



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

M 787921

AGREEMENT BETWEEN LAND OWNER AND PROMOTER/DEVELOPER OF THE PROJECT

This agreement is made and entered at Zirakpur on 20 Aug 2020 by and between:-

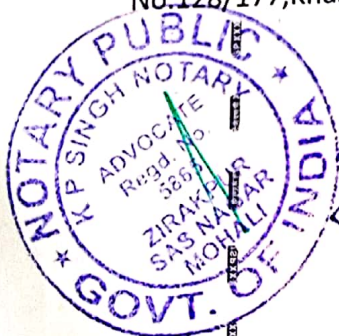
Whereas, We Gurneb Singh (Adhr No.5919 9168 2913) ,S/o Sh. Amar Singh, And Sh. Sukhdev Singh (Adhr No.8856 9987 6880),S/o Sh. Jit Singh, R/o:-Village:- Dyalpura, Zirakpur, owner of the land measuring 15 Bighe-8 Biswe bearing Khewat /Khatoni No.128/177, Khasra No.665(5-0),666(2-9),667(4-0),668(3-19),Kitte4,Total 15 Bighe-8 Biswe (hereinafter referred to as First party).

And

Whereas M/s. Manglam infra, with its registered office at SCO:-9,First Floor, Highland Marg, Patiala Road, Zirakpur(PB) , is the promoter of the project- AEROVISTA PHASE: 3, situated at Vill:- Daylpura, Zirakpur (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 irrevocable Letter of consent dated 12/10/2017 with the Second Party for a land measuring 15 Bighe-8 Biswe bearing Khewat /Khatoni No.128/177,Khasra No.665(5-0),666(2-9),667(4-0),668(3-19),Kitte4,Total 15 Bighe-8 Biswe.



For MANGLAM INFRA
AUTH. SIGNATORY



The contents of this document has been read over to the Dependent/Executant Ha/Sho has accepted this correct 25 AUG 2020

242
24/8/20
STAMP FOR
DEPT
LICENCE NO. 251

For MANGLAM INFRA

Authorised Signatory

Atty J. J.
24/8/20

5009125001

AFFIDAVIT

And the agreement between the parties for the project is being executed for remaining Land under consent.

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 an amount of Rs. 1,93,00,000/- towards an initial consideration of project land under consent and agrees to pay the balance amount in 5 instalments over a period of 1 years.
2. The First Party grants rights to Second Party to develop the colony as per approved layout plan, develop/construct plots/apartments and the Second Party would obtain all project approvals and develop/construct plots/apartments.
3. In supersession of clause no. 8 of Letter of Consent dated 12/10/2017, the First Party grants selling/marketing rights to the Second Party for plots/apartments and the Second Party would undertake selling/marketing of the plots/apartments in the approved project in compliance with RERA provisions.
4. In terms of clauses 12 & 13 of the consent letter dated 12/10/2017 the First Party has agreed with the Second Party to indemnify the purchaser of plot/apartment 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 after payment of balance consideration to the First Party within 1 yr period.

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

Authorized Signatory

Witness 1

The contents of this affidavit Document has been read over to the Deponent/Executant Ho/Shr has executed this document

25 AUG 2020

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

NOTARY ZIRAKPUR

For Second Party

AUTH. SIGNATORY
Authorized Signatory

Witness 2

#198, KRISHNA ENCLAVE
DHAKOLI, ZIRAKPUR