That the owner and confirming party hereby agreed and confirmed that they both distributed plots from the sanctioned layout. The Owner out of his share have Given Plot no. 1 and 2 for Development therefore confirming party does not having any objection for the same and is signing the development agreement as confirming party.

ANDWHEREAS the owner already has obtained construction permission in the name of owner in respect of Plot no. 1 and 2 from Collector Aurangabad in file no. जा.क्र. बांधकाम परवानगी /सौ. कुंभेफळ, ता. औरंगाबाद/ग.नं. ३५० व ३५१ पै./सस्संऔ/२०१९, on dated 30/12/2017.

ANDWHEREAS, the Owner has desire to develop his property, but due to lack of time, funds he is unable to develop the same and therefore, he approached the Developer/Builder and requested to develop the property and construct the residential Row-houses thereon developer/builder agreed for the same on the following terms and conditions:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Owner hereby declares and confirms as under :-

(a) The Owner is otherwise well and sufficiently entitled to the said property described in the schedule hereunder written. That the Owner having absolute title of Ownership and possession on the same and his title to the said property is clear and marketable and free from all types of encumbrances.

(b) No other person/s except the Owner has/have any right, claim, interest or demand in respect of the said property or any part thereof;.

(c) The Owner has/have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on the said property and the said property is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court or Authority and the Owner hereby declares that he shall hereafter not create any third party rights of whatsoever nature in respect of the said property including any charge or any of them.

Seal of the Sub-Registrar No.6 Aurangabad.

