



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

AA 391801

## **AGREEMENT BETWEEN LAND OWNER AND PROMOTER OF THE PROJECT**

This agreement is made and entered at Zirakpur on 31<sup>st</sup> day of Jan. 2020.

Whereas, Gurbachan Kaur W/o Late Sh. Zora Singh alias Zorawar Singh son of Sh. Surjan Singh and Sh. Kamaljeet Singh- Sh. Amandeep Singh sons of Sh. Zora Singh alias Zorawar Singh son of Sh. Surjan Singh and Smt. Swaranjit Kaur Daughter of Sh. Zora Singh alias Zorawar Singh son of Sh. Surjan Singh resident of H.No. \_\_\_\_\_, Sector \_\_\_\_, Mohali, Distt. SAS Nagar (PB.), owner of the land measuring 13 Bighe 7 Biswe bearing Khasra numbers 41/11/2(3-14), 12/3(1-16), 20(4-0), 21(3-12), 47/1(0-5), situated at Village Gazipur, Hadbast No. 50, Sub Tehsil Zirakpur, Tehsil Derabassi, Distt. SAS Nagar (PB.), (hereinafter referred to as First Party).

And whereas M/s GBM Infratech with its registered office at SCO No. 5, First Floor, Bollywood Green City, Sector 113, Mohali, Distt. SAS Nagar (PB.), is the promoter of the Project Bollywood Esencia situated at Gazipur, Zirakpur, Tehsil Derabassi, Distt. SAS Nagar (PB.), (hereinafter referred to as Second Party).

Land owner and Promoter shall collectively be referred as to the 'Parties' and individually be referred as 'Party' where the context permits.

Whereas the first Party has entered into irrevocable Letter of Consent dated 23-10-2018 with the Second Party for a land measuring 13 bighe 7 biswe bearing Khasra numbers 41/11/2(3-14), 12/3(1-16), 20(4-0), 21(3-12), 47/1(0-5), situated at Village Gazipur, Hadbast No. 50, Sub Tehsil Zirakpur, Tehsil Derabassi, Distt. SAS Nagar (PB.).

**NOW THEREFORE**, in consideration of the promises, mutual covenants and agreements contained herein both the Parties agree as follow:-

Contd.....2

*Amandeep Singh*  
*Swaranjit Kaur*  
*[Signature]*

For GBM INFRATECH  
*[Signature]*  
Auth-Signatory

This Certificate of this agreement  
Document has been read over to  
the Dependent/Executant H/S/She  
has accepted this correct





1. The First Party grants to Second Party to develop the colony as per approved layout plan, develop/ construct plots/ apartments/ floors and the Second Party would obtain all project approvals and develop/ construct plots/ apartments/floors.
2. In supersession of cause No. 8 of Letter of Consent dated 23-10-2018, the First party grants selling, marketing rights to the Second party for plots/ apartments/ floors and the Second Party would undertake selling/ marketing of the plots/ apartments/ floors in the approved projects in compliance with RERA Provisions .
3. The First Party further confirms that clauses 11 & 12 of the Letter of Consent dated 23-10-2018 given to the Second Party would remain applicable till the execution of title deeds in favour of the Second Party. The Second Party agrees to execute land title deeds in a time bound against the consent land.

**IN WITNESS WHEREOF**, the parties have executed this Agreement in the presence of witnesses on the day, month and year first above mentioned.

*Anandeep Singh*

**For First Party**

*Swarajit Kaur*

*STREER*  
*Chunni*

*The Contents of this affidavit Document has been read over to the Deponent/Executant He/She has accepted this correct*

**For Second Party**

**For GBM INFRATECH**

*Leja Bhand*  
**Auth Signatory**

**Witness 1**

*Taranvir Singh*  
**TARAN VIR SINGH**  
#2027 PHASE-10  
MOHALI

**Witness 2**

*(2)*  
**LIVANSHU GARG**  
#1626, SECTOR 7C  
CHANDIGARH

ON DAY **E5 FEB 2020** 20.....  
K.P. SINGH NOTARY A POINTED UNDER  
THE NOTARY ACT 1952 AUTHENTICATE  
ATTESTED / EXECUTE OF ABOVE INSTRUMENT.

**NOTARY ZIRAKPUR**





पंजाब PUNJAB

AA 391802

**AGREEMENT BETWEEN LAND OWNER AND  
PROMOTER OF THE PROJECT**

This agreement is made and entered at Zirakpur on 31<sup>st</sup> day of Jan. 2020.

Whereas Mr. Swaran Singh S/o Sh. Surjan Singh resident of H.No. 2201, Phase 10, Mohali, Distt. SAS Nagar (PB.), owner of the land measuring 17 Bighe 3 Biswe bearing Khasra numbers 41/11/1(0-6), 12/1(0-6), 40/6/2/2(0-10), 15(4-0), 16(4-0), 17(4-0), 24(1-18), 25(2-3), situated at Village Gazipur, Hadbast No. 50, Sub tehsil Zirakpur, Tehsil Derabassi, Distt. SAS Nagar (PB.), (hereinafter referred to as First Party).

And whereas M/s GBM Infratech with its registered office at SCO No. 5, First Floor, Bollywood Green City, Sector 113, Mohali, Distt. SAS Nagar (PB.), is the promoter of the Project Bollywood Esencia situated at Gazipur, Zirakpur, Tehsil Derabassi, Distt. SAS Nagar (PB.), (hereinafter referred to as Second Party).

Land owner and Promoter shall collectively be referred as to the 'Parties' and individually be referred as 'Party' where the context permits.

Whereas the first Party has entered into irrevocable Letter of Consent dated 23-10-2018 with the Second Party for a land measuring 17 bighe 3 biswe bearing Khasra numbers 41/11/1(0-6), 12/1(0-6), 40/6/2/2(0-10), 15(4-0), 16(4-0), 17(4-0), 24(1-18), 25(2-3), situated at Village Gazipur, Hadbast No. 50, Sub tehsil Zirakpur, Tehsil Derabassi, Distt. SAS Nagar (PB.).

NOW THEREFORE, in consideration of the promises, mutual covenants and agreements contained herein both the Parties agree as follow:-

*Swaran Singh*

Contd.....2

For GBM INFRATECH

*Rajesh Kumar*  
Authorizatory

The contents of this document  
Document has been read over to  
the Deponent/Executant He/She  
has accepted this correct.



1. The First Party grants to Second Party to develop the colony as per approved layout plan, develop/ construct plots/ apartments/ floors and the Second Party would obtain all project approvals and develop/ construct plots/ apartments/floors.
2. In supersession of cause No. 8 of Letter of Consent dated 23-10-2018, the First party grants selling, marketing rights to the Second party for plots/ apartments/ floors and the Second Party would undertake selling/ marketing of the plots/ apartments/ floors in the approved projects in compliance with RERA Provisions .
3. The First Party further confirms that clauses 11 & 12 of the Letter of Consent dated 23-10-2018 given to the Second Party would remain applicable till the execution of title deeds in favour of the Second Party. The Second Party agrees to execute land title deeds in a time bound against the consent land.



**IN WITNESS WHEREOF**, the parties have executed this Agreement in the presence of witnesses on the day, month and year first above mentioned.

**For First Party**

*[Signature]*

**For Second Party**

**For GBM INFRATECH**

*[Signature]*  
Auth. Signatory

*The Contents of this affidavit Document has been read over to the Deponent/Executant He/She has accepted this content*

**Witness 1**

*[Signature]*

**Witness 2**

*[Signature]*

LIVANSHU GARG  
#1626, SECTOR 7C  
CHANDIGARH

ON DAY **5 FEB 2020** 20.....  
K.P. SINGH NOTARY APPOINTED UNDER  
THE NOTARY ACT 1952 AUTHENTICATE  
ATTESTED / EXECUTE OF ABOVE INSTRUMENT.

NOTARY ZIRAKPUR