Serial No. 9738 Deed No. 8807

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

This document was presented for registration on **05/09/2017** by **Santosh Kumar Jha (Partners)**
A stamp duty of Rs. **97440**/- and other fees of Rs. **1500**/- 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. **8807** in Book No. **1**, Volume No. **199** on pages from **448** to **467** and has been preserved in total **20** pages in C.D. No. **31** / Year **2017**

Signature with Date
(**Satya Narayan Choudhary**)
Registering Officer, **Patna**

Date: 05/09/2017 Token No: 10156 /2017

10156117

Sudha Kumari 5/9/2017

SCANNED BY

(Agreement for Sale)

THIS AGREEMENT FOR SALE IS MADE AND EXECUTED on this 05th day of September, 2017.

BETWEEN

M/S DISHA CONSTRUCTION, *a partnership firm registered under the Indian Partnership Act 1932, bearing it Registration No.361 of 2009, and having its principal place of business at Flat No.104, Kapleshwari Apartment, Sahdeo Path, Patel Nagar, P.S. and P.O.-Shastri Nagar, Town and District-Patna, Represented through its* ***PARTNERS (I) SRI SANTOSH KUMAR JHA*** *Son of Sri Padmanand Jha, and* ~~*(II)*~~ ***SMT. KAVITA DEVI*** *Wife of Sri Manoj Kumar*

Kavita Devi 05/09/17 Partner

Santosh Kumar 05/09/17 Partner

Jha, Both Resident of Village and P.O.-Sohagmaro, P.S.- Bardaha, District-Araria, presently residing at Flat No.104, Kapleshwari Apartment, Sahdeo Path, Patel Nagar, P.S. and P.O.-Shastri Nagar, Town and District-Patna-800023, in the State of Bihar, Indian Citizens. Hereinafter called the ***VENDOR/BUILDER/DEVELOPER****, which expression unless repugnant to the context shall mean and include its heirs, executors, administrators, legal representatives, assignees and successors-in-interest of the* ***FIRST PART****.*

PAN.-AAGFD4926L (Attached) Mobile No.-9199797158.

AND

SMT. SUDHA KUMARI *Wife of Sri Sanjay Kumar Bario, Resident of Village-Bario, P.O.-Masorha, P.S.-Nandiganj, District-Nawada, in the State of Bihar, Pin.-805109, Indian Citizen. Hereinafter called the* ***ALLOTTEE*** *which term, under repugnant to the context or excluded by small mean includes his heirs successors, nominees, representatives, administrators, receivers and assigns of the* ***SECOND PART****.*

PAN.-BANJPK2653J (Attached) Mobile No.-7763814264.

Whereas, the ***M/S DISHA CONSTRUCTION*** *is a company/Developer and one of its main objectives is to buy, sell, develop and deal in lands and buildings including residential apartment and to carry off the business of the Developer or societies, contractors, for all types of constructions for its prospective buyers.*

AND WHEREAS *to achieve the Schedule-A property of the Vendor entered into a* ***Registered Development Agreement*** *vide Deed No.****419,*** *Book No.****1,*** *Volume No.****10, C.D. No.-2,*** *Pages* ***409*** *to* ***448****, Serial No.-****471,*** *Token No.-****495,*** *Registered at District Registration Office, Patna on* ***20.01.2015,*** *for the land measuring an area of* ***19,054 square feet approximately 43.75 Decimals/approximately 14 Kathas,*** *situated at Branch Road of Mohalla-Patel Nagar, Mauza-Mainpura, old P.S.-Digha, Present P.S.-Shastri Nagar, District-Patna, in the State of Bihar,* ***within the***

M/S DISHA CONSTRUCTION Kavita Devi 05/09/17 Partner

M/S DISHA CONSTRUCTION Sudha Kumari 5/9/2017 Sanjay Kumar 05/09/17 Partner

*limit of Patna Municipal Corporation or Competent Authorities, constructed over Survey Part Plot No.-**1297, 1298, 1299, 1300 & 1301,** Thana No.-**2**, Khata No.-**715, 720 & 708, 718**, Tauzi No.-**5563 & 5123**, from **(I) SRI ANIL KUMAR DUBEY,** Son of Dr. Ram Ran Bijay Prasad Dubey, currently residing at 334, 15th Street # 2, Brooklyn, New York, 11215,USA, a citizen of the United States of America and whose address for correspondence in India is: c/o Dr. S. K Pandey, Ram Sakhi Bhawan, Dr. B. Bhattacharya Path, Patel Nagar, Patna-800023. And **(II) SRI AJAY KUMAR DUBEY,** Son of Dr. Ram Ran Bijay Prasad Dubey, currently residing at 713 Stratford Lane, Coppell, Texas 75019, USA, a citizen of the United States of America and whose address for correspondence in India is: c/o Dr. S. K Pandey, Ram Sakhi Bhawan, Dr. B. Bhattacharya Path, Patel Nagar, Patna-800023. Represented by their duly constituted attorney, **SMT. ANJANI KUMARI DUBEY,** Daughter of Dr. Ram Ran Bijay Prasad Dubey, a Person of Indian Origin, and currently residing at 61 Saxon Woods Road, Scarsdale, New York 10583,USA and whose address for correspondence in India is: c/o Dr. S. K. Pandey, Ram Sakhi Bhawan, Dr. B. Bhattacharya Path, Patel Nagar, Patna-800023, acting through a Kailash Prasad, Assistant Consular Officer, Consulate General of India, New York, USANC No.-1461914, Dated-28.11.2014 and Davor Sovic Andrich, Through Notary Public, State of New York, Qualified in Westchester County Reg. No.-01S06213470, Dated-28.11.2014., The Developer/Builder/Vendor have developed and constructed a Multi-Storeyed Residential building at their own cost in the name and style of "**RAM NIKETAN**" comprising several residential flats over the total land measuring an area approx **19,054 square feet approximately 43.75 Decimals/approximately 14 Kathas,** more fully described in Schedule-A of this deed.*

***AND WHEREAS** above mentioned property measuring total area of **19,054 square feet approximately 43.75 Decimals/approximately 14 Kathas** is being utilized by the Developer for the construction of a project named "**RAM NIKETAN**" comprising of several flats and car parking spaces.*

Kavita Dev 05/09/17

Sudha Kumari 5/9/2017

Partner

Sonthalia Kumar 05/09/17

AND WHEREAS *the Builder has framed a scheme to Plan, Construct and sell a multi-storeyed residential building/complex named* ***"RAM NIKETAN"*** *on the aforesaid land comprising of several flats, parking spaces and other saleable spaces etc.*

AND WHEREAS *the Builders being the promoters and developers of the aforesaid* ***"RAM NIKETAN"*** *are developing the aforesaid multi-storeyed residential building complex on the said land and are entitled to dispose of the same at their own terms.*

AND WHEREAS, *Patna Municipal Corporation and other competent authority has accorded permission vide Revised Plan Case No.-**P Mainpura PRN G+3/08/16 dated-08.07.2016** for construction of the Residential Building and a new building has been constructed on the said land by **M/S DISHA CONSTRUCTION, Patna** in the name and Style of **"RAM NIKETAN"** hereinafter referred to as the 'BUILDING' comprising several residential flats. The Car Parking Spaces in the building are constructed as per the approved Plan sanctioned from the competent authorities.*

This is also described in schedule 'A' of this Agreement and the Builder/ Developer prepared a plan under the signature of land owner for Developing the said property for a multistoried building on the said property and got it duly Sanctioned by the Patna Municipal Corporation. The Proposed structure is to be built as per PMC laws under self financing scheme for its ALLOTTEE.

AND WHEREAS *after the completion of the building the Land Owners and the Developer/Builder have come into possession of their respective shares as per the Registered Development Agreement dated-**20.01.2015**. The property fully described in Schedule-B of this deed is in the* ***share*** *of the* ***Builder/Vendor.***

Kavita Devi 05/09/17

Sudha Kumari 5/9/2017

Sunita Kumari 05/09/17

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

*The FIRST PART has framed a scheme for constructing a Building complex to be known as "**RAM NIKETAN**" on the said land for residential purposes, comprising of several Flats, Parking space etc.*

***AND WHEREAS** the ALLOTTEE the other PART has inspected and/ otherwise satisfied himself above the rich interest of the owner of the land over such land and is also aware of the fact that the builder has entered into an agreement with the owner for development of the aforesaid land and is entering into separate agreement with Several other ALLOTTEE/PARTIES who are interested in acquiring the proposed flats and parking space in "**RAM NIKETAN**".*

***AND WHEREAS** the ALLOTTEE has also inspected and/or otherwise satisfied himself about the building plan, and is desirous of acquiring of a flat with a parking space in the said complex more fully described in the Schedule 'B' here to, upon the terms and conditions hereinafter mentioned.*

1.1 *UNIT shall mean anyone flat with joint ownership of its floor roof and wall as explained in the Schedule 'B' of this agreement. Parking space, purchased by the same ALLOTTEE will be termed as "UNIT PARKING", if the same has also been Purchased by the ALLOTTEE (Buyer).*

1.2 *BUILDING shall mean, the multistoried building in which the ALLOTTEE (Buyer) has purchased his/her unit and/or units.*

1.3 *THE Plan shall mean, the plan and design of the building to be constructed in "**RAM NIKETAN**" including any variations there in which may be subsequently made by the builder and/or architect.*

1.4 *PARKING SAPCE shall mean, the open/or covered space reserved on the demised land for Parking of a Car/Scooter/Motorcycle.*

1.5 *ARCHITECT shall mean, _____ **Associates**. Having their office at _____ and/or such other person or Firm or*

Kavita Devi 05/09/19

Sudha Kumari 5/9/2019

Sunita Kumari 5/09/19

Company who has been appointed or may be appointed architect for the said complex.

1.6 The Builder and Developers shall be entitled to make such changes, addition and/or alteration in the said Plan as the exigency of the situation & circumstances shall warrant or require.

1.7 The ALLOTTEE (Buyer) agrees to acquire from the builder the said Flat with/without the parking space hereinafter referred to as the UNIT, more fully described in the Schedule "B" hereunder at or for a total consideration as mentioned in Part 1 of the Schedule 'C' herewith enclosed and the builder has agreed to transfer the same in favour of the ALLOTTEE (Buyer) at the said Consideration.

1.8 The said total consideration has been calculated on the basis of Super built up area as detailed in Part 1 of the Schedule 'C' here enclosed. For calculating super built up area of a unit/Flat all proposed common space added together have been divided by number of unit/Flat to be sold and the same has been added to the Plinth Area as evident from Schedule 'B'. The said total consideration shall be subject to standard escalation formula of the builder more fully mentioned in Part III the said Schedule 'C'.

2.1 The stamp cost, other registration charges and service tax for conveyance of the title will be borne by the ALLOTEE. The ALLOTTEE further agrees to undertake to keep the owner and the builder and developer of the complex indemnified against any such claims or demand that may be made by any authority.

2.2 The ALLOTTEE (buyer) shall make timely payment of all amounts, as shown in Schedule 'C' Part II, whether demanded or not by the Party of the First Part. In case of default of Payment Interest @ 21% per annum shall be charged for the period beyond the due date. However the parties of the First Part reserve the right to cancel the Allotment, if the dues remain due for more than fifty thousand or three month which comes earlier.

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Sudhakumari 5/9/2017

Jantty Kumari 05/09/17

2.3 *Refund in case of cancellation due to default or withdrawal of booking by ALLOTTEE shall be made after 90 days of the Cancellation after deducting 50,000 (Fifty thousand only) as cancellation charge.*

2.4 *As soon as the said Unit agreed to be acquired by the ALLOTTEE (Buyer) is completed it shall be notified to ALLOTTEE regarding the said unit having been completed. Such notice will be sent by a Registered letter to the ALLOTTEE and that will be final Proof of having served that notice whether such notice is delivered by Postal department to the ALLOTTEE or not.*

2.5 *That ALLOTTEE shall pay all costs, charges and fees that society or Association deems fit for maintenance of the said complex.*

2.6 *After occupation, the ALLOTTEE shall not use the said unit for any Purpose other than for residential purpose for which it is being acquired by him. The ALLOTTEE shall keep the said complex neat and clean and in proper condition and shall neither occupy, interfere, hinder or keep and store goods, furniture etc, in the common space, entrances, staircase etc. nor shall use the same of the said unit for any illegal Purpose or in manner which may cause annoyance to the buyers and / or ALLOTTEE of other units in the building complex.*

2.7 *The Fitting fixtures and amenities, to be made and provided by the Party of the first Part, shall generally confirm to the general standard and specification as laid down in Part IV. It has however been agreed between the builder in first Part & the ALLOTTEE in second part that alternation and addition if requested by the ALLOTTEE during course of Construction, if found feasible and workable can be done, if the rates/costs are mutually agreed between these two parties, then the extra cost involved will be paid by the ALLOTTEE to the builder in first part or vice versa in case this specification in scaled down. It is being agreed that after the date of possession and/or the delivery of possession which ever may be earlier, the ALLOTTEE shall not be entitled to make any claim regarding any item of work the material unused for consideration etc.*

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Sadhna Kumari 5/9/2017

Sanjay Kumar 05/09/17

2.8 Until such time the Conveyance of the entire complex is executed as hereinafter stated, the ALLOTTEE irrevocable agrees to abide by the rules and regulation to be framed from time to time and generally to do all and every act that may be called upon the ALLOTTEE to do in the interest of the building and/or the said complex.

2.9 The ALLOTTEE further decrease and undertakes that he shall bound to sign all papers and documents and to do all other things as may be/required from the ALLOTTEE from time to time in this behalf for safe guarding the interest of builder and developer as also the ALLOTTEE of other units in the said building and/or the said complex.

3.1 Enter to site can be allowed only on specific permission from the builder and developer, interference or hindrance caused by the ALLOTTEE shall attract cancellation of allotment.

3.2 To enable the ALLOTTEE to arrange finance for construction of this unit in the complex, the Party of the First Part will render necessary assistance and the liabilities to arrange the finance and re-payment thereof is entirely the responsibility of the ALLOTTEE at his cost and such loan, if obtained by the ALLOTTEE by deed of Mortgage the said loan shall be paid by the ALLOTTEE through the first Party to redeem the mortgaged unit and in case the ALLOTTEE fails to repay the loan as aforesaid, he/she takes the consequence without any liability to the party of the first part.

3.3 The ALLOTTEE shall be responsible to furnish his complete mailing address. If the address is incomplete, any consequence occurs regarding the address is the responsibility of ALLOTTEE only.

3.4 Before registry the ALLOTTEE in the other party shall not sell, assign, mortgage or transfer the said unit or any Part thereof without the consent of the Party of the first party in writing.

3.5 That the ALLOTTEE shall maintain the unit stairs and other surrounding area in proper sanitary and clean condition and the water pipes, drains pipes and sewerage system shall be carefully preserved and used. The garbage and waste materials should be disposed at the

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proper place to maintain the hygienic standard in the area and the campus and/or the premises of the said complex.

3.6 Proper decorum and dignity together with peace and tranquility should be maintained, by the ALLOTTEE in the other part and no sort of nuisance, indiscipline shall be allowed in and around the premises and /or in the complex.

3.7 The ALLOTTEE covenants and through him with the ALLOTTEE of the other units that he shall not ever demolish any part of the said building complex or any part of portion of the other building in the complex nor shall he/she at any time make or cause to be made any new construction or what so ever nature in such complex or in the said building or any part thereof. The ALLOTTEE further covenants that he shall not make any additions or alternation to the said unit or in the common spaces without the consent in writing of the party of the first part, other authorized Persons.

3.8 The ALLOTTEE hereby undertakes and agrees that he shall not do any act, deed or thing whereby the construction of the said complex and building and the said unit be delayed or impeded in any manner what so ever.

3.9 The ALLOTTEE shall have no claim save and except in respect of the said unit and/or parking space hereby agreed to be acquired and detailed and explained in the Schedule 'B' hereunder given, it being agreed that all common space, open spaces, lobbies staircases, roof and/or terraces of all the building and/or the complex including the unsold units and parking space etc. shall remain the exclusive property of the Party of the First Part.

4.1 In case any security or deposit is demanded by the Electricity Authority, Municipal Authorities or any other local authority for supply of Electricity, Water, Gases or any other facility of utility or amenity, the ALLOTTEE shall contribute proportionately toward such securing or deposit as shall be determined by the party of the First Part.

Sudha Kumari Kavita Devi
5/9/2017

Sunitha Kumari
Partner

4.2 *In case, at any time, hereafter and before or after the completion of transfer hereunder the building there on any unit there in or any part there of (complete or incomplete) is acquired by the Govt. or any other statutory authority under any law for the time being in force due to any reason what so ever, then in such event the compensation money shall be exclusively receivable by the Party of the First Part for which purpose the ALLOTTEE hereby irrevocably appoints the Party of the first part as his true and lawful attorney to claim and receive/all such compensation money. In such case all dues & Payments will be accounted for as described below and balance if any shall be paid to the ALLOTTEE.*

5. *That the VENDEE agree and undertake to obey the rules and regulations of society and to pay the Maintenance Charges to the Building Management Committee/Society of "**RAM NIKETAN**" regularly and punctually, in his proportionate share or as may be determined and fixed by the said Managing Committee, which will be final and shall always be acceptable by the VENDEE.*

IN CASE ANY DISPUTE OF DIFFERENCES ARISES:

(a) *Before the delivery of possession and /or the date of possession if there is a dispute and differences between the Party of the one Part and Party of the other Part i.e. the ALLOTTEE relating to the interpretation of any of the terms and conditions of this Agreement, then the same shall be referred to the Arbitration, such arbitration shall take place in accordance with the provisions of the Arbitration and conciliation Act 1996.*

(b) *After the delivery of possession and/or the date of possession in matters not specifically stipulated in this agreement and also in case of any dispute or/any question arising at any time between the ALLOTTEE and any employee of the builder or any other units,*

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all such matters shall be referred to the Arbitration of the builder or to the nominees of the builder. Such Arbitration shall take place in accordance with the provision of the Arbitration and conciliation Act 1996 and shall be final and binding upon all.

(c) *The Courts having original jurisdiction in the town of Patna shall be jurisdiction in all the matters relating to or arising out of this agreement.*

ALL OVER AGREEMENTS AND/OR AGREEMENTS HERETO BEFORE MADE AND WHICH ARE IN ANY WAY CONTRADICTORY TO ALL INCONSISTENT WITH THIS AGREEMENT SHALL HAVE NO EFFECT.

THIS SCHEDULE 'A' ABOVE REFERRED TO :-

*All that piece and parcel of land of the residential building/complex namely "**RAM NIKETAN**" owned by the company measuring an area of **19,054 square feet (Nineteen Thousand Fifty Four Square Feet)(approximately, 43.75 Decimals or 14 Kathas),** situated at Branch Road of **Mohalla-Patel Nagar (Patna M.V.R. Serial No.-068, Zone-3, Year-2016-17),** Mauza-Mainpura, P.S.-Shastri Nagar, District-Patna, in the state of Bihar, **within the limit of Patna Municipal Corporation** or Competent Authorities, constructed over Survey Part Plot No.-**1297, 1298, 1299, 1300 & 1301** bearing Thana No.**2**, Tauzi No.-**5563 & 5123**, Khata No.-**715, 720 & 708, 718**, within the jurisdiction of the Sub Registry office and District Registration office and District of Patna and bounded as follows:-*

BOUNDARY

NORTH :- *Sri Deep Narayan Sinha, Present Nirmla Devi Wife of Dinesh Prasad Yadav.*

SOUTH :- *Sri Deep Narayan Sinha, Present Apartment of Parkash Jee.*

EAST :- *Plot No.-1302 Smt. Lilawati Devi Wife of Anurudh Prasad Singh and Smt. Sushma Singh Wife of Jai Kishun Singh,*

WEST :- *Branch Road.*

Kavita Devi
8/9/17

Sudha Kumari
5/9/2017

Authorised Signatory

THE SCHEDULE 'B' ABOVE REFERED

All that piece and parcel of Residential ***Flat No.102*** *on the* ***First Floor*** *(Three BHK) of* ***"RAM NIKETAN"*** *COMPRISING OF the Following.*

Carpet Area comprised within the said unit however the roof of the said unit will be used as the floor of the unit situated above this unit except of this unit is in the top most floor when its roof will be part of the roof of the entire Apartment. Similarly the floor of this unit will be the roof of the unit / Parking space below except in the case this unit is situated on the Ground Floor and the roof and floor will be jointly belong to the ALLOTTEE above and below.

The divide wall and columns, of within the said unit, save and except the wall or walls separating the said unit from other units on the same floor, shall belong to the ALLOTTEE. The aforesaid divide wall or walls separating the said unit from other unit or units on the same floor shall jointly belong to the ALLOTTEE and / or ALLOTTEE of the other unit.

UNIT PARKING in the Ground Floor, Purchased by the ALLOTTEE for Indian made Car will belong to the ALLOTTEE. If no such parking has been purchased by the ALLOTTEE in the Schedule-B, he / She/ it shall not entitled for any parking space in the Ground floor.

The super built up area of ***Flat No.-102*** *equal to* ***1340 Sq.ft.****, approx, along with* ***undivided proportionate share in land*** *and car parking space on the ground floor and its boundary as follows :–*

NORTH	:	*Setback of the Building.*
SOUTH	:	*Flat No.-101 and Corridor.*
EAST	:	*Staircase and Corridor.*
WEST	:	*Setback of the Building.*

Kavita Devi 05/09/17

Sudha Kumari 5/9/2017

Partner 05/09/17

PART – I
OF THE SCHEDULE 'C' ABOVE REFERRED TO :

The super built up Area of the Flat is intended to be **1340 Sq.ft**. more or less.

I. The Consideration Amount of the said unit/Flat has been worked out as follows:-

(a) Cost of the said Flat i.e. (with Lift, Generator, etc. & parking)		**Rs.48,72,000/-**
(b) Advance Amount Through RTGS/Cash/D.D.		**Rs. 1,08,000/-**
(C) Balance amount due	:	**Rs.47,64,000/-**

(Rupees Forty Seven Lakhs Sixty Four Thousand only).

PART II
OF THE SCHEDULE 'C' ABOVE REFERRED TO :

The consideration amount will be paid as per the Following schedule.

1. At the time of booking –	**20%**
2. 1st installment after completion of foundation work -	**20%**
3. 2nd installment after casting of first floor-	**10%**
4. 3rd installment after completion of 2nd floor-	**10%**
5. 4th installment after completion of 3rd floor-	**10%**
6. 5th installment before Brick work Start-	**10%**
7. 6th installment before Plaster Start-	**10%**
8. 7th installment before the finishing is completed-	**08%**
9. 8th installment at the time of hand over of the flat-	**02%**

ANNEXURE -1
SPECIFICATIONS

1. STRUCTURE : Earth quake resistant R.C.C. Frame Structure reinforced.
2. SUPER STRUCTURE: First Class brick shall be used.
3. CHOWKHATS : Hard Seasoned Good quality Sal wood 5"x2"
4. DOORS : (i) All door shall be door Frame of 32mm thick

Sudha Kumari Kavita Devi 5/9/2017 as/09/17

Santosh Kumar 2n as/09/17

flush door with vinier.

(ii) Main door should be fitted with Godrej lock.

5. WINDOWS : All the window Chowkhat will be Sal wood.

6. FLOORING : Vitrified floor tiles 2'0"x2'0".

7. KITCHEN :

Flooring	:	Vitrified Tiles
Platform	:	24" wide granite top on kitchen slab.
Dado	:	2' height Somany/Kazaria wall tiles.
Sink	:	Steel Sink.

8. Dining Hall : Wash basin original HINDWARE.

9. Bathroom :

Flooring:	Ceramic anti skid flooring.
Walls :	Glazed tiles up to door level.
Fitting:	Chromium plated fittings of Essco
Cistern:	Original Hindware
Hot & Cold:	in all Toilets.

10. Electrical : Roma white switch, power distribution with MCB's Havell's make, Provision of two power point in kitchen, one in all bathroom, two in drawing room, two in dinning area, and each in all bedroom. Security intercom in all flats will be linked to reception counter.

11. Al internal wall shall be finished with Birla Wall Putty with two coats of Primer and plastic distemper paint.

12. External wall finish with syntax matter weather proof paint.

13. Silent Generator at ground floor to supply each flat 400 watts. One Lift Fire Fighting provision parking flooring: Parking area marble Crazi.

14. Water Proofing : Double coat of water proofing with Sika on top floor roof and all toilets.

15. Lift : Kone/OTIS.

Special Amenities:-

- The project welcomes you with a modern & elegant elevation.

Kavita Devi 05/09/17

Sudha Kumari 5/9/2017

Sarthak Kumar 05/09/17

- *Technically designed to assure natural sunlight and fresh air ventilation.*
- *Exclusive entrance gate & compound wall for the entire project.*
- *Round the clock security with manned security cabin and inter com facility.*
- *Ample car parking at ground floor.*
- *Elevator with 24 hrs. Generator backup & fully equipped with safety device.*
- *Fire-fighting equipment.*
- *Intercom facility to individual flat for personalized security.*

Note :-*It has been assumed total work will be completed by October 2018 with Grace period of Further Six months for unforeseen contingencies and Circumstances.*

WITNESS

1. Krishna Kumar Jha
S/O Late Rajendra Jha
Purnea. Bihar.

Krishna Kumar Jha
05/09/17.

Executed and Delivered by the Builder & Developer

Partner 05/09/17

Kavita Devi

05/09/17

2. Nishant Kumar Singh
S/o. Prem Kumar Singh
R/o Ashoknifus
Patna

05/09/17

Executed and Delivered by The ALLOTTEE.

Sadha Kumari
05/09/17

05/9/17