



ਪੰਜਾਬ ਪੰਜਾਬ PUNJAB

AM 799082

AGREEMENT BETWEEN LAND OWNER AND PROMOTER/DEVELOPER OF THE PROJECT

This agreement is made and entered at Vill. Rampura Phul on 22/12/2020 by and between:-

Whereas, Sahil Goyal s/o Sh. Ashok Kumar resident of Vill. Rampura Phul, Rampura, Distt. Bathinda is the sole and undisputed owner of land measuring 3Kanal and 14.50 Marla comprised under khewat /Khatoni No. 149/475 to 479, khasra no. 543//2(1-14), 544//(1-9), 403//14/1(2-9), 15/1(4-14), 404//11/1(4-1), 12/1(4-4), 544//2(1-8), 543/1((1-3), 403//6/3/2(4-0), 7/2/1(4-0), 9/2/1(4-0), 10/2/1(4-0), 403//6/2/2(3-16), 7/2/2(3-5), 404//9/2/2(3-16), 10/2/2(3-16) out of total land measuring 51K18M being share i.e 3K-14.50M of total land situated at Village Phul-1, Tehsil Phul, Distt. Bathinda, Punjab (hereinafter referred to as First party).

And Whereas M/s. LV DEVELOPERS with its registered office at Vill. Rampura Phul, Distt. Bathinda, is the promoter of the project- Sahara City situated at Vill. Rampura, Pampura Phul, Distt. Bathinda (hereinafter referred to as Second party).

Sahil Goyal

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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 22/12/2020 with the Second Party for a land measuring 3K- 14.50M bearing Khasra numbers 543//2(1-14), 544//(1-9), 403//14/1(2-9), 15/1(4-14), 404//11/1(4-1), 12/1(4-4), 544//2(1-8), 543/1((1-3), 403//6/3/2(4-0), 7/2/1(4-0), 9/2/1(4-0), 10/2/1(4-0), 403//6/2/2(3-16), 7/2/2(3-5), 404//9/2/2(3-16), 10/2/2(3-16) out of total land measuring 51K18M being share i.e 3K-14.50M

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. 5,00,000/- towards an initial consideration of project land under consent and agrees to pay the balance amount in two instalments over a period of 1.5 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. of Letter of Consent dated 22/12/2020, 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. The second party on payment of due consideration of the land shall execute land title deed in its favour within LV Developers.

Sahil Goyal

5. In terms of clauses 8 of the consent letter dated 22/12/2020 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.
6. The Second Party agrees to execute a Land Title deeds in its name after payment of balance consideration to the First Party within 18 months.

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

Sahil Goyal

Sahil Goyal

Witness 1

Halid Syed



For LV Developers

Jyoti

Witness 2

Spreetha

Attested as Identified

HARISH KUMAR

Advocate & Notary

Appointed by Govt. of India

BATHINDA

23 DEC 2020