



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 79da361446fb72dcd34e

Receipt Date : 15-Feb-2021 11:23:14 am

Receipt Amount : 100/-

Amount In Words : One Hundred Rupees Only

Document Type : Agreement or Memorandum of an Agreement

District Name : Dhanbad

Stamp Duty Paid By : Sanjay singh And others

Purpose of stamp duty paid : Agreement

First Party Name : Alokik Infra Navnirman Pvt Ltd

Second Party Name : Sanjay singh And others

GRN Number : 2104427585

**NOTARY
DHANBAD**

20 GC 1 2021
SL.No. of Date..... Time.....
10:25 AM

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


Handwritten signature: *Sanjay Singh*

Printed Name: *Sanjay Singh*

Printed Name: *Alokik Infra Navnirman Pvt. Ltd.*

Signature: *[Signature]*

Director



This Receipt is to be used as proof of payment of stamp duty only for one document. The use of the same receipt as proof of payment of stamp duty in another document through reprint, photo copy or other means is penal offence under section-62 of Indian Stamp Act, 1899

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का उपयोग दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।



**NOTARY
DHANBAD**

AGREEMENT FOR DEVELOPMENT

This Deed of an Agreement for Development is being made at Dhanbad this the 19th day of February, Two Thousand and Twenty One By and Between M/s Parmila Vyapaar private limited ref by its Director Sri Sanjay Singh S/o Sri Ram Mohan Singh Residents at Dhansar and Sri Yogendra Pradhan S/o Late Shiv Jee Pradhan & Smt Savitri Pradhan W/o Sri Yogendra Pradhan Residents at Shankar colony kali Mandir Road, Bekarbandh Dhanbad. Hereinafter jointly called & referred to as the "OWNERS" (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include all their respective heirs, executors, administrators, representatives and assigns) of the One Part;

A N D

M/S. Alokik Infra Navnirman (P) Ltd., a company registered under the norms of Indian Companies Act 1956, having its Registered office Memco More, Dhaiya PO Nagnagar, Dhanbad- Jharkhand 826004, represent by its Director Mr. Ritesh Kr. Sharma Son of Shri Nathmal Sharma, hereinafter called and referred to as the "BUILDER" (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include its successors in title, representatives and assigns) of the Other Part :

WHEREAS:

- This agreement has been signed by the owners in their individual capacity, the agreement has been signed and executed for and on behalf of the Builder by its Director Shri Ritesh Kumar Sharma, son of Shri N. M. Sharma, resident of E5 Grewal colony Bekarbandh post Dhanbad, who in turn is duly authorized by Board's resolution dated 14-09-2018 to sign and execute this agreed.

2021
NOTARY
DHANBAD



सवित्री प्रधान
प्रमिला व्यापार प्राइवेट लिमिटेड
Dhanbad

Alokik Infra Navnirman Pvt. Ltd.
Ritesh Kumar Sharma
Director

AND WHEREAS vide Deed No. 5218 dated 30.07.2012 Mr. Yogendra Pradhan S/o Lt. Shivjee Pradhan, Mrs. Savitri Pradhan W/o Mr. Yogendra Pradhan the owner hereto, purchased 12.50 kathas of land appertaining to Khata No.04, Plot No. 72 Area 12.5 Kathas And Khata No.12, Plot No. 80 & 81 Area 3.75 Kathas of Mauza Baramuri No. 03 from Dr. Ashok Kumar Singh S/o Late Dipe Narayan Singh & others and is in peaceful possession thereof by exercising diverse acts of possession;

AND WHEREAS vide Deed No. 4725 dated 23.07.2012 Mr. Yogendra Pradhan S/o Lt. Shivjee Pradhan, Mrs. Savitri Pradhan W/o Mr. Yogendra Pradhan the owner hereto, purchased 3 kathas or 4.95 Decimals of land appertaining to Khata No.04, Plot No. 72 And Khata No.12, Plot No. 80 & 81 of Mauza Baramuri No. 03 from Dr. Ashok Kumar Singh S/o Late Dipe Narayan Singh & others and is in peaceful possession thereof by exercising diverse acts of possession;

AND WHEREAS vide Deed No. 5220 dated 30.07.2012 M/s. Pramila Vyapaar Private Limited Director Mr. Sanjay Kumar Singh the owner hereto, purchased of land appertaining to Khata No.04, Plot No. 72 out of which measuring an area 12.5 Katha And Khata No.12, Plot No. 80 & 81 an area 3.75 Katha of Mauza Baramuri No. 03 from Dr. Ashok Kumar Singh S/o Late Dipe Narayan Singh & others and is in peaceful possession thereof by exercising diverse acts of possession;

AND WHEREAS vide Deed No. 4724 dated 23.07.2012 M/s. Pramila Vyapaar Private Limited Director Mr. Sanjay Kumar Singh the owner hereto, purchased 3 kathas or 4.95 Decimals of land appertaining to Khata No.04, Plot No. 72 And Khata No.12, Plot No. 80 & 81 of Mauza Baramuri No. 03 from Dr. Ashok Kumar Singh S/o Late Dipe Narayan Singh & others and is in peaceful possession thereof by exercising diverse acts of possession;

29/1/21
NOTARY
DHANBAD



Sanjay Kumar Singh
Pramila Vyapaar Private Limited
Sanjay Kumar Singh

Alokik Infra Navnirman Pvt. Ltd.

Dr. Ashok Kumar Singh
Director

AND WHEREAS the owners own and possess above mentioned land at Mouza Baramuri (Mouza No.3) Khata No. 04 and 12, Plot No. 72, 80 & 81 totally admeasuring 38.50 Kathas , acquired by various deeds as stated above, which is being surrounded as: -

North : Vacant Land

South : Vacant Land

East : Plot of Mandal Ji

West : Vacant Land

Road Hissar Road

Which is being referred to hereinafter as the "said property" for all intends and purposes. A site plan of the said property is annexed herewith as Annexure - A to this agreement, which shall form an integral part of this deed.

AND WHEREAS the owners consider that the said property has out lined its utility and if developed as a multistoried residential complex/ township with independent units with the modern up to date amenities, it will be more useful, profitable and beneficial and when developed, generate funds so as to arrangement of their income;

AND WHEREAS further on survey for utilizing the said property into a multistoried commercial/residential complex it would require huge finance to the tune of several lacs of rupees along with the expertise and skill of the field.

Therefore, party of the first part, keeping in view the above mentioned facts approached the party of the second part who in turn possess the requisite finance and expertise required in construction of such complexes, etc. and, therefore, is a proven party, to develop the said property, which is more precisely being shown by the green colour in the site plan annexed to this agreement as Annexure - A.

NOTARY
DHANBAD



Signature of Alokik Infra Navnirman Pvt. Ltd.

Pramila Wopar Private Limited

Signature of Pramila Wopar Private Limited

Alokik Infra Navnirman Pvt. Ltd.

Signature of Alokik Infra Navnirman Pvt. Ltd.

Director

The party of the second part, in terms of this agreement has agreed to take up the development of the said property by constructing and putting a complex comprising of residential flats & commercial area and accordingly the owners hereto have agreed and entered into an agreement comprising the following terms and conditions.

NOW THIS DEED WITNESSES AS UNDER: -

- 1 (a) That it has been agreed by and between both the parties that the party of the first part shall be entitled to get 35% of the total built up of all the constructed floors/ units in lieu of its land and the party of the second part shall be entitled to retain 65% of remaining portion of all the constructed floors/ units including terrace along with proportionate share of land underneath it in lieu of its investment and expertise involved in demolition, construction and development of the said complex upon said property.

That it has been agreed by and between both the parties that the commercial area will be shared by both the parties in ratio of **45%** and **55%** i.e. **45%** to the owners and **55%** to the builders on all the floors.

- (b) That it has also been agreed upon between both the parties that both parties shall be entitled to get the ownership rights of all the open spaces, lobbies, staircase, main gate setbacks etc. in the ratio agreed upon i.e. 35% and 65% respectively in residential area and commercial i.e. 45% and 55% respectively.

© That the builder assures to complete the said construction within a period of 36 months from the date of approved maps & permission from Nagar Nigam, Dhanbad or any other competent authority are being released to start the construction and development work at the site.

20/1/2021
**NOTARY
DHANBAD**



[Handwritten Signature]
Pranla Vjapoor Private Limited
[Handwritten Signature]

Alokik Infra Navnirman Pvt. Ltd
[Handwritten Signature]
Director

2. That it has been agreed by and between both the parties that the second party shall pay a sum of Rs.40 Lac to the first party by way of interest free refundable security deposit for the timely and faithful performance of this agreement, out of which builder has paid a sum of Rs. 20,00,000.00 (Rupees Twenty Lacs Only) as an advance to the owners detail of which is as under :-

S.NO.	PAID TO	CH. NO.	DRAWN ON	DATED	AMOUNT
01.	M/S Parmila Vyapaar Pvt. Ltd.	775228	Indusind Bank Ltd.	16.02.2021	10,00,000.00
02	Yogendra Pradhan	775231	Indusind Bank Ltd.	22.02.2021	5,00,000.00
03	Savitri Pradhan	775232	Indusind Bank Ltd.	22.02.2021	5,00,000.00
	Total				20,00,000.00

However, it is specifically agreed by and between both the parties that balance of Rs. 20,00,000.00 (Rupees twenty Lakh Only) shall be paid by the builder to the owners at the time of approved building plans are released by the competent authorities to start the construction in site upon site.

02. (a) The security amount so deposited by the builder with the owners shall be refunded by the owners to the builder at the time of the completion of the project before taking over the possession of their share of built up portion in the complex from the builder. However, the owners have agreed to pledge 2000 sq. ft. to the Builder out of their share of 35% in the proposed complex in residential area as a security against the above mentioned amount. The owners will not encumber the above mentioned area by any manner without the consent of the Builder and only after repaying the sum of Rs. 40 Lac to the Builder the owner can utilize the said area. The Builder shall always remain at liberty to compensate itself from the sale consideration of the mentioned area and if the sale

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Pranila Vyapaar Private Limited
Director

Alokik Infra Navnirman Pvt. Ltd.
Director

consideration will be less than Rs. 40 Lac then the Owners have agreed to pay the remaining amount.

2. (b) That it has been agreed by and between both the parties that the builder shall appoint M/s. Tushar Sogani Designs Pvt. Ltd. , Jaipur as the principal architect for the said project, and M/s. Niketan Consultancy , Dhanbad as the local architects and M/s. Tushar Sogani Designs Pvt. Ltd. shall be wholly responsible for the entire designing, structural/electrical/sanitary designs of the proposed complex, and after getting approval of both the parties the said architect firm shall produce the necessary maps on behalf of the first party, upon the instructions of the second party before the competent authority for due approval of the project.

2(c) That the party of the second part shall assist M/s. Niketan Consultancy in getting all the necessary approvals from the competent authority, but all the assistance shall be provided by the first party by filing affidavits, signing requisite forms and giving statements, providing necessary legal document as and when required.

2(d) That if the necessary approvals are not abetted due to any lacuna in legal title of first party or any other dispute then this agreement shall stand cancelled and the party of the first part shall make the refund of the advance thus received without interest.

3(a) That it has been agreed by and between both the parties that the builder shall develop the property of land by constructing and putting a multistoried residential/commercial complex/ with independent units with all essential facilities for a comfortable existence at their own cost and expenses and resources after getting all the requisite permissions, sanctions, approvals from the competent authorities as mentioned above.



श्रीमती प्रमिला वज्ज्वल

Pranila Vajjwal Private Limited

प्रमिला वज्ज्वल

Alokik Infra Navnirman Pvt. Ltd.

अलोकिक इन्फ्रा नवनिर्माण प्रा. लि.

Director

3(b) It has been expressly agreed by the owners that they will always remain responsible to settle all sorts of disputes or differences if arises between them and their family members which in turn affects the progress of the project in any manner at their own cost, expenses and energy and subsequently owners have assured the builder to keep its monetary and physical investment in the project fully indemnified and safe under any such situation.

3(c) That all the effective taxes including GST and other dues shall be borne by both the parties in accordance to the ratio of sharing of the proposed complex.

4. That it is expressly agreed that in the event of there being any delay in completion of work of the project and handing over possession of the same within the stipulated period of 36 months except, then due to the reasons as mentioned in Clause No. 13 of this deed, the builder shall pay a penalty of Rs.25, 000.00 (Rupees Twenty five Thousand Only) to the owners per month till handing over the possession of building as agreed hereto above.

5. That it has been agreed by and between the parties that the party of the first part shall be entitled to get 35% of the open space reserved for parking of the vehicles within the compound. Likewise builder shall also be entitled to 65% of the open space reserved for parking of the vehicles within the compound.

6. (a) That it has been expressly agreed upon between both the parties that if some area in the proposed complex is altered/reduced/increased, or if the use of the proposed complex is being changed from residential to commercial or vice-versa at any time either before or after the completion of the project it shall be considered as a mutual decision of both the parties and all the charges if become payable shall be borne by both the parties.

20/11/2019
**NOTARY
DHANBAD**



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Pramila Vyapar Private Limited

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Alokik Infra Navnirman Pvt. Ltd.

[Handwritten signature]
Director

(b) That it is being agreed upon by the parties that if any construction which is allowed under the provisions of existing building bye laws and is not shown in the approved plans is being proposed to be done at any stage of the construction then such a construction could be done simply by forwarding an application before the competent authorities, without waiting for the formal approvals of the authorities to save the time.

(c) That it is clearly understood by both the parties that if any internal changes are proposed to be done within the approved plans for example shifting of internal walls, changes of elevation etc., as per the requirement of any prospective buyer the same could be done without seeking any formal approvals of the competent authorities.

7(a) That it has been agreed in between the parties hereto that 35% of the total saleable area shall vest absolutely in the owners and remaining 65% area shall simultaneously vest in the builder for all intends and purposes i.e. for sale, rent or mortgage, license and disposal in the manner it likes. That the area of 35% shall vest absolutely and free from all encumbrances, what so ever in to owners in lieu of allowing builder to develop the property and the area of 65% shall vest absolutely in the builder in lieu of their developing the property at their cost and expenses and energy. And same as in ratio of 45% & 55% for commercial area

(b) That the builder as well as the owner shall be completely free to book and enter into agreement to sell, gift, mortgage or alienate or donate their respective portions which will be divided and marked distinctly on floor to floor basis in different colors in the plan sanctioned and approved by both the parties and shall also be entitled to receive application money or advance money, installments etc. and issue receipts against booking of their respective portions. Both the parties shall be free to sell, gift, donate, alienate and mortgage their shares or any part thereto to any person or persons, firm, company, trust etc.

26/1/2021
**NOTARY
DHANBAD**



Signature in Hindi: श्री अशोक कुमार

Signature in English: Umesh Kumar

8
Pranila Vyapar Private Limited

Signature in Hindi: प्रदीप कुमार

Alokik Infra Navnirman Pvt. Ltd.

Signature in Hindi: अशोक कुमार

Director

(c) That it has been agreed by and between both the parties that both the parties shall always co-operate each other by signing all the necessary documents, sale deeds, etc. to facilitate the sale procedure as and when required by either party, failing to this the defaulter shall have to bear all the losses and damages and the affected party shall have right to get the necessary documentation through the court of law. That if required for the builder may apply for project funding from any financial institution & in such event owner agrees to co-operate with builder by way of signing & executing the required documents.

(d) That at time of division of the built up portions, ratio wise, if any portion remains which can not be divided beneficially, in such event both the parties shall have the option to take up such area and compensate the other party on mutually agreed terms.

(e) That it has been agreed by and between both the parties that after the plans for construction of the complex are being approved by both the parties the actual built up area along with the common rights shall be divided in two parts including the roof comprising 35% and 65% respectively. For such a division a separate agreement for division will be executed amongst both the parties which shall be treated as the part and parcel of this agreement for development. The owners shall be entitled to retain the said 35% towards realization of value of its land and the builder shall be entitled to retain 65% towards reimbursement of cost of construction, expenses and all other charges, incurred by it in construction of building. The owners irrevocable agree with the builder to execute agreement to sale, assign, transfer in any manner what so ever with or without possession in respect in entire area of building units along with rights in the land underneath in favour of any prospective buyer or any person nominated and or informed by the builder at any time or from time to time.

20/10/21
**NOTARY
DHANBAD**



श्रीवत्सल कुमार रानी
Pranika Vyapar Private Limited

Pranika Vyapar Private Limited

Alokik Infra Navnirman Pvt. Ltd.

Director

8. That the builder after having obtained the necessary permission/ sanction from the competent authority shall intimate the owners in writing about having obtained the same and shall produce the original documents before the owners.

9. That the owners shall have the right to give suggestions in preparing the plans, designs by the architect in consultation with the builder. However, the owners shall not interfere with day to day work in executing construction, completion of work of the development of the property. All materials used would be of superior quality and the construction work shall be on international standards. However, for more clarity the details of specification are being given as "Annexure B".

10. That it is also agreed that all the common amenities and facilities like entrance, gate, gardens, parking spaces, open spaces, staircase, lift etc., sewer lines, security shall remain common for all occupants of the units in the complex and the maintenance charges towards common facilities and amenities shall be charged only after the area is handed over.

11. That it is also agreed that the owners have simultaneously executed a general power of attorney in favour of Shri Hari Om Sharma S/o. Shri N.M. Sharma, Director of Alokik Infra Navnirman Pvt. Ltd. for getting all kinds of sanctions allocations as may be required in construction of the building including rights of getting water, electricity and telephone connection. The builder shall have a right to book and sale its portions and get it registered and shall also have a right to enter into any agreement for sale of their portion by virtue of this attorney. The said power of attorney holder is also entitled to sign and execute any documents on behalf of the owner for getting necessary approvals from Nagar Nigam, Dhanbad.

NOTARY
DHANBAD



Signature of Sadhan K. Namkhata

Signature of Hari Om Sharma

Pranika Vyapaar Private Limited

Signature of Hari Om Sharma

Alokik Infra Navnirman Pvt. Ltd.

Signature of Hari Om Sharma

Director

12. That the party of first part i.e. owners assure the builder that the land being effected for development is absolutely free from all the encumbrances what so ever and assure to clear all the dues of the govt. or semi govt. department or local bodies etc. if found relating to the land prior to the execution of this agreement.

13. That it is agreed that the delay caused in construction and development due to any natural calamity or curfew imposed or due to any defect in the title of the owners or due to any boundary dispute with the neighbor or their family members stay/inspection order of the court would not be the responsibility of the builder and time consumed in clearance of all mentioned hurdles shall not be counted in the stipulated period and if the construction work suffers due to the obstruction created due to any natural calamity as mentioned above then no any party shall be responsible for the delay in the construction otherwise for all the above hurdles the first party will remain responsible and settle the disputes at their own costs, expenses and energy and the time consumed in doing so, shall not be counted in the stipulated period of 36 month with grace period of 6 (Six) months due to enforced majors.

14. That it is also agreed by and between both the parties that the builder shall be entitled to display their board at the site and will be free to advertise the project in what so ever manner the builder deems fit and necessary as and when required at their own cost and expenses.

15. That the responsibility for the payment of all municipal and property taxes, rates, fee duties levies shall be that of the owners and builder in proportion to their allocation viz 35% and 65%, after completion of the project.

16. That in an event of any breach of contract by either of the parties i.e. the owners and the builder the other part will be free to claim all the losses and damages.

20/10/24
**NOTARY
DHANBAD**



[Handwritten signature]

[Handwritten signature]
Pramita Vyapaar Private Limited
[Handwritten signature]
Director

[Handwritten signature]
Alokik Infra Navnirman Pvt. Ltd
Director

17. That it is agreed that the Builder shall have absolute right to name the building and the Owners shall have no objection for the same. It is agreed that the Builder and/or the Owners shall incorporate a clause in their respective documents so that successor-in-interest does not change the name of the building once the same is completed.

18. That the owner and the builder have entered into this agreement on principal to principal basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership between the builder and the owner or as a joint venture or a joint adventure between owner and builder nor shall the builder and owner in any manner constitute an association of persons. Each shall be strictly responsible for its own income tax/ GST liability or other liabilities if any and shall keep the other party thereto indemnify from and against the same at all time.

19. That it is agreed that the Builder is free to purchase or take on development agreement from other party/parties, any land which is adjacent/connected to the schedule land. The Builder shall be free to develop comprising the land taken from other vendor(s) and schedule premises being taken from the owners and the schedule premises may be used for exit/entry purpose to other lands acquired from other vendor(s), and in this regard the Owners will not have any objection or will not raise any claim.

20. It has also been agreed by and between both the parties that the builder shall keep owners indemnified and safe against all the enforcing labour laws and if any accident occurs at the works the builder shall clean it up with their own resources.

21. That it has been agreed by and between both the parties that party of the first part after having received the possession of its 35% of built up in the proposed complex from the party of the second part shall not be able to raise any objection what so ever regarding the quality of the building provided the same is made as per the specification mentioned in Annexure-'A- 1'.

20/10/22
**NOTARY
DHANBAD**



प्रमिला व्यापार प्राइवेट लिमिटेड

Pramila Vyapaar Private Limited

[Signature]

Director

Alokik Infra Navnirman Pvt. Ltd.

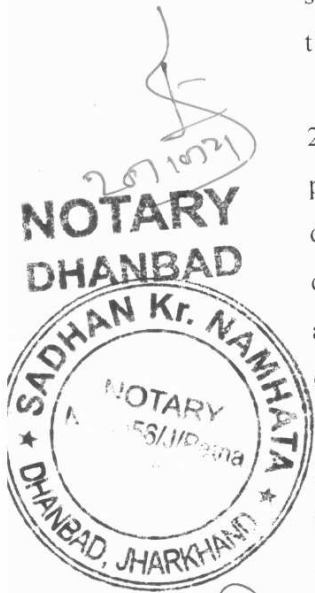
[Signature]

Director

22. That the owner and the builder shall divide the said constructed building/complex vertically in two parts comprising of 35% and 65% on floor to floor/ block to block basis respectively. The owners shall be entitled to retain said 35% of the complex thus divided on floor to floor basis and the builder shall be entitled to 65% of the divided portion on floor to floor basis on all the floors including the basement and the top roof. The builder shall have an absolute right to deal with their portion of 65%. Any deviation of this deed by either of the parties shall be compensated by the other by payment of suitable damages as demanded by the aggrieved part and settled by an arbitrator as appointed mutually by both the parties.

23. The owners and the builder have entered into this agreement on principle to principle basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership between the builder and the owners or as a joint venture or a joint adventure between owners and builder nor shall the builder and owners in any manner constitute an association of persons. Each shall be strictly responsible for its own income tax liability or other liabilities if any and shall keep the other party thereto indemnified from and against the same at all time.

24. It is understood that from time to time to enable the construction of the proposed development project on the property of land by the builder, various acts, deeds, matters and things not herein specifically referred to will be required to be done by the builder, for which the builder may require the authority of the owners and various applications and other documents may be required to be signed by the owners relating to which no specific provision has been made herein. The owners hereby authorize the builder to do all such acts, deeds, matters and things on their behalf. The owners also undertake forthwith upon being required to do so by the builder for the purpose(s) to sign and execute all such additional applications and other documents as may be required from time to time.



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Pramila Vyapaar Private Limited

[Handwritten signature]
Director

Alokik Infra Navnirman Pvt. Ltd.

[Handwritten signature]

Director

IN WITNESS WHEREOF BOTH THE PARTIES HAVE EXECUTED THIS AGREEMENT AND PUT THEIR HANDS AND SEALS ON THE 19th DAY OF FEBRUARY TWO THOUSAND TWENTY ONE.

Witnesses:

Party of the First Part:

1.

Pramila Vyapaar Private Limited

[Handwritten Signature]

Director

[Handwritten Signature]
[Handwritten Signature]

2.

Alokik Infra Navnirman Pvt. Ltd.

[Handwritten Signature]

Director

Pramila Vyapaar Private Limited

[Handwritten Signature]

Director

Party of the Second Part:



[Handwritten Signature]
**NOTARY
DHANBAD**

ANNEXURE – “B”

SPECIFICATIONS

Structure:

RCC framed structure building with seismic Zone III compliance, Concrete solid block masonry.

Walls:

Internal walls shall be finished with Plaster of Paris and coated with single cote primer.
Exterior furnished with Weather coat paint.

Flooring:

Designer vitrified tiles in all Rooms & living areas.
Granite finishes Marble/Ceramic tiles flooring in all common Area of Building.
Chequered tiles/equivalent flooring for parking lot.
Anti skid tiles flooring for Kitchens & Bathrooms.

Doors:

32 mm thick O.S.T. flush door shutters.
All door frames would be done using quality Sal Wood.
Main door shutter, with one side laminations with mortised locks.

Windows:

Two Track Anodized Powder Coated Aluminium sliding Window.

Kitchen:

Semi modular kitchen, pre polished granite slab with edge platform with stainless sink. Dado upto 2 feet above the counter along with provision of exhaust fan.
Provisions for fixing water purifier will be provided.

Toilets:

Designer tiles in bathroom with A class sanitary/C.P. fittings and dado upto full height or 7 feet Provisions for exhaust fans & geysers would be provided.

Electrical:

All electrical wiring would be in concealed conduits with premium make wires, Switches of Anchor/Havell or equivalent. ELCB and MCB will be provided in all flats.

20/10/21
**NOTARY
DHANBAD**



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Pramila Vyapaar Private Limited


Director

Alokik Infra Navnirman Pvt. Ltd.

Director

Accessories:

Living and Master bedroom to have points for televisions and telephone. Points for installation of air conditioners in living and one bedrooms. Internet points to be provided in suitable locations.

Lift:

Most modern lift with permanent texture paint.

Intercom & CCTV:*

Intercom shall be provided connection each flat with receipt and check point area. CCTV will be provided at check point & each floor.

Fire Fighting System:*

Fire Safety system at each floor.

Power Backup:

Silent Diesel Generator for standby power supply for flats and common area lighting, lift, water pump and each flat at extra cost.

Parking:

One reserved parking in the basement for each flat on payment basis.

Water Supply:

24 hours water supply from Deep Tube Well.

Common Amenities:

Decorative entrance lobby with living area and reception..
Landscaping wherever possible, all flats as per basic principal of VASTU. One community hall with attached toilet for private parties and functions on payment basis.
Round the clock security.

All flats with pre planted TULSI PLANT.

27/10/21
**NOTARY
DHANBAD**



Authorised
u/s 8 (1) (e) of Notaries Act
1952 (Act No 52 of 1952)

Alokik Infra Navnirman Pvt. Ltd.

Pramila Vyapaar Private Limited

[Signature]

Director
17

[Signature]

[Signature]

[Signature]
Director

22/10/21
PRASHANT DIXIT
En. No. - 5956/99
Advocate, Dhanbad