



उत्तर प्रदेश UTTAR PRADESH

CS 840613

DEVELOPMENT AGREEMENT

This development agreement entered at **JHANSI** on this 25<sup>th</sup> day of April, 2016 -

1- **Mr. Arun Agarwal S/O Late Shri Prem Narayan Agarwal** aged about 53 years and **Mr. Anoop Agarwal S/O Late Shri Prem Narayan Agarwal** aged about 52 years both residents of 21, Cavalry Road, Cantt. Jhansi 284 001(UP) hereinafter collectively referred to as the OWNERS,  
..... the **FIRST PARTY**

AND

2- **M/s Pitambara InfraProjects LLP**, a limited liability partnership firm through its designated partners namely **Mr Aditya Sharma & Mr Mukul Kalani**, hereinafter referred to as the DEVELOPER,  
..... the **SECOND PARTY**.

(The expression OWNERS and DEVELOPER include and mean his/ their heirs, successors, nominees, assignees, administrators and legal representatives)

WHEREAS the OWNERS are jointly sole and absolute OWNERS in equal part, of the land and building, bearing Address Arazi no. 336, 337, 345 Mauja Talpura, Kanpur Road, Jhansi, admeasuring 2186.82 sq. mtrs. with Mother Document details given in **Schedule A**. (hereinafter referred to as the **SCHEDULE PROPERTY**)

WHEREAS the OWNERS herein desirous of developing **SCHEDULE PROPERTY** by constructing residential flats over it.

(ARUN AGARWAL)

(ANOOP AGARWAL)

(ADITYA SHARMA)

(MUKUL KALANI)

WHEREAS in pursuance of the above, the OWNERS have approached the DEVELOPER and requested their assistance in the development of the SCHEDULE PROPERTY and also requested to construct residential flats over the same consisting of individual dwelling units.

WHEREAS The OWNERS, hereby declare, represent and assure to the DEVELOPER as under:

- (i) The OWNERS are the absolute owners and in possession of Land referred as the SCHEDULE PROPERTY and have absolute & clear marketable title.
- (ii) The SCHEDULE PROPERTY is freehold and is earmarked for residential use.
- (iii) The SCHEDULE PROPERTY is free from all encumbrances and charges and is not subject matter of any suits, decrees, injunctions orders, notices, petitions, adjudication orders, etc affecting the SCHEDULE PROPERTY or any part thereof.
- (iv) There is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force.
- (v) No notice of default or breach is received by them or their predecessors-in-interest under any provisions of law, including provisions for agriculture land ceiling limits, in respect of the SCHEDULE PROPERTY.
- (vi) Apart from OWNERS none else is entitled to or has any right, title or interest, over and in respect of the SCHEDULE PROPERTY or any part thereof as a partner or partnership or coparcener in any joint family or in any other manner howsoever.
- (vii) There is no existing valid agreement/ arrangement in respect of the SCHEDULE PROPERTY or any part thereof.


WHEREAS the DEVELOPER is engaged in the land development and building of various projects/ residential complexes etc. and is well reputed and experienced possessing expertise and organizational infrastructure having necessary financial resources for development of residential colonies and is well equipped to execute and complete the work of land development and building of the proposed residential colony on the SCHEDULE PROPERTY with its resources without hindrances on account of paucity of funds.


WHEREAS pursuant to the discussions and negotiations carried on by and between the parties hereto and relying on the representations made by the OWNERS, the DEVELOPER has agreed to undertake, which inter-alia includes development and construction on the SCHEDULE PROPERTY and for marketing of multi storied apartments, commercial spaces, etc., and development of other utility and amenities, (herein after referred to as "PROJECT"), and to develop the PROJECT, on the terms and conditions, recorded hereunder:

NOW THE AGREEMENT WITNESSETH AS FOLLOWS:

1. Subject to the terms of this Agreement and in consideration of mutual obligations to be fulfilled herein and also subject to receiving the sale proceeds in the proportions as hereinafter agreed, the OWNERS agrees to provide the SCHEDULE PROPERTY to the DEVELOPER for development/ construction of the PROJECT thereon, as contemplated herein, for integrated development thereof and the DEVELOPER hereby agrees to develop the SCHEDULE PROPERTY in a time bound manner as per the scheme sanctioned by the Jhansi Development Authority (JDA)/ other statutory authorities.

  
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(ADITYA SHARMA)

  
(MUKUL KALANI)

## OWNERS - RIGHTS and OBLIGATIONS

- 2.1 The OWNERS shall continue to remain owner in possession of the SCHEDULE PROPERTY till its sale in part to individual flat buyers. The DEVELOPER shall remain beneficial owner of the flats excluding land till their sale to individual flat buyers.
- 2.2 The OWNERS shall not interfere in the construction or sale of flats in the project.
- 2.3 That in case the DEVELOPER decides to transfer the said flats in favour of their nominee, the OWNERS shall have no objection to it. There shall be no interferences of the OWNERS in approving of a prospective purchaser.
- 2.4 The OWNERS assures that the title to the SCHEDULE PROPERTY is unimpeachable and there are no factors whatsoever affecting the title of the OWNERS to the SCHEDULE PROPERTY and they have paid all taxes and other dues in respect of the same till date.
- 2.5 The OWNERS agrees and undertakes to execute and registers Sale Deed and/ or Agreement to sale, for sale of flats/ dwelling units built on the SCHEDULE PROPERTY with its undivided share in the land, as and when called upon to do so by the DEVELOPER, in the process of sale of flats, in favour of the DEVELOPER or its nominee.


The OWNERS also agrees and undertakes to execute Power of Attorney in favour of the DEVELOPER or its nominees, for sale of flats/ dwelling units built on the SCHEDULE PROPERTY, as and when called upon to do so by the DEVELOPER.

- 2.6 The OWNERS shall keep the DEVELOPER fully indemnified against all loses of any manner arising due to any defect whatsoever in the title of the OWNERS to the SCHEDULE PROPERTY.
- 2.7 The OWNERS agrees and irrevocably undertake, to join, if required, to sign and execute all sale deeds/ transfer deeds/ conveyance deeds/ etc. for the purposes of transfer of clear and marketable title to the prospective buyer(s) of the flats/ dwelling units in the PROJECT.
- 2.8 The OWNERS represents that there is no lien, charge or mortgage, or any other encumbrances whatsoever on the SCHEDULE PROPERTY and they agree and undertake to keep the same always free from all sorts of charges, liens, mortgages, or any other encumbrances whatsoever. In the event, any such encumbrance is found and/ or notified, the OWNERS shall immediately rectify the same at their own cost within 45 days of its coming into notice.

In default of above, the DEVELOPER shall be entitled to get the encumbrances removed at the cost of the OWNERS and to recover the costs from OWNERS. The OWNERS shall pay to the DEVELOPER within 1 month of having received the intimation of details of amount spent by the DEVELOPER failing which the DEVELOPER shall be entitled to charge interest @ 12% per annum.

Any losses, claims, damages, etc. as may be caused to the DEVELOPER on this account in addition to the expenses incurred by the DEVELOPER in getting the encumbrances removed, shall be borne by the OWNERS.

  
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- 2.9 If during the course of development of the SCHEDULE PROPERTY or any time thereafter, a claim is made by any person claiming title through or in-trust for the OWNERS or their predecessor-in-title before any court of law on any ground, including Public Interest Litigation, it shall be the responsibility of the OWNERS to settle and satisfy the claims and secure the consent of such person and likewise.


If any document is found to exist which is inconsistent with the representations made by the OWNERS or which is likely to cause any defect in their title, it shall be their responsibility to cure such defect and pass clear and marketable title to the SCHEDULE PROPERTY to prospective buyer(s) of the DEVELOPER. The OWNERS shall clear all their income tax, wealth tax and other tax liabilities from time to time so as to enable vesting of clear and marketable title to the prospective buyer(s).

In case, the defect in the title of the OWNERS as mentioned above is not cured within 24 months of the same coming to notice, than the DEVELOPER at their option, shall be entitled to recover the amount spent on the PROJECT alongwith interest @ 12% per annum.

- 2.10 The OWNERS shall be solely responsible for payment of all existing taxes, levies, and/or other outflows whatsoever in respect of the SCHEDULE PROPERTY till the date of this Agreement. Thereafter, the same shall be met and paid by the OWNERS & DEVELOPER jointly in the same ratio as revenue sharing (mentioned under Clauses under title REVENUE DISTRIBUTION in this Agreement below and hereinafter referred as REVENUE SHARING). If any new taxes/ levies including any cess are imposed by the Government or any authority during the currency of this Agreement, the same shall be paid by the prospective buyer(s) of the properties in the PROJECT. However, if it is not possible to recover the same fully or partly from the prospective buyer(s) then the OWNERS & DEVELOPER shall share the un-recovered part jointly in their respective ratio of REVENUE SHARING.

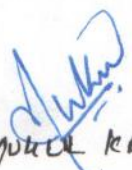
#### DEVELOPER - RIGHTS and OBLIGATIONS

- 3.1 The DEVELOPER at its own cost & expenses shall obtain all such approvals, which may be required for execution of the PROJECT including but not limited to plan approvals, NOC's from electricity deptt., pollution deptt., environmental approvals, CPWD, Highway Authority, etc., whatsoever & shall do any other acts, deeds & things and obtain such approvals, permissions, NOC's as are required for fulfilling this Agreement and completion of this PROJECT including requirements of Financial Institutions for financing the PROJECT.
- 3.2 The DEVELOPER will pay to the Jhansi Development Authority (JDA) the development charges, which may be determined by JDA, and shall be entitled to recover from the prospective buyer(s) of the properties in the PROJECT and to retain the same.
- 3.3 The DEVELOPER shall develop the SCHEDULE PROPERTY of the OWNERS by constructing residential flats over the same consisting of individual dwelling units, as per the map plan approved by Jhansi Development Authority and any other statutory authority at its own cost and expenses.
- 3.4 The OWNERS will allow access to the SCHEDULE PROPERTY to the DEVELOPER for the purposes of development and construction of the flats/ dwelling units, maintenance and sale as contemplated herein. Thus, the DEVELOPER is entitled with unfettered right of access, at all times without any hindrance, to carry out measurements,

  
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surveys, prepare the scheme of development, preparation of building plans and to undertake development, construction and marketing of dwelling unit/ flats/ apartments etc. in the PROJECT and for the purposes of all its obligations and entitlements under this Agreement. The DEVELOPER, therefore, shall be entitled to launch the PROJECT by booking the flats/ properties to be built in the PROJECT.

3.5 The PROJECT is expected to be completed within 30 MONTHS, from the date of this Agreement and further extension shall be by MUTUAL UNDERSTANDING of both the parties.

3.6 In case the construction (including finishing) is not complete (having been sold or not) in a total of 36 MONTHS from the date of signing of this agreement, than the DEVELOPER shall compensate the OWNERS for their loss by way of 12% per annum of their share in remaining estimated sale revenue on sale rate as existing at the end of 36 MONTHS.

Provided this clause shall not apply if the delay is on account of some natural calamity/ fire/ riots/ emergencies or due to Government/ Authorities restrictions on the market or on development of the PROJECT.

3.7 In case the PROJECT is delayed on account of fault of the DEVELOPER and any damages is payable to the buyers of flats than the same shall be on account of the DEVELOPER.

3.8 The DEVELOPER covenants that the entire cost of construction of the building to be erected over the SCHEDULE PROPERTY shall be borne by the DEVELOPER.

3.9 The DEVELOPER further covenants that all fees payable to the Architects, Lawyers, Engineers and independent contracts in respect of the Development and any other levies, charges and deposits required to be paid for the purpose of obtaining licenses, sanction, for construction over the SCHEDULE PROPERTY shall be borne by the DEVELOPER.


3.10 The DEVELOPER assures to apply for the required permissions, sanctions and other approvals for putting up the construction over the SCHEDULE PROPERTY.


3.11 The style and nature of construction and the materials used shall be at the sole discretion of the DEVELOPER who shall be entitled to appoint its own Architects, Engineers, Contractors, Sub-Contractor's, Workmen of all type, all other personnel, for construction and completion of the PROJECT to be constructed by the DEVELOPER. However, the DEVELOPER assures to use quality materials.

3.12 The name of the PROJECT shall be decided by the DEVELOPER only and the said name will be incorporated in all Agreements to be entered into with the prospective purchaser.

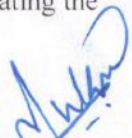
3.13 The DEVELOPER will be fully responsible for all the service tax and other tax liabilities whatsoever in relation to the PROJECT, if any applicable. Although, the DEVELOPERS shall not be responsible for personal tax liabilities of the OWNERS whatsoever.

3.14 (a) The DEVELOPER shall be entitled to establish terms of allotment/ sale of the properties to be constructed on the SCHEDULE PROPERTY and to enter into any Agreement to Sell/ Flat Buyer's Agreements or any other such agreement, understanding, etc. with prospective buyer(s) for sale/ transfer of the flat/ dwelling unit together with the proportionate interest and undivided share in the land the PROJECT without violating the

  
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building bye-laws and regulation as applicable on the proposed/ sanctioned layout provided the building work/ construction will be made up to maximum permissible build-up area. All costs of marketing including all advertisement, hoardings, publicity, publicity materials, excluding sales brokerage/ commissions in respect of the PROJECT shall be borne by the DEVELOPER only. The liability to pay sales brokerage/ commission and service tax shall be of the DEVELOPER only after the same is transferred to them from the sale proceeds.

(b) The decision about cancellation including the amount to be refunded, with or without interest, on account of cancellation or withdrawals of booking shall be made by DEVELOPER only and the payment shall be made out of the Escrow Account or by both the parties in the REVENUE SHARING ratio within 30 days of cancellation.

- 3.15 The DEVELOPER shall ensure to provide all the services as required in respect of the PROJECT, and for obtaining Completion Certificate from the Competent Authorities for the same. If required, the responsibility of handing over the PROJECT to the Jhansi Development Authority or any other authority shall be jointly of both the parties.
- 3.16 Unless taken over by the Municipality or any other authority the maintenance and upkeep of the facilities in the PROJECT, in terms of trunk roads, horticulture, electricity, sewage and drainage disposal system, water supply system, street lighting, gated security to the PROJECT, parks and any other facility provided/ to be provided for the common use thereof shall be the responsibility of the DEVELOPER at all times to come. The prospective buyer(s) of the properties to be developed/ constructed under this Agreement shall pay such amount towards monthly maintenance charges as shall be decided by the DEVELOPER towards maintenance of the services provided in the PROJECT from time to time. Maintenance of common services and facilities within the PROJECT shall be the responsibility of the DEVELOPER, who shall organise the same and shall be entitled to recover necessary maintenance charges and deposit, if any, from the prospective buyer(s) of the properties contained therein, over which the OWNERS, shall not claim any share.
- 3.17 Entire construction and internal development within the PROJECT, including dealing with JDA shall be carried out by the DEVELOPER at its own cost & expenses.
- 3.18 By virtue of this Agreement, the DEVELOPER is entitled to do all acts, matters, things for the purposes of development of the SCHEDULE PROPERTY and to transfer, sell, convey or dispose of the properties which would be available on development and construction in the PROJECT, and in connection therewith, the OWNERS hereby authorize the DEVELOPER and/ or its nominees, as under:
- (i) To make all applications on behalf of and represent the OWNERS to all statutory, government, local and municipal authority, departments, courts of law, electricity and water departments and any other persons for grant of requisites permissions, approvals etc. with respect to the PROJECT.
  - (ii) To make bookings, issue allotment letter, and to enter into agreements to sell with prospective buyer(s) of the properties to be constructed in the PROJECT and to receive booking amount, advance, earnest deposit, sale consideration or any other amounts, as may be demanded by the it from such buyer(s) in the name of the escrow account and deposit the same therein and to issue receipts etc. in this regard.

  
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- (iii) To execute necessary sale deeds and/ or instruments to transfer and convey absolutely to the prospective buyers and/ or their nominees, the right, title and interest in the land and/ or the properties which would be available on construction comprised in the PROJECT.
- (iv) To sign, execute and present for registration before concerned registration authorities sale/ conveyance deeds in respect of properties so marketed/ booked/ allotted/ agreed to be sold, conveying on behalf of the OWNERS, the undivided proportionate right and interest in the land comprising the SCHEDULE PROPERTY on which the properties are constructed subject to the terms of this Agreement.
- (v) To obtain any financial assistance from Financial Institution/ Banks for the purpose of financing the PROJECT in terms stated in this Agreement and for the said purposes to create charge on the SCHEDULE PROPERTY and/ or the construction to be made.
- (vi) To have and to enjoy peaceful, unfettered and uninterrupted access to the SCHEDULE PROPERTY and to appoint Architects/ Consultants/ Contractors/ Sub-contractors/ Brokers/ Underwriters for construction and marketing of PROJECT, to carry on construction of the PROJECT on the SCHEDULE PROPERTY with full right and authority without any hindrance and to do all such acts and / or things that may be necessary for the development of the PROJECT.
- (vii) To handover possession of the properties/ plots, which would be available on development and construction of the properties in the PROJECT to the prospective buyer(s) on their behalf and on behalf of the OWNERS.


3.19 The DEVELOPER undertakes and assures the OWNERS that the development works carried out by it shall meet the best standards and it will remain liable for rectification of any defects therein and that it shall keep the OWNERS indemnified against any claim/ demand for any defects in the workmanship and the quality of the materials used in such development for which DEVELOPER will be solely responsible. Similarly, the DEVELOPER shall also keep the OWNERS harmless and indemnified in respect of any claim for any violations in respect of the engagement of workers/ employees and laws governing employment of such workers, etc.


The DEVELOPER shall also promptly settle all disputes concerning any agency engaged by it in the development of the SCHEDULE PROPERTY and DEVELOPERS undertake to keep the OWNERS indemnified and harmless against any claim from any such agency.

#### REVENUE DISTRIBUTION

- 4.1 The sale of flats/ dwelling units shall be done by DEVELOPER and out of the total sale proceeds, of the flats, reduced by sales brokerage/ commission and Service Tax in any form, as applicable from time to time, the OWNERS shall have 44% (to be divided in the ratio of 22:22 between both co-owners Mr Arun Agarwal & Mr Anoop Agarwal respectively), towards the value of their land and the DEVELOPER shall have 56%, towards the value of construction made by them (referred in this Agreement as REVENUE SHARING).
- 4.2 The DEVELOPER shall deposit Rs. 25.00 Lakhs (Rupees Twenty Lakhs), with the OWNERS, for fulfilment of this agreement.

  
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- a. This deposit of Rs 25.00 lacs shall be paid by the DEVELOPERS as mentioned below:
- i. Rs 20.00 Lakhs (Rupees Twenty Lakhs) at time of signing of this agreement.
  - ii. Rs 5.00 Lakhs (Rupees Five Lakhs) at time of start of construction at site.
- b. After receipt of OWNERS share of Rs 2 Crores (ie. Rs 1 Crore by each co-owners) from the sale proceeds as per REVENUE SHARING, this deposit shall be refunded @ 10% on receipt of the share in each subsequent sale amount by the OWNERS to the DEVELOPERS, till the same is liquidated.
- 4.3 (a) An Escrow Bank Account with any Bank incorporated under Laws of India, shall be operated by the DEVELOPER for the purpose of realization of sale proceeds from the PROJECT, which account shall be titled as may be mutually decided by the parties.
- (b) All amounts to be received on account from the sale of the properties in the PROJECT from the allottee/ prospective buyer(s) shall be received only in the name of the Escrow Account and shall be deposited therein only.
- (c) To facilitate easy transfer of funds, the OWNERS and the DEVELOPER shall maintain their individual accounts with the same Bank and these Accounts shall be operated by them independently and respectively by themselves.
- (d) The concerned Bank shall be given standing instructions by the Parties to disburse the amounts, deposited in Escrow Account, coming to the share of the OWNERS & DEVELOPER, as per this Agreement, to the account of the parties separately maintained by them in the said Bank.


**Provided** the concerned Bank shall also be given standing instruction by the Parties that before disbursement of the amount deposited in Escrow Account, the Bank shall transfer the amount deductible from sales as per REVENUE SHARING clause, as intimated by the Parties to the Bank from time to time, to the account of the DEVELOPER, so that the DEVELOPER meets the said liability of sales brokerage/ commission and Service Tax as mentioned beforehand in this Agreement and thereafter Bank shall distribute the amount in REVENUE SHARING to the Parties account.

- (e) The Parties hereto confirm that they shall be responsible to meet their liability on account of Income Tax, Wealth Tax or any other statutory liabilities attributable to their share in the sale proceeds.
- 4.4 The DEVELOPER assures the OWNERS that in case the realisation in hands of OWNERS by way of 44% of sales revenue falls short of Rs. 39,000/- per sq. mtr. of the land area, than the deficiency shall be made good by the DEVELOPER from their share of REVENUE SHARING.


#### COMPLETION OF THE PROJECT

- 5.1 The Parties shall co-operate with each other and do all reasonable acts, deeds and things as may be required by the other to successfully complete the development of the

  
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SCHEDULE PROPERTY and the OWNERS agrees to sign and execute necessary applications, papers, documents, deeds and things as the DEVELOPER may required from time to time in order to legally and effectively safe guard the rights of the DEVELOPER or its nominees under this agreement.

- 5.2 The DEVELOPER shall commence the work of construction immediately after obtaining approval of plans by Jhansi Development Authority (JDA), Jhansi and other authorities. The PROJECT shall be completed within 24 MONTHS time from the date of obtaining plan sanction from the relevant Authorities, subject however to force majeure circumstances or in event of circumstances beyond the control of the DEVELOPER.

#### ASSIGNABILITY

6. Either Parties shall not under any circumstances be entitled to assign and/ or transfer the right and benefits of this Agreement, and all or any other right and benefit arising from or under this Agreement to any third person(s)/ party without prior written consent of the other party. The OWNERS shall not be entitled to create any lien on the SCHEDULE PROPERTY.

#### GENERAL & MISCELLANEOUS

- 7.1 During the currency of this Agreement the parties shall not act in any manner which would result directly or indirectly in violation of any provisions of the Act, Rules, layout and/ or other permission/ approval.
- 7.2 After the completion of the PROJECT, the roof rights on each of buildings (which if not sold) will remain with both the Parties and if both the Parties decide to go for further development, then a fresh agreement under same terms and conditions, with suitable change in period of construction, etc will be entered into.

#### NOTICES AND CORRESPONDENCES

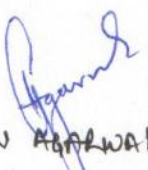
8. All notices, letters shall be delivered by hand or sent through registered post acknowledgement due to the other party at the addresses first above given or at such duly notified change of addresses.


#### ARBITRATION

9. In the event of any dispute or difference arising between the Parties in regard to this Agreement or the development of the SCHEDULE PROPERTY, they shall endeavour to settle the same by mutual negotiation/ discussions. In the event of non settlement mutually, such dispute/ differences shall be referred, for fast track procedure, to a Sole Arbitrator to be appointed by the Parties with mutual consent. The provisions of various Statutes relating to arbitration, as applicable in India from time to time shall govern the proceedings. The decision of the Arbitrator shall be final and binding on the parties. The Venue of Arbitration shall be at Jhansi city.

#### EFFECT OF AGREEMENT

10. It is hereby further agreed, declared and confirmed between the Parties hereto that this Agreement is irrevocable. Either party shall be entitled to specific performance by the other in case there is any breach of any of the terms and conditions of this Agreement.

  
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**AMENDMENTS**

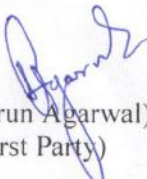

- 11. Any changes, modifications, alterations or amendments, if required, to be made in this Agreement shall be made only after mutual understanding made in writing signed by both the parties

**COURT JURISDICTION**



- 12. The Courts at Jhansi shall have exclusive jurisdiction over the subject matter of this Development Agreement.

IN WITNESS WHEREOF the Parties hereto have put and subscribed their respective hands on these presents on the day, month and year first above written and in presence of the following witnesses.

Signed and delivered by

 (Arun Agarwal) (First Party)  
 (Anoop Agarwal)



Witnesses

- 1.  Dheyanish Asthana  
s/o Shri A.K. Asthana
- 2.  JITENDRA KUMAR s/o SHRI SHYAM MANOHAR

add: 421, Rajiv Nagar Nagra, JHANSI



Signed and delivered by

**For-Pitambar Infra Projects LLP**  
  
(Aditya Sharma)  
for and on behalf of **Designated Partner**  
M/ s Pitambar InfraProjects LLP  
(Second Party)  
**For-Pitambar Infra Projects LLP**  
  
(Muku Kalani)  
For and on behalf of **Designated Partner**  
M/s Pitambar InfraProjects LLP  
(Second Party)

SCHEDULE - A

Mother Document Details -

Site Info: ARAZI NO: 336, 337 AND 345, MOUZA TALPURA, KANPUR ROAD, JHANSI.

BOUNDED ON THE

NORTH : House of Mr. Pandey  
SOUTH : Shop of Hindustan tiles and Others  
EAST : Main Kanpur road 35 Mtr. Wide  
WEST : Land of Gyansthali School & Others

MEASURING ON THE

NORTH : 69.50 mtr  
SOUTH : 70.54 mtr  
EAST : 30.48 mtr  
WEST : 32.00 mtr

Total Extent: 2186.82 Sq. Mtr

