



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

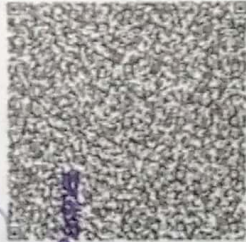
## e-Stamp

Certificate No. : IN-JH07198175779878P  
 Certificate Issued Date : 19-Sep-2017 04:57 PM  
 Account Reference : SHCIL (FI)/ Jhshcil01/ DHANBAD/ JH-DB  
 Unique Doc. Reference : SUBIN-JHUHSHCIL0110326955279153P  
 Purchased by : MS SWASTIK INFRA DEVELOPERS  
 Description of Document : Article 5 Agreement or memorandum of an Agreement  
 Property Description : AGREEMENT  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : MS SWASTIK INFRA DEVELOPERS  
 Second Party : N A  
 Stamp Duty Paid By : MS SWASTIK INFRA DEVELOPERS  
 Stamp Duty Amount(Rs.) : 20  
 (Twenty only)

26 SEP 2017

76

S NO



NOTARY  
DHANBAD

Please write or type below this line

M/s Swastik Infra Developers

*Signature*  
Partner  
M/s Swastik Infra Developers

*Signature*  
Partner

M/s Swastik Infra Developers  
*Signature*  
Partner



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### Regulatory Alerts

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Consultant Authority.

Tara Pada Mandal

Swastik Infra Developers

Mahadev Mandal

Partner

## Development Agreement

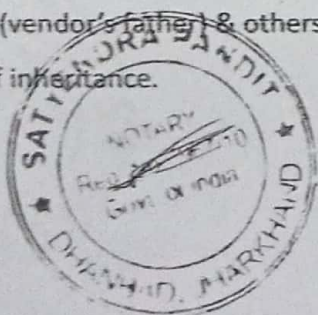
This Development Agreement is executed and entered on 26<sup>th</sup> Day of September month Two Thousand and Twenty, at Dhanbad in between: -

Sri Tara Pada Mandal S/o Late Hari Mandal (AADHAR NO- 4489-5463-6935) by faith- Hindu, by Cast - Suri, by occupation Cultivation, resident of Dhaiya, Mandal Basti, P.o- I.S.M & P.S- Dhanbad, District- Dhanbad [Jharkhand] hereinafter called THE OWNERS of the ONE PART

AND

SWASTIK INFRA DEVELOPERS ( PAN – ACPFS4651J) having its Reg.Office at Main road Saraidhela, P.O. & P.S. - Saraidhela, Dist. - Dhanbad [Jharkhand] represented by its Partner Mr. Mahadev Mandal, son of LATE ATUL CHANDRA MANDAL, by faith Hindu, by caste Sumandal, by occupation Business, resident of Saraidhela, P.S.- Saraidhela, Dist.- Dhanbad, hereinafter called the BUILDER/DEVELOPER of the OTHER PART.

WHEREAS the land which is more fully described in the schedule below of KhataNo.-75; Mouza No.-12; Plot No. 257; Total Area -67.5 Decimal, out of which my own share 22.5 decimal or 13.62 Kathas of land acquired vide Regd. sale deed no.4495 Dated 20/04/1951; registered at Dhanbad registry office, in favour of Late Hari Mandal (vendor's father) & others and whereas the vendor is inheriting and enjoying the same peacefully by virtue of inheritance.



26/9/20  
NOTARY  
DHANBAD

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

Tarun Kumar

Swastik Infra Developers

Partner

And whereas the land owners became desirous to develop the land by the support of another party, because the first parties are not in a position to invest heavy amount out of their own resources.

And whereas the second party/builder/developer knowing the intention of the first parties/ owners have agreed to develop the land by way and whereas the party of constructing Residential units.

Whereas the party of the one part hereto is the exclusive and absolute owner of the property full described in the schedule of this Agreement by exercising divers acts of ownership and possession. The land is free from all encumbrances and is fit for construction of the proposed building on the land in question and also there is no dispute as regards rights of land as and the building on the land in question and also there is no dispute as regards rights of land as and the owner to have the responsibility to keep the developer indemnified all the times and if any dispute arisen within the family. If there will be any dispute regarding land, the land owner will be totally responsible. The land owners are agreed to give all the papers of land (Deed, Mutation, & current rent receipt) at the time of agreement.

M/s Swastik Infra Developers  
Partner

M/s Swastik Infra Developers  
Partner

AND

Whereas the developer have agreed to develop the said land and to construct a multistoried building with Residential system with object of selling such Residential building.

Now these presents witnesses and the Parties hereby agreed as follows:-

1. That, this agreement for development and construction is being made on the express understanding at the Developer would comply with and/or cause compliance with all the statutory provisions in relation to such development and construction and for this purpose the expenses that might be incurred would be solely borne by the Developer.



*Tarunika Mandap*

Swastik Infra Developers

*Mohinder Mehal*  
Partner

2. That, the Developer hereby agrees and undertakes to obtain necessary sanction and permission for construction of multistoried building by MADA / DHANBAD Municipal Corporation, Concern Authority, and Town Planning Department on the premises fully described in the Schedule of this agreement.
3. That, consideration of the land owner having agreed to entrust to the developer the development of their land fully described in the Schedule and construction of the said multistoried building at the said premises and in connection therewith, authorizing the developer to exercise the rights, powers privileges and benefits of the owners and the owner executing a power of Attorney its favor for the purpose of transferring, selling / mortgaging / conveying and/or assigning the Developer's portion of the proposed Land and/or building for the said purpose for signing and executing all writings, agreements, conveyances / mortgage and or other transfer documents and perfecting such deeds and developments and writings by requisition thereof.

And whereas it has been decided between the owners and builders and the percentage of the construction will be as under :

- (a) 32% share of total built up area of the Residential space in the premises will be land lords share and 68% share will be of Developer's share. i.e.
- (b) Parking space will be issued for each flat to the land owner (one parking space for one flat).

Within 36 months of the completion of the said Building, after passing the Map by MADA / Dhanbad Municipal Corporation. ( With one year Grace Period )

6. That the Land owners will be entitled to hold, enjoy and possess their respective 32% Residential share in the built up area in building by sale, gift, mortgage or other wise to any party or parties, similarly the builder will also be entitled to dispose, sale, gift, rent / let out / mortgage of his 68% Residential share to



Tarun Kumar Mondal

Swastik Infra Developers  
Partner  
Mehardev Meena

anybody or person or persons as per its choice in which neither the owners nor their any heir or successors will claim or create any obstruction in it and in case detected it will be treated as null and void.

7. That, the development of the said land and construction of multistoried building thereon would be according to plan to be sanctioned/approval according to the specification and particulars given therein.

Partner.

That, the developments of the said land and construction of the said multistoried building would be at the sole risk and expenses of the Developers would comply with all statutory provisions, rules and regulations in relation thereto and the owners of land shall not be held liable for the same in any manner but shall always co-operate with Developers.

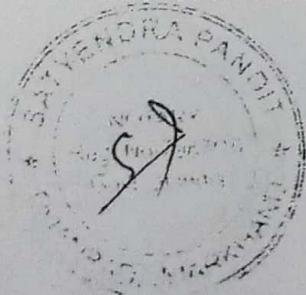
9. That, all the Flat owners will have equitable right, title, interest over the common areas like passage, garden, common passage, lift, guard room, generator etc. after the said flats of the Building are sold / let out to them respectively.

Partner.

10. That, the developer will positively construct the said apartment as per specification and Approved plan of the apartment by the competent authority within 03 years after passing the MAP by MADA/Dhanbad Municipal Corporation for the said construction over the schedule land in this agreement. The developer shall insure that the processes of approval of plan by Dhanbad Municipal Corporation shall not to be more than four months approx.

11. That, owner hereby gave permission to Developer to enter the said property for the purpose of development and construction of the multistoried building.

12. That, owner shall authorizing the developer to do all such acts & things that are necessary for the development of the said land, construction of the building and to obtain advance booking for the Building of Flats to be constructed on the said premises.



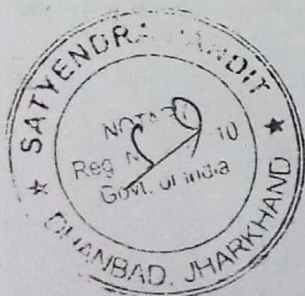
M/s Swastik Infra Developers  
Partner  
M/s Swastik Infra Developers  
Partner

Tarun Kumar

Swastik Infra Developers  
 Partner

Partner

13. That, owners shall have right to inspect the construction work, time to time, applications for lay-outs subdivision, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and all the cost of Developer.
14. That, the developer and owner hereby covenant with each other that the total period of construction work of the said Building should not be more than three years after passing the Map by MADA/ DMC (Dhanbad Municipal corporation).
15. That, the owner shall not be liable for any action, fines, penalties or cost and expenses for any violation of any statutory provisions in relation to the said development and construction by the Developer.
16. The owner shall not object to any construction or laying of sewerage, drainage, water pipes, cable or other provisions made in accordance with the law and scheme of construction of the said multistoried building.
17. That, the developer will be at liberty to generate funds by advertisement/selling/ booking/Mortgaging of flats / area / site of the proposed Building and / or Land for the purpose of speedy construction and timely completion of the said apartment as per approved plans and specification.
18. In Case any litigations, nuisance , disturbance raised in the said land then the Land owner (First Party) has to return the total Loss (including cost related to develop the said land) with Bank interest of 18% to the developer immediately.
19. That, owner shall execute the necessary power of attorney authorizing the developer to do all such acts & things that are necessary for the development of the said land, construction of the building and to obtain advance booking for the Residential of flats to be constructed on the said premises.

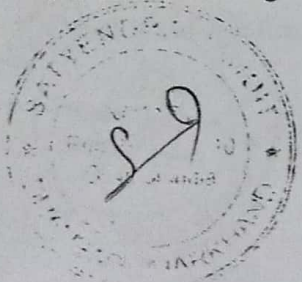


*Tarunpreeta Rautel*

Swastik Infra Developers  
*Maheshwar Rautel*  
Partner

- 20. That, the owner undertakes to execute the registered power of attorney in favour of the developer to be used for sale/mortgage of Residential flats / area / site of the said Land and / or building over the scheduled land of this agreement.
- 21. That, the copy of the power of the attorney and the agreement copy will be given to the owner by the developer.
- 22. That, the developer in respect of the above mentioned power in this agreement further undertakes to indemnify the owner against any loss or liability arising out of the Sale/ Mortgage of the said flats to the purchasers.
- 23. That, the developer undertakes to obtain all sorts of Government clearances and Govt. sanction from the concerned competent authority for the proposed construction of the multistoried apartment over the Schedule land of this Agreement at its own cost and responsibility.
- 24. That, the owner will not be held liable and responsible for any payments to be made whatsoever to the labourer, workers and staff employed by the Developer and to any Government Agencies or any local bodies in respect to the proposed construction over the Schedule land of this Agreement & that will be the sole responsibility of the developer.
- 25. That, the owner will not be held liable and responsible for any untoward incident or accident etc. that may occur during the construction work of the said apartment and the developer will be solely responsible for the said and indemnify the owner in case of any such eventuality.
- 26. That, the developer shall abide by the specifications and good quality (ISI approved) of the proposed construction of the entire building and both the owner and developers shall strictly abide by the terms and conditions as agreed upon this agreement.

Ms Swastik Infra Developers  
*Sharda*  
Partner  
Ms Swastik Infra Developers  
*Sharda*  
Partner



*Tarupada Mahto*

Swastik Infra Developers

*Mahadev Mondal*  
Partner

27. That, the developer shall be solemnly entitled for booking and sale of flats and to receive the payment in lieu of sale/booking of this proposed building built at the cost of the developer.

28. That, the developer undertakes to keep the owner fully indemnified against and harmless from any losses, costs, charges, expenses or claims by any of developer construction, workers or agents or for any breach of any statutory or contractual obligations.

29. That, the Agreement is exclusively subject to the jurisdiction of the competent Civil Court, Dhanbad.

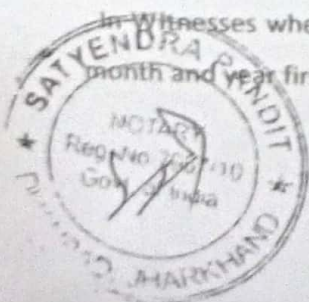
30. That, all disputes arising out of this agreement or regarding any matter connected with this agreement shall be settled by negotiations, if no settlement can be arrived as a result of these negotiations, the dispute shall be referred to the arbitration of two arbitrators, one to be appointed by each party. The decision of the arbitrators shall be final and binding upon both the parties.

31. That, the developer/builder has verified the schedule cost from his source and found it suitable for development.

32. That, the Developer has paid Rs 2100000 (Twenty one Lakh) against 3 katha of land out of his 11.88 kathas land, on which Rs 400000/- (Four Lakh only) cash already paid to the Land owner, Rs 400000 (Four Lakh) paid through RTGS & balance Rs 1300000 (Thirteen Lakh) will be paid after Passing the Map through Cheque no no ..... dated ..... (Bandhan Bank).

33. In Lieu of Rs 2100000/- (Twenty one Lakh only) our Company will take 03 kathas of land as per mutual understanding agreed between landlord and developer and the remaining 8.88 kathas of land will be taken as conversion ratio and our company will give or handover or will allot the landlords share of flats as per the remaining 8.88 kathas of land and this agreement of arrangement will be agreed or accepted between landowners and developer without any hesitations.

In Witness whereof the parties here to have signed, sealed and delivered these presents on the day, \_\_\_\_\_ month and \_\_\_\_\_ year first above written.



Tarupanta Mandel

Swastik Infra Developers

Mahender Mandel  
Partner

In Witness whereof the parties here to have signed, sealed and delivered these presents on the day, month and year first above written.

SCHEDULE

Partner  
All that piece and parcel of Raiyati Land situated in Mauza- Saraidhela, Mauza No- 12, Khata No. - 75, Plot No.- 257, Area - 22.5 Decimal or 13.62 Kathas.

Witnesses:

M/s Swastik Infra Developers  
Partner  
M/s Swastik Infra Developers  
Partner

Tarupanta Mandel

(Signature of the Land owner)

Swastik Infra Developers  
Mahender Mandel

Partner  
(Signature of the Developer)

26/9/20  
NOTARY  
DHANBAD



Authorised  
u/s 297 (b) (i) of the O.A. P.C. 1973  
(Act No 11 of 1974) & u/s (1) (i)  
of the Notaries Act, 1952  
(Act No 52)

Signature  
M/s  
Yours

Specifications:

Structure

RCC frame structure with brick work in cement mortar as per Design & specification Std. Make

Cement

Anti Fungus, Snowcem/as per 3D views design etc.

Out paint of the building:

ISI Mark Std. Make

Iron TMT

ISI mark std. make

Drain water pipe

A unique blend of original & modern architecture.

Elevation

Ceramic tiles flooring (size- 1'-0"x1'-0")

Flooring

All internal wall cement plastered with plaster of paris, all External wall of snowcem finish.

Walls

Doors frames of wood, shutters will be 32mm thick flush Shutter, Painted with a coat of primer with steel fitting.

Doors

Fully glazed steel/Aluminum windows with grills painted with a coat of primer.

Windows

Electrical

(a) Concealed PVC circuit wiring using copper conductors with Standard quality (Electrical accessories fixtures not included).  
(b) All electrical switches and accessories of standard make.

Kitchen

(a) Flooring-ceramic tiles flooring (size 1'-0"x1'-0").

(b) Working platform - Green marble with steel sink.

Bathrooms

(c) Dado- 18" high white glazed tiles.

(a) Flooring-ceramic tiles flooring (size-1'-0"x1'-0")

(b) Dado- Glazed white tiles up to 5ft. height.

(c) Fittings- All C.P. fittings will be of standard make & chromium plated.

(d) Sanitary ware- White glazed vitreous sanitary ware and only cistern will be acrylic fiber glass in white colour.

Facilities:

Stair

One stair for general use.

Lift

Lift zoom up zoom down to your floor.

Parking

As per agreement.

T.V. cable & Phone

One T.V. cable & Telephone point in each flats.

Hot water arrangement

Hot water supply in shower and wash basin on extra cost.

Water Supply

24 hour water supply from deep boring tube well.

On Extra Cost :

Electricity

Electric connection & separate transformer for the Apartment on extra cost.

Generator

Standby generator goes in action if there is power failure on extra cost.

M/s Swastik Infra Developers  
Partner

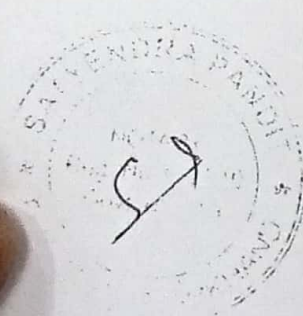
M/s Swastik Infra Developers  
Partner

Tarun K. Nandani

Swastik Infra Developers  
Mahender Mond  
Partner

Handwritten signature

Handwritten signature and date 26/9/20



Notarized  
u/s 297 (1) (c) of the Cr. P.C. 1973  
(Act No 11 of 1974) & u/s (8) (i)  
of the Notaries Act :952  
(Act No 53 of 1952)



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

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26 SEP 2017

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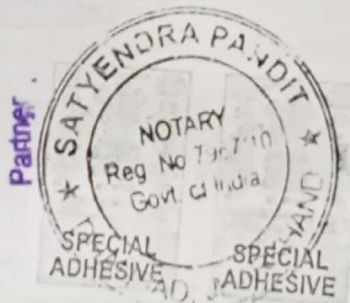
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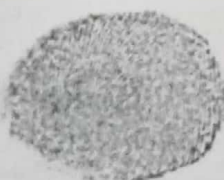
M/s Swastik Infra Developers

*Signature*  
Partner  
M/s Swastik Infra Developers



NOTARY  
DHANBAD

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L.T.-of  
portablked mandal  
Bhok kymca mandal

M/s Swastik Infra Developers  
UP Maheshwar  
Partner

*Signature*  
M/s Swastik Infra Developers  
Partner

UP 0000544383

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LTI PRAHLAD MANDAL  
Mithunch Mandal

Swastik Infra Developers

Mahadev Mandal  
Partner

## Development Agreement

This Development Agreement is executed and entered on 26<sup>th</sup> Day of Sept month 2020, at Dhanbad in between: -

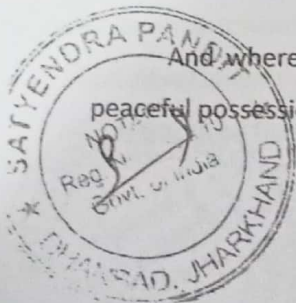
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AND

SWASTIK INFRA DEVELOPERS ( PAN -ACGFS1918R ) having its Reg. Office at Main road Saraidhela,P.s. & P.S.- Saraidhela, Dist.- Dhanbad (India) represented by its Partner Mr. Mahadev Mandal, son of LATE ATUL CHANDRA MANDAL, by faith Hindu, By caste Sumandal, by occupation Business, resident of Saraidhela, P.S.- Saraidhela, Dist.- Dhanbad, hereinafter called the BUILDER/DEVELOPER of the OTHER PART.

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And whereas the owners of land became the sole and exclusive owners of the land and are in peaceful possession thereof.



*[Signature]*  
Ms Swastik Infra Developers  
Partner

*[Signature]*  
26/9/20  
NOTARY  
DHANBAD

Authorised  
u/s 297 (1) (c) of the Cr. P.C. 1973  
(Act No 11 of 1974) & u/s (8) (1)  
of the Notaries Act 1952  
(Act No 53 of 1952)

Ms Swastik Infra Developers

*Mahadev Mandale*  
Ms. Swastik Infra Developers  
Partner



L.T.I PRAHLAD MANDAL  
*Mithun ch. Mandale*

Swastik Infra Developers  
*Mahadev Mandale*  
Partner

And whereas the land owners became desirous to develop the land by the support of another party, because the first parties are not in a position to invest heavy amount out of their own resources.

And whereas the second party/builder/developer knowing the intention of the first parties/ owners have agreed to develop the land by way and whereas the party of constructing Residential units.

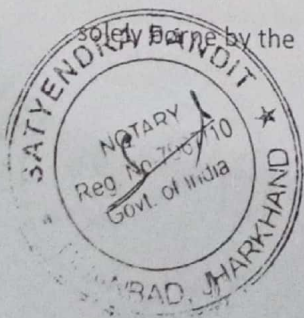
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Ms Swastik Infra Developers  
*Mahadev Mandale*  
Partner

M/s Swastik Infr.

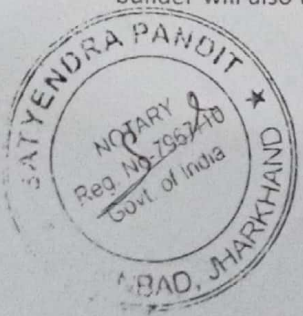
*Mahadev*  
Mis Swastik Infra Developers  
Partner



E.T. PRAHLAD MANDAL  
*Mithun Ch. Mandal*

Swastik Infra Developers  
*Mahadev*  
Partner

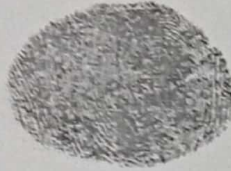
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3. That, consideration of the land owner having agreed to entrust to the developer the development of their land fully described in the Schedule and construction of the said multistoried building at the said premises and in connection therewith, authorizing the developer to exercise the rights, powers privileges and benefits of the owners and the owner executing a power of Attorney its favor for the purpose of transferring, selling / mortgaging / conveying and/or assigning the Developer's portion of the proposed Land and/or building for the said purpose for signing and executing all writings, agreements, conveyances / mortgage and or other transfer documents and perfecting such deeds and developments and writings by requisition thereof.
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5. Within 36 months of the completion of the said Building, after passing the Map by MADA / Dhanbad Municipal Corporation. ( With one year Grace Period )
6. That the Land owners will be entitled to hold, enjoy and possess their respective 37% Residential share in the built up area in building by sale, gift, mortgage or other wise to any party or parties, similarly the builder will also be entitled to dispose, sale, gift, rent / let out / mortgage of his 63% Residential share to



*Mis Swastik Infra Developers*  
*Mahadev*  
Partner

M/s Swastik Infra Developers

*Handwritten signature*  
M/s Swastik Infra Developers  
Partner



LTI PRAHLAD MANDAL

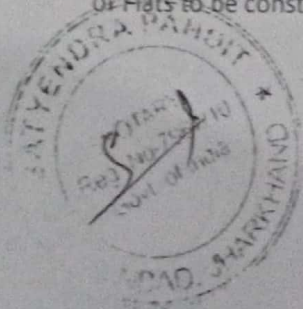
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Swastik Infra Developers  
*Handwritten signature*

Partner

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8. That, the developments of the said land and construction of the said multistoried building would be at the sole risk and expenses of the Developers would comply with all statutory provisions, rules and regulations in relation thereto and the owners of land shall not be held liable for the same in any manner but shall always co-operate with Developers.
9. That, all the Flat owners will have equitable right, title, interest over the common areas like passage, garden, common passage, lift, guard room, generator etc. after the said flats of the Building are sold / let out to them respectively.
10. That, the developer will positively construct the said apartment as per specification and Approved plan of the apartment by the competent authority within 03 years after passing the MAP by MADA/Dhanbad Municipal Corporation for the said construction over the schedule land in this agreement. The developer shall insure that the processes of approval of plan by Dhanbad Municipal Corporation shall not to be more than four months approx.
11. That, owner hereby gave permission to Developer to enter the said property for the purpose of development and construction of the multistoried building.
12. That, owner shall authorizing the developer to do all such acts & things that are necessary for the development of the said land, construction of the building and to obtain advance booking for the Building of Flats to be constructed on the said premises.



M/s Swastik Infra Developers

*Handwritten signature*  
Partner

Ms Swastik Infra Developers

*[Handwritten Signature]*  
Ms Swastik Infra Developers  
Partner



CTI PRAHLAD MANDAL  
*[Handwritten Signature]*  
Partner

Swastik Infra Developers  
*[Handwritten Signature]*  
Partner

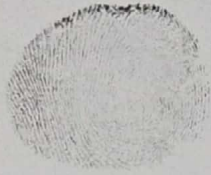
13. That, owners shall have right to inspect the construction work, time to time, applications for lay-outs subdivision, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and all the cost of Developer.
14. That, the developer and owner hereby covenant with each other that the total period of construction work of the said Building should not be more than three years after passing the Map by MADA/ DMC (Dhanbad Municipal corporation).
15. That, the owner shall not be liable for any action, fines, penalties or cost and expenses for any violation of any statutory provisions in relation to the said development and construction by the Developer.
16. The owner shall not object to any construction or laying of sewerage, drainage, water pipes, cable or other provisions made in accordance with the law and scheme of construction of the said multistoried building.
17. That, the developer will be at liberty to generate funds by advertisement/selling/ booking/Mortgaging of flats / area / site of the proposed Building and / or Land for the purpose of speedy construction and timely completion of the said apartment as per approved plans and specification.
18. In Case any litigations, nuisance , disturbance raised in the said land then the Land owner (First Party) has to return the total Loss (including cost related to develop the said land) with Bank interest of 18% to the developer immediately.
19. That, owner shall execute the necessary power of attorney authorizing the developer to do all such acts & things that are necessary for the development of the said land, construction of the building and to obtain advance booking for the Residential of flats to be constructed on the said premises.



*[Handwritten Signature]*  
Ms Swastik Infra Developers  
Partner

Ms Swastik Infra Developers

*Agneya Kumar*  
Partner  
Ms Swastik Infra Developers  
*Mahadev*  
Partner



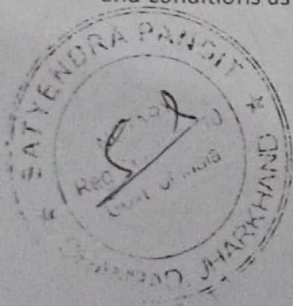
CTI PRAHLAD MANDAL

*Mithunch Mandal*

Swastik Infra Developers

*Mahadev Mandal*  
Partner

20. That, the owner undertakes to execute the registered power of attorney in favour of the developer to be used for sale/mortgage of Residential flats / area / site of the said Land and / or building over the scheduled land of this agreement.
21. That, the copy of the power of the attorney and the agreement copy will be given to the owner by the developer.
22. That, the developer in respect of the above mentioned power in this agreement further undertakes to indemnify the owner against any loss or liability arising out of the Sale/ Mortgage of the said flats to the purchasers.
23. That, the developer undertakes to obtain all sorts of Government clearances and Govt. sanction from the concerned competent authority for the proposed construction of the multistoried apartment over the Schedule land of this Agreement at its own cost and responsibility.
24. That, the owner will not be held liable and responsible for any payments to be made whatsoever to the labourer, workers and staff employed by the Developer and to any Government Agencies or any local bodies in respect to the proposed construction over the Schedule land of this Agreement & that will be the sole responsibility of the developer.
25. That, the owner will not be held liable and responsible for any untoward incident or accident etc. that may occur during the construction work of the said apartment and the developer will be solely responsible for the said and indemnify the owner in case of any such eventuality.
26. That, the developer shall abide by the specifications and good quality (ISI approved) of the proposed construction of the entire building and both the owner and developers shall strictly abide by the terms and conditions as agreed upon this agreement.



*Swastik*  
Ms Swastik Infra Developers  
Partner

Ms Swastik Infra Developers

*Shweta*  
Ms Swastik Infra Developers  
Partner



CTI PRAHLAD MANDAL  
*Prithvich. Mandal*

Swastik Infra Developers  
*Mahadev Mandal*  
Partner

27. That, the developer shall be solemnly entitled for booking and sale of flats and to receive the payment in lieu of sale/booking of this proposed building built at the cost of the developer.
28. That, the developer undertakes to keep the owner fully indemnified against and harmless from any losses, costs, charges, expenses or claims by any of developer construction, workers or agents or for any breach of any statutory or contractual obligations.
29. That, the Agreement is exclusively subject to the jurisdiction of the competent Civil Court, Dhanbad.
30. That, all disputes arising out of this agreement or regarding any matter connected with this agreement shall be settled by negotiations, if no settlement can be arrived as a result of these negotiations, the dispute shall be referred to the arbitration of two arbitrators, one to be appointed by each party. The decision of the arbitrators shall be final and binding upon both the parties.
31. That, the developer/builder has verified the schedule cost from his source and found it suitable for development.
32. That, the Developer has paid Rs 500000 (five Lakh only) cash as a signing amount to the land owner which will be refunded by the land owner at the time of casting of third floor.  
In case Land owner fails to pay the signing amount in given time then the developer is entitled to adjust the signing amount with the Land Owners share on construction rate.

In Witness whereof the parties here to have signed, sealed and delivered these presents on the day, month and year first above written.



Ms Swastik Infra Developers  
*Shweta*  
Partner

SCHEDULE

CTI. PRAHLAD MANDAL  
Mithunchi Mandel

Swastik Infra Developers  
Mahender Mendel  
Partner

All that piece and parcel of Raiyati Land situated in Mauza- Saraidhela, Mauza No- 12, Khata No. - 75, Plot No.- 257, Area - 22.5 decimal.

Witnesses:

Mithun chandra Mandel  
S/o TARA PADA MANDAL  
Add: Dhairya I.S.M Dhanbad

CTI PRAHLAD MANDAL  
Mithunchi Mandel

(Signature of the Land owner)

Swastik Infra Developers

Mahender Mendel  
Partner

(Signature of the Developer)

26/9/20  
NOTARY  
DHANBAD

Swastik  
Mis Swastik Infra Developers  
Partner



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)