



पंजाब PUNJAB

AA 272807

AGREEMENT BETWEEN LAND OWNER & PROMOTER/DEVELOPER OF THE PROJECT

This agreement is made and entered at Derabassi on 21st August, 2020 by and between:-

Whereas, Ghansham Dass S/O Sh. Kisan Dass, Mohan Lal S/O Sh. Manohar Lal, Vikram Kumar & Sunil Kumar S/O Ghansham Dass R/O Lalru Mandi, Tehsil Derabassi, District SAS Nagar (Pb), owner of the land measuring 38 Bighas - 09 Biswas - 19 Biswas bearing Khewat No. 72/3 Khatauni No. 226/3 Khasra No. 1033(3-18), 1034(4-0) Land 7 Bighas - 18 Biswa, 2919/3160 Share 7 Bighas - 05 Biswas - 19 Biswas, Khewat No. 47 Khatauni No. 137 Khasra No. 1020(6-0), 1021(6-0), 1022(4-0), 1023(4-0), 1024(4-0), 1025(3-14), 1026/2(3-10) Land 31 Bighas - 4 Biswas, Total Land 38 Bighas - 09 Biswas - 19 Biswas, Village Kaulimajra, MC Lalru, Tehsil Derabassi, District SAS Nagar, Jamabandi for the year 2013-2014 (hereinafter referred to as First party).

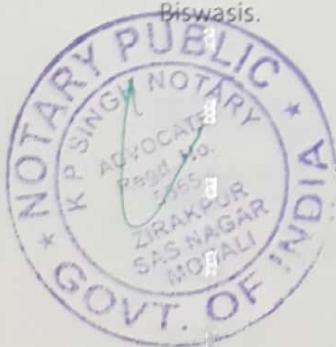
And Whereas Sh. Darshan Singh S/O Sh. Bachan Singh R/O #2022, Phase-10, Mohali with its registered office at SCO-15 1<sup>st</sup> floor, Sector-82, Mohali, is the promoter of the project- Rutvij & Popli Enclave situated at Village Kaulimajra MC Lalru (hereinafter referred to as Second party).

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

Whereas the First Party has entered into full & final agreement dated 09/10/2017 with the Second Party for a land measuring 38 Bighas - 09 Biswas - 19 Biswas bearing Khewat No. 72/3 Khatauni No. 226/3 Khasra No. 1033(3-18), 1034(4-0) Land 7 Bighas - 18 Biswa, 2919/3160 Share 7 Bighas - 05 Biswas - 19 Biswas, Khewat No. 47 Khatauni No. 137 Khasra No. 1020(6-0), 1021(6-0), 1022(4-0), 1023(4-0), 1024(4-0), 1025(3-14), 1026/2(3-10) Land 31 Bighas - 4 Biswas, Total Land 38 Bighas - 09 Biswas - 19 Biswas.

The contents of this affidavit  
Document has been read over to  
the Dependent/Executant He/She  
has accepted this correct

*[Signatures]*  
Sunil Kumar 21 AUG 2020



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And the agreement between the parties for the project is being executed for Land under full & final payment agreement.

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

1. The Second Party had already paid the total amount towards full & final payment consideration of project land under agreement.
2. The First Party grants rights to Second Party to develop the colony as per approved layout plan, develop/construct plots/kothis and the Second Party would obtain all project approvals and develop/construct plots/kothis.
3. In supersession of full & final Agreement dated 09/10/2017, the First Party grants selling/marketing rights to the Second Party for plots/kothis and the Second Party would undertake selling/marketing of the plots/kothis in the approved project in compliance with RERA provisions.
4. In terms of the full & final agreement letter dated 09/10/2017 the First Party has agreed with the Second Party to indemnify the purchaser of plots/kothis for any loss/damage caused by him on account of any dispute between the First and Second party to the consent.
5. The Second Party agrees to execute a Land Title deeds in its name in any period of time.

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

*Mohinder*  
For First Party  
*Ajinder Singh*  
Authorized Signatory  
*Singh Kumar*



For Second Party  
*Harpreet*  
Authorized Signatory

Witness 1  
*Gurdeep Singh*  
*Gurdeep Singh*  
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The contents of the abovesaid  
Document has been read over to  
the Dependent/Executant He/She  
has accepted this correct

*Gurdeep*  
Witness 2

21 AUG 2020  
ON DAY... OF 20...  
K.P. SINGH NOTARY APPOINTED UNDER  
THE NOTARY ACT, 1952 AUTHENTICATE  
ATTESTED / EXECUTE OF ABOVE INSTRUMENT.  
NOTARY ZIRAKPUR