and representations/undertaking of the OWNERS.
15. In case the said land or any part thereof comprised in and subject matter of this Agreement declared to be belonging to the OWNER/OWNERS, is lost on account of any defect in the OWNER'S/OWNERS' title or any litigation started by any one



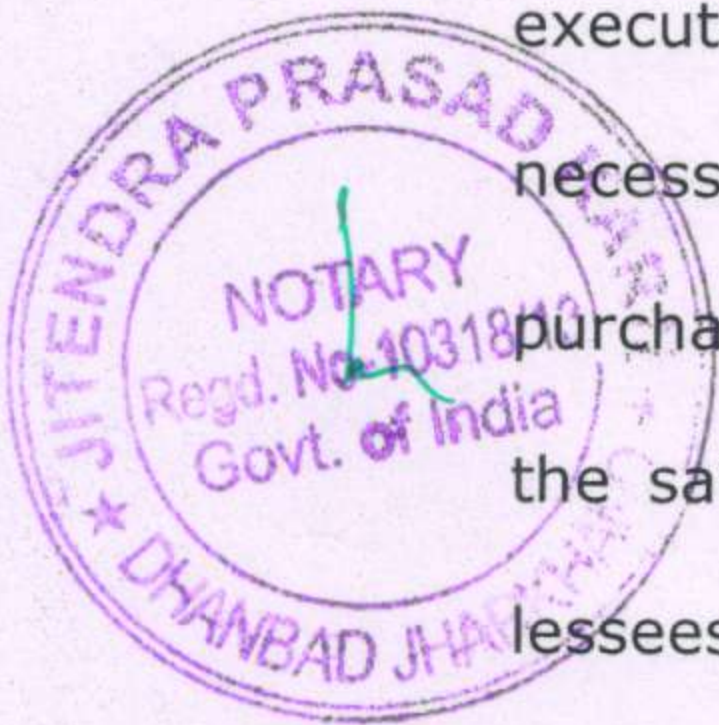
*Rajesh*

*Chandra Shekhar Singh*

claiming through the OWNER'S/OWNERS' or any one claiming title paramount to the OWNERS/OWNERS or on account of any cause or causes whatsoever including relating to any outstanding(s), claim(s), tax(s) etc., on the OWNERS/OWNERS, the OWNER/OWNERS shall be liable for the damages, losses, costs and expenses sustained by the Developer and/or intending purchasers/lessees of the built up area.

16. If there be any claim, demand, tax litigation of any nature whatsoever against the OWNER/OWNERS is found, then it is a condition of this Agreement that the work of development and/or completion of the said Complex and/or any other matter incidental to this Agreement shall not at any time or during construction or after the completion of or handing over possession to the intending purchasers/lessees, be stopped, prevented, obstructed or delayed in any manner whatsoever except in the cases of compliances of any Court orders. It is agreed that such claims, outstanding demands, litigation, and/or courts decree shall only be met and satisfied out of OWNERS's share of the built/unbuilt area of the Complex and/or sale proceeds thereof.

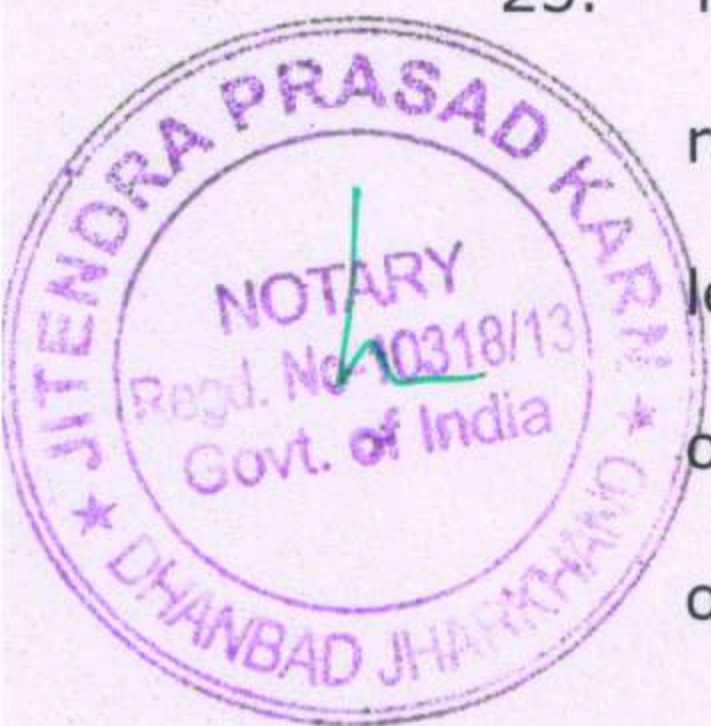
17. The OWNER/OWNERS undertakes to execute or cause to be executed all documents/ agreements of assurances that may be necessary to be given and vouch saved to the purchasers/buyers/lessees of the built / unbuilt areas / spaces of the said Complex / Project at the cost and expenses of the said lessees/buyers.



*Rajesh*

*Chandran*

18. The OWNERS/OWNERS shall not interfere with or obstruct in any manner with the execution and completion of the work of development and construction of the said Residential Complex and/or booking and sale / lease of built / unbuilt areas / spaces of the said Complex / Project.
19. This Agreement is not and shall not, however, be deemed to be constructed as a partnership between the parties hereto nor will the same be ever deemed to constitute one as the agent of the other, except specifically recorded herein.
20. The parties hereto have agreed and undertaken to perform their part of the Agreement with due diligence and mutual cooperation keeping in view the interest of each other and execute and to do all other acts, deeds, matters and things whatsoever as may be necessary for implementing or giving effects to the terms of this Agreement.
21. The developer shall have right to appoint/ Join any person or agency for smooth Development and construction of the project/Building on his own responsibility.
22. This Agreement shall always be deemed to be subject to the usual force majeure clause.
23. The OWNERS shall if so desired by the Developer execute and register or cause to be executed and registered the sale deed(s) or lease deed(s) or such other document(s), or instrument(s) in favour of the intending purchaser(s)/lessee(s) of built up area(s) in respect of the areas agreed to be sold/leased to different intending



*Rajeshkumar*

*Chandrasekhara Reddy*

NOTARY  
DHANBAD

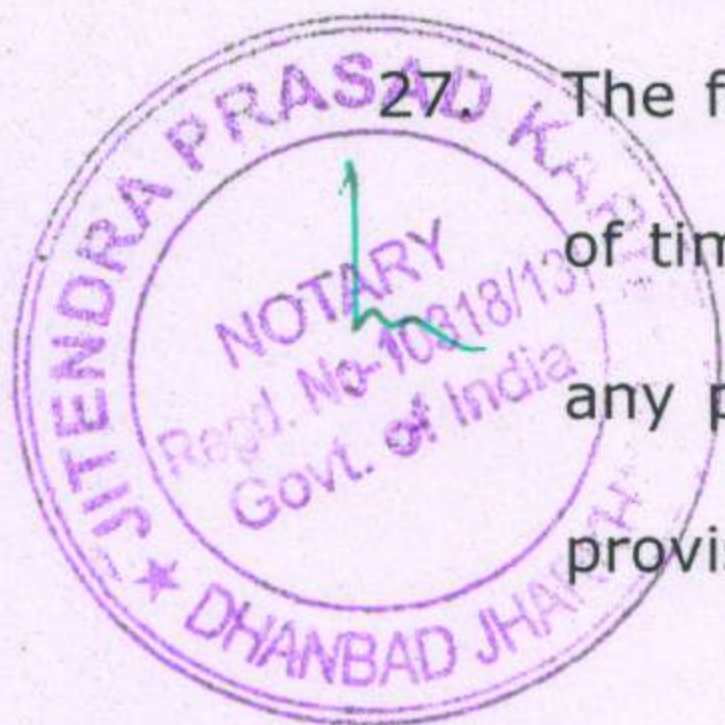
purchaser(s)/lessee(s) by the Developer at the cost and expense of the said intending purchaser(s)/lessee(s) and shall give the said intending purchaser(s)/lessee(s) title as may be permissible by present or future laws on the terms and conditions of this Agreement.

24. This Agreement merges and supersedes all prior discussions or correspondence between the parties and contains the entire Agreement between them. No changes or alterations to this Agreement shall be done without the written consent of the parties hereto.

25. This Agreement shall be binding on the Parties and their respective successors-in-interest and permitted assigns. None of the Parties shall assign, transfer, charge or encumber in any manner this Agreement or its/their rights and benefits under this Agreement to any person without the prior written approval of the other party.

26. In pursuance of the due performance of the obligations and parties hereto duly performing and observing all the covenants herein contained, this Agreement shall not be revoked or cancelled, and shall be binding on both the parties and their successors, liquidators and assigns.

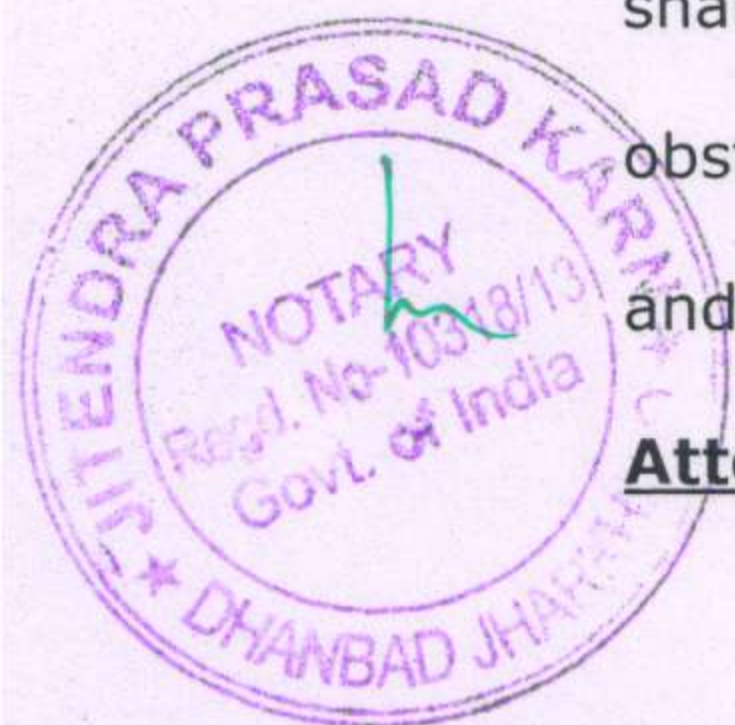
27. The failure of either party to enforce at any time, or for any period of time the provisions hereof shall not be construed to be waiver of any provisions or of the right thereafter to enforce each and every provision.



Rajeshwar

Chhota Shankar Singh

28. If the Project is abandoned, neglected or otherwise fails due to breach of contract and default on the part of the Developer, then the Developer undertakes to keep the OWNER/OWNERS harmless and indemnified against all claims, demands, damages and losses or visa versa .
29. The Parties hereto agree that if any dispute and/or difference arises between the parties in respect of the present Development Agreement, the same shall be settled by mutual consent failing which through arbitration, appointed by the Second Party. It is also agreed between the parties that the arbitration process shall be in accordance with the Arbitration and Conciliation Act, 1996. The award so made by the Arbitrator shall be final and binding on the parties. It is agreed between the parties that the arbitration proceedings shall be conducted in Dhanbad only. That the Ranchi High Court , and Courts in Dhanbad subordinate to it, alone shall have jurisdiction in all matters arising out of, touching and/or concerning this transaction.
30. The First Party/ OWNERS shall execute a registered irrevocable Power of Attorney in favour of the Second Party/ Developer before submission of Building Drawing before approval authority ,which shall be treated as a part of this Agreement so that no hindrance or obstruction is caused to the Second Party/ Developer in carrying out and discharging it obligations under this Agreement. **The Power of Attorney shall have binding effect on the legal heirs .**



— Repshubhoh

— Chh Shukh Sibi

Further, in case of death of any of the landlord/s, remaining landlords shall be responsible to get executed Power of Attorney by the successors of the deceased landlord/s in favour of the developer. It will be binding on the successors of the deceased landlord/s to execute Power of Attorney in favour of the developer with the same terms and conditions of the registered development agreement. The terms and conditions of this registered Development Agreement shall be binding upon the successors of the deceased landlord also.

31. This Agreement has been prepared in duplicate with original signatures of both the parties and attesting witnesses and one set has been kept by each party which is original.

32. Name of Complex over Schedule- B land Shall be  
**"ORIENTAL GREEN RESIDENCY"** IN Anjani Krishna Vihar  
Colony, Dhanbad

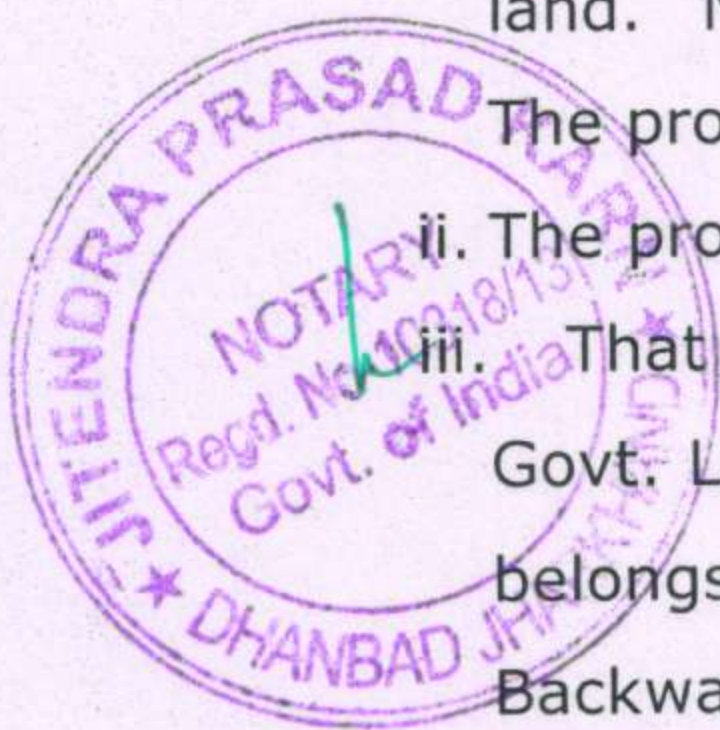
33. **DECLARATION AND INDEMNITY BY THE LAND OWNERS-**

WHEREAS by these presents, I/we hereby declare and undertake that -

- i. That we are the absolute owner, having valid Right, Title, interest and peaceful possession over the land. There is no other claimant over the land. No suit is pending before any court of law over the property.

The property is free from all encumbrances, lien and charges.

- ii. The property is no-where mortgaged against any Financial assistance.
- iii. That the land is not prohibited by Govt. i.e., does not come under Govt. Land, Settled Land, Bhudan Land, Forest Land. The land do not belongs to any member of Scheduled Tribes, Scheduled Caste or Backward Class members, as defined under C. N. T. Act. Land does



— Rakesh

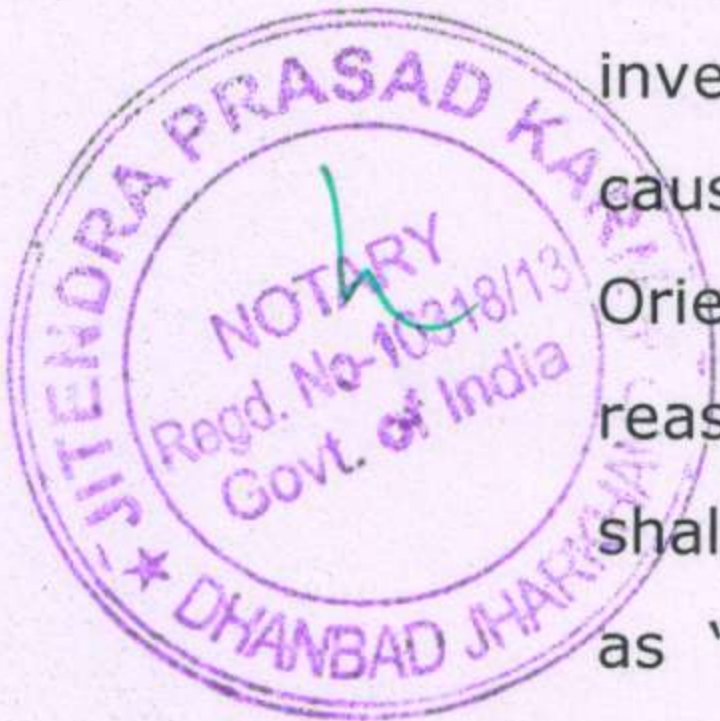
— Chhota

iv. not come under Govt. Acquisition land. The OBLIGOR dose not belongs to any member of S.T., S.C. or B.C. defined under C.N.T. Act.

NOTARY  
DHANBAD

WHEREAS by these presents, I/we hereby hold and firmly bind myself/ourselves to the OBLIGEE (the developer firm well known as "M/s Oriental Builders & Developers") to the sum of lawful money in respect to investment as well as Expenses made by the above developer/ OBLIGEE, in case of-

1. If any of the documents, to show the title of any person other than the Land OWNER/ OBLIGOR, is found and delivered in discharge of any costs, charges and expenses on that account;
2. If any title dispute or any other type of dispute is found over the land and the Developer suffers / causes any loss, in respect to expenses or investment for construction of building or if the property is found mortgaged any where against any Financial assistance;
3. If construction of building is obstructed due to any act of the landlord/s and caused loss to the Developer:
4. any loss caused to the OBLIGEE (the developer firm well known as "M/s Oriental Builders & Developers") due to any type of dispute or restrictions regarding transfer of land is found in future;
5. Alternatively I/we, my/our heirs, executors, administrators shall at all times hereinafter remain liable for, and shall fully effectually indemnify and keep indemnified the OBLIGEE (the developer firm well known as "M/s Oriental Builders & Developers") against all investment, loss and damage, costs, charges and expenses which caused to the OBLIGEE (the developer firm well known as "M/s Oriental Builders & Developers") or reasonably incur or suffer by reason thereof. Further I/we shall be personally and/or jointly shall be responsible to the OBLIGEE (the developer firm well known as "M/s Oriental Builders & Developers") for payment/refund of expenses and or investment made by the developer thereon.



Rajesh

Shri. S. S. S. S. S.

**DETAILS OF PAYMENT RECEIVED BY THE LANDOWNERS AND CONFIRMING PARTIES**

Date	Name of the person/landlord	Mode/Description of Payment	Amount
16-02-2016	Chandra Shekhar Singh S/o Late Krishna Deo Singh	By Ch No.- 000104 dt-16-02-2016 of Bank of Baroda Hirapur, Dhanbad	Rs 600000/- (Six Laks Lakhs only )
17-02-2016	Chandra Shekhar Singh S/o Late Krishna Deo Singh	By Ch No.- 000105 dt-16-02-2016 of Bank of Baroda Hirapur, Dhanbad	Rs 800000/- ( Eight Lakhs only)
27-10-2016	Chandra Shekhar Singh S/o Late Krishna Deo Singh	By RTGS from IDBI in the name of Chandra shekhar Singh S/o Late Krishna Deo Singh	Rs 700000/- (Seven Lakhs only )

Total Rs 21,00,000/- ( Twenty One lakhs only)

The amount received and confirmed by above OWNERS and Confirming parties

Note:- The Amount Shall be Refunded to above Developer during Construction of project/building within six months from date of this agreement dated-27-10-2016 .

IN FAITH AND TESTIMONY, the parties have set their hands to this Collaboration Agreement at Dhanbad on the day, month and year mentioned above in the presence of witnesses.

WITNESSES:

✓ — *Rupshobh*  
*Chandra Shekhar Singh*  
 FIRST PARTY

2.

*Prasanna*  
*28-10-16*  
 NOTARY  
 DHANBAD

✓ SECOND PARTY

*Prasanna*  
*28/10/16*  
*Actv.*



Authorised  
 u/s 297 (i) (c) of the Cr. P.C. 1973  
 (Act No 11 of 1974) & u/s (8) (i)  
 of the Notaries Act 1952  
 (Act No 53 of 1952)

## SPECIFICATIONS

### TECHNICAL SPECIFICATION OF BUILDING

STRUCTURE	R.C.C framed Construction with infill brick wall.
FOUNDATION SUPER STRUCTURE	As per standard applicable design. As per standard applicable design, we prefer frame structure even on extra cost for better earthquake safety and extra floor area.
CIVIL WORK	Best quality bricks locally available of different grades.
LIFT	Lift shall be provided in each Block
Electrical Connction :---	Transformer & JSEB Connection shall be provided as per their tentative buyers of Owners & Developers
ROOF SLAB	Re-enforced cement concrete on M 20 Grade
WALL FINISH	All walls and ceiling internally cement plastered and with plaster of paris finish. External cement mortar plaster will be painted with water proofing cement paint.
ELEVATION	A unique blend of original and modern architecture.
DOORS	Door frames will be steel fabricated , door shutters will be 30 mm thick factory made built flush/panel doors and will be painted with two coats of white synthetic enamel paints over a coat of primer.
FLOORING	Tiles flooring in all covered areas inside the flats excluding stairs & common passage. Rest of the area will be IPS flooring.
ELECTRICAL WIRING	Concealed P.V.C Conduit wiring using copper conductors with standard quality electrical accessories , MCB switches ,as per our requirement. Fans, fixtures and Meter connection not included.



*Rephubh*

*Chandabadi Jharkhand*

## BATH ROOMS

Normally one no. of Toilet will be fitted with E.W.C and one no. with I.W.C with P.V.C Cistern. For water supply all G.I pipes will be Tata class 'B' or ISI quality. Flooring will be marble and glazed tiles of standard quality will be upto lintel level . Gyser Point shall be provided to each toilets. Hot & Cold plumbing shall be done for bathing & wash basin only. Shower with Hot & Cold manually mixing arrangement shall be provided.

## WINDOWS

Fully glazed steel windows with glass fitting duly painted with white synthetic enamel paints of 2 or more coats over a coat of steel primer.

## KITCHEN

Green Granite working platform shall be provided along with a steel sink with a water tap. Glazed Tiles shall be provided upto a height of 2 feet above the working platform as well as the sink. Adequate storage space shall be arranged by providing R.C.C shelves of one of the walls of the kitchen at lintel level.

## NOTE:

All specifications sizes and layout etc. are subject to such variations, alternations and modifications as decided by the company or by the competent authority. Extra work/special finishing on written request by the flat OWNERS will be charged extra, on advance payment.



*Rajshankar*

*Ch. Subhakar Singh*