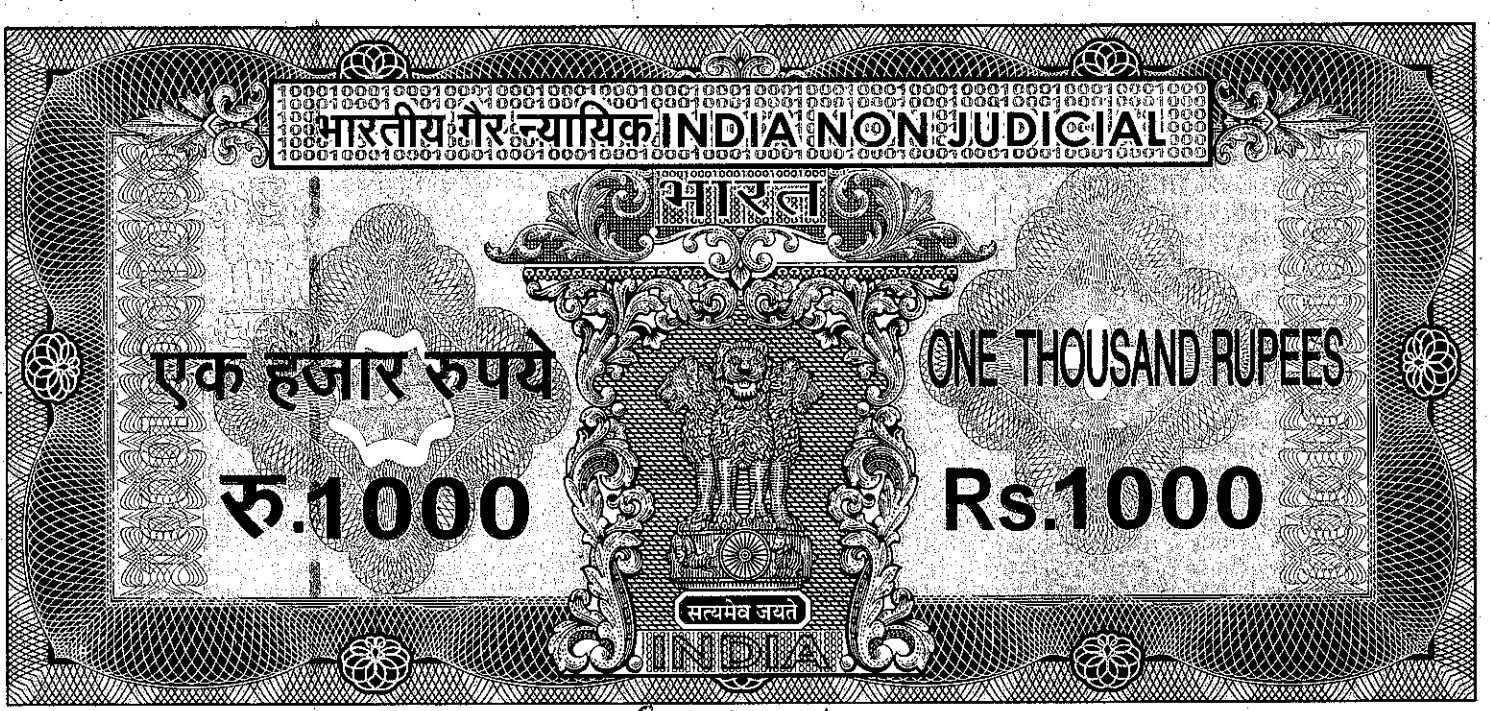


भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

बिहार BIHAR V 400587

लक्ष्मण प्रसाद अग्रवाल
मुद्रांक विक्रेता कोर्ट कम्पाउण्ड, बबा
ला० नं०- 82/G/87

कोषागार कार्यालय
22 MAY 2017

DEVELOPMENT AGREEMENT

This development agreement executed and entered into this.....4th.....day of...Nov.... 2017.

BETWEEN

Smt. Amla Devi, W/o Sri Birendra Kumar Singh At present residing at Anjan Tola, Damribigha, P.S.-Madanpur Aurangabad by Nationality Indian, Hereinafter collectively called and/or referred to as the owner (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal represent all yes and/or successors-in-interest) of the FIRST PART.

AND

M/S PREMSHREE DEVELOPERS a company incorporated under the provision of companies Act, 1956 having its registered office at L.Ground, G.V MALL, Boring Road P.S – S.K Puri , District- Patna through its Partner Pravin Kumar S/o Sri S.N Azad Resident 212, Koutila Nagar, Bihar Vetianary College, Phulwari, Patna – 14 Bihar & Anand Kishore Deepak ,S/O S.R.P Verma, Resident E/111 P.C Colony, Kankarbagh, Patna hereinafter

called and referred to as the "DEVELOPER" (which expression shall unless repugnant to context or meaning

thereto mean and include its Administrators, executors, assigns, legal representatives and/or successors-in-office) or the SECOND PART.

WHEREAS, the property more fully described in schedule-I below at the foot of this deed is the purchased property and possessed the same as absolute owner, and she is in peaceful physical and exclusive possession over the same.

Whereas as the property of Schedule No. 1. fully described at the foot of this deed is the purchased properly of the land owner through a Registered sale deed executed by..... which is Registered in the office of the District Registrar Gaya in Book no. 1, Volume no..... , pages..... to..... bearing Deed No..... on Since then he came in actual, physical possession over the land fully described in Schedule no. I at the foot of this deed and mutated their name in State Sirista and paving rent to the State of Bihar to Circle Office, Patna.

AND WHEREAS, the said land owner expressed her desire to develop the landed property and to construct multi-storied building on municipal survey plot no 489 (old) 743 (new) Khata No 39 (old) 101 (new) Tauzi No..3160... situated at Mauza..Sachchidanand Colony Mohalla..Bodh Gaya.... P.S..Bodh Gaya (359) District- Gaya , measuring an area of more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Owner:-

(i) That the said property is under their exclusive possession with absolute right, title and Interest free from all encumbrances to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the owners have not created an encumbrances on the said property, or any part thereof by way of Sale, mortgage, exchange, lease. trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That there is no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(iv) That the owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS, the owners are interested in getting constructed multi-storied residential flats on the said property and acquire super built up area in the shape of residential flats and parking spaces. etc. as consideration for the value of the lands of the said property when conveyed by the owners to the Developers.

R.T.I



(B) The aforesaid developer, offered to develop and construct at its own cost. a multi-storied residential building on the said property of the owners (hereinafter referred to as the said building) and the owners wanted and agreed to acquire flats, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made b the owners as herein recorded an agreement for development of the said property h the aforesaid developer has been arrived at between the parties hereto upon term and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS

HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) The aforesaid owners do hereby appoint the aforesaid Developer as the Developer of the said property, who hereby accepts from the Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule - 1 of this agreement shall be handed over to the developer for construct ion of a multi-storied residential building complex and the entire Cost to he incurred for construction of the same shall he borne by the developer. The developer will construct the proposed building as per the sanctioned building plan of the GRDA(dissolved) GMC

(3) That the developer will be exclusively responsible for an accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The land Owners will not be responsible for the same in any way.

(4) That the entire multi-storied building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection. electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over of the total super-built up area to the land Owner in consideration of the cost of land and building in shape of the said building. For the use and occupation of the land Owners as absolute

Owners the all right and absolute title and possession over the same with an exclusive right to transfer, Convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as

they may deem fit and proper. The developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7) In case Owner of the Super-built-up area is not covered in the form of the complete flat taken within the agreed period of completion the developer will have to pay the equivalent Market Price to the Owners for the area.

(8) That similarly, the developer will retain of the total super built-up area. In the shape of flats and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey. sell, grant lease of otherwise alienate their interest to an person or persons, association of person. Firm, both corporate etc. on such terms and conditions as they ma deem lit and proper. Both the land Owner and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the GRDA (dissolved)/ GMC building rules and regulation which may he deemed necessary during or after the sanction of the building plan shall he done by the developer with the prior written consent of the land Owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land Owners and developer as per the above mentioned share.

(10) That the certificate of the architect regarding measurement of the super built-up area, built-up area and common service area will be final and binding on both the parties.

(11) That the builder will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the owner's area to the Owners within (30 months) months from the date of sanction of the building plan with further grace period of 6 Months (Six Months) of found necessary.

(12) From the date of delivery of possession of owners area to the Owner, the owner and its allottees and the Developer and its allottees shall jointly have or deemed to have undivided right, title and interest in the total land of the said properties in the proportion of their respective share in the said building even without an further act, deed, matter done by the Owners in this regard.

(13) AND WHEREAS, after the Registration of this Development Agreement in Registry office. the Owner and Developers shall he entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to it's prospective buyers or any financial Institutions.

(14) That after the completion of the construction of the building project developer promoter/land owner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act. 2006 u/s 5 (1) & 5 (2) and others.

(14-A) The Builder and Land owner share will be 56:44. 56% is Builder share and 44% is Land owner share of the total build up area around

R.T.I.

(15) The Owners and the developer hereby agree that in case in future at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the GPDA/GMC shall be distributed between the Owners and developer in the same proportion, as mentioned herein above.

(16) The developer shall he entitled to retain only photo Copies/ Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will he produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall lie handed over to the Owner's society/association of Owners/ allotees of UNITS.

(17) The common area shall jointly he owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right to common use.

(18) It is agreed that in case any fine or penalty fee/ fine to be imposed on the said building for any alleged deviation form the sanctioned plan resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

(19) That the entire cost to be incurred for registration of this development agreement shall borne by the developer and the land Owner.

(20) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall he settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(21) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(22) In case of delay in completion of project beyond 3 years (30 months + Grace period of 6 months), the land owner shall have right to be identified by monthly rental value of her share to be payable by Developer.

(23) Map drafted by Architect will be first seen and approved by land owner and then applied for approved to the local body.

(24) A amount of Rs. 1000000/- (Ten lacs only) Paid by Builder to land Owner (Through Cheque no. 470458, Axis Bank, Ranchi) as a Token money which will adjusted from land owner area at the rate of Construction cost. **SCHEDULE-1**

DETAILS OF THE PROPERTY

Land measuring..8400 sq. ft..... subject to actual measurement bearing Thana no-.359..... , Tauzi No...3160 Khata no. 39 (old) 101 (new) situated at Mohalla-..Sachchidanand Colony, Bodh Gaya Mauza+P.S.-Bodh Gaya, In town and district of the Gaya within the Municipal corporation area and under the district/sub-registrar, Gaya and Bounded as follows :-

R.T.I

NORTH	:	**24 ft. Road**
SOUTH	:	**10 ft. Road**
EAST	:	**15 ft. Road + Four Lane**
WEST	:	**Block No.-18**

SCHEDULE- II

FEATURES AND SPECFICATION OF FLATS

A) FLOOR AND WALL TILING

1) The Flooring in the living room, bed room, dining area, Kitchen and balcony will be of Vitrified Tiles/ of standard quality

2) Ceramic/glazed Tiles will be provided in toilets up to 7' feet height from finished floor level in the Kitchen it will be up to height of 2' feet from kitchen platform.

(B) SANITARYWARE FITTINGS

1) All water closet and wash basins will he in white ceramic with white cisterns.

2) All auto fittings will be of Hindware, Jaguar brass or Paryware.

(C) KITCHEN PLATFORM AND SINK

Top of Kitchen platform will be of Granite with stainless sink.

(D). DOORS AND WINDOWS

1) Wooden door frame in kitchens, toilets, and Bedrooms Door (Water proof & Termite proof), Shutters will be of Factory made 30 mm thick hard core Green Ply/ Century Ply doors (Water proof & Termite proof) painted with two coats of synthetic enamel over a coat of primer.

2) Window frames and shutters will he of ionized aluminum frames and iron grills.

E) WALLS

1) Interior walls will be finished with decorated by Birla/ JK wall Putty with one coat of cement Primer.

2) Exterior walls will be of finished with cement based (weather coat) permanent finish.

R.T.I.

Pravin Kumar

F) PLUMBING AND WASTE WATER LINES

All concealed plumbing will be of GI pipes (Standard Tata/ Jindal) and external and waste water pipes will be of PVC pipes in a two stack system with geyser line connection in bathrooms -

G) ELECTRICAL SUPPLY AND WIRING

(1) Wiring and cables will be of standard quality and will be of concealed and suitable for 1/3 phase system The Actual supply may be of Single or 2 or 3 phase in accordance with Rules and regulations of Bihar state Electricity board in force at the time of the complex is energized by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer. the flat owners shall be deemed to have given Permission to the developer, for allotment of such as Location of transformer and main board will be decided by the Company and Bihar State Electricity board

(2) Each flat will be provided with a separate meter located in the main Electrical Panel. A separate meter for the common services will be provided on the Main electrical board.

(H) EXHAUST FAN OPENING

If the structural design of the complex permits, provision of a suitable opening of an exhaust fan shall be provided.

(I) AMENITIES:

WATER: A 24 hours water supply will be provided to all flats and common area from own boring system.

SEVERAGE: Suitable arrangement for rain storm and water disposal shall be provided.

J) GENERATOR

Generator of required size and capacity shall be installed.

K) Cement, Iron rods and sand shall be of standard quality.

Note: All the specifications, sizes and layouts etc are subject to minor verifications, additions and alterations by the company upon suggestions of its Consultants. Any feature not included in this list but desired by the flat owner may be given by the company at some its appropriate cost.

After going through the contents of the agreement in the presence of witness who have also signed here under after understanding the contents of the deed.

Ravi Kumar

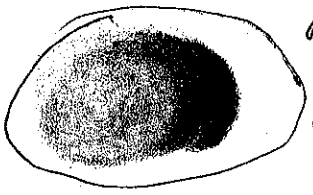
R. T. I.

In the witness thereof, the parties have executed this deed of development on the date, month and year first mentioned above it.

WITNESS

1. Manish Singh S/o Birendra Singh. Add: Road no. 6, Kusum Vihar, Morabadi Ranchi.
2. Santosh
3. Birendra Kr Sinh.

Signature of the Land Owner



R.T.I. & Amit Sinh.

Signature of Developer

WITNESS

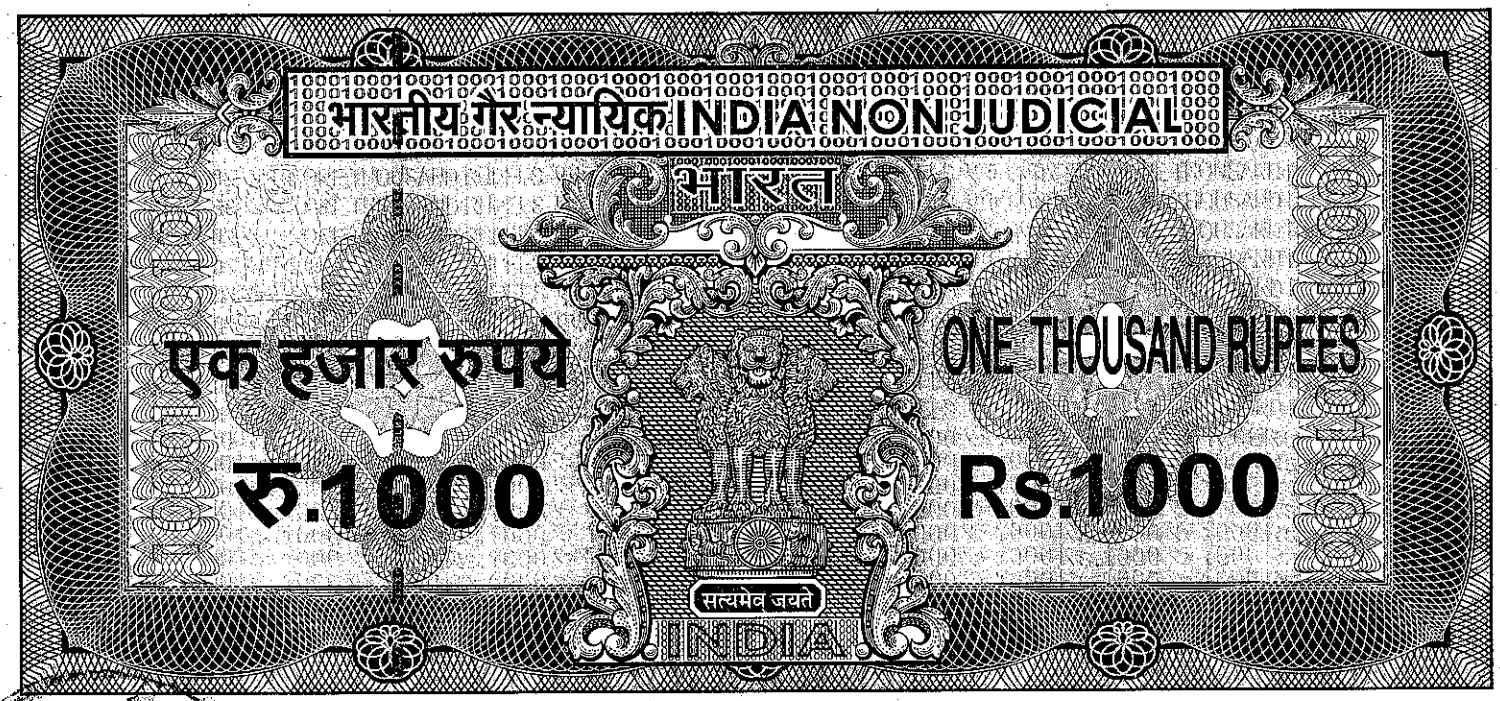
1.

2. Amitabh Singh Ashok nagar Gaya.

Praveen Kumar

1. PRAVEEN KUMAR
(PARTNER)

2. ANAND KISHORE DEEPAK
(PARTNER)



बिहार BIHAR

AA 266942

क्रमांक 19171 तिथि 12/12 मूल्य 1000 सेट सं

क्रेता का नाम व पता

ओम विजय कुमार, मुद्रांक विक्रेता
ल० सं०-25/87, समाहरणालय, पटना

DEVELOPMENT AGREEMENT

This development agreement executed and entered into this 12th day of December2017.

Smt. Geeta Singh W/o- Sri Monoj Kumar Singh , R/o- Vill- Rauni P.S- Sandesh, District- Bhojpur (Ara) by Nationality Indian, Hereinafter collectively called and/or referred to as the owner (which expressions shall unless to be repugnant to the context or meaning thereto, mean and include their heir, Administrators, Executors, legal represent all yes and/or successors –in-interest) of the **FIRST PART**.

AND

M/S PREMSHREE DEVELOPERS a company incorporated under the provision of companies Act, 1956 having its registered office L. Ground, G.V MALL, boring Road, P.S- S.K Puri, District- Patna through its Partner Pravin Kumar S/o Sri S.N Azad Resident 212, Koutila Nagar, Bihar Vetianary Collage, Phlwari, Patna-14 Bihar & Anand Kishor Deepak , S/o- S.R.P Verma, Resident E/111 P.C Colony, Kankarbagh, Patna hereinafter Called and referred to as

the"DEVELOPERS" (which expression shall unless repugnant to context or meaning thereto mean and include its Administrators, executors, assigns, legal representatives and/or successors-in-office) or the SECOND PART.

WHEREAS, the property more fully described in schedule-I below at the foot of this deed is the purchased property and possessed the same as absolute owner, and she is in peaceful physical and exclusive possession over the same.

Whereas as the property of Schedule No. 1. Fully described at the foot of this deed is the purchased properly of the land owner through a Registered sale deed executed by..... Which is Registered in the office of the District Registrar Gaya in Book no.1, Volume no....., pages ..... to..... Bearing Deed No..... on Since then he came in actual, physical possession over the land fully described in Schedule no. I at the foot of this deed and mutated their name in State Sirista and paving rent to the State of Bihar to Circle office, Patna.

AND WHEREAS, the said land owner expressed her desire to develop the landed property and construct multi-storied building on municipal survey plot no. (old-489,new-743) Khata No. (Old-39, new-101) Tauzi No. 3160 situated at Mauza Sachchidanand Colony Mohalla Bodh Gaya P.S . Bodh Gaya (359) District- Gaya, measuring an area of more or less, is competent enough to give the aforesaid land on conversion basis to the aforesaid developer.

(A) It is further represented and declared by the Owner :-

(i) That the said property is under their exclusive possession with absolute right, title and interest free from all encumbrances to transfer land convey the whole or part of the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the owner have not created an encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights,

gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That there is no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunction, order, notice, petitions or adjudication orders affecting the said property or any part thereof.

(iv) That the owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

AND WHEREAS, the owners are interested in getting constructed multi-storied residential flats on the said property and acquire super build up area in the shape of residential flats and parking spaces. etc. as consideration for the value of the lands of the said property when conveyed by the owners to the Developers.

(B) The aforesaid developers, offered to develop and construct at its own cost, a multi-storied residential building on the said property of the owner (hereinafter referred to as the said building) and the owners wanted and agreed a acquire flats, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made b the owners as herein recorded an agreement for development of the said property h the aforesaid developer has been arrived at between the parties hereto upon term and conditions hereinafter appearing.

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

(1) The aforesaid owners do hereby appoint the aforesaid Developer as the Developers of the said property, who hereby accepts from the Owner the

Pravin Kumar "Dhupar" gurtar singh

exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule- 1 of this agreement shall be handed over to the developer for construct ion of a multi-storied residential building complex and the entire Cost to he incurred for construction of the same shall he borne by the developer. The developer will construct the proposed building as per the sanctioned building plan of the GRDA(dissolved) GMC

(3) That the developer will be exclusively responsible for an accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The land Owner will not be responsible for the same in any way.

(4) That the entire multi-storied building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fitting , amenities, electric fitting, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the land Owner and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over of the total super-build up to the land Owner in consideration of the cost of land and building in shape of the said building. For the use and occupation of the land Owner as absolute Owner the all right and absolute title and possession over the same with an exclusive right to transfer, Convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. The developer will hand over possession of the constructed owner's area to the owner with all amenities.

(7) In case Owner of the Super-built-up area is not covered in the form of the complete flat taken within the agreed period of completion the developer will have to pay the equivalent Market Price to the Owner for the area.

(8) That similarly, the developer will retain of the total super build-up area. In the shape of flats and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to an person or person, association of person. Firm, both corporate etc. on such terms and conditions as they may deem lit and proper. Both the land Owner and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that alteration in the approved building plan within the parameter of the GRDA (dissolved)/ GMC building rules and regulation which may he deemed necessary during or after the sanction of the building plan shall he done by the developer with the prior written consent of the land Owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land Owner and developer as per the above mentioned share.

(10) That the certificate of the architect regarding measurement of the super build-up area, build-up area and common service area will be final and binding on both the parties.

(11) That the builder will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the owner's area to the Owners within (30 month) month from the date of sanction of the building plan with further grace period of 6 Month (Six Month) of found necessary.

(12) From the date of delivery of possession of owners area to the Owner, the owner and its allotters and the Developer and its allottees shall jointly have or deemed to have undivided right, title and interest in the total land of the said properties in

the proportion of their respective share in the said building even without an further act, deed, matter done by the Owners in this regard.

(13) AND WHEREAS, after the Registration of this Development Agreement in Registry office, the Owner and Developers shall he entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to it's prospective buyers or any financial Institutions.

(14) That after the completion of the construction of the building project developer promoter/land owner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of Bihar Apartment Ownership Act. 2006 u/s 5 (1) & 5 (2) and other.

(15) The builder and land owner share will be 56:44, 56% is builder share and 44% is land owner share of the total build up area around all direction.

(16) The Owner and the developer hereby agree that in case in future at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the GPDA/GMC shall be distributed between the Owners and developer in the same proportion, as mentioned herein above.

(17) The developer shall he entitled to retain only photo copies/ Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will he produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all te original document shall lie handed over the Owner's society/association of Owners/ allotees of UNITS.

(18) The common area shall jointly he owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities. No unit Owners of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right to common use.

Geeta Singh

Ravi Kumar

(19) It is agreed that in case any fine or penalty fee/ fine to be imposed on the said building for any alleged deviation form the sanctioned plan resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

(20) That the entire cost to be incurred for registration of this development agreement shall borne by the developer and the land Owner.

(21) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall he settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall he conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(22) That only court of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(23) In case of delay in completion of project beyond 3 years (30 month + Grace period of 6 month), the land owner shall have right to be identified by monthly rental value of her share to be payable by Developer.

(24) Map drafted by Architect will be first seen and approved by land owner and then applied for approved to the local body.

SCHEDULE-1

DETAILS OF THE PROPERTY

Land measuring 4200 sq. ft. subject to actual measurement bearing Thana no-359, Tauzi No. 3160, Katha No. (old-39, new-101) situated at Mohalla Sachchidanand Colony, Bodh Gaya Mauza+P.S- Bodh Gaya, In town and district of the Gaya within the Municipal corporation area and under the district/ sub-registrar, Gaya and Bounded as follows:-

X Jeeta Singh

NORTH	:	24 ft. Road
SOUTH	:	10 ft. Road
EAST	:	Plot No. 17
WEST	:	Plot No. 19

SCHEDULE-II

FEATURES AND SPECFICATION OF FLATS

A) FLOOR AND WALL TILING

1) The Flooring in the living room, bed room, dinning area, Kitchen and balcony will be of Vitrified Tiles/ of standard quality
2) Ceramic/glazed Tiles will be provided in toilets up to 7' feet height from finished floor level in the Kitchen it will be up to height of 2' feet from kitchen platform.

B) SANITARYWARE FITTINGS

1) All water closet and wash basins will he in white ceramic withe cisterns.
2) All auto fittings will be of Hindware, Jaguar brass or Paryware.

C) KITCHEN PLATFORM AND SINK

Top of Kitchen platform will be of Granite with stainless sink.

D) DOOR AND WINDOWS

1) Wooden door frame in kitchens, toilets, and Bedrooms Door(Water proof & Termite proof), Shutters will be of Factory made 30 mm thick hard core Green Ply/ Century Ply doors (Water proof & Termite proof) painted with two coats of synthetic enamel over a coat of primer.
2) Window frames and shutters will he of ionized aluminum frames and iron grils.

E) WALLS

geeta singh

1) Interior walls will be finished with decorated by Birla/JK wall Putty with one coat of cement Primer.
2) Exterior walls will be of finished with cement based (weather cast) Permanent finish.

F) PLUMBING AND WASTE WATER LINES

All concealed plumbing will be of GI pipes (Standard Tata/ Jindal) and external and waste water pipes will be of PVC pipes in a two stack system with geyser line connection in bathrooms.

G) ELECTRICAL SUPPLY AND WIRING

1) Wiring and cables will be of standard quality and will be of concealed and suitable for 1/3 phase system. The Actual supply may be of single or 2 or 3 phase in accordance with Rules and regulations of Bihar State Electricity board in force at the time of the complex is energized by them. If the Bihar State Electricity Board requires space within the compound to erect a transformer, the flat owners shall be deemed to have given Permission to the developer, for allotment of such as Location of transformer and main board will be decided by the Company and Bihar State Electricity Board.
2) Each flat will be provided with a separate meter located in the main Electrical Panel. A separate meter for the common services will be provided on the Main electrical board.

H) EXHAUST FAN OPENING

If the structural design of the complex permits, provision of a suitable opening of an exhaust fan shall be provided.

I) AMENITIES

WATER: A 24 hours water supply will be provided to all flats and common area from own boring system.

SEVERAGE: Suitable arrangement for rain storm and water disposal shall be provided

J) GENERATOR

Generator of required size and capacity shall be installed.

K) Cement, Iron Rod And Sand Shall Be Of Standard Quality

Note: All the specification, size and layouts etc are subject to minor verifications, additions and alterations by the company upon suggestions of its Consultants. Any feature not included in this list but desired by the flat owner may be given by the company at some its appropriate cost.

After going through the contents of the agreement in the presence of witness who have also signed here under after understanding the contents of the deed.

In the witness thereof, the parties have executed this deed of development on the date month and year first mentioned above it..

WITNESS

X Geeta Singh

1. Anand Kumar Singh
Sachidanand Vihar Bodh Gaya
Near Sidharth petrol pump

Signature of the Land Owner

2. (Manoj Kr. Singh.
12. S.K. colony, Malahipakdi
Kankarbagh. Patna. 20.

3.

Signature of Developers

WITNESS

1. Amitabh Singh.
Ashok Nagar, Gaya
Near A.M. College, Gaya.

2. Pradeep kumar Verma
People's Co-operative,
Colony, Kankarbagh,
Patna-20

Pravin Kumar

1. PRAVIN KUMAR
(PARTNER)

2. ANAND KISHORE DEEPAK
(PARTNER)