

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR SALE AND DEVELOPMENT is made at
New Delhi, on this 21st day of July, 2022.

Mr. Yogesh Bhanot S/o Manohar Lal Bhanot, 60 years of age, married, Service, Indian National Resident of H.no 323 Black-E, Greater Kailash, South Delhi- 110 048 Having Aadhar Card no [REDACTED] & Pan no [REDACTED], Mobile No 9811152720, hereinafter called as the 'OWNERS' (which term and expression shall unless repugnant to the context of meaning thereof shall be deemed to mean and include her heirs, legal representatives, administrators, executors, assigns or any other person legally, equitably or otherwise claiming through her) of the FIRST PART.

AND

Zed Point Ventures LLP a Partnership Firm, Having its Registered Office at B-23, Greater Kailash Part -1, New Delhi 110048, , holding Pan Card bearing No. [REDACTED], represented by its Partner 1) MR. Jagdish Kumar Dhingra, s/o. Late Mr. Kishan Chand Dhingra, aged about 63 years, business, married, Indian



[Signature]

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[Signature] Partner *[Signature]*
Partner

National, holder of Pan Card bearing No. AAFPD1498Q, Adhaar Card bearing No. [REDACTED], 2. MR. Shikhir Dhingra, son of Mr. Jagdish Kumar Dhingra, aged 35 years, Business married, holding Aadhaar Card bearing No. [REDACTED], Mob No [REDACTED], Indian National and residing at E-5, 2nd Floor, Kailash Colony, Delhi 110048, hereinafter called as the 'DEVELOPERS' (which term and expression shall unless repugnant to the context of meaning thereof shall be deemed to mean and include their heirs, legal representatives, administrators, executors, assigns or any other person legally, equitably or otherwise claiming through them) of the SECOND PART.

WHEREAS, the Owners~~vender~~ herein are the lawful and exclusive owners in possession, Occupation and enjoyment of the property known as "TALEM BHAT" situated at village Verla, Taluka and Sub-district of Bardez, District of North Goa, State of Goa, neither found described in the Land Revenue Office of Bardez, nor found registered in the land Revenue office of Bardez and presently surveyed under Survey No. 18/2 & 18/6 of village Verla, Bardez-Goa, totally admeasuring an area of 2000 square meters more fully and particularly described under Schedule I hereunder, "herein referred to as the said property for the sake of Brevity".



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Partner

[Signature] ZED POINT VENTURES LLP
Partner

AND WHEREAS the Party of the FIRST PART is the lawful owner in possession of the Said Property which she have acquired by virtue of 2 Deed of Sale dated 23/01/2020 & 19/11/2021 registered before the Sub-Registrar of Bardez, under Registration No. 2020-BRZ-306 & 2021-BRZ-44/2.

AND WHEREAS the Said Properties hereinafter shall be referred to as "SAID PROPERTY".

AND WHEREAS the DEVELOPERS herein having being learnt that the Said Property bearing Survey No. 18/2 & 18/6 is for Development have approached the OWNERS/FIRST PARTY to Develop the same for the purpose of Construction Of residential Villas/Apartment as per the approved plan thereon for Sale to the intending Purchasers comprising of total of 14 units as per the Approved plans approved by the Town and Country Planning Department(TCP) vide technical clearance order ref no TPB/7617/VER/TCP-22/3211 dated 20/05/2022, Public Health NOC No DHS/2022/DHS0901/O0023/782 dated 28/05/2022 and construction license No 5/2022 - 23/569 dated 17/06/2022.



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AND WHEREAS the subject matter of this Agreement for Development and Sale is the Said Property bearing Survey No. 18/2 & 18/6, Situated at Verla, Bardez - Goa, and hereinafter referred to as the SAID PROPERTY.

AND WHEREAS the OWNERS and the DEVELOPERS have agreed to Develop the SAID PROPERTY on the following terms which are put down in writings:-

- i) That the DEVELOPERS shall construct the units in the SAID PROPERTY at their own cost and expenses.
- ii) That the DEVELOPERS shall give 25% revenue of the total revenue generated after selling the said 14 units in the project to the Owner.
- iii) That the remaining Built- up area of 75% will be with the DEVELOPERS which they are entitle to sell the Same to the intending PURCHASERS.

AND WHEREAS on the basis of the above representation/covenants hereunder and on the assumption that the SAID PROPERTY will be permitted to be used for the intended Construction purposes, the DEVELOPERS have agreed to Develop the SAID PROPERTY from the SELLERS/OWNERS on the consideration and on the terms and conditions mentioned in this Agreement.



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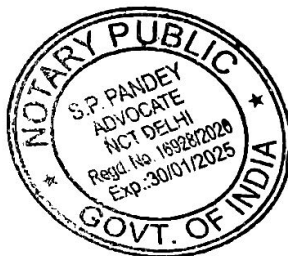
Partner

ZED POINT VENTURES LLP

Partner

**NOW THIS AGREEMENT WITNESSETH AS
UNDER**

1. In Consideration of the 25% of the total revenue agreed by the DEVELOPERS to be given to the OWNERS, the OWNERS agree and bind themselves to sell, convey, transfer unto the DEVELOPERS the SAID PROPERTY admeasuring 2000 square meters as described in the Schedule - I.
2. The OWNERS on signing/execution of this Agreement of Sale and Development consents the complete possession of the SAID PROPERTY to DEVELOPERS.
3. The ~~SELLERS~~ OWNERS—have taken all approvals, permissions/NOC'S and Licenses which are required to be obtained from the concerned Village Panchayat, Town and Country Planning, the P.D.A., P.W.D, Central P.W.D and/or any other local/Government body or Authority required under law and have procure and obtain all such necessary approvals, licenses and permissions .
4. The OWNERS undertake to sign and execute all such applications, Plans, drawings, documents, declarations,



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[Signature] Partner *[Signature]* Partner

affidavits or any other papers as may be required from time to time by the DEVELOPERS to be signed and executed by them for the purpose of obtaining and procuring the Said licenses/NOC'S or Permissions from the concerned authorities.

5. The OWNERS shall not interfere with the working of the scheme of Construction and sale after verifying the Approved Plan passed by concerned authorities. The DEVELOPERS shall be free to sell remaining area after settling the OWNERS from the proposed construction to any Party of their Choice and appropriate the consideration thereof and for this purpose to execute any Agreement including Agreement for Sale /Deed of Sale as may be required and deemed fit and necessary.

6. The DEVELOPERS shall hand over the agreed consideration of the respective premises from the Said Building to the OWNERS within the Period of three years from the signing of this Agreement with 6 months grace period which may occurred due the unavailability of construction raw-material.



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7. The DEVELOPERS shall provide Electricity and water connection to the OWNERS at the Cost of the OWNERS.

8. The DEVELOPERS shall maintain the Said Building/premises in good condition and the repairs and maintenance of the Said Building shall be done from the funds above mentioned.

9. That after the Completion of the Building the OWNERS shall transfer/convey the Proportionate share in the Said Building to the DEVELOPER.

10. That the OWNERS shall transfer/convey the built-up area in favour of the DEVELOPER or any favour Prospective Purchasers as per the DEVELOPER.

11. The OWNERS declares that they will not enter into any other agreement or agreements or deals affecting their Share/Right in the SAID PROPERTY with any other person or agency or authority during the pendency of this Agreement.



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Partner

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Partner

12. That the OWNERS further declares that there are no Agreements or contracts or arrangements/mortgage liens entered into by the OWNERS affecting the SAID PROPERTY.

13. The OWNERS hereby declares that they shall have no claim or demand of whatsoever in nature in respect of the money received by the DEVELOPER from the Sale of the remaining Built up area out of the Said Construction in the SAID PROPERTY. Like the DEVELOPER further declares that they shall have no claim or demand of whatsoever nature in the respect of the 75% of the Built up area constructed in the Said Property.

14. The OWNERS hereby declares that they will sign the Deed of Sale in favour of the DEVELOPERS or the prospective buyers of the DEVELOPERS after getting ready possession along with the Occupancy Certificate of the villas.

SCHEDULE-I

(SCHEDULE OF THE PROPERTY-I)

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Partner

Partner



All that property known as "TULEM BHAT" situated at village Verla, Taluka and Sub-district of Bardez, District of North Goa, State of Goa, neither found described in the Land Revenue Office of Bardez, nor found registered in the land Revue office of Bardez and presently surveyed under Survey No. 18/2 of village Verla, Bardez-Goa, Totally admeasuring an area of 1325 Square meters, and is bounded as under:

North: By property bearing survey No. 18/1.

South: By property bearing No. 18/1 & 18/7

East: By Nalla

West: by road

(SCHEDULE OF THE PROPERTY-II)

All that property known as "TALEM BHAT" situated at village Verla, Taluka and Sub-district of Bardez, District of North Goa, State of Goa, neither found described in the Land



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ZED POINT VENTURES LLP

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Partner

ZED POINT VENTURES LLP

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Partner

Revenue Office of Bardez, nor found registered in the land
Revue office of Bardez and presently surveyed under Survey
No. 18/6 of village Verla, Bardez-Goa, Totally admeasuring
an area of 675 Square meters, and is bounded as under:

North: By property bearing survey No. 18/2.

South: By property bearing No. 18/8

East: By property bearing No. 18/7

West: by footpath

IN WITNESS WHEREOF all the parties herein have made
and signed this Agreement for Development on the date, day
and year herein above mentioned out of their own free will
and after fully understanding the contents thereof and in the
presence of two attesting witnesses who have signed
hereinbelow.



ZED POINT VENTURES LLP

[Signature]

[Signature]
Partner

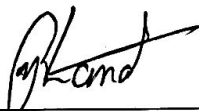
ZED POINT VENTURES LLP

[Signature]

Partner

SIGNED, SEALED AND DELIVERED

By the withinamed OWNERS

1. 
(MR. Yogesh Bhanot)

By the withinnamed "DEVELOPERS"

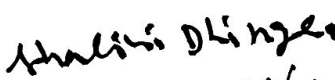
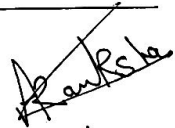
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1. 
(Partner LLP through its Partner)
MR. Jagdish Kumar Dhingra)

ZED POINT VENTURES LLP

2.  Partner
(LLP through its Partner)
(MR. Shikhir Dhingra)

WITNESSES:

(1)  Shalini DHINGRA w/o Jagdish Dhingra
 Akanksha
(2) Akanksha w/o Shikhir Dhingra



ATTESTED

NOTARY PUBLIC
(DELHI/INDIA)

21 JUL 2022

Entry in Notary Register

S13/ Page No. 54

No.

Date 21 JUL 2022