

बीस रुपया

Admissible under Rule 34 duly
stamped (or ~~exempted from or does~~
~~not require stamp duty~~) under the
Indian Stamp Act, 1899, schedule I
No. 357(c) (a/v)

The 28. 8-30.

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 Blawat Kasad
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 at flat area
 28. 5. 30.

Presented for Registration between
H. 305 - M. on the 28th
day of August - 1930, at
the Paing Registry Office by
Ravi Radarath Singh
son of Jagmohan Singh
of Lohaniapur
Thana Purbahore
General Pabna
by caste Rayput
by profession 305 (Exe).



John H. Brown
R.O.
referred

22: 78442704374

44; 4422 - 01: 22-2-30

22.09.1709/11/12

91:44191-01:22-2-30

9213

92.15

Part 2 - Sanitation & Health
Sug. Mahabesingh & J. Samplaw
Came by program from District Board
Report

211-2722-2722 2722-2722

22. 11. 1971: 22-2-3
D. 11. 1971: 22-2-3
12. 11. 1971: 22-2-3

[illegible]

Rd
27/9/22 -



2727184312
2727184312

2020.01.10



R.O.

[Handwritten signature]

N/1/-
a.s. 1/3
Bo



Received
181 4166 186
for the sum 4300

Proclamation
J. D. S. C.

Sch. XIV.—F.No. 180 V.

रसीद मालगुजारी

नाम सर्कल। नाम भौजा मय

थाना वो थाना नम्बर

वि०स०मु०, पटना

फरद मालकी/ फरद रयती।

नाम रयत मय बलिदयत जामबन्दी

X

102

00602472

रसीद मालगुजारी 9323
अराजी नगदी 6 अराजी बावली तफसील हिसा भावली।

0-180 रसीद मालगुजारी रसीद 810
जोत का सालाना मांग रसीद मालगुजारी (बकाया) जो हाव बकाया बाक का।

मांग बावत	सालाना	तीन वर्ष से	उरा वर्ष	2रा वर्ष	1ला वर्ष	हाल
माल- (नकदी)	19-00					24-00
गुजारी (भावेली)	3-00					6-00
सेस	6-00					12-00
* बुद	6-00					12-00
मुतफरकत	2-40					4-80
मीजान	29-40					29-40

अदायकारी बावत	तीन वर्ष से	उरा वर्ष	2रा वर्ष	1ला वर्ष	हाल	फाजिल
माल- (नकदी)					24-00	19-00
गुजारी (भावेली)					6-00	3-00
सेस					12-00	6-00
* बुद					12-00	6-00
मुतफरकत					4-80	2-40
मीजान अदायकारी					58-80	29-40

(1) मीजान कुल (लफजों में) —

(2) नाम देहिन्दा —

(3) कुल बकाया —

* गलत मालगुजारी का बकाया मांग गुजारी पर (सेवाय ऐसे बकायों पर जिन पर नही लिया जाता है।)

रसीद मालगुजारी
66 81

रसीद मालगुजारी
11/11/15



प्रतिलिपि के लिए आवेदन की तारीख Date of application for the copy.	स्टाम्प और फोलियो की अपेक्षित संख्या सूचित करने की निश्चित तारीख Date fixed for notifying the requisite number of stamps and folios.	अपेक्षित स्टाम्प और फोलियो देने की तारीख Date of delivery of the requisite stamps and folios.	तारीख, जबकि देने के लिए प्रतिलिपि तैयार थी Date on which the copy was ready for delivery.	आवेदक को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.
6966 26/11/12			11/12/12	21/12/12

न्यायालय अंचल अधिकारी, पटना सदर

कैम्प दाखिल खारिज वाद सं. 1104/12-13

आज दिनांक 21/11/12 को ग्राम हल्का फरहरी
में आयोजित कैम्प में श्री/श्रीमती डा० अकिश सिंह वल्द/पति ए० प्र० विजयी सिंह
ग्राम लोहनीपुर थाना फरहरी जिला पटना ने
वसीका नं. 20/12/12 दिनांक 20/12/12 के द्वारा निम्नांकित
जमीन का दाखिल खारिज के लिए अनुरोध किया है।

जमीन का विवरण

मौजा	थाना नं.	खाता	प्लॉट	रकबा	लगान
लोहनीपुर	06	66	21	0.185/2	12.00

कैम्प में उपस्थित राजस्व/कर्मचारी पर अंचल निरीक्षक से जाँच करायी गयी। जाँच
प्रतिवेदन अभिलेख में संलग्न है। उनलोगों ने आवेदक के नाम से दाखिल खारिज करने
की अनुशंसा किए हैं। कैम्प में उपस्थिति व्यक्तियों को नामान्तरण की दशा में कोई
आपत्ति नहीं है।

अतः राजस्व कर्मचारी एवं अंचल निरीक्षक की अनुशंसा के आधार पर दाखिल
खारिज स्वीकृत किया जाता है। शुद्धि पत्र निर्गत करें।

लेखापित

ह० अस्पष्ट

अंचलाधिकारी, पटना सदर

ह० अस्पष्ट

अंचलाधिकारी, पटना सदर

[Signature]
लेखापित

[Signature]
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प्रतिलिपि शुल्क	रु०	पै०
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अतिरिक्त शुल्क...	420	
प्रमाणिकरण शुल्क...		
..... का शुल्क		
गज (कामका)	2250	
गज फाँटलियाँ		
मुद्रित कागज		
अनुसूचित कक्षा		
प्रतिलिपि शुल्क	8282	
शुल्क का शुल्क		
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अनुसूचित वर्ग का...		
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01/12/12



14449

Deed No. 13970



**Govt. of Bihar
District Registry Office, Patna
Summary of Endorsement**

This document was presented for registration on 26/04/2013 by Avinash Kumar (Dr.)
A stamp duty of Rs. 254000/- and other fees of Rs. 1304/- has been paid in it.
The document was found admissible. The names, photographs and fingerprints and signatures
of the executants, and their identifier, who have admitted execution before me, are affixed on
the reverse page.
The document has been registered as deed no. 13970 in Book No. 1, Volume No. 304 on pages
from 394 to 433 and has been preserved in total 40 pages in C.D. No. 47 / Year 2013

Date: 26/04/2013

Token No: 14830 /2013

Signature with Date
(Ashok Kumar Thakur)
Registering Officer, Patna

For Elevation Solutions Pvt. Ltd.

Authorised Signatory

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT made and entered into on
the day of the month of 26.4..... of the year 2013 (Two
Thousand Thirteen) at **Patna, Bihar.**

BETWEEN

Dr. AVINASH KUMAR S/o Late Dr. VIJAYEE SINGH R/o West
Lohanipur, South of Budha Murti, PS : Kadamkuan, PO :
Kadamkuan, Dist: Patna, **Patna : 800003, Bihar**, an Indian
National, hereinafter called and / or referred to as the "**OWNER**"
(which expression shall, unless repugnant to the context or
meaning thereto, mean and included his heirs, administrators,
executors, assigns, legal representation and / or successors-in
interest of the **ONE PART**

AND



Handwritten signature: Avinash Kumar

Handwritten signature: Ashok Kumar Thakur

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Handwritten signature: Ashok Kumar Thakur

For Elevation Solutions Pvt. Ltd.

Director

Handwritten signature: Ashok Kumar Thakur

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Handwritten signature: Ashok Kumar Thakur

For Elevation Solutions Pvt. Ltd.

Name

Photo

Thumb

Index

Middle

Ring

Little

Avinash Kumar (Dr.)

*Avinash Kumar*
26-04-2013

Claimant Dharmendra Kumar

*Dharmendra Kumar*
26/04/13

Claimant Kumar Vijayaditya



Sig.

Kumar Vijayaditya
26/04/13

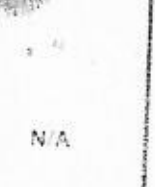
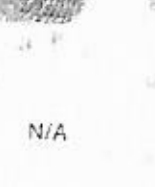
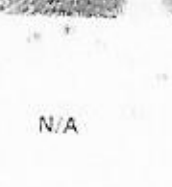
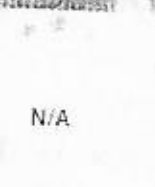
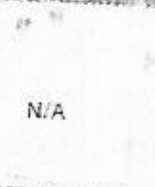
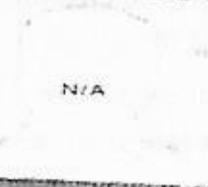
Claimant Rahul Shukla



Sig.

Rahul Shukla
26/04/13

Executant Avinash Kumar (Dr.)



Sig.

N/A

N/A

N/A

N/A

N/A

N/A

Identified Abhishek Kumar



By

Abhishek Kumar
26/04/13

Sig.

M/s. **ELEVATION SOLUTIONS PVT. LTD.**, a Company registered under the Companies Act, 1956 vide its Registration No. - U - 45201 - BR - 2009PTC015027, Pan No. AACCE3471C having registered office at Flat No - 304, Triveni Niwas, R K Avenue Road, District - Patna - 16 through its Authorised Signatory **SHRI KUMAR VIJAYADITYA**, S/o Shri Vikramaditya, Permanent R/o : Mohar Tola, Dariyapur Gola, PS: Kadamkuan, PO: Kadamkuan, Dist: Patna-800004, Bihar, Present R/o: 504, Sanskriti Apartment, Adarsh Colony, Bhootnath Road, P.S. - Agamkuan, Patna - 26, and Directors **SHRI RAHUL SHUKLA**, S/o Shri Sachchidanand Nand Shukla, R/o: Flat No. 304, Triveni Niwas, R K Avenue Road, Rajendra Nagar, P.S.-Kadamkuan, Dist-Patna-800016, **SHRI DHARMENDRA KUMAR**, S/o Late Shri Chandra Deo Prasad, Moh-Govindpur, Kalisthan, P.O. + P.S- Fatuha, patna-803201, hereinafter referred to as the "**DEVELOPERS**" (which expression shall unless repugnant to the context or meaning thereto, mean and include its administrators, executors, assigns, legal representatives and / or successors interest) of the **OTHER PART**.

WHEREAS:

- A) The **OWNER** solemnly affirms and declares that he is absolutely seized and possessed of and is sufficiently and legally entitled to all that free hold land measuring **6 (Six) Katha 1(One) Dhur and 12 (Twelve) Dhurki** equivalent to **8,274.88** (Eight Thousand Two Hundred Seventy Four point Eighty Eight) **Square Feet** bearing part of Survey Plot No.- 021, Tauzi No.-157, Khewat No.- 2/3, Ward NO.- 36, Circle No.- 19, Thana No. ¹³⁷ ~~06~~ Jamabandi No.2323 at Mauza- Lohanipur, Police Station : **Kadamkuan** in the town and District of Patna, the details of which is given in the Schedule - 1(One), hereunder mentioned and described (hereinafter for brevity sake referred to as the "**PROPERTY**").



For Elevation Solutions Pvt. Ltd.

Authorised Signatory
26/10/13

For Elevation Solutions Pvt. Ltd.

Director
26/10/13

For Elevation Solutions Pvt. Ltd.

Director
26/10/13
26/10/13

- B) The OWNER solemnly affirms and declares that the PROPERTY hereunder mentioned and described in the Schedule - 1 is a bought out (Khatiyani) PROPERTY to which he is in exclusive and peaceful possession and is sufficiently and legally entitled to enter in any kind of Ikrarnama / Agreement for the benefit of the same.
- C) It is represented and declared by the OWNER:
- i) That the PROPERTY hereunder mentioned and described in the Schedule - 1 is under his exclusive and peaceful possession with absolute right, title and interest, free of all encumbrances, to transfer and convey the whole or part of the said PROPERTY, having a fully marketable title therein.
 - ii) That the OWNER has not created any encumbrances of the said PROPERTY or any part thereof by way of sale, mortgage, exchange, lease, trust, easement rights, gifts, liens, leave and license permission, rent, possession, chargers, inheritance or any other encumbrances whatsoever.
 - iii) That no notice or notification for acquisition / requisition under any status of the past or presently in force, has been received, served or passed by the Patna Municipal Corporation (P.M.C.) Patna Regional Development Authority (P.R.D.A.), Income Tax Department or any other Government Authorities, for acquisition or requisition of the said PROPERTY or any part thereof.
 - iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, lis-pendens, notices.,



For Elevation Solutions Pvt. Ltd.

26/04/13
Authorized Signatory

For Elevation Solutions Pvt. Ltd.

26/04/13
Director

For Elevation Solutions Pvt. Ltd.

26/04/13
Director

26-04-13

petitions, or adjudication order affecting the said PROPERTY or any part thereof

- v) That the OWNER is neither a Benamidar nor a Trustee for anyone in respect of the said PROPERTY or any part thereof.
- vi) That the OWNER has not entered in the past in any agreement for sale or development of the said PROPERTY or any part thereof nor has made any agreement with anyone whatsoever regarding the said PROPERTY or any thereof.

AND WHEREAS

- A) The OWNER decided by all accounts that it would in his and his family benefit and interest in getting a Multi-Storied Building Complex developed and constructed on the said PROPERTY and acquire super built up area there in the shape of residential units parking spaces etc., as admissible under rules, as consideration for the value of proportionate lands of the said PROPERTY when conveyed by the OWNER to the DEVELOPERS.
- B) The DEVELOPERS have offered to develop and construct at its own cost, permissible multi-storied residential complex on the said PROPERTY of the OWNER (hereinafter referred to as the COMPLEX).
- C) The owner being desirous of, wanted and agreed to acquire a part of the built-up area of the said COMPLEX in the form of space, flats, parking space, room, etc, as built, as consideration for part of the property to be conveyed by the OWNER to the DEVELOPERS or its nominee(s).

AND WHEREAS as a result of the negotiations between the parties hereto and on the representations and declarations made by them, as herein recorded, and



For Elevation Solutions Pvt. Ltd.
26/04/13
Authorized Signatory

For Elevation Solutions Pvt. Ltd.
Shamunda K.
26/04/13
Director

For Elevation Solutions Pvt. Ltd.
26/04/13
Director

26-04-2013
26/04/13

agreement for development of the said PROPERTY by the DEVELOPERS has been arrived at between the parties upon terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -

1. The OWNER hereby appoints the DEVELOPERS as the developer of the PROPERTY and irrevocably grants to the DEVELOPERS, who hereby accepts from the OWNERS exclusive right to develop the said PROPERTY in the schedule hereunder written in the manner and on the terms, conditions and stipulations hereinafter mentioned after demolishing the existing structure.
2. It is made expressly clear that the DEVELOPERS shall construct the COMPLEX on the PROPERTY of the OWNER only on the basis of 'plans sanctioned' by the PMC and/or any other Authority, in terms of the prevailing Patna Planning Standards, Building Bye laws and Rules and Regulations as applicable.
 - 2.1 The DEVELOPERS shall construct the COMPLEX as per standard specifications to be detailed in a separate annexure. This shall be incorporated as an addendum' to this Development Agreement, at the time of demarcation of the respective shares of the OWNER and the DEVELOPERS, prior to commencement of construction of the COMPLEX. As a token of approval of the same by the parties to this Development Agreement, the same shall be duly countersigned by them.



For Elevation Solutions Pvt. Ltd.

26/04/13
Authorised Signatory

For Elevation Solutions Pvt. Ltd.

26/04/13
Director

For Elevation Solutions Pvt. Ltd.

26/04/13
Director

26/04/13

2.2 Any extra work and/or deviations from standard specifications and additions/alterations, if sought for by the OWNER, will have to be paid by the OWNER at their own cost.

3. Immediately after the execution of this Development Agreement, the DEVELOPERS shall proceed expeditiously for the demolishing the existing structure.
4. The undivided right, title, interest and share of the OWNER and the DEVELOPERS in the PROPERTY and the COMPLEX thereon, after completion of construction to the satisfaction of the OWNER, shall be as follows:

OWNER	-	50 %
DEVELOPERS	-	50 %

5. DEVELOPERS agree to deliver 50% of the total built up area of the said COMPLEX, constructed by the DEVELOPERS at its own cost on the PROPERTY to the OWNER, hereinafter called the OWNER'S AREA as consideration for 50 % of the undivided right, title, interest and share in the said PROPERTY.
6. After the building is completed and the OWNER is completely satisfied about the workmanship and also about, the quality of fittings & fixtures including the electrical and sanitary fittings etc, as per the annexed specifications, the OWNER agrees to deliver, convey/ transfer and give possession of 50% of the total super built up area of the COMPLEX to the DEVELOPERS, to be constructed by the DEVELOPERS at its own cost on the PROPERTY with proportionate undivided right, title and interest in the PROPERTY hereinafter called the DEVELOPER'S AREA as consideration for carrying out development by



For Elevation Solutions Pvt. Ltd.
26/01/13

For Elevation Solutions Pvt. Ltd.

Memorandum
26/01/13

For Elevation Solutions Pvt. Ltd.

Director

26/01/13

26/01/13

2.2 Any extra work and/or deviations from standard specifications and additions/alterations, if sought for by the OWNER, will have to be paid by the OWNER at their own cost.

3. Immediately after the execution of this Development Agreement, the DEVELOPERS shall proceed expeditiously for the demolishing the existing structure.
4. The undivided right, title, interest and share of the OWNER and the DEVELOPERS in the PROPERTY and the COMPLEX thereon, after completion of construction to the satisfaction of the OWNER, shall be as follows:

OWNER	-	50 %
DEVELOPERS	-	50 %

5. DEVELOPERS agree to deliver 50% of the total built up area of the said COMPLEX, constructed by the DEVELOPERS at its own cost on the PROPERTY to the OWNER, hereinafter called the OWNER'S AREA as consideration for 50 % of the undivided right, title, interest and share in the said PROPERTY.
6. After the building is completed and the OWNER is completely satisfied about the workmanship and also about, the quality of fittings & fixtures including the electrical and sanitary fittings etc, as per the annexed specifications, the OWNER agrees to deliver, convey/ transfer and give possession of 50% of the total super built up area of the COMPLEX to the DEVELOPERS, to be constructed by the DEVELOPERS at its own cost on the PROPERTY with proportionate undivided right, title and interest in the PROPERTY hereinafter called the DEVELOPER'S AREA as consideration for carrying out development by



For Elevation Solutions Pvt. Ltd.
26/04/13

For Elevation Solutions Pvt. Ltd.

26/04/13
Director

For Elevation Solutions Pvt. Ltd.

Director

26/04/13

26/04/13

constructing the residential complex on the PROPERTY at its cost on terms and conditions herein continued.

7. All charges / deposits required to be paid by the buyers of DEVELOPER'S AREA, i.e. charges for electricity connection, lift, transformer, generator connection, PBX and / or any other charges deposits will only be payable by the buyers of DEVELOPER'S AREA and the DEVELOPERS even in the OWNER'S AREA shall give the same facility and same shall be paid by the DEVELOPERS and in no case by the OWNER.
8. After Sanction of Plans of the COMPLEX by the concerned authorities but before commencement of construction of the said COMPLEX, the OWNER'S and the DEVELOPER'S AREA shall be clearly demarcated. Such demarcation shall be shown in distinct colours in the Building Plans and shall be counter-signed by the parties to this Agreement, as token of approval. Along with this, the Detailed Standard Specifications of the type and quality of constructions to be undertaken by the DEVELOPER on the PROPERTY shall also be incorporated as an addendum to this Development Agreement and shall be duly counter signed by the parties to this Development Agreement.
- 9.1 The OWNER and/or his nominee(s) shall solely and exclusively be entitled to and shall have absolute right, title and interest over the OWNER'S AREA. They 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 them to any Person, Association of Persons, Firm, Body Corporate, Co-operative Societies, Government agencies etc., on such



For Elevation Solutions Pvt. Ltd.
26/04/13

For Elevation Solutions Pvt. Ltd.
sharmendra ver.
26/04/13
Director

For Elevation Solutions Pvt. Ltd.
26/04/13
Director

26-04-13
26/04/13

terms and conditions as may be decided by the OWNER individually or collectively.

- 9.2 The DEVELOPERS and/or its nominee(s) shall exclusively be entitled to the DEVELOPER'S AREA. They shall be fully entitled to transfer, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any Person, Association of Persons, Firms, Body Corporate, Co-operative Societies, Government Agencies, etc, on such terms and conditions as may be decided by the DEVELOPER or its nominee(s) individually or collectively.
10. The DEVELOPERS agree to completely develop, construct and obtain the completion certificate for the COMPLEX and deliver/ handover the OWNER'S AREA to the OWNER, within a period of TWO YEARS TEN MONTHS from the date of signing this Development Agreement subject to Force Majeure or Act of God.
11. It is made expressly clear that time is the essence of this Agreement and in the event of the DEVELOPERS fail to construct and obtain the completion certificate for the COMPLEX within the aforesaid period of TWO YEARS TEN MONTHS, thereafter, a further GRACE PERIOD of 8 (EIGHT) MONTHS shall be allowed to the DEVELOPERS and in case the DEVELOPERS on the expiry of the said GRACE PERIOD of EIGHT MONTHS fails to complete the construction as per plan sanctioned by the PMC and in accordance with Bye-Laws, Rules and Regulations as applicable, obtain the completion certificate and deliver the super built up area to the owner, the DEVELOPERS shall be liable to pay the owner a PENALTY for non-completion of the building within the



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time as hereinabove mentioned and quantum of such penalty shall be Rs. 1,50,000/- (One Lakh Fifty Thousand Only) per month for the loss suffered by OWNERS. The DEVELOPERS shall pay the aforesaid amount to the owner on the last day of each month and the PENALTY PERIOD shall be only for 12 (TWELVE) MONTHS from the day of expiry of the aforesaid GRACE PERIOD of EIGHT MONTHS subject to the monthly payment of the aforesaid penalty amount. In case the DEVELOPERS fail to comply with the monthly payment of the said penalty amount for the three months in one stretch anytime during the said penalty period of 12 (TWELVE) MONTHS or in case the DEVELOPERS fail to complete the said project even within the said penalty period of 12 (TWELVE) MONTHS, the OWNER shall have right to forfeit the security amount, which the DEVELOPERS had paid to the OWNER before the signing of this Development Agreement. Thereafter, all the rights of the DEVELOPERS in the residential complex shall devolve into the OWNER and the OWNER shall be free to negotiate and enter into fresh agreement with a new builder in order to complete the uncompleted project. It is also made clear that in case the construction work at the site seizes and / or stop completely, continuously for the period of six months in one stretch any time during the said construction period, the OWNER shall also have right to forfeit the security amount, which the DEVELOPERS had paid to the OWNER before the signing of this Development Agreement. Thereafter also, all the rights of the DEVELOPERS in the residential complex shall devolve into the OWNER and the OWNER shall be free to



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negotiate and enter into fresh agreement with a new builder in order to complete the uncompleted project.

12. It is hereby expressly, irrevocably and irretrievably, agreed and declared by the OWNER that 50 % the total super built up area of the COMPLEX in the manner provided herein shall form and always be deemed to form fair, reasonable and adequate consideration for the 50 % of the undivided right, title, interest and share in the aforesaid agreed terms to be conveyed as herein above by the OWNER to the DEVELOPERS and/or its nominees.

a. The OWNER shall at no time demand any sum of premium in any form or any interest in any dealing regarding sale of DEVELOPER'S AREA and the OWNER shall execute all such deeds and documents as may be required by the DEVELOPERS in this regard.

b. This agreement shall not ever be deemed to constitute a partnership of any sort between the parties hereto.

c. The OWNER and their nominee(s) and the DEVELOPERS and its nominee(s) shall have undivided right, title, interest and share of their respective shares as agreed

13. The OWNER hereby grants exclusive right and license to the DEVELOPERS to take up and proceed with the development, planning and construction of the COMPLEX in terms of this Development Agreement and permits to enter into the PROPERTY, more fully described in schedule hereunder written. This right and license granted to the DEVELOPERS by the OWNER shall be license as contemplated in section 60 (b) of the Indian Easement Act,



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1982. However, the exclusive possession of the property and super structure (built up area) shall continue to be with the OWNER till the COMPLEX is constructed completely, completion certificate is obtained and the OWNER hands over possession of DEVELOPER'S share. Thereafter, the OWNER shall be deemed to be in exclusive possession and control of his 50% share only as contemplated hereinbefore.

14. (a) It is agreed that any agreement or arrangement made or entered into at any time by the OWNER and the DEVELOPERS in breach of or in violation of terms and conditions of this Development Agreement shall be null and void.
- (b) OWNER hereby irrevocably undertakes not to sell, dispose off, alienate, charge, encumber, lease or otherwise, transfer the PROPERTY or any part thereof during the currency of this Agreement and undertakes not to do any act, deed, matter, or things as shall be in breach of the terms of this Agreement. The OWNER shall at no point of time during the currency of this agreement try to prevent / stop the DEVELOPERS from entering on / into the PROPERTY, except in accordance with this Development Agreement.
- (c) The DEVELOPERS shall develop the PROPERTY at its own cost and shall alone be responsible for the development of the PROPERTY, in accordance with the terms of this Development Agreement.
- (d) As after the date hereto the DEVELOPERS shall be deemed to be entitled to enter into / on the PROPERTY and shall be free to do all acts, deeds and things required



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for development, and construction of the COMPLEX at the DEVELOPER'S own cost and expenses.

(e) The DEVELOPERS shall be entitled to develop the PROPERTY by constructing thereon one or more structures, consisting of dwelling units, flats, parking spaces and other structures, in terms of the building plans approved by the OWNER and sanctioned by P.M.C. and/or any other Authority, as stated herein above after demolishing the existing structure.

(f) The DEVELOPERS shall be entitled to enter into agreement for sale or otherwise allot flat / office / parking spaces and other tenements as comprised in the DEVELOPERS AREA in the said COMPLEX which is 50 % of the total built up area and which does not form part of the OWNER'S AREA. Whenever required by the DEVELOPERS the OWNER shall be duty bound to join as confirming party if required in all such agreements, sale deeds, deed of allotment and other related documents that the DEVELOPERS may enter into. The OWNER shall confirm hereinbefore mentioned documents maximum within Ten working days (240 hrs) after the date of receipt of first written request has been made by the DEVELOPERS to the OWNER. The DEVELOPERS shall exclusively be entitled to realize all amounts receivable under such agreements, sale deeds, deeds of allotment etc. for development and construction of the COMPLEX and for its use.

(g) After delivery of possession of the DEVELOPER'S AREA to the DEVELOPERS by the OWNER in terms of this Development Agreement the DEVELOPERS shall be fully entitled to enter into DEVELOPER'S AREA in the



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said COMPLEX which is 50 % of the total built up area and which does not form part of the OWNER'S AREA. Whenever required by the DEVELOPERS, the OWNER shall duty bound to join as confirming party in all such agreements, sale deeds, deeds of allotment etc. that the DEVELOPERS may enter into and the DEVELOPERS shall exclusively be entitled to realize all amounts receivable under such, agreements, sale deeds, deeds of allotments etc. for their own use. However, the OWNER shall not be liable and responsible in any manner to the allottees of DEVELOPER'S share in the event of non-compliance of allotment of the same by the DEVELOPERS for whatsoever reasons. The DEVELOPERS shall keep the OWNER indemnified always against any claim made by the allottees.

(h) If in any case, any portion of property will be acquired by Govt./PMC the developmental obligation shall be adhered on only remaining portion of the property.

15. The OWNER hereby simultaneously execute Irrevocable Power of Attorney in favour of the DEVELOPERS, which forms a part of this Agreement so that no hindrance or obstruction is caused to the DEVELOPER in carrying out and discharging its obligations under this Agreement and to do all such acts, and/or things that may be necessary for the development, planning, construction of the said COMPLEX and sale of the DEVELOPERS AREA.

- a. It is expressly agreed and understood between the parties to this Agreement that the aforesaid Power of Attorney shall be governed by the provisions of this Development Agreement. In case of any



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conflict Development Agreement, the provisions of this Development Agreement shall prevail.

- b. The DEVELOPERS shall demolish the existing structure(s) on PROPERTY at their own cost and expense after getting the sanction of building plan by concerned authority so that there is no hindrance in the construction work of the COMPLEX.

16. The DEVELOPERS further undertakes:-

- 16.1 That it will not do any act of commission or omission, expressly or impliedly, directly or indirectly, by which the right, title and interest of the OWNER over the PROPERTY and COMPLEX may in any manner be adversely affected.
- 16.2 To indemnify the OWNER and always keep him indemnified and harmless in respect of all claims, damages, liabilities, compensations or expenses payable on account of any harm, injury and/or accident sustained by any workman, artisan during the course of and/or in construction of the COMPLEX and or in the course of the examination of the title of the OWNER to the PROPERTY" The OWNER agrees to cooperate with the DEVELOPERS in such examination of the requisitions that may be made by the DEVELOPERS and/or its representative in this regard.
- 16.3 However, if the DEVELOPERS deviates from the sanctioned plan in any manner and on account of the aforesaid, any fine, penalty or any other sum is imposed by any of the Authorities for regularizing the same, the same shall be exclusively payable by the DEVELOPERS for the entire area irrespective of the fact as to whether the same belongs to OWNER share or DEVELOPERS share.



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- 16.4 In case there be any defect in the title of the OWNER or there be any liability or any encumbrance on the PROPERTY, then in such event, the DEVELOPERS shall be entitled to have such defects cured and/or liability cleared, for and on behalf of the OWNER, at the cost and expense of the OWNER.
- 16.5 The DEVELOPERS shall be entitled to obtain all necessary documents including true certified copy of original documents of OWNER title deed / documents to the PROPERTY. The OWNER shall however make the original documents available for inspection by the DEVELOPERS or anybody else as and when required.
17. All municipal ~~taxes and other statutory charges in respect~~ of the PROPERTY and the existing building thereon, till the date of this Agreement shall be borne and paid by the OWNER. From the date of the agreement and till completion of construction and grant of completion / occupation certificate by the competent authority the same shall be borne and paid by the DEVELOPERS to the authority concerned. After delivery of the DEVELOPER'S AREA to the DEVELOPERS, all taxes in respect of the share of DEVELOPER'S AREA in the complex thereon shall be borne and paid by the DEVELOPERS or the BUYERS of the DEVELOPER'S area and for the OWNER'S share or BUYERS of OWNER'S share in the total built up area in the COMPLEX shall be borne and paid by the OWNER or BUYER of OWNER'S share.
18. The word 'proportionately', with all its cognates variations, whenever used ~~in these presents, shall mean the proportion~~ in which the parties hereto and/or their nominee(s)



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acquiring portions of the COMPLEX are entitled to in the covered and open area if any in the COMPLEX.

19. The nominee(s) of the DEVELOPERS shall own and hold portions of the COMPLEX comprised in the DEVELOPER'S AREA according to the Standard Agreement finalized by the DEVELOPERS in consultation with the OWNER. The OWNER and his nominee(s) shall also hold and own portions of the OWNER'S AREA in the COMPLEX on the same terms and conditions as be contained in the aforesaid Standard Agreement and to execute similar agreements.
20. The common areas shall be jointly owned by all the owners of all the portions of the said COMPLEX with equal co-extensive entitlements to use all common areas and facilities intended for utilization by the occupants of the said COMPLEX on the same terms and conditions applicable to all for such utilization.
21. No owner of any part of the said COMPLEX will have any exclusive right, title and interest over the common areas and common facilities except the right of common use thereof.
22. Both the OWNER and the DEVELOPERS will jointly be entitled to all permissible future vertical, and/or horizontal development, deviation, exploitation of the PROPERTY and the COMPLEX thereon in accordance with the Bye-Laws, Rules & other Regulations, as applicable. The construction, sharing, owing and selling of all such additional built up areas will be done in the same proportions and on the same terms and condition as contained in this Development Agreement.



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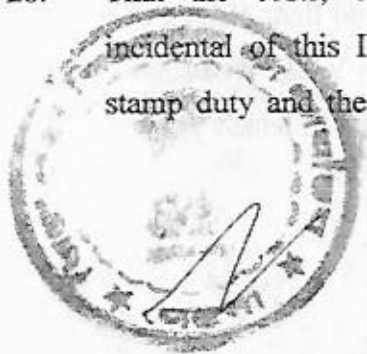
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23. It is agreed that if any levy is imposed by the P.M.C. or any other Public Body or Bodies or the Government for the development / betterment of the area in which the PROPERTY is located and COMPLEX is built, or any other statutory levy becomes applicable on the PROPERTY or the COMPLEX thereon, then the same shall be paid by the OWNER and the DEVELOPERS, and/or their respective nominee(s) in the same proportion as their respective shares of built up area in the said COMPLEX.
24. The OWNER agrees that in case any fine or penalty by way of compounding, is imposed on the COMPLEX for any alleged deviation from the sanctioned plan resulting in any excess construction of the built up area, then the same shall be borne and paid by the DEVELOPERS.
25. It is agreed that in all transfer/conveyance of built up area, the purchaser(s)/transferee(s) shall bear the cost of Stamp Duty, Court Fees and other Registration Charges.
26. That the parties hereto agree that in case at any time in future additional built up area on the said premises is agreed / permitted or sanctioned or constructed by the DEVELOPERS as per rules and regulations of a concerned authorities then the same shall be shared mutually with the same terms as contained in this agreement.
27. That DEVELOPERS shall develop the PROPERTY in the name of "GYAN BHAWAN" and the entire building and construction including ~~the share of the DEVELOPERS~~ as well as of the OWNER shall be named "GYAN BHAWAN".
28. That the costs, charges, and legal expenses of and incidental of this Development Agreement including the stamp duty and the registration charges of conveyance as



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well as travelling and other expenses to be incurred for the said purpose by the OWNER shall be borne and be paid by the DEVELOPERS.

29. The DEVELOPERS undertake:

- a. That they will not do any act of commission, omission expressly or impliedly, directly or indirectly by which the OWNER'S right, title and interest over the said property may in any manner be impaired which would adversely affect the right, title, interest and possession of the OWNER over the area of his share.
- b. To indemnify the OWNER and always keep them indemnified and harmless in respect of all claims, damages, compensations or expenses payable in consequence of any injury or accident sustained by any worker, artisan, authority or other persons over the property whether in the employment of the DEVELOPERS or not while in or upon the PROPERTY and during the period of construction of the COMPLEX thereon.
- c. That the DEVELOPERS shall not create any charge of encumbrance over the property for its benefit without the written consent of the OWNER.

30. In the event of breach of any of the terms & conditions of the Development Agreement and further in the event of failure of the DEVELOPERS to remedy the breach within 15 days of issuance of a written notice in this regard, this Development Agreement will stand determined. The OWNER shall be entitled to stop DEVELOPER'S entry on the PROPERTY and the structure(s) standing thereon will stand vested in the OWNER. The DEVELOPERS shall not



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be entitled to claim any amount from the OWNERS in this regard. This shall be without prejudice to the right of the OWNER to claim compensation from the DEVELOPERS for the damages and loss suffered by the OWNER.

31. GENERAL COVENANTS UNDERTAKEN BY THE OWNER AND THE DEVELOPERS:

- (i) That it has been agreed by the parties that all the work of development and also the work of construction of building shall be carried in accordance with the rules prescribed by the concerned authorities and shall further be in accordance with and in conformity of the rules of the said authorities and also with the rules laid down and directions given by the Apex Court and the Hon'ble Patna High court and that the DEVELOPERS and their other authorities shall solely be held liable and responsible for any violation of the said rules and directions and that the OWNER shall not in any view of the matter be held liable or responsible for the same.
- (ii) That the DEVELOPERS have agreed with the OWNER that they shall carry out the work of development and construction of the building in terms of the provisions prescribed by building by-laws of the concerned authorities and that the DEVELOPERS hereby undertake to discharge the work of construction in accordance with the standard and norms laid down by the same and that in case of any violation, the DEVELOPERS shall alone be responsible and that the OWNER shall not



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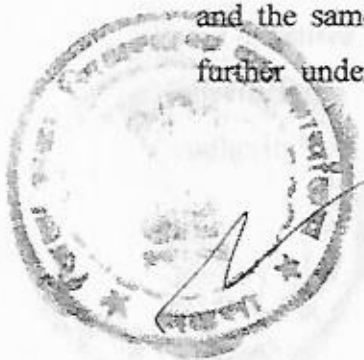
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hereinbefore described areas including 12 flats and a clinic exceeds the OWNER'S share described in Para 4 of this agreement, this Para will prevail upon Para 4 of this agreement. However, the OWNER'S AREA will never be less than 50% of the total area and in case just hereinbefore mentioned areas fall short of 50% of total area, the Para 4 will prevail upon this Para.

- (vi) That OWNER'S AREA including 12 flats as described in Para 31 [v] shall be located and distributed in order of four (4) flats each on First Floor, Third Floor and Fifth Floor. And aforesaid clinic space shall be located at the front side of the Ground Floor. Whereas, the DEVELOPER'S AREA shall be located and distributed around/across the remaining areas.
- (vii) That each residential floor in the OWNER'S AREA of the COMPLEX shall consist of four Deluxe Flats and each flats consists of three bed rooms each attached with a balcony, a drawing room, a dining room, a kitchen and two toilets all of considerable size with cross ventilation for light and air. Additionally, a false ceiling shall be provided in both drawing room and dining room and wardrobe of the master bed room shall be covered by a top class wooden frame.
- (viii) That the DEVELOPERS have agreed to provide a WATERPROOF BASEMENT in the COMPLEX and the same shall be used for car parking. They further undertake that each and every flat owner



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shall be allotted a car parking space at the said BASEMENT.

- (ix) That the DEVELOPERS shall obtain the COMPLETION CERTIFICATE of the COMPLEX issued by the concerned authority and hand over to the OWNER immediately after the expiry of the construction period fixed for the said purpose, as mentioned elsewhere above, in this deed.
- (x) That the DEVELOPERS in any event shall construct the entire COMPLEX and complete the furnishing, painting, electric wiring, sanitary fittings, water tap fitting etc. within the period as stated above.
- (xi) That both the parties have agreed that there shall be a separate Reception Counter in the COMPLEX as also a Temple for the residents at the Ground Floor.
- (xii) That the DEVELOPERS have agreed to appoint a supervisor as a representative of the OWNER who shall be paid a remuneration of Rupees 15000/- (Fifteen Thousand) per month till the completion of the COMPLEX by the DEVELOPERS..
- (xiii) That the entire work of development and construction of the building over the said PROPERTY described in Schedule-1 referred to above shall be carried under the consultation of the OWNER and the OWNER shall have every right to get the work of development and construction of the COMPLEX done by the DEVELOPERS at the cost and expenses of the DEVELOPERS in terms of the specification and standard of the concerned authority and as per sanctioned / approved plans of



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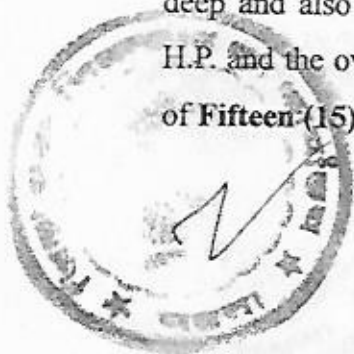
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the COMPLEX and shall further have right to stop the further work if the same would not be found as per specification and standard of concerned authority and the sanctioned plan.

- (xiv) That the DEVELOPERS shall also make arrangements in the said building for supply of electric and water for 24 hours and shall install thirty five(35) KVA Generator and TRANSFORMER of a Company of repute like KIRLOSKAR or any other standard Company having its product marked by I.S.I. and shall further carry the Three (3) phase wiring in the entire building in accordance with the map prepared by an electrical engineer of repute.
- (xv) That the DEVELOPERS have agreed that the OWNER and his representatives shall have every right to visit and inspect the construction site any time during the construction period. In case any structural defects and deficits in the ongoing construction of the COMPLEX is detected, determined and established by the OWNER, the DEVELOPERS undertake to correct, rectify and cure the same at their own cost.
- (xvi) That the DEVELOPERS for ensuring water supply for 24 hours to the said PROPERTY shall get **Gravral Boring** of at least having six inch or more diameter made at a proper and adequate place over the said property having at least its depth **450 ft** deep and also fitted with submersible pump of 2 H.P. and the over head tank shall be of the capacity of **Fifteen (15) thousands litres** of water and all the



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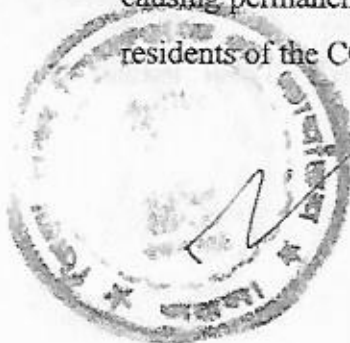
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pipes either used in the water pump and also for connecting the over head tank and for making pipe wiring from the said tank to the flats constructed in the said property shall be of **TATA G.I. Pipes.**

- (xvii) That the two lifts of KONE / OTIS Company (one small size for public transport and another larger size for goods transport) shall be installed by the DEVELOPERS in the COMPLEX. One lift in place of the said two lifts of the companies mentioned above may also be installed in the COMPLEX, provided the same being of extra large size capable of carrying minimum 8(eight) persons.
- (xviii) That the DEVELOPERS shall also provide better INTERCOM facility in every flat.
- (xix) That the DEVELOPERS as per standard of C.P.W.D. shall start of the piling work after in which the DEVELOPERS shall use best quality iron rods of adequate thickness manufactured by TATA and may use CAPTAIN of Durgapur in chajja, slab, beam and linter only and shall carry the piling work by using the Standard Number One (1) Bricks, Black Stone Chips of Kodarma, Sand of Sone River, Lafarge Cement in piling and ACC or Ambuja Cement for the rest of the COMPLEX.
- (xx) That DEVELOPERS shall develop the plinth area of the COMPLEX which shall be Four (4) Feet higher than road in the front so that there shall not be water logging in or around the COMPLEX causing permanent trouble and inconvenience to the residents of the COMPLEX.



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(xxi) It is agreed by both the parties that none of them shall be entitled to sale and dispose of the roof slab of the COMPLEX. It is further agreed by them that a TERRACE GARDEN shall be developed by the DEVELOPERS on the same.

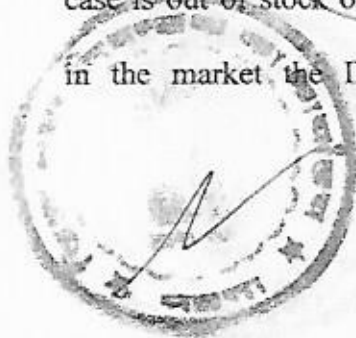
(xxii) That the DEVELOPERS and the OWNER both have agreed in principle that the resident of the COMPLEX shall be provided with maximum permissible amenities.

32. All disputes and differences that may arise between the parties hereto relating to or in connection with the matter of this agreement or between the parties or their representatives shall be subject to sole and exclusive jurisdiction of Courts at Patna.

33. That the DEVELOPERS shall not pay any amount to the OWNER as security deposit, which will be refundable to the DEVELOPERS after the construction of the COMPLEX is completed to the satisfaction of the OWNER and COMPLETION CERTIFICATE has been obtained for the same.

34. That the DEVELOPERS shall not pay any amount to the OWNER by way of and in token of signing this DEED of DEVELOPMENT agreement.

35. That both the parties have agreed that any item related to the construction of the COMPLEX as mentioned in the specification of the COMPLEX in this agreement below in case is out of stock or not available of whatsoever reason in the market the DEVELOPERS without delay shall



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inform about the same to the OWNER in the written and thereafter an equivalent alternative item available in the market for that unavailable item shall be decided immediately by the OWNER and the same shall be conveyed to the DEVELOPERS without delay in the written.

36. That the DEVELOPERS shall transfer and sell of their 50% share after making through enquiry in the matter of antecedence of the prospective purchasers of said flat and ensure they shall put their extreme effort to identify and know the criminal background of the prospective purchasers. The convicted and/or accused individual of a criminal offense shall not be allotted the flat.
37. That both the parties have agreed that any term and condition mentioned in any Para or within the Paras of this DEED OF DEVELOPMENT AGREEMENT may be modified, altered and prevailed upon by a supplimentary agreement mutually agreed and signed by the said parties only.
38. That both the parties have gone through each and every terms and conditions mentioned in this deed of agreement and both parties have undertaken to abide by the terms and conditions mentioned above and in case of violation of any



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of the terms and conditions of this deed of agreement, the deed of agreement shall stand cancelled and DEVELOPERS shall be liable to pay the loss, if any, to the OWNER and indemnify them to the loss sustained by them as per the law and procedure.

39. That both the OWNER and the DEVELOPERS have read and understood the contents of this agreement in their respective sound state of mind and body and they have also got the same explained to them in Hindi by their own men and in token of acceptance of all the terms and conditions contained herein before in this agreement they have respective put their hands and signed this deed of agreement in presence of witnesses and the witnesses have also subscribed their respective signature on this deed of agreement in presence of the parties aforementioned.

Be it noted that this deed of agreement has been prepared in duplicate by the same typing process out of which one copy duly executed by the parties has been handed over to the OWNER whereas the other duly executed by them has been handed over to the DEVELOPERS and both the copies aforementioned shall have equal force and



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Authorized Signatory

For Elevation Solutions Pvt. Ltd.

Shamendra K.

26/04/13

Director

For Elevation Solutions Pvt. Ltd.

26/04/13

Director

26-04-2013

SCHEDULE-1

A piece and parcel of land measuring approximately 6 Kathas, 1 Dhur, 12 Dhurki, equivalent approximately to 8,275 square feet, situated and lying at Municipal Survey Khesra Plot No. : 021, Khata No. : 66, Tauzi No. : 157, Thana No. : ¹³⁷06, ¹³⁷Jamabandi No.2323 Ward No. 36, Khewat No. : 2/3, Mohallah : West Lohanipur, P.S. : Kadam Kuan, P.O. : Kadam Kuan, Mauza Lohanipur, Azimabad, District : Patna, within the limit of P.M.C. and within the jurisdiction of Sub-Registrar and District Registrar of Patna. The said land is registered in the name of Late Sh. Gyandhari Prasad Singh the grandfather of the said OWNER, in the year 1930 vide Book No. : 01, Jild No. : 66, Page No. : 181-186, Wasika No. 4166 at the office of Sadar Registrar and bounded as follows: -

North : Plot No. ROAD ^{BLANK}
 South : Plot No. 20(LALAN SINGH).....
 East : Plot No. 22(MUNESHWAR PRASAD SINGH).....
 West : Plot No. ..13(SAVITRI ENCLAVE APPARTMENT)....

Govt. Valuation of Land

Rs. 1,15,00,000/-

hance 10% Incresement

Rs. 11,50,000/-

Total :-

Rs. 1,26,50,000/-



For Elevation Solutions Pvt. Ltd.
 Authorised Signatory

For Elevation Solutions Pvt. Ltd.
 Member

For Elevation Solutions Pvt. Ltd.
 Director

26-10-2022

**SPECIFICATION OF GYAN BHAWAN, KADAMKUAN
PATNA**

1. **FOUNDATION :** The DEVELOPERS have undertaken to provide R.C.C. RAFT FOUNDATION at the basement level with group of piles and cap structure. Piles, caps, column and plinth with top and bottom beam with ratio of 1 : 1.5 : 3 as per terms of the provisions prescribed by the concerned authority and approved and designed by a Government Empanelled Structure Engineer. The Cement of Lafarge / Ultratech Company, Iron Rods of adequate thickness manufactured by TATA (Tata Tiscon), Black Stone Chips of Koderma and Sand of Sone river shall be used for R.C.C. RAFT FOUNDATION.
2. **STRUCTURE :** The DEVELOPERS shall provide R.C.C. FRAME STRUCTURE work to construct the whole building as column, beam, slab and R.C.C. Chajja with ratio of 1 : 1.5 : 3 and approved and designed by a Government Empanelled Structure Engineer. A.C.C./ Ambuja cement, Iron Rods of adequate thickness of Captain of Durgapur, Black Stone Chips of Koderma and Sand of Sone river shall be used for R.C.C. FRAME STRUCTURE.
3. **SUPER STRUCTURE (Brick Work) :** The Developers shall provide top class brick work with Number 1 (one) quality to all the internal and external wall with A.C.C. / Ambuja Cement
 - a. Brick Work for 10" wall -- 1 : 6 with Cement Mortar
 - b. Brick Work for 5" wall -- 1 : 4 with Cement Mortar



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Director

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26/04/13
26/04/13

4. **PLASTER WORK : DEVELOPERS** shall provide
 - a. Ceiling Plaster -- 1 : 3 with Cement Mortar
 - b. Internal Wall Plaster -- 1 : 5 with Cement Mortar
 - c. External Wall Plaster -- 1 : 5 with Cement Mortar
5. **ELECTRICAL WORK : DEVELOPERS** shall provide ISI approved Concealed PVC conduit pipe laid with ISI approved Copper Wires properly insulated such as of HAVELLS Company with electrical switches and accessories of HAVELLS / NORTH WEST (Modular) in adequate numbers as per the standard norms and to all flats and whole building with three phase electric connection to telephone and cable point. All circuits by MCB Power Points for geysers in kitchen and toilets. Telephone and T.V outlets in two bed rooms and a drawing room. Adequate lighting/ power points, sockets outlets etc. provided in each room.
6. **PLUMBING AND SAANITARY WORK :** DEVELOPERS shall provide concealed water supply through concealed pipe of good quality I.S.I. marks pipe with hot and cold water connection in all Kitchen and bathrooms such as Astral / Ashirvad/Supreme Company made PVC pipes,
7. **FLOORING :** DEVELOPERS shall provide SPARKLING DESIGNER SERIES VITRIFIED flooring with top class vitrified tiles of SOMANY Company.
8. **WOODEN WORK :** DEVELOPERS shall provide:
 - a. Chowkhats : of Entrance Door of Sheesham Wood and Other Doors of Malaysia Sal having size of 7'x 5"x3" and 4'x 2.5"x 1.5" section respectively with

BEADING



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For Elevation Solutions Pvt. Ltd.

Sharmada K. P.

Director

For Elevation Solutions Pvt. Ltd.

Director

26-02-2013

26/02/13

- b. Enterence Door : made of Flush Door Shutters of 35 mm of I.S.I. mark with one side TEAK with decorative BEADING and finished with natural polish.
- c. Other Doors : made of 32 mm thick I.S.I. mark Flush Door Shutters with one side Veneer Top finished with natural polish.
- d. Windows : of 3mm fully glazed glass, Wooden or Aluminum panel, well painted grills and 30 mm Wooden or Aluminum Shutters.

9. **KITCHEN** : DEVELOPERS undertake to provide a kitchen having:

- a. Flooring with Anti Skid Ceramic Tiles.
- b. Side Walls complete with 24" Colorful Ceramic Tiles with border and highlighters.
- c. Working Platform of Black Granite Slab of adequate lenght.
- d. Sink of rustproof Stainless Steel and single ball with Drain Board Sink of Kaff or of equally good I.S.I. marked Company.
- e. Chimney of Kaff or of equally good I.S.I. marked Company over the Working Platform
- f. Exhaust Fan
- g. Fittings with Chromium Plated of Jaguar Company.
- h. Hot and Cold water connection.

10. **TOILET / BATHROOM** : DEVELOPERS undertake to provide toilets/bathrooms having:

- a. Flooring with Antiskid Vitrified Tiles
- b. Side Walls complete up to ceiling with Colorful Glaze Tiles with border and highlighters



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2022-09-27

20/04/22

20/04/22

Director

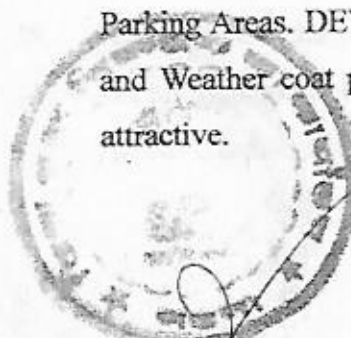
Director

Authorized Sign

26/04/22

- c. Sanitary Ware including Closets, Wash Basin etc. white glazed vitreous of Hindware Company
- d. Fittings with Chromium Plated of Jaguar Company.
- e. Toilet Shower and Tissue Paper Roll Stand of Jaguar Company.

11. **DRAWING CUM DINING SPACE :** In addition to materials described before DEVELOPERS further undertake to provide a Drawing Cum Dining Space having:
 - a. P.O.P. False Ceiling.
 - b. One white coloured Hand Wash Basin of Hindware Company.
12. **BALCONY :** DEVELOPERS undertake to provide Balcony with Weather Coat wall finish and antiskid tiles flooring.
13. **INTERNAL WALL FINISH :** DEVELOPERS shall provide INTERNAL WALL FINISH with WALL PUTTY, PUNNING / LIME PUNNING on plastered surfaces .
14. **EXTERNAL WALL FINISH :** DEVELOPERS shall provide EXTERNAL WALL FINISH with exquisitely designed classical exterior finish with WEATHER COAT PAINT of ASIAN PAINT or NEROLAC .
15. **FRONT ELEVATION :** DEVELOPERS shall provide unique and elegant elevation with A.P.C.
16. **COMMON AND PARKING AREA FLOORING :** DEVELOPERS shall provide Antiskid Vitrified Tiles of good quality in all Common Areas and Parking Vitrified Tiles both imported and country made or marble slabs in Parking Areas. DEVELOPERS shall use Carnish, Molding and Weather coat paint to make these areas beautiful and attractive.



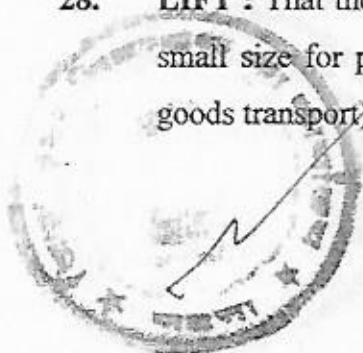
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 26/04/17
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For Elevation Solutions Pvt. Ltd.
 26/04/17
 Director

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 26/04/17
 Director

26/04/17
 26/04/17

17. **TEMPLE** : DEVELOPERS shall provide a beautiful temple on the ground floor.
18. **RECEPTION CENTER** : DEVELOPERS shall provide a beautiful lobby as reception for residents anywhere in COMPLEX.
19. **POWER PLUG** : DEVELOPERS shall provide power plug for A.C. in every bed room and drawing room.
20. **RAILING** : DEVELOPERS shall provide a rust free stainless steel railing along the stairs of the main building.
21. **WATER PROOFING SUNKEN SLAB** : DEVELOPERS shall provide double coat of Techoxy treatment of CHOKSEY CHEMICAL or equivalent.
22. **WATER PROOFING TREATMENT OF TOP FLOOR** : DEVELOPERS shall provide water proofing of slab by WEST ROOF METHOD.
23. **HEAT PROOFING TREATMENT OF TOP FLOOR** : DEVELOPERS shall provide Heat Proofing Treatment of Top Floor with CHUKKAR LIME and SURKHI.
24. **BASEMENT** : DEVELOPERS undertake to provide an absolute WATER PROOF BASEMENT.
25. **OVERHEAD WATER TANK** : DEVELOPERS shall provide Overhead Water Tank of adequate capacity with inside of wall and floors of tank done with CAST- IN SITU mosaic.
26. **INTERCOM** : DEVELOPERS shall provide Intercom Facility to all the flats.
27. **C.C.T.V.** : DEVELOPERS shall provide adequate C.C.T.V. surveillance to the COMPLEX.
28. **LIFT** : That the two lifts of KONE / OTIS Company (one small size for public transport and another larger size for goods transport) shall be installed by the DEVELOPERS in



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26/04/13
Director

26/04/13
Director

26-04-13
26/04/13

the COMPLEX. One lift in place of the said two lifts of the companies mentioned above may also be installed in the COMPLEX, provided the same being of extra large size capable of carrying minimum 8(eight) persons.

29. **BORING AND TUBE WELL :** DEVELOPERS undertake to provide 24 hours water supply from underground tube well with 2 H. P. Submersible Pump/ Motor of CROMPTON AND GREEVES / K.S.B. Company.
30. **GENERATOR :** DEVELOPERS undertake to provide the COMPLEX with SILENT GENERATOR of KIRLOSKER Company of adequate capacity supplying 500 watts power to each flat, as also provide and cover power supply to the lift / lifts to enable them always functional.
31. **TRANSFORMER :** DEVELOPERS undertake to provide SPECIAL ELECTRIC TRANSFORMER to the COMPLEX as directed by Bihar State Electricity Board / Concerned Authority, Patna .
32. **BOUNDARY WALL :** DEVELOPERS shall provide boundary wall to the COMPLEX having brick work of 5" wall with 1 : 4 ratio of Cement Mortar . They shall provide pillars with a designer bulb at the top, along every 8' length of the Boundary Wall . Furthermore, they shall also provide an elegant designer painting at the inner side of the wall and weather coat painting with the paint being Asian Paint / Nerolac .
33. **MAIN GATES :** DEVELOPERS shall provide Sliding Main Gates of Rust Proof Stainless Steel .
34. **FIRE SAFETY :** DEVELOPERS have undertaken that they shall provide adequate Fire Safety Measures / Provisions to the COMPLEX.



For Elevation Solutions Pvt. Ltd.
(Signature) 26/04/13
 Authorised Signatory

For Elevation Solutions Pvt. Ltd.
(Signature) 26/04/13
 Director

For Elevation Solutions Pvt. Ltd.
(Signature) 26/04/13
 Director

26/04/13
(Signature)

IN ACCEPTANCE OF THE ABOVE PARTIES
HERETO SUBSCRIBE THEIR RESPECTIVE HANDS IN
PRESENCE OF THE WITNESSES:-

WITNESSES :

- 1 Abhishek Anand
s/o Ranjit Kumar Mishra,
Ram Ratan Lane,
Adampur, Bhagalpur
812001 26/04/13

SIGNATURE OF THE OWNERS

Abhishek
26-04-2013

SIGNATURE OF THE DEVELOPER

- 2 Bhagipathi K. Singh
S/O Late H. N. Singh
Bidya Bhawan
Panachak
Patna 23
26 April 13

For Elevation Solutions Pvt. Ltd.

1

Laishree
26/04/13

Director

2

For Elevation Solutions Pvt. Ltd.

Sharmendra K.
26/04/13
Director

3

For Elevation Solutions Pvt. Ltd.

Calin
26/04/13

Authorised Signatory



