

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR

क्रम संख्या 28684 तिथि 8.11.2018 मूल्य 1000 शीट संख्या AC 25775

क्रेता का नाम एवं पता

रमेश प्रसाद, मुद्रांक बिक्रेता

ला0 नं0 11/77 समाहरनालय,पटना

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** executed and entered into on this **Day of November, 2018 (Two Thousand Eighteen)** of the Christian Era.

BETWEEN

(I) SRI RAJESHWAR PRASAD SINGH,

(II) SRI CHANDRA BHUSHAL PRASAD,

(III) SRI RANJIT KUMAR,

all Sons of Late Ramprit Singh,

(IV) SMT. GEETA SINGH, Daughter of Late Ramprit Singh,

All residents of Sahdeo Mahto Marg, in front of Allahabad Bank, Boring Road, P.S. - S.K. Puri, P.O. - S.K. Puri, Town and District – Patna in the State of Bihar, Nationally - Indian, hereinafter referred to "OWNERS" (which term unless excluded by or repugnant to the context shall mean and include their heirs, executors, administrators, legal representatives, successors and assigns) of the First Part (Land Owners). Mobile-9431073565.

For Dynamic Awas Pvt. Ltd.

25/11/2018 Director

Rajeshwar Pol. Singh 25.11.18

Ranjit Kumar 25.11.18

25/11/18

25/11/2018

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AND

MIS DYNAMIC AWAS PVT. LTD., a company incorporated under the Companies Act, 1956, bearing CIN-U45400BR2009PTC014451 of 2009-2010, having its registered office at Smriti Complex, D.V.C. Chowk, Jakkanpur, P.S. - Jakkanpur, Town and District - Patna in the State of Bihar, through its authorized Director **SRI SHEO SHANKAR KUMAR,** Son of Sri Dayaram Sah, resident of Road No. 8, Patel Nagar, Near Baba Chowk, P.S. - Patliputra, Town and District - Patna in the State of Bihar, Nationally - Indian, hereinafter referred to as the Developer (Which term or expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assign) of the Second Part (Developer).

Mobile-9334100095.

-: RECITALS :-

All that piece and parcel of Homestead land is self acquire property of the land owner's father namely Ramprit Singh Son of Late Kunji Lal Singh through a Deed of Exchange from Sri Deep Narayan Sinha, Son of Late Ram Govind Singh, resident of Punaichak, P.S.- Gardanibagh, Town and District – Patna in the State of Bihar, which is registered in the office District Registry Office - Patna bearing Deed no. 2287/1976 dated 13.04.1976. Since then Ramprit Singh came in actual, physical possession over the same and died leaving behind his three sons namely Rajeshwar Prasad Singh, Chandra Bhushan Prasad and Sri Ranjeet Kumar and three Daughters namely Geeta Singh, Chandrawati Devi and Prabhawati Singh. After the death of Ramprit Singh his Sons and Daughters mutually partitioned the property and according to partition measuring 20.5 Decimal land came in the share of Sri Rajeshwar Prasad Singh, Sri Chandra Bhushan Prasad and Sri Ranjeet Kumar. Measuring 9.0 Decimal land came in the share of Geeta Singh, Chandrawati Devi has take the property in another side and Prabhawati Singh has take in the same plot separately. Since then land owners namely Sri Rajeshwar Prasad Singh, Sri Chandra Bhushan Prasad and Sri Ranjit Kumar are paying the rent to the State of Bihar through Circle Officer Patna Sadar through Zamabandi no. 15445 and land owner namely Geeta Singh is paying rent to the State of Bihar through Circle Officer Patna Sadar through Zamabandi No. 552/763.

AND WHEREAS the owners covenant that the aforesaid property is in their exclusive possession with absolute right, title and interest and the same is free from all encumbrances, debts, lien, charges and attachments and in marketable condition and have in himself good right, full power and absolute authority and title to transfer in the whole or part of the said property owned and possessed by them and they came and remained in peaceful physical and exclusive possession over the same as absolute owners.

For Dynamic Awas Pvt. Ltd.

25/11/2018 **Director**

Rajeshwar Pd. Singh 25.11.18

Approved 24/11/18

Rajit Kumar 25.11.18

25.11.2018

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AND WHEREAS the land owners/First part made up their mind to get multi-storied building on his property as described in Schedule-A of this deed on conversion basis which is and shall be beneficial for them.

AND WHEREAS the land owners/First part are thus being absolute owners of the land referred to above and now the first part contacted the second part for the purpose and proposed to make construction of multistory building to which the Second Part agreed and undertake to make construction of multi storied building over the land fully described in Schedule-A of this deed after approval of the map by the competent authority and the share will be divided between the owners/First part and the Developer/second part as **50%** and **50%** share respectively in the constructed area and parking space etc. and now land owners are entitled and competent to execute the present Deed of Development Agreement.

NOW THESE PRESENCE WITNESSETH AS FOLLOWS:-

1. That the Developer second party has agreed to develop and construct at its own account multistoried residential building as per specification described in Schedule "B" with boundary wall (All sides) & land scaping on the said property fully described in schedule A below at their own account and expenses and with their own resources after obtaining all the requisites clearance, permission, sanction and approvals of the map by competent authority.

2. That immediately after the execution of this development agreement the Developer shall expeditiously get a plan prepared in order to obtain maximum benefit for the Owners and the Developer.

3. That the owners shall have no objection if the aforesaid building plans are submitted to the local authority in the name of the owners or any other permissions, approvals are obtained in their names and agreed to sign all such papers that may be deemed necessary by the owners and Developer for the same. However all fees, cost, charges and expenses relating to such approvals/sanctions shall be borne by the Developer of their accounts.

4. That it is further agreed that any alteration or revision of the aforesaid plans within the parameters of Dissolved Patna Municipal Corporation Patna/ Competent Authority and if there is an increase in FAR after building was completed, during the period of the construction, the share of the constructed area of the owners shall be proportionately increased in the ratio of **50:50.** That after the construction of the building if the Developer may get approval from competent authority for construction of additional floor of the building the share of the land owners and developer would be in the ratio of **50:50.**

5. That the owners within 30 days of the date of execution of this agreement shall put the Developer in actual peaceful possession of the said property described in Schedule-A herein to enable the Developer to take up and proceed with the development, planning and construction of the said building in terms of this agreement and the sanctioned plan and any other terms agreed upon.

For Dynamic Awas Pvt. Ltd.

25/11/2018 **Director**

Ranjit Kumar 25.11.18

Rajeshwar Pd. Singh 25.11.18

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6. That the proportionate share of the land owners and Developer in the constructed area of the building shall be in the ratio of **50%** is to **50%** respectively.

7. That the Land Owners will take his share on the Second floor (33%) and rest share will be take on the First and Third floor.

8. That as consideration of **50%** of the undivided share in the said property to be conveyed/transferred by the Owners to the Developer or its nominee, in terms of the agreement the Developer agrees to deliver and give possession to the Owners **50%** of the total constructed area of the said building to be constructed by the Developer at its own account on the said property hereinafter called the Owners Area.

9. The balance of **50%** of the total constructed area shall belong to and owned and possessed and dealt by the Developer according to its covenants and shall hereafter be called the Developer's area to which it alone shall be entitled to, for having constructed the entire building at its own cost and expenses. The Developer shall not be liable to get any amount or expenses incurred by it on any account or in the construction of the aforesaid from the Owner in lieu of the aforesaid Owners area.

10. That the Owners may at their own sweet will agree to sell, convey, transfer and/or assign to the Developer which shall be free from attachments charges, and encumbrance **50%** percent undivided share in (their share) the said property.

11. That the Owners and their nominees shall solely and exclusively be entitled to the Owner's area and they shall have absolute right, title and interest over the Owner's area and shall be fully entitled to use and enjoy the same either themselves, individually or collectively or shall be fully entitled to transfer, convey, grant, otherwise, alienate their interest, in any manner as deemed fit by him to any person. associations of persons, firms, Body corporate, Co-operative society, Government agencies etc. on such terms and conditions as may be decided by the Owners individually or collectively.

12. That the Owners will always keep the Developer indemnified against all claims arising out of all their actions committed in the past, present or future with regards to the said property over which the said Multistory building complex proposed thereon.

13. That the Developer and/or nominee shall solely and exclusively be entitled to the Developer's area and they shall have absolute right, title and interest over the developed area and they shall be fully entitled to transfer, convey, grant, otherwise alienate there interest, in any manner as deem fit by them to any person, Association of societies, Government Agencies, etc. on such terms and conditions as may be decided by the Developer or its nominees individually or collectively.

For Dynamic Awas Pvt. Ltd.

25/11/2018 Director

Rajesh Kumar 25.11.18

25/11/18

Rajesh Kumar Pd. Singh

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14. That the Developer will always keep the owners indemnified against all claims, disputes, litigation arising out of all their action committed after the said property is handed over to him for development by the owners.

15. That the Developer agrees to construct, and give possession of the owner's area to the owners after a period of Two Years and Six Months and Six Months grace period from the date of permission of commencement of work given by the competent authority upon sanction of map and registration of the project in RERA etc.

(a) That in case the Developer could not complete the proposed multistoried building within above said period (Two years Six Months + Six Months from the sanction of map and registration of the project in RERA from the competent authority, the Developer will pay a sum of ₹1,00,000/- (Rupees One Lakhs) Only per month after expiry of stipulated period to the aforesaid owners per month till the project handed over to the owners.

16. That the aforesaid Project schedule is subject to force majeure clause i.e. fire, tempest, floods or any other acts of God.

17. The Developer shall take an electric connection of appropriate category and KW from the South Bihar Power Distribute company Ltd. for construction activities in its own name.

18. That it is hereby expressly, irrevocable and irretrievable agreed and declared by the Owners that delivery of possession of **50%** of the total constructed area of the aforesaid building in manner provided herein shall from and always be deemed to form fair, reasonable, and adequate consideration for **50%** or the undivided share in the aforesaid property agreed to be conveyed as herein above by the Owners to the Developer and or its nominee.

19. That the Owners shall at no time demand any sum or premium or any interest in any dealing regarding sale of Developer's area and the Owners shall execute all such deeds and documents as may be required by the developer's in this regard.

20. That the Owners or their nominees will not interfere in the execution of the work nor put any hindrance in any of the activities of the Developer in development, construction and sale of the aforesaid project. The Owners and its nominees shall jointly have undivided right, title and interest over the total land of the said property in their respective shares of **50%** of the Owners and **50%** of the Developer after conveyed as aforesaid subject to the provisions of the clause of the agreement.

For Dynamic Awas Pvt. Ltd.
25/11/2018 Director

25/11/2018

Ranjit Kumar
25.11.18

25/11/18

Raj Ishwar Pd. Singh
25.11.18

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21. That the Owners hereby irrevocable undertake not to sell, dispose off alienate, encumbrance, lease or otherwise, transfer the said property or any part thereof during the continuation of this agreement and undertake not to do any act, deed matter, or things as shall be in breach of the terms of this agreement. The Owners shall at no point of time during the continuation of this agreement dispossess the Developer from the said property. However, the Agreement may he terminated by the owners if we Developer is found to breach the terms of contract after giving reasonable grounds for the same.

22. That the Developer shall develop the said property at its own account and name and shall alone be responsible for the development of the said property and neither the Owner nor any other persons claiming through the Owners shall have any right or interest in the development of the said property except in relation to the Owners area, as specified above and the Developer shall not deviate from the approved plan of now Dissolved Patna Municipal Corporation Patna/ Competent Authority.

23. That after taking possession of the said property the Developer shall be free to do all acts, deeds and things required for development and construction of he said building at the Developer own account and expenses, as per sanctioned plan of the dissolved Patna Municipal Corporation Patna/Competent Authority. Any deviation from the approved plan if made by the Developer, it should be within the Law and with the consent of owners.

24. That the Developer shall be entitled to develop the said property by construction thereon or more building consisting of dwelling units, flats, parking spaces and other structures in accordance with building plans approved by the Owners and sanctioned by the (Dissolve) Patna Municipal Corporation Patna/ Competent Authority/Local authorities as stated herein above.

25. That the Developer shall be entitled to enter into agreements for sale, or otherwise allot flats, parking spaces comprised in the Developer's area in the said building which is **50%** of the total super constructed area and which does not from part of the Owner's area. The Developer may enter into and shall exclusively be entitled to realize all amounts receivable under such agreement and construction of the said building and for its all use.

26. That similarly the Owners shall be fully entitled to enter into agreement for sale or otherwise allot flats, parking spaces comprised of the Owner's area in the said building which **50%** of the total constructed area and which does not form part of the Developer's. The Owners may enter into and the Owners shall exclusively be entitled to realize all amounts receivable under such agreements, sale deeds, deeds of allotments etc. for their all use.

For Dynamic Awas Pvt. Ltd.

25/11/2018 **Director**

25/11/2018

Rajesh Kumar 25.11.18

25/11/18

Rajeshwar Pd. Singh 25.11.18

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27. The land owners agree and undertake that he shall execute registered Development Agreement according to Bihar Ownership Apartment Act 2006, and Bihar Ownership Apartment Rules 2006, and in this Act there is further no need of Power of Attorney in favour of Developer and/or its nominee or nominees so that no hindrance or obstruction is caused to the Developer in carrying out and discharge its obligation as per agreement and existing rules/regulations present and thereby giving the Developer right and authority to have and enjoy peaceful possession of the said property and to do all such acts, and/or things that may be necessary for the Development, planning, constructing of the said building and sale of the developer area. It is however expressly agreed well understood's between the parties that the aforesaid general power of attorney shall be governed by the provisions of this Development Agreement and in case of any conflict between provisions of the aforesaid power of attorney and this development agreement, the provisions of the latter shall prevail.

28. That all-out going viz, rates, rents, taxes, duties etc. on respect of said property and any existing buildings thereon, till the date of this agreement shall be borne and paid by the Developer. All the taxes, rents, rates, duties, electric bills, water charges, measuring after the Developer Agreement would be borne by the Developer and the cost will not be passed on to the owners in any manner.

29. That it has been agreed by both parties that any suit, case and legal issue be arise, then the Developer will contest such case on behalf of owners in the relevant court of law and all the legal & sundry expenses will be borne by the Developer and the same will not be charged to the cost of project.

That the name of the Building will be **"RAMPRIT ENCLAVE".**

30. That both are parties also agreed to adjust the share as per development agreement and nobody will claim regarding excess share.

31. That if the developer will build further floor after approval of Plan by P.R.D.A./P.M.C and **50%** share also will go to the land Owner's and remaining share will be to that of the developer's share.

32. That after delivery of the Owner's area to the Owners all out goings in respect of said property and the said building thereon shall be borne and paid by the Owners and the Developer and her nominees proportionately in the proportion of their respective shares in the total constructed area. The word proportionately with all its cognate variation whenever used in the agreement shall mean the proportion in which the parties hereto or their nominees acquiring portions of the building are entitled to the covered area in building/ buildings.

For Dynamic Awas Pvt. Ltd.

25/11/2018 Director

25/11/2018

Rajesh Kumar 25.11.18

25/11/18

Rajeshwar Pd. Singh 25.11.18

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33. The Developer and owner may form as it seems proper, a cooperative Housing Society/Association of persons/body corporate etc. for maintenance of common services of the building. And in due course, the unit owners and their nominees (s) would become members of such an organization formed by the Developer and owners. The owner's their nominee(s), respective agents, servant etc. shall be bound to abide by the rules and regulations as framed strictly as per provision of Bihar Apartment Ownership Act, 2006 and Bihar Apartment ownership Rules. All unit holder's shall be bound to pay the regular maintenance charges as to be fixed & raised from time to time by the society/ association.

34. That after the construction and completion of the project the respective share owner i.e. developer/ promoter and the land Owners, shall be the absolute Owners of their respective shares and they will be entitled to sell/Transfer their shares respectively and as per the Bihar Apartment Ownership Act. 2006 and Bihar Apartment Ownership Rules in section 5 (1) clearly declared her shares as absolutes OWNERS and in the light of Bihar Apartment Ownership Act. 2006.

SCHEDULE-A

All that piece and parcel of residential vacant land measuring more or less 29.5 Decimals (Twenty nine point five Decimals), Situated at **Mohalla-Gokul Path, P.S. – Shastri Nagar, Town and District – Patna in the State of Bihar.** The Land bearing **Mauza – Mainpura, Thana No. 2 (Two), Part of Cadastral Survey Plot No. 1308 (One Thousand Three Hundred Eight), Khata No. 713 (Seven Hundred Thirteen), Tauzi No. 5563 (Five Thousand Five Hundred Sixty Three),** within the jurisdiction of Sub and District Registry Office – Patna within the limit of Patna Regional Development Authority (Now Dissolved) / Patna Municipal Corporation and entire land is bounded as follows :-

- : BOUNDARY : -

NORTH	: -	A. K. Sharan.
SOUTH	: -	A. K. Adhikari.
EAST	: -	Branch Road.
WEST	: -	House of Mr. Ajeet Yadav.

Note** – Government Valuation is mentioned at **M.V.R. Code – 084.

For Dynamic Awas Pvt. Ltd.

25/11/2018 Director

Rajesh Kumar 25.11.18

Gopi Prasad 25/11/18

Rajeshwar Pd. Singh 25.11.18

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SCHEDULE-B
SPECIFICATION

STANDARD SPECIFICATION OF THE MATERIALS TO BE USED IN PROPOSED MULTISTOREYED BUILDING COMPLEX

1. FOUNDATION

I. RCC Group pile foundation as per the design of structural consultant.
II. Foundation shall be earthquake resistant as per IS Codes.
III. Steel of Tata/SAIL/JINDAL/capitan or equivalent ISI make shall be used.
IV. Cement ACC/Lafarge/Birla Gold or equivalent ISI make shall be used.
V. Thick SONE SAND of grading zone II/III shall be used.

2. SUPER STRUCTURE

I. First Class brick shall be used in all partition walls.
II. Cement ACC/Lafarge/Birla Gold or equivalent ISI make shall be used.
III. Cement : Mortar - 1:5 ratio shall be used for erecting 5" walls.
IV. Cement : Mortar - 1 :6 ratio shall be used for erecting 10" walls.
V. Thick SONE SAND of grading zone II/III shall be used.

3. WALL PLASTERING

I. All internal and external wall plastering with thick plaster.
II. Cement : Mortar - 1 :6 for internal and 1 :5 ratio for external walls shall be used for plastering.
III. Cement ACC/Lafarge/Birla Gold or equivalent ISI make shall be used.
IV. Thick SONE SAND of grading zone II/III shall be used.

4. CEILING PLASTER

I. Cement : 1 :4 ratio shall be used in entire ceiling plaster.
II. Cement ACC/Lafarge/Birla Gold or equivalent ISI make shall be used.
III. Thick SONE SAND of grading zone II/III shall be used.
IV. Cornice with plaster of Paris in ceiling shall be provided.

5. INTERNAL WALL FINISHING

I. All internal walls shall be finished with Birla Putty or equivalent with two coat of primer (Asian or Berger).

6. EXTERNAL WALL FINISHING

I. Two coat of exterior acrylic weather proof paint after one cat of white cement primer.
II. Wall finish with Syntax Matter weather proof paint.

7. FLOORING DADO SKIRTING

I. All drawing room, Dining rooms, Bathrooms, Kitchens, and balconies shall be finished with Vitrified Tiles of dimension 2'x2' (Somany/Orient/Reagent or equivalent joint free make) shall be used. The owners will have/make colour and design choice in this regard.
II. Parking & other spaces at the ground floor shall be finished with Kalazi Floor.

8. TOP ROOF/TERRACE FLOORING

I. Entire area of the top roof shall be waterproof & heat proof & treatment finished with IPS (Anti heat treatment water proofing shall be done before fixing roof IPS. Fifty percent of terrace flooring will be for exclusive use of owners.

For Dynamic Awas Pvt. Ltd.
25/11/2018
Director

Rajeev Wat Pvt. Singh
25.11.18

Rajeet Kumar
25.11.18

25/11/2018

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9. **KITCHEN**

I. Marble/ Somany/Orient/Reagent or equivalent vitrified/ceramic tiles on floor shall be used.

II. Working/Gas Platform shall be finished with black 24" wide granite top on kitchen slab and standard size of stainless steel (Hindustan) sink with drain board/pipe 1 mm thick good standard quality shall be used size 18"x24".

III. Walls above the working platform shall be finished with glaze tiles of 1st quality Somany/Orient/Reagent or equivalent ISI make up to 2' height above kitchen slab. The choice of glazed tiles shall be of land owners.

IV. Hot and cold water provisions is the sink shall be provided.

V. Provision for water purifier Point.

10. **BATHROOM/TOILET**

I. Marble/Ceramic anti skid flooring.

II. Internal wall upto door level shall be finished with Glazed Tiles of 1st Quality Somany/Kazaria/Orient make from authorized dealer. The choice of glazed tiles shall be that of land owners.

III. Hot and cold water provisions shall be provided in plumbing in all bathrooms including wash basins. Provisions for geyser shall be made in all bathrooms.

IV. European or Indian W.C. of ISI Marks/Good Quality flush system of original Hindware or equivalent ISI make from authorized dealer as per the choice of land owners shall be provided in each bathroom.

V. All Bathrooms shall be finished with wash basin with pedestal of Original Hindware or equivalent ISI make and mirror from authorized dealer of suitable size.

VI. Chromium plated fittings of Jaguar/Essco or equivalent shall be used.

VII. Chromium plated hot and cold (elbow system) wall mixture and basin mixture of Jaguar/Essco or equivalent shall be used.

VIII. Health foscet shall be provided in each tap.

IX. Mixer of Jaguar/Essco or equivalent ISI make shall be provided in all toilets from inside.

X. EWC shall be provided in all the bathrooms.

11. **WASH BASIN IN DRAWING CUM-DINNING HALL & BALCONY**

I. Wash basin Hindware or equvalent make from authorized dealer shall be provided.

12. **PLUMBING EXTERNAL AND INTERNAL**

I. The following be strictly provided for water supply - CPC Pipe of first quality All C.P. Essco or equivalent ISI make fitting ISI mark PVC pipe for drainage etc. in the entire building as per the requirement and design (under the guideline of P.H.E.D. consultant.

13. **DOORS**

Following shall be provided :-

I. Hard seasoned Sal wood frame in all door Chaukhats having section 4"X2.5".

II. All doors shall be century make and panel of the same quality teak shall be of 30 mm thickness.

III. Brass fitting in all door. All doors will also have hydraulic door closure.

For Dynamic Awas Pvt. Ltd.

25/11/2018 Director

Rajeshwar Pd. Singh 25.11.18

Rajeet Kumar 25.11.18

25/11/2018

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IV. All doors will be polish finished.

V. The main (entry) door will be provided with stainless steel/Iron door frame will grill and net in addition to wooden door in the flats to be given to owners.

14. WINDOW

I. All the Window will be PUC (REHAU make)/aluminium with Grill.

15. ELECTRIC WORK

I. Separate transformer for electric supply.

II. Separate electric connection will be taken to cater to the needs of common areas of the building and the charges will form a part of maintenance charges.

III. Power points - Provisions of two power point in Kitchen, one in all bathrooms, two in drawing room, two in dining area, and one each in all bedrooms, TV and Telephone point in Drawing room and Master Bed Room. Power distribution with MCB's Havell's/Anchore or equivalent ISI make.

IV. Each flat will have individual metered power connections as per the rule.

V. A common meter for common supply to the building shall be provided by the builder at his own cost from license M/S South Bihar Power Distribution Co. Ltd..

VI. Meter from M/S South Bihar Power Distribution Co. Ltd., for the land owner's flats shall be provided by the developer at his cost.

VII. Light & Fan points inside the flats shall be provided as per electrical drawing.

VIII. Entire electrifications will be done with non inflammable copper wire in each flat with separate MCB's Havell's/Anchore or equivalent ISI make for each unit like B/R Kit, toi, Ori, Din etc. in concealed P.V.C. conducts (light point with 0.75mm) power points with 2.5mm.

IX. At least two sockets shall be provided on each electrical board. Provision for electrical socket shall be made in balconies and also in Bathroom. Fan points on walls shall be provided in each bathroom.

X. One no. of point for geyser and one no. of point for exhaust fan shall be provided in each bathroom.

XI. All the electrical switches and others needful accessories will be given by the builder. Provision for switch of Anchor or equivalent ISI make for each flat.

16. WATER SUPPLY

I. Deep well Boring (350 feet depth approx) will be done so that 5'/3' diameter pipe is used with submersible pump.

II. There will be provision of round the clock water supply to all the flats and other needful places.

III. The deep tube well shall be connected to overhead water tank having required capacity under the guideline of P.H.E.D. consultant.

17. LIFT (ELEVATOR)

I. That a lift (Elevator) capable of carrying four persons of a standard make company preferably OTIS/KONE or equivalent ISI make will be installed by the Developer.

For Dynamic Awas Pvt. Ltd.

Director

IN WITNESS WHEREOF the Land Owners and Developer have set their hands to this Deed of Development Agreement with their free will and sound mind on the day, month and the year first above mentioned in the presence of the following witnesses.

WITNESSES :

1. 25/11/18
Boring Road, Patna-1

Rajesh Kumar Pd. Singh
25/11/18
Rajesh Kumar
25.11.18
25/11/2018

(SIGNATURE OF THE LAND OWNERS)

2.
Rameshwar Singh
Vi - Chandpura Salkhani
Po - Jahagirpur Salkhani
Bh - Jahagirpur Salkhani
Thana - Mahua
Di vaisali (Bihar)

For Dynamic Awas Pvt. Ltd.
25/11/2018
Director

(SIGNATURE OF THE DEVELOPER)

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