

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



AL 590939

AMENDMENT IN DEVELOPMENT AGREEMENT

This Deed of Development Agreement is made and executed on this 24th day of September, 2021 at Madhubani

BETWEEN

1. Sri Shrish Chandra Choudhary, AADHAR No. 876870123884
S/o Late Girish Chandra Choudhary, by occupation – retired
Servicemen, by faith – Hindu, by religion – Brahmin,
2. Sri Ashok Chandra Choudhary, AADHAR No. 578348007319
S/o Late Girish Chandra Choudhary, by occupation –
agriculturist, by faith – Hindu, by religion – Brahmin,

both resident of - P.O, P.S, Town & District – Madhubani, State of Bihar – 847211, hereinafter referred to as “the Land Owners”, (which terms and expression unless excluded by or repugnant to the subject or context shall mean and include their heirs, successors, successor-in-office, and legal representatives, executors, administrators and assigns) of the FIRST PART.



Livika Nand Jha
ANAND JHA, MADHUBANI

Shrish chandra choudhary
Ashok chandra choudhary

AND

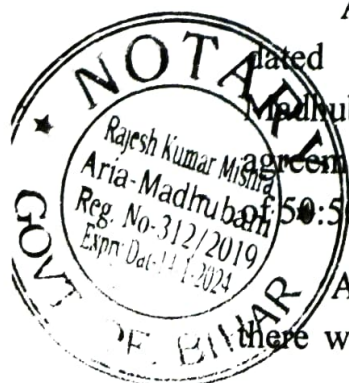
M/s. Shree Shashwat Infratech Private Limited, a private limited Company, limited by shares, incorporated under the Companies Act, 1956, before the Registrar of Companies, bearing Corporate Identity Number (CIN) U70109JH2015PTC003214 having its registered office situated at – P-16, City Center, Sec. – IV, Near Circus Maidan, B.S. City, Jharkhand represented through its Managing Director, namely Sri Vivekanand Jha, Son Sri Arun Kumar Jha, by occupation – business, by faith – Hindu, by caste – Brahmin, hereinafter referred to as “the DEVELOPER”, (which terms and expression unless excluded by or repugnant to the subject or context shall mean and include their heirs, successors, successor-in-office, and legal representatives, executors, administrators and assigns) of the SECOND PART.

The Land Owners and the Developer may hereinafter collectively be referred to as the “Parties” and individually as a “Party”.

Whereas, the Landowners collectively owned and possessed a piece and parcel of land measuring an area of 5 (five) katha 19 (nineteen) dhurs, appertaining Khata No 161, Plot No. 4817 (Old), Plot No. 232 (New), Mauza – Chakdah, Revenue Thana No. 33, District – Madhubani bearing Holding No. 151, 152 & 153 in Ward No. 15 (Old), Ward No. 19 (New) under Nagar Parishad, Madhubani.

And whereas, the Land Owners by the Development Agreement dated 3.2.2018 registered before the District Registry Office, Madhubani on 28.8.2018 bearing Deed No. 6028 has entered into an agreement for development of their aforementioned land in the ratio 50:50.

And whereas, in the aforementioned Development Agreement there was a clause with regard to the time period that the building,



Shree Shashwat Infratech Private Limited
SHREE SHASHWAT INFRA TECH PRIVATE LIMITED
ANAND TOWER, MADHUBANI

Shrividya chandray choudhary
Ashok chandray choudhary

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namely Anand Tower will be constructed within a period of 2 (two) years from the date of sanction of the building plan, with further grace period of 6 (six) months.

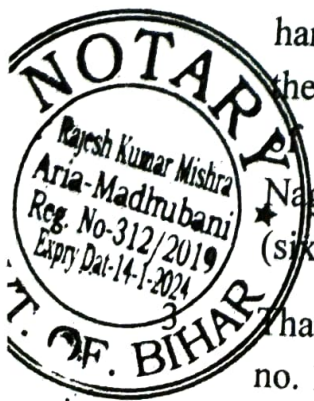
And whereas, the building plan of the Anand Tower was sanctioned by the Nagar Parishad, Madhubani on 5.5.2018. Subsequently, the Developer applied before the other mandatory authorities for sanction / approval of the project.

And whereas, in the present circumstances the land owners mutually agreed to extend the time period for the development of the Anand Tower for a further period of 2 (years) with a further grace period of 6 (six) months from the date of extension of the building plan.

Now, therefore, it is hereby agreed by and between the parties as follows;

1. That the parties have mutually agreed to extend the time period of the development agreement 3.2.2018 for a further period of 2 (two) years with a further grace period of 6 (six) months from the date of extension of the building plan by the Nagar Parishad, Madhubani.
2. That it has been agreed by and between the parties that the Developer will develop and construct the proposed building namely "ANAND TOWER" with all amenities therein and handover the peaceful possession of the land owner's area to the land owners within a period of 4 (four) years from the date of extension of the building plan i.e. from 5.5.2018 by the Nagar Parishad, Madhubani with a further grace period of 6 (six) months.

That the parties to this deed mutually agree to amend the clause no. 12 of the Development agreement dt. 3.2.2018 as above.



Lineka Nandika
ANAND TOWER, MADHUBANI

Shrish chandra chandhary
Ashok chandra chandhary
Ashok chandra chandhary

4. That the Courts of competent jurisdiction of Madhubani shall have the exclusive jurisdiction over the dispute arising out of this agreement.
5. No variation of this agreement shall be valid unless it is in writing and signed by or on behalf of all the Parties. The expression "variation" shall include any variation, supplement, amendment, deletion or replacement however made.

In Witness whereof, the parties hereto this deed have set and subscribed their respective signatures out of their own free and sweet will and that too without any outside pressure and / or influence on the day, month and the year first above written.

WITNESSES:

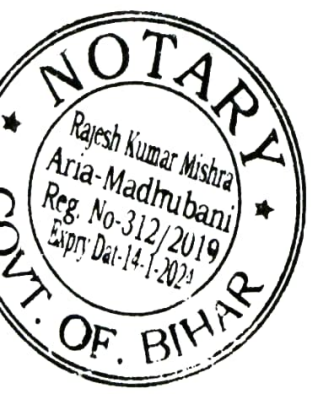
1. *Sajal Singh*
2. *Sonu Tha*

LAND OWNER

Shruti chandra choudhary
Ashok chandra choudhary

DEVELOPER

Lineka Hand Tha



624107.7

Lineka Hand Tha
THREE SHASHWAT INFOTECH PRIVATE LIMITED
ANAND TOWER, MADHUBANI

Rs. 100

ONE

HUNDRED RUPEES



भारत INDIA

INDIA NON JUDICIAL

Serial No. 6175

Handwritten text in Hindi, including dates and names, likely a summary or description of the document.

District Registry Office, Madhubani

Summary of Endorsement

This document was presented for registration on 28/08/2018 by Vivekanand Jha. A Stamp Duty of Rs. 477100/- and other Fees of Rs. 20500/- has been paid in it. The document was found admissible. The Names, Photographs, 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. 6028 in Book No. 1, Volume No. 79 on pages from 127 to 145 and has been preserved in total 19 pages in C.D. No. 13 / Year 2018.

Date: 28/08/2018

Token No: 6286 /2018

Signature with Date
(Rakesh Kumar)
Registering Officer, Madhubani

DEVELOPMENT AGREEMENT

This DEED OF DEVELOPMENT AGREEMENT is formed on this 03th day of Feb 2018.

BY AND BETWEEN

(1) Sri Shrish Chandra Choudhary S/O Late Girish Chandra Choudhary, Aged 63 years, by occupation- Retired Serviceman, by Faith-Hindu, by caste-Brahmin, R/O- At P o-Madhubani, Dist-Madhubani, Bihar 847211. (2) Ashok Chandra Choudhary S/O Late Girish Chandra Choudhary, Aged 62 years, by occupation- Agriculture,

Handwritten signature and date: 28/08/2018

District Registry Office, Madhubani

Deed Number 6286

Reg. Year 2018

Serial Number 6175

Deed Number 6028

PresType	Name	Photo	Thumb	Index	Middle	Ring	Little
Presented By	Vivekanand Jha						
Sig.	<i>Vivekanand Jha</i> 28/08/18						
Claimant	Vivekanand Jha						
Sig.	<i>Vivekanand Jha</i> 28/08/18						
Executant	Ashok Chandra Choudhary						
Sig.	<i>Ashok Chandra Choudhary</i> 28/08/18						
Executant	Shrish Chandra Choudhary						
Sig.	<i>Shrish Chandra Choudhary</i> 28/08/2018						
Identified By	Sanjay Kumar						
Sig.	<i>Sanjay Kumar</i> 28-8-018						

M. 28/08/18

Vivekanand Jha
28/08/18

SCORE Ver.4.0

Powered by *Genetix* Technologies Ltd.

Biometric Captured By 4300sop008

Harj Narayan Sah

V. Bhawara

Raharaj

28/8/18

28/8/18



बिहार BIHAR

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कमलेश्वर

by Faith-Hindu, by caste-Brahmin, R/O- At P.O-Madhubani, Dist-Madhubani, Bihar 847211. After called as the OWNER, which expression shall, unless excluded by repugnant to the context, be deemed to mean and include his seccessor/s, assignee/s, legal representative/s, executor/s, and administrator/s, of the ONE PART no- 9892217484

AND

M/S SHREE SHASHWAT INFRATECH. PVT.LTD a company registered under companies Act, 1956, having its office at PLOT No. 16, City Centre, sector-4, b.s. City, Dist-Bokaro, Jharkhand (India) having its Managing Director SRI VIVEKANAND JHA, son of Sri Arun Kumar Jha, by Faith-Hindu, by caste-Brahmin, by occupation Bussiness, resident of Central Colony, Qr. No-B/102, P.O-Makoli, P.S-Chandrapura, Dist-Bokaro, Jharkhand, hereinafter called the BUILDER/DEVELOPER as SECOND PARTY which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include it's successor/s, assignee/s, legal representative/s, executor/s and administrator/s, of the OTHER PART.

WHEREAS the owner collectively posses a piece and parcel of land measuring an area of 5 kattha 19 dhoor, situated at- Khata No-161, Plot No-4817 old, new Plot

M. Jha
28/5/18

K. Jha
28/5/18

Shri Shashwat Infratech
28/08/2018

No-232, Holding No-151,152 &153, Thana No-33, Mauza-Chakdah, Madhubani, Ward no. -15 (Old) Ward no -19 (New), Dist-Madhubani (BIHAR) more fully described in the SCHEDULE below, herein after, referred to as the said land /property.

Since then, the owner are in peacedul possession on the scheduled land and have the right to entre into a Developed Agreement.

AND WHEREAS the developer contacted the owner for developing the scheduled land agreed to carry out developed work on his own cost whatsoever, and to develop and construct a residential/ commercial building complex on the said land and the owner agreed to acquire flat/shop, basement area and other common areas on proportionate basis of his share in the share in the said building, as consideration for the value of the said land conveyed by the owner to the developer or it's nominees including co operative housing society, Association of person, body corporate, etc.

AND WHEREAS as a result od negotiations between the parties heroto, the aforesaid owner of the first part and the developer of the second part, and on the representation and declaration made by the second pary as herein recorded, a Development Agreement of the said land has beeb arrived at, between the hereto, upon the terms and condition herein after appearing.

(A) It is future represented and declared by the Land Owner:-

(i) That the said property is under their exclusive possession with absolute right, title and interest, dree from all encumbrances.

RG
28/8/20

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28.8.20

Shri Chandra Chaudhary

to transfer land convey the whole or part of the said Property, having a fully marketable title thereby.

(ii) That the land owners have not created any encumbrances on the said property, or any part thereof by way of sale, mortgage, exchange, lease, trust, assessment, rights, gifts, liens, leave land license permission, rent, possession, charges inheritance or any other encumbrances whatsoever.

(iii) That no notice or notification for acquisition/requisition under any of the statutes of the past or presently in force, have been received, served or passed by the P.R.D.A. (dissolved)/PMC/Competent Authority, the PMC, Income Tax Department or any other government authorities, for acquisition or Requisition of the said property or any part thereof.

(iv) That there are no attachments, either before or after judgment and there are no claims, demands, suits, decrees, injunctions, orders, notice, petitions, or adjudication orders affecting the said property or any part thereof.

(v) That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

And whereas, the land owners are interested in getting constructed multi-storied residential/commercial Units on the said property and acquire built up area in the shape of, residential/commercial Units, parking spaces, etc. as consideration for the value of the land of the said property when conveyed by the land owners to the Developer.

(B) The aforesaid developer, offered to develop and construct at its own cost, a multi-storied residential/commercial building on the said property of the land owners (hereinafter referred to as the said building) and the land owners wanted and agreed to acquire Units, and other built-up area of the said building as consideration for the part of the said property to be conveyed by the land owners to the developer or its nominees etc.

(C) As a result of the negotiations between the parties hereto and on the representation and declarations made by the land owners as herein recorded, an agreement for development of the said property by the aforesaid developer has been arrived at between

S. Chandra Choudhary

28/08/2018

Ashok Chandra Choudhary

28/8/18

Sign. of Executant

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the parties hereto upon terms and conditions hereinafter appearing.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

(1) The aforesaid land owners do hereby appoint the aforesaid Developer as the Developer of the said property and irrevocably grant to the Developer, who hereby accepts from the Land Owners the exclusive right, possession and license to develop the said property fully described in the Schedule-I hereunder written in the manner and on the terms, conditions and stipulation hereinafter mentioned.

(2) That the entire area of land given in Schedule-I of this agreement shall be handed over to the developer for construction of a multistoried residential/commercial building complex and the entire cost to be incurred for construction of the same shall be borne by the Developer. The developer will construct the proposed building as per the sanctioned building plan of the PRDA (dissolved)/PMC/Competent Authority.

(3) That the developer will be exclusively responsible for any accident or incident to be caused during the period of construction and they will be responsible and answerable before court of law for the same. The Land Owners will not be responsible for the same in any way.

(4) That the entire multistoried building shall be constructed by the developer and the entire cost to be incurred for construction shall be borne by the developer including the cost of sewerage, drainage with all fittings, amenities, electric fittings, water connection, electrification, generator, lift, intercom etc. till the final finishing and completion of the entire building to make them habitable for the Land Owners and other inmates of the building.

(5) The name of the proposed multistoried residential building complex shall be "ANAND TOWER..." or as mutually agreed upon by both the parties.

(6) That the developer agreed to hand over 50 percent) of the total super-built up area to the land Owner in consideration of the cost of land and building in shape undivided share with all

Shri Chandra Choudhary

28/08/2018

Ashok Chandra Choudhary
28/08/18

Sign. of Executant

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right, title and interest in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute title and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

(7) In case Owner's 5.0 % of the built-up area is not covered in the form of the complete Units taken, the developer will have to pay the equivalent market price to the Land Owners for the area.

(8) That similarly, the developer will retain 5.0 % of the total built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute, right, title and interest and may transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. Both the land Owners and the developer will have absolute right, title and interest over their respective shares of super built-up area.

(9) That it is further agreed by the parties that any alteration in the approved building plan within the parameter of the PRDA (dissolved)/PMC/Competent Authority building rules and regulation which may be deemed necessary during or after the sanction of the building plan shall be done by the developer with the prior consent of the land owners and the developer may alter such changes at its own risk and expenses. If any further construction will be made then the same shall be distributed between the land owners and developer as per the above mentioned share. In case the entire building is required to demolish or is razed as a result of natural calamity and the building becomes inhabitable, all Owners, Developers and Purchasers, title holders to the building will have proportionate share of land. But no individual title holder is entitled to demolish his/her/their Units or building and demand share in the land.

Shri Chandra Choudhary

28/08/2018

Asstt Chandra Choudhary
28/08/18

Sign. of Executant

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(10) That the certificate of the architect regarding measurement of the built-up area, built-up area and common service area will be final and binding on both the parties.

(11) The Land Owners shall, after the execution of this agreement allow every facility to the Developer, their staff, Engineers, Architects, workers etc. to enter upon the said property to enable the Developer to carry out various development works as stipulated in this agreement.

(12) That the builder/developer will develop and construct the proposed building with all amenities therein on and thereon and give peaceful vacant possession of the Owner's area to the Owners within (~~2~~.....Years/Months) from the date of sanction of the building plan, with further grace period of ...6...MONTHS.

(13) That the developer shall develop the said property themselves or through any agency, company etc. of their choice at their own cost and will be responsible for the development of the said land, but the Owners will have the right to inspect the development and construction of the said multistoried building. The developer will use the standard materials as specified in schedule-II.

(14) That the Land Owners is entitled to verify and supervise the quality of materials to be used for construction of the building. If the Land Owners find that the materials used for construction is not up to the marks and not of good quality then he should intimate the same to the developer and suggest to use better quality materials.

(15) The Owners shall at no time demand further sum of premium or any interest in any dealing regarding sale of Developer's area and the Owners shall, if necessary execute all such deeds and documents as may be required by the developer in this regard,

(16) From the date of delivery of possession of Owner's area to the Owners or its allottees and the Developer and /or its allottees shall jointly have or be deemed to have undivided right, title and interest over the total land of the said properties in the proportion of their respective share in the said building even

Shri Chandra Choudhary
28/08/2018
Asstt Chandra Choudhary
28/8/18

Sign. of Executant

without any further act, deed, matter done by the Owners in this regard.

(17) The Land Owners hereby undertake not to sell, dispose of, alienate, charge, encumber, sublease or otherwise transfer the said land and/or property or any part thereof and further undertakes not to do any act (s), deed (s) matter (s) or thing (s) as shall be in breach of terms of this Development Agreement save and except putting the said Developers thereon for the purpose of development pursuant to this development agreement. The Land Owners shall at no point of time after the commencement of development activities of the said property as per the agreement try to dispossess the said developer directly or indirectly from the said property.

(18) The developer shall be entitled to enter into agreement for sale, or otherwise allot UNITS in the Developer's area in the said building and which does not form part of the Owner's area whenever required by the Developer.

(19) Similarly the Owners shall be fully entitled to enter into agreements for sale or otherwise allot UNITS comprised in the Owner's area in the said building and which does not form part of the Developer's area, whenever required by the Owner.

(20) A separate list of detailed specifications for the said building in schedule- II is part of this Development Agreement.

(21) After the Registration of this Development Agreement the Owner and Developers shall be entitled to sell or enter into agreement for sale or other agreement or mortgage their shares directly to its prospective buyers or any financial Institutions.

(22) That after the completion of the construction of the building project developer/promoter/landowner shall be absolute owners of their respective shares and they will be entitled to sell/transfer as per Provisions of The Bihar Apartment Ownership Act, 2006 s/5 (1) & 5 (2) and others.

THE DEVELOPER FURTHER UNDERTAKES:-

(A) That they will not do any act of commission, omission, expressly or impliedly, directly or indirectly by which the Owner's right, title and interest over the said property may in any manner be adversely affected until the developer has given delivery of possession of the Owner's area to the Owners,

Shri Chandra Choudhary
28/08/2018
Ashutosh Chandra Choudhary
28/8/18

Sign. of Executant

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(B) To indemnify the owners and always keep them indemnified and harmless in respect of all claims, damages, compensation or expenses payable in consequences of any injury or accident sustained by any workman, artisan or invitees or other person whether in the employment of the developer or not while in or upon the said property and during the period of construction of the said building thereon.

(C) The Owners and the developer hereby agree that in case in future, at any time, due to relaxation in the building bye-laws if it is possible to construct any extra built-up area beyond the area already sanctioned by the PRDA (Dissolved)/PMC/Competent Authority, shall be distributed between the Owners and Developer in the same proportion, as mentioned herein above.

(D) The Owners will deliver to the developer and/or its duly authorized representative, certified copies/photo copies of all original title deeds documents and papers relating to the said property for complete examination of the Owner's title thereto and the Owners agree to co-operate with the developer in such examination of the Owner's title and to answer and/or comply with all reasonable requisitions that may be made by the developer and/or its representative in this regard to establish a marketable title to the said property.

(E) The developer shall be entitled to retain only photocopies/Certified copies of the original documents pertaining to the said property including title deeds etc. however, the original documents will be produced by the Owners for inspection and photocopies will be given whenever required by the developer. However finally all the original documents shall be handed over to the Owner's society/association of Owners/allottees of UNITS.

(F) The construction of the said building will be super deluxe quality and the detailed specification is to be attached and part of the agreement and if the developers manage to construct any additional area (within the approved norms) more than the mentioned total area, the Owners and the developers will share the additional area in said ratio i.e.% (.....percent) in the residential constructed area to the land owner and%

Shrith Chandra Choudhary
28/08/18
Ashok Chandra Choudhary
28/08/18

Sign. of Executant

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(.....percent) in the residential constructed area to the developers.

(G)The developer may form as it deems proper, a Co-operative housing society/association of persons, and body corporate etc. for maintenance of common services of the building. And in due course, the unit Owners and their nominee(s) shall become members of such an organization formed by the developer and the unit Owners, their nominees, respective agents, servants, licenses, tenant etc. shall be bounded to abide by the rule and regulation as be formed by the developer or the organization from time to time and they shall be bound to contribute towards the costs of formation of such organization as well as to pay the regular maintenance charges as may be fixed and revised from time to time by the developer for the maintenance and management of the entire building complex.

(H)The common area shall jointly be owned by all the Unit Owners of the said building with equal entitlements to use all common areas and facilities extended for utilization by the occupants of the said building on the said terms and conditions applicable to all, for such utilization. No unit Owners/s of any part of the said building will have any exclusive right, title and interest over the common areas and common facilities except the right of common use.

(I) The Owners agree that if any levy is imposed by PRDA (Dissolved)/PMC or any other public body or bodies or the government for the development/ betterment of the area in which the said property is located or any other levy becomes applicable on the said land or the building thereon then the same shall be paid by the Owners and the developer (or its allottees) jointly in the same proportion as their respective shares of super built-up area in the said building.

(J)The Owners agree that in case any fine or penalty/fee/fine to be imposed on the said building for any alleged deviation from the sanctioned plan, resulting in any excess construction of the super built-up area of change within the bye-laws then the same shall be borne and paid by the developers.

(K)That it is agreed that in all transfer/conveyance of land and/or built-up area, the purchasers(s) /transferee(s) shall bear

Shri Chandra Chowdhary

28/08/2018

Ashok Chandra Chowdhary
28/8/18

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the cost of stamp duty, registration fee and other registration charges/expenses etc.

(L) That the Owners agree and undertake that in case of any dispute or litigation by person(s) claiming to be the co-sharer or contained in the schedule-I property or claiming his/their right title or interest though the Owners(s) relating to the right, title and interest regarding the Schedule-I property, the ongoing construction and development activities shall not be stopped or affected in any manner and the same shall be matter of the Owner's and the Owners shall keep the developer indemnified and development activities shall be free from all hindrances(s) so that the project may be completed in time.

(M) That in case of any dispute or differences between the parties arising out of relating to this development agreement, the same shall be settled by reference of the dispute or differences to the arbitrator appointed by mutual consent of both the parties and such arbitration shall be conducted under the provisions of the arbitration & conciliation Act, 1996 as amended from time to time at Patna.

(N) That only courts of Patna shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

(O) That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and scheduled land altogether and land owner/s will have no objection regarding the same in future.

DETAILS OF THE PROPERTY:

SCHEDULE-I

All that piece & parcel land measuring square feet equivalent to 17.44 dec decimals more or less subject to actual measurement bearing Thana no-...ward n0 19....., Tauzi No.6424, plot no...232....., situated at Mohalla-, Mauza...Chakdah Under town ward n0-19....., P.S. Madhubani....., in town and district of the Madhubani within the Municipal corporation area and under the district/sub-registrar, Madhubani, and bounded as follows:-

Strish Chandra Choudhary
28/08/2018
Ashok Kumar Choudhary
28/08/18

Sign. of Executant

NORTH:- Road

SOUTH:- Drainage

EAST:- Raghuvans-Thakur

WEST:- Self

Note :- Govt. value is mentioned at Code No. &
Zone - of M.V.R. 2380.6000 (17.44%) .

which market value of above land is ₹/-
(Rupees) only.

SCHEDULE-II

FEATURES AND SPECIFICATION OF UNITS

IN WITNESS WHEREOF the Land Owners and
Developer have set their hands to this deed of Development
Agreement with their free will and sound mind on the day,
month and the year first above mentioned in the presence of
the following witnesses.

WITNESSES :-

Shri Chandra Choudhary
20/08/2018

1. Sanjay Kumar

Pat. Haveli Nandan San

Ashok Chandra Choudhary
20/08/18

H.P. Bhawana

Signature of the Land Owner

Pdt. Rattakar

2. Lal Singh

C/o - Rameshwar Singh
with H.P. Sogarna, Rajnagar
Madhubani

Diveka Mondal
Signature of the Developer

23/08/2018

Typed/Printed:

(.....)

Drafted,

(.....)

Note: Words and/or sentences which are not applicable in
the context could be replaced and/or omitted. Any other
terms & conditions may be added which are legally correct
to make an agreement a valid contract.

Sign. of Executant

Gm- Bhr201808135924m
verified
25/8/18
28/8/18