e-Challan

Registration and Stamps department

Government of Rajasthan

GRN: **0044515621** Payment Date: **09/11/2020 13:38:46**

Office Name: **SUB REGISTRAR-IV REGISTRATION & STAMPS, JAIPUR**
Location: JAIPUR (SECTT.)
Period: 01/01/2014-To-09/11/2020

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	350.00
	Commision(-):	0.00
	Total/NetAmount:	**350.00**

Three Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: **HEMANT KUMAR SHARMA ADVOCATE**
Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):
City(Pincode): JAIPUR(302021)
Address:PLOT NOS. C-143 TO C-192 SITUATED AT SACHIVALAY/ VIHAR SCHEME, KALYANPURA, SANGANER, JAIPUR
Remarks:LEGAL SEARCH AND INSPECTION

Payment Details:

Challan No. - **0**
Bank: State Bank Of India
Bank CIN No: **00063263898300911 2020**
Date: 09/11/2020 13:38:46
Refrence No: **IK0AUIDRL8**

Computer generated copy on : 09/11/2020 ***Courtsy : https://Egras.raj.nic.in***

Scanned by TapScanner

Hemant Kumar Sharma
Advocate
Rajasthan High Court, Jaipur

(M) 9413332288
GARGI'S LAW CHAMBER
A-36, Pratap Stadium,
Chitrakoopt Scheme, Jaipur
email:law.gargi01@gmail.com

Ref. .....

Date: 09/11/2020

NON-ENCUMBRANCE CERTIFICATE/ SEARCH REPORT

That the Plot No. C-143 measuring 107.02 Square yards, Plot No. C-147A measuring 109.30 Square yards, Plot No. C-172, measuring 350 Square yards owned by Ms. Priyanka Tak, Plot No. C-144 measuring 95.37 Square yards, Plot No. C-145 measuring 98.68 Square yards owned by Ms. Nupur Tak, Plot No. C-146, measuring 102.02 Square yards, Plot No. C-147 measuring 109.06 Square yards owned by Mr. Anmol Tak, Plot No. C-148, measuring 118.24 Square yards, Plot No. C-149, measuring 121.25 Square yards, Plot No. C-150, measuring 107.25 Square yards, Plot No. C-151, measuring 135.21 Square yards owned by Mr. Vishnu Tak, Plot No. C-152, measuring 142.14 Square yards, Plot No. C-153, measuring 148.95 Square yards, Plot No. C-154, measuring 147.89 Square yards, Plot No. C-155 measuring 302.12 Square yards owned by Mrs. Mamta Tak, Plot No. C-156, measuring 302.50 Square yards, Plot No. C-157, measuring 215.21 Square yards, Plot No. C-158, measuring 287.12 Square yards owned by Mr. Mohit Tak, Plot No. C-159, measuring 294.62 Square yards, Plot No. C-160, measuring 300 Square yards, Plot No. C-161, measuring 300 Square yards owned by Mr. Akshay Tak, Plot No. C-162, measuring 294.62 Square yards, Plot No. C-163, measuring 294.62 Square yards, Plot No. C-164, measuring 300 Square yards owned by Mrs. Anjana Tak, Plot No. C-165, measuring 300 Square yards, Plot No. C-166, measuring 294.62 Square yards owned by Mr. Rajendra Tak, Plot No. C-167, measuring 294.62 Square yards, Plot No. C-168, measuring 300 Square yards owned by Mr. Harshit Tak, Plot No. C-169, measuring 300 Square yards, Plot No. C-170, measuring 294.62 Square yards owned by Mr. Gaurav Tak, Plot No. C-171, measuring 344.62 Square yards, Plot No. C-181, measuring 210 Square yards, Plot No. C-182, measuring 227.95 Square yards owned by Ms. Komal Tak, Plot No. C-173, measuring 350 Square yards, Plot No. C-178, measuring 191.66 Square yards, Plot No. C-179, measuring 172.95 Square yards, Plot No. C-180, measuring 210 Square yards owned by Mrs. Prabha

HEMANT KUMAR SHARMA
ADVOCATE

Scanned by TapScanner

Tak, Plot No. C-174, measuring 344.62 Square yards. Plot No. C-175, measuring 261.28 Square yards, Plot No. C-176 measuring 225 Square yards, Plot No. C-177 measuring 208.33 Square yards owned by Mr. Laxminarayan Tak, Plot No. C-183, measuring 294.62 Square yards, Plot No. C-184 measuring 200 Square yards owned by Mrs. Manjula Tak, Plot No. C-185, measuring 294.92 Square yards, Plot No. C-186, measuring 261.28 Square yards, Plot No. C-187, measuring 233.33 Square yards, Plot No. C-188, measuring 233.33 Square yards owned by Mr. Suresh Tak, Plot No. C-189 measuring 233.33 Square yards, Plot No. C-190, measuring 200 Square yards, Plot No. C-191, measuring 200 Square yards, Plot No. C-192 measuring 193.33 Square yards owned by Mr. Manish Tak, sit uated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur, Rajasthan.

I, Hemant Kumar Sharma, Advocate have caused necessary searches in the Offices of Sub-Registrar and in the office of Deputy Inspector General, Stamp and Registration Department, Jaipur for the period of 2014 to 2020 and have inspected all relevant records and all other documents in respect of the aforesaid property; my search report is as follows: -

That, Lease Deeds executed by the Jaipur Development Authority, Jaipur of the all Plot's mention above have duly registered in the office of sub registrar Jaipur IV in the year 2014.

Thereafter a Collaboration Agreement executed between Mr. Gaurav Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-169 and Plot No. C-170 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 11/03/2014 vide Book No. 1, Volume No. 330, Page No. 122 Serial No. 2014398001593 a nd the copy of deed filed in Additional Book No. 1, Volume No. 1319 at Pages 261 to 279 and also a Power of Attorney is executed by Mr. Gaurav Tak in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014 in respect of Plot No. C-169 and Plot No. C-170 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Mr. Gaurav Tak has applied for subdividation the Plot Nos. C-169 and C-170 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter

HEMANT KUMAR SHARMA
ADVOCATE

Scanned by TapScanner

No. D-1205 dated 09/05/2014 in respect of subdividation of Plot Nos. C-169 and C-170 as Plot No. C-169 C-170 and C-170A.

That a Collaboration Agreement executed between 1. Mr. Vishnu Tak and 2. Mrs. Mamta Tak and Unique Dream Builders Private Limited through its Director on 18/07/2014 in respect of Plot No. C-150 to C-154 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 18/07/2014 vide Book No. 1, Volume No. 342, Page No. 122 Serial No. 2014398003993 and the copy of deed filed in Additional Book No. 1, Volume No. 1367 at Pages 301 to 316 and also a Power of Attorney is executed by 1. Mr. Vishnu Tak and 2. Mrs. Mamta Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 18/07/2014 in respect of Plot No. C-150 to C-154 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV.

That a Collaboration Agreement executed between Mrs. Mamta Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-155 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 11/03/2014 vide Book No. 1, Volume No. 330, Page No. 115 Serial No. 2014398001586 and the copy of deed filed in Additional Book No. 1, Volume No. 1319 at Pages 162 to 177 and also a Power of Attorney is executed by Mrs. Mamta Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014 in respect of Plot No. C-155 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV.

That a Collaboration Agreement executed between Mr. Mohit Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-156 and Plot No. C-158 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 11/03/2014 vide Book No. 1, Volume No. 330, Page No. 121 Serial No. 2014398001592 and the copy of deed filed in Additional Book No. 1, Volume No. 1319 at Pages 242 to 260 and also a Power of Attorney is executed by Mr. Mohit Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014

HEMANT KUMAR SHARMA
ADVOCATE

Scanned by TapScanner

in respect of Plot No. C-156 and Plot No. C-158 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV.

That a Collaboration Agreement executed between Mr. Mohit Tak and Unique Dream Builders Private Limited through its Director on 17/12/2014 in respect of Plot No. C-157 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 17/12/2014 vide Book No. 1, Volume No. 357, Page No. 66 Serial No. 2014398006937 and the copy of deed filed in Additional Book No. 1, Volume No. 1426 at Pages 205 to 213 and also a Power of Attorney is executed by Mr. Mohit Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 17/12/2014 in respect of Plot No. C-157 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV.

That a Collaboration Agreement executed between Mr. Rajendra Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-165 and Plot No. C-166 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 11/03/2014 vide Book No. 1, Volume No. 330, Page No. 124 Serial No. 2014398001595 and the copy of deed filed in Additional Book No. 1, Volume No. 1319 at Pages 299 to 317 and also a Power of Attorney is executed by Mr. Rajendra Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014 in respect of Plot No. C-165 and Plot No. C-166 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Mr. Rajendra Tak has applied for subdividation the Plot Nos. C-165 and C-166 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter No. D-1355 dated 28/05/2014 in respect of subdividation of Plot Nos. C-165 and C-166 as Plot No. C-165, C-165A, C-166 and C-166A.

That a Collaboration Agreement executed between Mr. Harshit Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-167 and Plot No. C-168 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said

HEMANT KUMAR SHARMA
ADVOCATE

Scanned by TapScanner

agreement is registered in the office of Sub Registrar, Jaipur-IV on 11/03/2014 vide Book No. 1, Volume No. 330, Page No. 125 Serial No. 2014398001596 and the copy of deed filed in Additional Book No. 1, Volume No. 1319 at Pages 318 to 336 and also a Power of Attorney is executed by Mr. Harshit Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014 in respect of Plot No. C-167 and Plot No. C-168 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Mr. Harshit Tak has applied for subdividation the Plot Nos. C-167 and C-168 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter No. D-1206 dated 09/05/2014 in respect of subdividation of Plot Nos. C-167 and C-168 as Plot No. C-167, C-167A, C-168 and C-168A.

That a Collaboration Agreement executed between 1. Mr. Anmol Tak and 2. Ms. Priyanka Tak and Unique Dream Builders Private Limited through its Director on 17/12/2014 in respect of Plot No. C-147, C-147-A, C-148 and C149 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 17/12/2014 vide Book No. 1, Volume No. 357, Page No. 64 Serial No. 2014398006935 and the copy of deed filed in Additional Book No. 1, Volume No. 1426 at Pages 172 to 188 and also a Power of Attorney is executed by 1. Mr. Anmol Tak and 2. Ms. Priyanka Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 17/12/2014 in respect of Plot No. C-147, C-147-A, C-148 and C149 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV.

That a Collaboration Agreement executed between Ms. Priyanka Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-172 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 11/03/2014 vide Book No. 1, Volume No. 330, Page No. 123 Serial No. 2014398001594 and the copy of deed filed in Additional Book No. 1, Volume No. 1319 at Pages 280 to 298 and also a Power of Attorney is executed by Ms. Priyanka Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders

HEMANT KUMAR SHARMA
ADVOCATE

Scanned by TapScanner

Private Limited on 11/03/2014 in respect of Plot No. C-172 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Ms. Koaml Tak and Ms. Priyanka Tak has applied for subdividation the Plot Nos. C-171 and C-172 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter No. D-1340 dated 28/05/2014 in respect of subdividation of Plot Nos. C-171 and C-172 as Plot No. C-171, C-171A, C-172 and C-172A.

That a Collaboration Agreement executed between Mrs. Prabha Tak and Unique Dream Builders Private Limited through its Director on 12/03/2014 in respect of Plot No. C-173, C-178, C-179 and Plot No. C-180 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 13/03/2014 vide Book No. 1, Volume No. 330, Page No. 197 Serial No. 2014398001668 and the copy of deed filed in Additional Book No. 1, Volume No. 1320 at Pages 629 to 644 and also a Power of Attorney is executed by Mrs. Prabha Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 12/03/2014 in respect of Plot No. C-173, C-178, C-179 and Plot No. C-180 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Mr. Laxmi Narayan Tak and Mrs. Prabha Tak has applied for subdividation the Plot Nos. C-175, C-176, C-177, C-178 and C-180 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter No. D-1339 dated 28/05/2014 in respect of subdividation of Plot Nos. C-175, C-176, C-177, C-178 and C-180 as Plot No. C-175, C-176A, C-176, C-177, C-178, C-180 and C-178A.

That a Collaboration Agreement executed between Mr. Laxmi Narayan Tak and Unique Dream Builders Private Limited through its Director on 12/03/2014 in respect of Plot No. C-174 to C-177 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 13/03/2014 vide Book No. 1, Volume No. 330, Page No. 196 Serial No. 2014398001667 and the copy of deed filed in Additional Book No. 1, Volume No. 1320 at Pages 612 to 628 and also a Power of Attorney is

HEMANT KUMAR SHARMA
ADVOCATE

Scanned by TapScanner

executed by Mr. Laxmi Narayan Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 12/03/2014 in respect of Plot No. C-174 to C-177 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Mr. Laxmi Narayan Tak and Mrs. Prabha Tak has applied for subdividation the Plot Nos. C-173 and C-174 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter No. D-1342 dated 28/05/2014 in respect of subdividation of Plot Nos. C-173 and C-174 as Plot No. C-173, C-173A, C-174 and C-174A.

That a Collaboration Agreement executed between Mrs. Anjana Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-162 to C-164 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 13/03/2014 vide Book No. 1, Volume No. 331, Page No. 5 Serial No. 2014398001676 and the copy of deed filed in Additional Book No. 1, Volume No. 1321 at Pages 73 to 90 and also a Power of Attorney is executed by Mrs. Anjana Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014 in respect of Plot No. C-162 to C-164 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Mrs. Anjana Tak has applied for subdividation the Plot Nos. C-163 and C-164 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter No. D-1344 dated 28/05/2014 in respect of subdividation of Plot Nos. C-163 and C-164 as Plot No. C-163, C-163A, C-164 and C-164A.

That a Collaboration Agreement executed between Mr. Akshay Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-159 to C-161 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV and also a Power of Attorney is executed by Mr. Akshay Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014 in respect of Plot No. C-159 to C-161 situated at Sachivalaya

HEMANT KUMAR SHARMA
ADVOCATE

Scanned by TapScanner

Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Mr. Akshay Tak and Mrs. Anjana Tak has applied for subdividation the Plot Nos. C-161 and C-162 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter No. D-1343 dated 28/05/2014 in respect of subdividation of Plot Nos. C-161 and C-162 as Plot No. C-161, C-161A, C-162 and C-162A.

That a Collaboration Agreement executed between Mr. Manish Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-189 to C-192 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 13/03/2014 vide Book No. 1, Volume No. 331, Page No. 1 Serial No. 2014398001672 and the copy of deed filed in Additional Book No. 1, Volume No. 1321 at Pages 1 to 18 and also a Power of Attorney is executed by Mr. Manish Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014 in respect of Plot No. C-189 to C-192 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV.

That a Collaboration Agreement executed between Mr. Suresh Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-186 to C-188 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 13/03/2014 vide Book No. 1, Volume No. 331, Page No. 4 Serial No. 2014398001675 and the copy of deed filed in Additional Book No. 1, Volume No. 1321 at Pages 55 to 72 and also a Power of Attorney is executed by Mr. Suresh Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014 in respect of Plot No. C-186 to C-188 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Mr. Suresh Tak and Mr. Manish Tak has applied for subdividation the Plot Nos. C-186, C-187, C-188, C-189 and C-190 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter No. D-1354 dated 28/05/2014 in respect of subdividation of Plot Nos. C-

HEMANT KUMAR SHARMA
ADVOCATE

Scanned by TapScanner

186, C-187, C-188, C-189 and C-190 as Plot Nos. C-186, C-168A, C-187, C-188, C-189, C-189A and C-190.

That a Collaboration Agreement executed between Mrs. Manjula Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-183 to C-185 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV and also a Power of Attorney is executed by Mrs. Manjula Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014 in respect of Plot No. C-183 to C-185 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Mrs. Manjula Tak has applied for subdividation the Plot Nos. C-183, C-184 and C-185 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter No. D-1347 dated 28/05/2014 in respect of subdividation of Plot Nos. C-183, C-184 and C-185 as Plot No. C-183, C-183A, C-184, C-185 and C-184A.

That a Collaboration Agreement executed between 1. Mr. Anmol Tak 2. Ms. Nupur Tak 3. Ms. Priyanka Tak and Unique Dream Builders Private Limited through its Director on 11/08/2014 in respect of Plot No. C-142 to C-146 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 11/08/2014 vide Book No. 1, Volume No. 345, Page No. 12 Serial No. 2014398004483 and the copy of deed filed in Additional Book No. 1, Volume No. 1377 at Pages 140 to 155 and also a Power of Attorney is executed by 1. Mr. Anmol Tak 2. Ms. Nupur Tak 3. Ms. Priyanka Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/08/2014 in respect of Plot No. C-142 to C-146 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV.

That a Collaboration Agreement executed between Ms. Komal Tak and Unique Dream Builders Private Limited through its Director on 11/03/2014 in respect of Plot No. C-171, C-181 and C-182 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said agreement is registered in the office of Sub Registrar, Jaipur-IV on 13/03/2014 vide Book No. 1, Volume No. 331, Page No. 6 Serial No.

HEMANT KUMAR SHARMA
ADVOCATE

Scanned by TapScanner

2014398001677 and the copy of deed filed in Additional Book No. 1, Volume No. 1321 at Pages 91 to 108 and also a Power of Attorney is executed by Ms. Komal Tak in favor of in favor of Mr. Ravinder Singh Thakkar director of Unique Dream Builders Private Limited on 11/03/2014 in respect of Plot No. C-171, C-180 and C-181 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur; the said attorney is registered in the office of sub registrar Jaipur IV. Thereafter Mr. Ravindra Singh Thakkar in the capacity of POA holder of Ms. Komal Tak has applied for subdividation the Plot Nos. C-181 and C-182 in the office concerned and for the same the Jaipur Development Authority, Jaipur has issued a Letter No. D-1341 dated 28/05/2014 in respect of subdividation of Plot Nos. C-181 and C-182 as Plot No. C-181, C-182 and C-182A.

I, hereby certify that the Plot Nos. C-143 to C-192 situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur, Rajasthan is free from all sorts of encumbrances, charges liabilities, liens and attachment of any kind of the charges and the title of the said property situated at Sachivalaya Vihar Scheme, Kalyanpura, Sanganer, Jaipur, Rajasthan is absolutely clear, free and marketable. I hereby certify that Urban Land Ceiling Act and Tenancy Law Act etc. do not affect the said property. It is also hereby certified that the above-mentioned plots are not hit by any restriction of Urban Land (Ceilings Regulations) Act. 1976 and it is fit for equitable mortgage.

The fee Receipt No. 0044515621 dated 09/11/2020 for the relevant search is enclosed herewith.

Hemant Kumar Sharma
Advocate
HEMANT KUMAR SHARMA
ADVOCATE

Scanned by TapScanner

C-142

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007295	Date		11/08/2014	
Presenter Name	MISS. PRIYANKA TAK	Document S. No		2014398007013	
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ				
Document Type	Lease deed for local bodies (Patta)				
Claiment Name	JDA			Payment Mode	Cash
Face Value	402660	Evaluated Value	0	Stamp Value	16110

Ord- registration fee	4030	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	10	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	4340

Four Thousand Three Hundred Forty Only

Cashier

Sub Registrar JAIPUR-IV

पंजीयन एवं मुद्रांक विभाग
जयपुर



जयपुर विकास प्राधिकरण, जयपुर

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनु[illegible] और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 8 के 08 वे दिन *जयपुर विकास प्राधिकरण/284 (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री [illegible] पुत्र श्री [illegible] जाति [illegible] व्यवसाय [illegible] निवासी [illegible] (जिन्हें इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निवाहक, प्रबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमान भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना [illegible] राजस्व ग्राम [illegible] के खसरा/भूखण्ड संख्या C-142 क्षेत्रफल 12-0 (1840) में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रूपये [illegible] अंके [illegible] मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक बारिक नगरीय निर्धारिक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 60/- रुपये प्रति वर्गगज से कुल नियमन राशि 72111/- रुपये देय होती है जो चालान नं. 327781 दिनांक 24/2/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 5769/- रुपये होती है, जो चालान नं. 327781 दिनांक 24/2/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल [illegible] प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाऐगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

सहायक (चतुर्थ)
नगरीय विकास एवं मुद्रांक विभाग
जयपुर

(कृ.प.उ.)

* जो लागू नहीं हो उसे काट देवें।

परिशिष्ट

कस्बे का नाम: [illegible]
राजस्व ग्राम: [illegible]
खसरा नम्बर: [illegible]
योजना का नाम: [illegible]
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर 120 18 [illegible]

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-142 सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोटः–इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 45,21,216/- होती है। अतएव स्टाम्प राशि रु. 18,00,410 के नं. 4210-11 के कुल संख्या 1-6 बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने–अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से

आज सन् 20 ..... के माह ..... के ..... वें दिन

श्रीमती Vinita Singh

ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये–

जयपुर विकास प्राधिकरण–प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)

साक्षी :–

1. नाम .....
   पुत्र .....
   व्यवसाय .....
   निवास स्थान .....

..... साक्षी

2. नाम .....
   पुत्र .....
   व्यवसाय .....
   निवास स्थान .....

..... साक्षी

आज ..... सन् 20 ..... के माह .....
के ..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री .....
लीजधारक द्वारा कार्यालय ..... में हस्ताक्षर किये गये।

priyanka
..... लीजधारक–द्वितीय पक्ष

साक्षी :–

1. नाम SACHIN TANK
   पुत्र CHUTTAN LAL TANK
   व्यवसाय BUSINESS
   निवास स्थान E-10/98 CHITRAKOOT YOJANA AJMER ROAD, JAIPUR

..... साक्षी

2. नाम ANMOL TAK
   पुत्र RAJENDRA KUMAR TAK
   व्यवसाय BUSINESS
   निवास स्थान 205, TAK HOUSE PUROHIT JI KA KATRA, JOHARI BAZAAR, JAIPUR

Anmol Tak
..... साक्षी



जयपुर विकास प्राधिकरण, जयपुर

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग का विनियमन और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 8 के 8 वे दिन *जयपुर विकास प्राधिकरण/ 2[illegible] (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री [illegible] पुत्र श्री [illegible] जाति [illegible] व्यवसाय [illegible] निवासी [illegible] (जिन्हें इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निष्पादक, प्रबन्धक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निषादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना [illegible] राजस्व ग्राम [illegible] के खसरा/भूखण्ड संख्या C-143 क्षेत्रफल 107.02 में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रेल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रूपये..... अंके ..... मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक बारिय नगरीय निर्धारिक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 60/- रुपये प्रति वर्गगज से कुल नियमन राशि 6421/- रुपये देय होती है जो चालान नं. 327785 दिनांक 24/7/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 5136/- रुपये होती है, जो चालान नं. 327785 दिनांक 24/7/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि - पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल [illegible] प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जायेगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 3 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवनों का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथादृश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सहकारी ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट देवें।

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: जोगपुरा
राजस्व ग्राम: जोगपुरा
खसरा नम्बर:
योजना का नाम: Mahatma Achrol
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर 107.02

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-143 सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोट:-इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 402660/- होती है। अतएव स्टाम्प राशि रु. 16110+10 के नं. 4212-13 के कुल संख्या 6 बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से

आज सन् 20..... के माह..... के.....वें दिन

श्री..... श्रीमती विनीता सिंह

ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये-

जयपुर विकास प्राधिकरण-प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)
जयपुर विकास प्राधिकरण, जयपुर

साक्षी :-

1. नाम.....
पुत्र.....
व्यवसाय.....
निवास स्थान.....

साक्षी

2. नाम.....
पुत्र श्री गंगाराम
व्यवसाय.....
निवास स्थान.....

साक्षी

आज ..... सन् 20..... के माह .....
के..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री.....
लीजधारक द्वारा कार्यालय..... में हस्ताक्षर किये गये।

priyanka
लीजधारक-द्वितीय पक्ष

साक्षी :-

1. नाम SACHIN TANK
पुत्र CHUTTAN LAL TANK
व्यवसाय BUSINESS
निवास स्थान E-10/08, CHITRAKOOT COLONY AJMER ROAD, JAIPUR

साक्षी

2. नाम ANMOL TAK
पुत्र RATENDRA KUMAR TAK
व्यवसाय BUSINESS
निवास स्थान 205, TAK HOUSE, PUROHIT JI KA KATLA, JOHARI BAZAAR, JAIPUR

साक्षी

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398007296	Date	11/08/2014
Presenter Name	MISS. NUPUR TAK	Document S. No	2014398007014
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name	JDA	Payment Mode	Cash
Face Value	358830	Evaluated Value 0	Stamp Value 14360

Ord- registration fee	3590	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	10	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	3900

Three Thousand Nine Hundred Only

Cashier

Sub Registrar JAIPUR-IV
उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर



जयपुर विकास प्राधिकरण, जयपुर

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आबंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 8 के 8 वे दिन *जयपुर विकास प्राधिकरण/ 286 (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री भूपुर टांक पुत्रश्री विहारी टांक जाति टांक व्यवसाय निवासी 205 आमेर पुरा [illegible] (जिन्हें इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि अंशभुक्तागिल, अलैह भी सम्मिलित होंगे) के मध्य निपादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का यह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना [illegible] राजस्व ग्राम [illegible] के खसरा/भूखण्ड संख्या C-144 क्षेत्रफल 95.37 Sq.Yd. में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तों और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रुपये ..... अंके Rs. 2,322/- मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक बारिय नगरीय निर्धारिक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 60/- रुपये प्रति वर्गगज से कुल नियमन राशि 5722/- रुपये देय होती है जो चालान नं 327292 दिनांक 24/7/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 4578/- रुपये होती है, जो चालान नं. 327292 दिनांक 24/7/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल आवासीय प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाएगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जायें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रुपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट देवें।

सहायक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम:.....
राजस्व ग्राम:.....
खसरा नम्बर:.....
योजना का नाम:.....
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर.....

पूर्व.....पश्चिम.....भूखण्ड की संख्या यदि कोई हो.....सीमा उत्तर.....दक्षिण.....
मानचित्र संलग्न है।

नोट:-इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. ..... होती है। अतएव स्टाम्प राशि रु. ..... के नं. ..... के कुल संख्या ..... बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से
आज सन् 20.....के माह.....के.....वें दिन
श्री.....
ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये-

जयपुर विकास प्राधिकरण-प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)
जयपुर विकास प्राधिकरण, जयपुर

साक्षी :-

1. नाम.....
पुत्र.....
व्यवसाय.....
निवास स्थान.....

.....
साक्षी

2. नाम.....
पुत्र.....
व्यवसाय.....
निवास स्थान.....

.....
साक्षी

आज ..... सन् 20..... के माह .....
के..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री.....
लीजधारक द्वारा कार्यालय..... में हस्ताक्षर किये गये।

.....
लीजधारक-द्वितीय पक्ष

साक्षी :-

1. नाम SACHIN TANK
पुत्र CHITRANGAL TANK
व्यवसाय BUSINESS
निवास स्थान E-70/98, CHITRAKOOT YOJANA AJMER ROAD, JAIPUR

.....
साक्षी

2. नाम ANMOL TAK
पुत्र RAJENDRA KUMAR TAK
व्यवसाय BUSINESS
निवास स्थान 205, TAK HOUSE, PUROHIT JI KA KATLA, JOHARI BAZAAR, JAIPUR

.....
साक्षी

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007296	Date	11/08/2014
Presenter Name	MISS. NUPUR TAK	Document S. No	2014398007014
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name	JDA	Payment Mode	Cash
Face Value	358830	Evaluated Value 0	Stamp Value 14360

Ord - registration fee	3590	commssion	0
cst_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	10	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection fee	0
		Total :	3900

Three Thousand Nine Hundred Only

Cashier

Sub Registrar JAIPUR (Urban)

उप-पंजीयक (शहरी)
पंजीयन एवं मुद्रांक विभाग
जयपुर



जयपुर विकास प्राधिकरण, जयपुर

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 8 के 8 वे दिन *जयपुर विकास प्राधिकरण/ 2888 (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री ..... पुत्र श्री ..... जाति ..... व्यवसाय ..... निवासी ..... (जिन्को इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना ..... राजस्व ग्राम ..... के खसरा/भूखण्ड संख्या C-145 क्षेत्रफल 98.68 वर्ग मी. में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रुपये ..... अंके ..... मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक वार्षिय नगरीय निर्धारक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 60/- रुपये प्रति वर्गगज से कुल नियमन राशि 5971/- रुपये देय होती है जो चालान नं. 327600 दिनांक 24/7/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 47737/- रुपये होती है, जो चालान नं. 327600 दिनांक 24/7/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल ..... प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाऐगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की हानि के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सहकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट देवें।

मुख्य नियोजक (चतुर्थ)
नियोजन एवं भूप्रबंध विभाग
जयपुर

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: जोधपुर
राजस्व ग्राम: जगतपुरा
खसरा नम्बर: 1041/1042/1
योजना का नाम: ↗
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर: 98.68 वर्ग गज

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-145 सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोटः–इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 371891/- होती है। अतएव स्टाम्प राशि रु. 14860+10 के नं. 4916-17 के कुल संख्या 1-16 बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने–अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से
आज सन् 20 ..... के माह ..... के ..... वें दिन
श्री ..... नरेन्द्र सिंह .....
ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये–

जयपुर विकास प्राधिकरण–प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)

साक्षी :–

1. नाम .....
पुत्र ..... प्रवेश सिंह यादव / श्री किशन [illegible] यादव
व्यवसाय ..... [illegible] सेवा
निवास स्थान .....

साक्षी

2. नाम .....
पुत्र ..... होमाराम चौधरी / पुत्र श्री मंगाराम
व्यवसाय ..... प्राधिकरण सेवा
निवास स्थान ..... जयपुर

साक्षी

आज ..... सन् 20 ..... के माह .....
के ..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री .....
लीजधारक द्वारा कार्यालय ..... में हस्ताक्षर किये गये।

लीजधारक–द्वितीय पक्ष

साक्षी :–

1. नाम SACHIN TANK
पुत्र CHUTTAN LAL TANK
व्यवसाय BUSINESS
निवास स्थान E-10/98 CHITRAKOT YOJANA AJMER ROAD, JAIPUR

साक्षी

2. नाम ANMOL TAK
पुत्र RAJENDRA KUMAR TAK
व्यवसाय BUSINESS
निवास स्थान 205, TAK HOUSE, PUROHIT JI KA KATLA, JOHARI BAZAAR, JAIPUR

साक्षी

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007298	Date	11/08/2014
Presenter Name	ANMOL TAK	Document S. No	2014398007016
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name	JDA	Payment Mode	Cash
Face Value	383850	Evaluated Value 0	Stamp Value 19200

Ord- registration fee	3840	commssion	0
cst_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	4140

Four Thousand One Hundred Forty Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर



जयपुर विकास प्राधिकरण, जयपुर

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अं और आबंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 8 के 8 वे दिन *जयपुर विकास प्राधिकरण/ 281 (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री [illegible] पुत्र श्री [illegible] जाति [illegible] व्यवसाय [illegible] निवासी [illegible] (जिनको इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इकरार में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और पुनर्कित अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना [illegible] राजस्व ग्राम [illegible] के खसरा/भूखण्ड संख्या C-146 क्षेत्रफल 1.02.02 बीघा में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तों और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रूपये [illegible] अंके [illegible] मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक साथ नगरीय निर्धारक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा कराई जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 60/- रूपये प्रति वर्गगज से कुल नियमन राशि 6132/- रूपये देय होती है जो चालान नं. 327805 दिनांक 24/7/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 4897/- रूपये होती है, जो चालान नं. 327805 दिनांक 24/7/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल [illegible] प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाऐगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सहकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट देवें।

उप-नियंत्रक (चतुर्थ)
संपीयन एवं मुद्रांक विभाग
जयपुर

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: Jhotwara
राजस्व ग्राम: Mahiyar
खसरा नम्बर:
योजना का नाम: Sahajanand Nagar
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर 102.02 Sqr

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-146 सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोट:-इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 383850/- होती है। अतएव स्टाम्प राशि रु. 19200+10 के नं. 4218-19 के कुल संख्या 1-8 बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से

आज सन् 20..... के माह..... के.....वें दिन

श्री ..... Rise

ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये-

उपायुक्त (जोन-8)
जयपुर विकास प्राधिकरण, प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)

साक्षी :-

1. नाम.....
   पुत्र.....
   व्यवसाय.....
   निवास स्थान.....

.....
साक्षी

2. नाम.....
   पुत्र.....
   व्यवसाय.....
   निवास स्थान.....

.....
साक्षी

आज ..... सन् 20..... के माह .....
के..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री.....
लीजधारक द्वारा कार्यालय..... में हस्ताक्षर किये गये।

Amrat Jain
.....
लीजधारक-द्वितीय पक्ष

साक्षी :-

1. नाम SACHIN TANK
   पुत्र CHUTTAN LAL TANK
   व्यवसाय BUSINESS
   निवास स्थान E-70/98, CHITRAKOOT YOJANA ADJMER ROAD JAIPUR

.....
साक्षी

2. नाम Nupur Tak
   पुत्री Mr Vishnu Prakash Tak
   व्यवसाय Bussiness Man
   निवास स्थान 205, Tak House, Purohit ji ka Kotla, Johari Bazaar, Jaipur

.....
साक्षी

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007300	Date		11/08/2014	
Presenter Name	MISS. PRIYANKA TAK	Document S. No		2014398007019	
Presenter/Property Address	205, KAILA PUROHITJI KA JOHARI BAZAR JAIPURRAJ				
Document Type	Power of attorny when power given to Promotor for Contruction/Sale				
Claiment Name	RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD.			Payment Mode	Cash
Face Value	0	Evaluated Value	1828791	Stamp Value	100

Ord- registration fee	18290	commssion	0
csl_more_50000	1400	custody	0
stamp(memorandom)	0	rep(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
Intrest	0		
		Total :	18690

Eighteen Thousand Six Hundred Ninety Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (प्रथम)
पंजीयक एवं मुद्रांक
जयपुर

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 722136






SHRI

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We

1. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS NUPUR TAK** D/o Shri Vishnu Tak, age 21 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

3. **SHRI ANMOL TAK** son of Shri Rajendra Tak, age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

Priyanka Tak Anmol Tak

5528

Unique Builders Pvt Ltd

Jaipur

GPA

do hereby appoint, nominate and constitute **RAVINDER SINGH THAKKAR** S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006, Director of Unique Dream Builders Private Limited having its registered office at UDB Tower, 3rd Floor, Opp. Jaipur Nagar Nigam, SB-59, Tonk Road, Jaipur to be my lawful attorney and to act on our behalf to do the following Acts, Deeds OR things amongst others with regard to the plots no. C-142, C-143, C-144, C-145 and C-146 situated at Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur admeasuring **523.27 Sq. Yds.** (hereinafter referred to as the said plots) and authorize the said attorney to do the following acts, deeds and things:

1. **To** enter into, affix signatures, execute and get registered any agreement/ development agreement/ sale deed/ agreement to sale/ lease deed etc. with regard to the Villas as mentioned in the Collaboration Agreement dated 11/08/2014 executed by us in favour of Unique Dream Builders Private Limited and to receive sale consideration in the name of the Unique Dream Builders Private Limited and to give receipt/acknowledgment thereof.

2. **To** represent in the office of Nagar Nigam, Jaipur/J.D.A/Govt. of Rajasthan/ State of Rajasthan OR any other authority OR Local Self Bodies, Urban development and Housing Department, Electricity Department, Fire Department, Police, PHED etc. and to sign and execute any Applications including for the purpose to deposit Security amount in any department, Bond, etc/ and to apply and obtain any permission/Sanction OR Clearance for the purposes of constructions and development of the said Villas.

3. **To** apply and obtain sanctions for Water, Electric, Power, Telephone, and Gas OR any other connection as may be required in my name and to deposit necessary FEES/CHARGES, etc with the concerned authorities.

4. **To** Deposit, Fee, Charges OR any other amounts for any permission/sanction for construction and to receive the same in our name.

5. **To** appear, represent and act before any authority Local, Municipal, Government, Semi Government, including the competent authority and to make all such Applications, Depositions as may be required for the purpose of development of the Plots OR for any modifications, alternations in the sanctioned plans.

Priyanka

Amrut Jain

आज दिनांक 11 अगस्त सन् 2014 को 04:56 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे समक्ष दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Priyanka

हस्ताक्षर प्रस्तुतकर्ता
(2014398007019)

हस्ताक्षर उप पंजीयक,
JAIPUR-IV
(Power of attorny when power given to Promotor for Contruction/Sale)

रसीद नं0	[2014398007300]
दिनांक	[11-8-2014]
पंजीयन शुल्क रु0	18290
प्रतिलिपि शुल्क रु0	0
फ्रेंकिंग शुल्क रु0	300
अन्य शुल्क रु0	100
कमी स्टाम्प शुल्क रु0	0
कुल योग रु0	18690

(2014398007019) उपपंजीयक JAIPUR-IV
((Power of attorny when power given to Promotor for Contruction/Sale))

6. **To** engage or to appoint any Architect, Planner, Draftsman, Structural/ Project/ Electrical/ Civil Engineer's/ Consultant and any other competent persons, employees, labourers, Sub-Contractors, Electricians, Surveyors, plumbers and Sanitary Engineers, agency/sub agencies, security guards for the purpose of the construction of the Villas OR other development work over the plots.

7. **To** receive the completion certificate for the completion of the Villas OR other development work as may be required from the concerned authorities and for the said purpose to make all applications and depositions etc.

8. **To** apply for permits for the building material such as cement, bricks, steel OR any other controlled items and to do all OR any other thing required to be done to ensure regular supplies of the same.

9. **To** apply and obtain all quota/entitlements and other allocations for any material as may be required for the construction and completion of the Villas from time to time.

10. **To** submit vakalatnama, letter of authority and to appoint and engage any advocates/ consultants/ solicitors/ chartered accountants, to settle the accounts, to refer to arbitrations all disputes and differences to file and to contest any litigation, before any forum/Tribunal/Courts of law/Settlement Committee's etc.

11. **To** institute/file, Defend, Prosecute, Enforce OR Resist any suit OR other actions and Proceedings, Appeals/Revision/Review/ Applications in any Court whether Civil, Criminal, Revenue, OR before, Trial Court, District Court, High Court OR Supreme Court OR Arbitration Tribunal OR Industrial Courts, Tribunals, etc. arising out of or in respect of the plots/Villas as mentioned hereinabove.

12. **To** generally do all other Acts, Deeds and things as may be necessary in relation to the aforesaid purposes.

That it is further stated that this GENERAL POWER OF ATTORNEY relates to the above Plots and we undertake to be responsible for any of the acts of the attorney in my name for the purposes mentioned hereinabove.

We do hereby agree to ratify all Acts Deeds and things done OR executed by the said Attorney Lawfully by virtue of these presents.

सह-पंजीयक (प्रथम)
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





2 -NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





3 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





ने लेख्यपत्र Power of attorny when power given to Promotor for Contruction/Sale को पढ़ सुना व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रु0 _____ पूर्व में/मेरेसमक्ष / में से रु0_____ पूर्व में ------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादक फर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8, BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,RAJ.



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गये हैं।

उप-जिला निबंधक JAIPUR-IV

(2014398007019)

Power of attorny when power given to Promotor for Contruction/Sale

IN WITNESS WHERE OF WE HAVE SIGNED AND EXECUTED THESE PRESENTS ON THIS DAY OF 11/08/2014.

Priyanka

1. **MISS PRIYANKA TAK**

   PAN: AEIPV8860R

2. **MISS NUPUR TAK**

   PAN: AQTPT5096N

3. **ANMOL TAK**

   PAN:

   [O W N E R S]

Accepted by:

Shri Ravinder Singh Thakkar S/o Shri Ajit Singh
Director of Unique Dream Builders Private Limited

WITNESSES: -

(1) **SACHIN TAK**

S/o Shri Chuttan Lal Ji Tak

R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**

S/o Shri Mool Chand Jain

R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

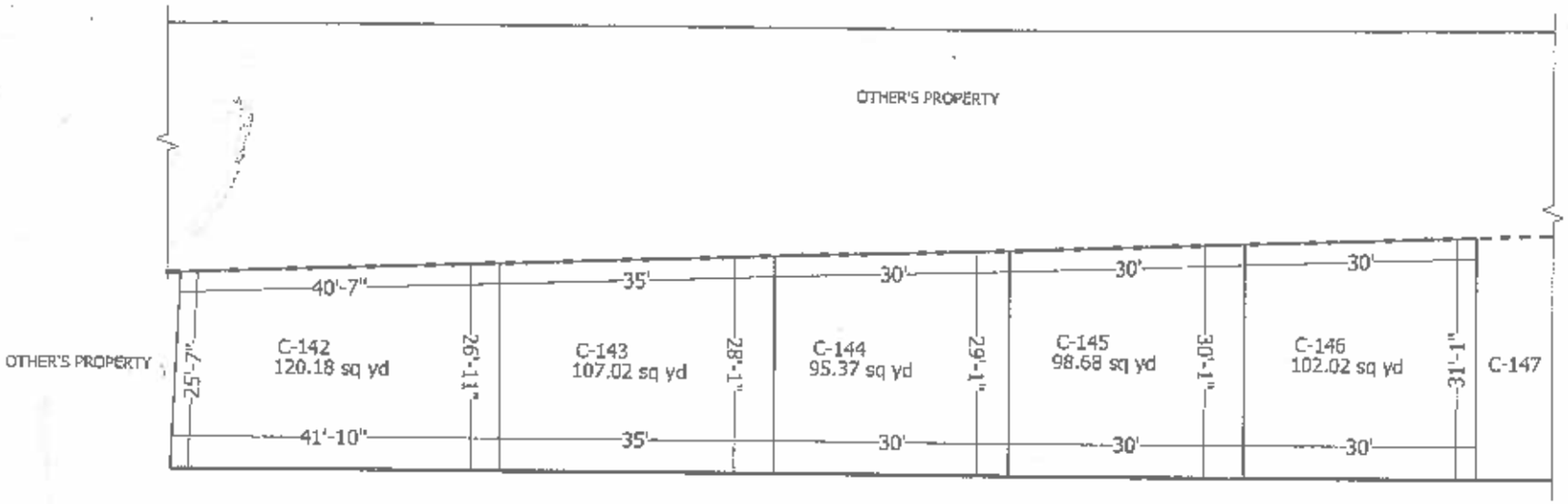
धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रूपये 1828791
मागते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क रूपये 18290 कुल रूपये 18290 जरिये रसीद संख्या
[20143980073O0]
दिनांक [11-8-2014] में जमा किये गये है।
अतः दस्तावेज को रूपये 2
के मुद्रांको पर निष्पादित माना जाता है।

(20143980070l9) उप पंजीयक, JAIPUR-IV
(Power of attorny when power given to Promotor for Contruction/Sale)

आज दिनांक 11/8/2014 को
पुस्तक संख्या 4 जिल्द संख्या 32
में पृष्ठ संख्या 22 क्रम संख्या 20143980002690पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 4 जिल्द संख्या 65
के पृष्ठ संख्या 215 से 222
पर चस्पा किया गया।

(20143980070l9) उप पंजीयक, JAIPUR-IV
Power of attorny when power given to Promotor for Contruction/Sale

उप-पंजीयक (जोन-1)
पंजीकरण एवं मुद्रांक विभाग
जयपुर



ROAD 30' WIDE

PLOT NO.	AREA (SQ YD)
C- 142	120.18
C- 143	107.02
C- 144	95.37
C- 145	98.68
C- 146	102.02
TOTAL	523.27

SITE PLAN OF PLOT NO: C 142 - C 146
SCHEME: SACHIVALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

E
S
N
W

अद्य दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 32
में पृष्ठ संख्या 22 क्रम संख्या 2014398000269पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 65
के पृष्ठ संख्या 215 से 222
पर चस्पा किया गया।

(2014398007019)
Power of attorny when power given to Promoter for Contruction/Sale

उप पंजीयक JAIPUR-IV

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007299	Date		11/08/2014	
Presenter Name	MISS. PRIYANKA TAK	Document S. No		2014398007018	
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ				
Document Type	Agreement / Power of development				
Claiment Name	RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD.			Payment Mode	Cash
Face Value	0	Evaluated Value	1828791	Stamp Value	28350

Ord- registration fee	18290	commission	0
csi_more_50000	100	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	inspection_fee	0
		Total :	18690

Eighteen Thousand Six Hundred Ninety Only

Cashier

Sub Registrar JAIPUR-IV

पंजीयक (सह.नि.)
पंजीयन एवं मुद्रांक विभाग
जयपुर

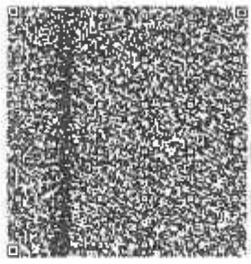
INDIA NON JUDICIAL

Government of Rajasthan

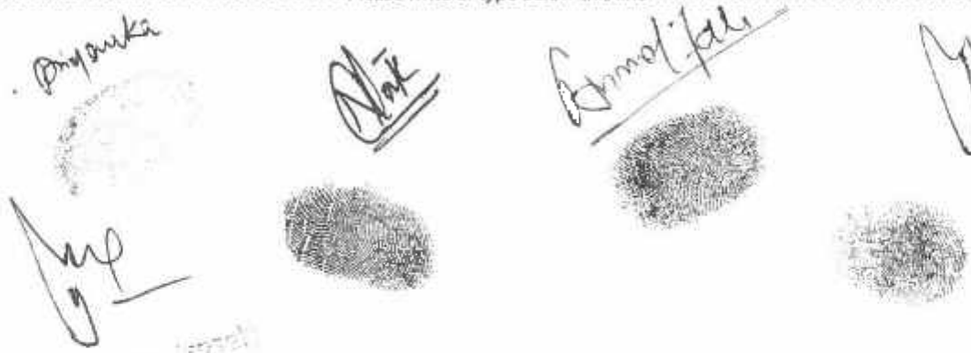
e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01438495863199M
Certificate Issued Date	:	11-Aug-2014 04:49 PM
Account Reference	:	SHCIL (FI)/ rjshcil01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01015047329574 60M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 5(e) Developer Agreement
Property Description	:	PLOT NO.M C-142,C-143,C-144,C-145 AND C-146 SCHEME, SACHIVALAYA VIHAR, KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PRIYANKA TAK NUPUR TAK AND ANMOL TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	31090 (Thirty One Thousand And Ninety only)



Please write or type below this line



0000813857

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

StatutoryAlert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 722139






"SHRI"

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made on this 11 day of August 2014, at Jaipur between:-

1. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS NUPUR TAK** D/o Shri Vishnu Tak, age 21 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

3. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

(Hereinafter collectively called as the Parties of the First Part or the Owners, which expression shall mean and include all their legal heirs, administrators, executors, representatives, assignees etc.)

Priyanka

Anmol Tak

552
Unique Dream Builders Pvt Ltd
Jaipur
Copies of As

A N D

Unique Dream Builders Pvt. Ltd., a company registered under the provisions of Company Act, 1956 having its registered office at UDB Tower, SB-59, 3rd Floor, Opp. Jaipur Nagar Nigam, Tonk Road, Jaipur through its Director, Shri Ravinder Singh Thakkar S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006.

(Hereinafter called as the Party of the Second Part or Developer which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include all its directors, their authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

PART-I

Chain of Title

That the Jaipur Development Authority, Jaipur executed the lease deeds for the following plots, the details of which are as under:

NAME OF OWNER	PLOT NO.	AREA (IN SQ. YARDS)	DATE OF LEASE DEED	DETAILS OF REGISTRATION
Miss Priyanka Tak	C-142	120.18	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 3 at S.No. 2014398004474 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 21 to 31 in the office of Sub Registrar, Jaipur – IV.
Miss Priyanka Tak	C-143	107.02	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 4 at S.No. 2014398004475 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 32 to 42 in the office of Sub Registrar, Jaipur – IV.
Miss Nupur Tak	C-144	95.37	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 5 at S.No. 2014398004476 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 43 to 58 in the office of Sub Registrar, Jaipur – IV.
Miss Nupur Tak	C-145	98.68	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 6 at S.No. 2014398004477 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 59 to 79 in the office of Sub Registrar, Jaipur – IV.
Anmol Tak	C-146	102.02	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 7 at S.No. 2014398004478 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 80 to 92 in the office of Sub Registrar, Jaipur – IV.
TOTAL AREA		**523.27 Sq. Yds.**		

situated in Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur (hereinafter called as 'said plots ') in favour of the Owners. The said Plots are free from any litigation and are in total actual possession of the Owners, and the said

Plots bears clean & pure title and are free from all encumbrances, attachment, notices etc. and it will be the responsibility of the Owners to indemnify the developer for any defect arising in the title of said Plots or in case liability of the Owners is to be discharged by the developer at any point of time.

That on date the owners are not earning anything from the said Plots and hence the owners have agreed to enter into this Collaboration Agreement.

That after considering the good location of the said Plots, the Owners have decided to construct Villa(s) on the said Plots and for this the Owners have approached the party of the second part/ developer for development and construction of the Villa(s).

That the Party of the Second part, the Developer is a registered company engaged in construction business having technical expertise and experienced directors who enjoy goodwill of high repute have decided to join hands with the Owners in the work of development and construction of the Villa(s) on the said Plots on the belief and assurances given by the Owners that they are the absolute Owners of the said Plots and the said Plots are free from all litigation and the same are in total possession of the Owners, and the said Plots bear a clean & perfect title and is free from all encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. and in furtherance to implement their intents parties to this Agreement are entering into this Agreement and simultaneously with the execution of these present the Owners have handed over the vacant possession of the said Plots for the construction and development of the said Villa(s) to the Party of the Second Part on the Terms & Conditions hereinafter written and the party of the Second part is ready to do the work appearing hereunder on the below mentioned terms & conditions :-

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

PART-II

Undertakings

1. **That** the Owners declare that they are entitled to enter into this agreement with the developer and they are having full rights and authority to sign and execute the same, to enter into a collaboration agreement with the party of the second part for the construction and development of the Villa(s) and to enter into negotiations, and to execute the collaboration agreement, power of attorney etc. and the terms appearing herein and hereby undertake that except theirs there is no right, title or interest of any third party/ person in the said Plots.

2. **That** the Owners have made available the said Plots hereto and do hereby allow, authorize and give complete authority to the Developer to demolish any existing structure and build, construct, develop and complete the Villa(s).

3. **That** the Owners have declared that the complete set of original title deeds of the said Plots is in their power and possession. The Owners further declare and assure that they shall keep the original title deeds of the said Plots always in safe custody and shall also safeguard the same against fire, water etc. Further the Owners shall provide a plenary set of complete title deeds duly certified to the Developer before the start of the construction of the said Villa(s).

Priyanka

आज दिनांक 11 माह अगस्त सन् 2014 को 04:58 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

priyanka

हस्ताक्षर प्रस्तुतकर्ता
(2014398007018)
(Agreement / Power of development)

हस्ताक्षर उपपंजीयक
JAIPUR-IV

उपपंजीयक (शहरी)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[20143980072991]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	18290
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	100
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	18690

(2014398007018) उपपंजीयक JAIPUR-IV
((Agreement / Power of development))

उपपंजीयक (शहरी)
पंजीयन एवं मुद्रांक विभाग
जयपुर

4. **That** the Owners hereby declare that, they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale or lease or development and construction of the said Plots or any part thereof to any person other than the Developer and there is no encumbrance on the said Plots and the same are completely free from all encumbrances, whatsoever and that the said Plots would be kept free from all kind of encumbrances, during the subsistence of these presents.

5. **That** the Owners declare that, they have not done any act, thing or executed any deed or writing whereby or by reason whereof the development or the construction of the said Plots and / or Villa(s) may be affected or prevented in any manner whatsoever.

6. **That** all items of plant and machinery, tools and implements, stores and materials that the developer will bring to the site for development/construction purposes shall remain exclusive property of the developer at all times and it is expressly agreed and accepted that the Owners shall have no claim whatsoever on all such items of plant and machinery, tools and equipment, stores and material at any time.

7. **That the** Owners have represented that they are the only and absolute Owners of the said Plots and in case any dispute is raised at any point of time by any third party, agency OR family members of the owners regarding the title, Ownership and possession of the said Plots, the Owners shall get it cleared at their own cost and expenses within a stipulated time period of 3 months. It has been agreed that the Owners are always liable for indemnifying the developer and the prospective buyers.

8. **That** the Developer shall be and are hereby authorized through Power of Attorney(s) given by the Owners to act in the name of the Owners in so far as necessary to appear, to represent the Owners and to submit the necessary documents in order to get construction plan sanctioned before the local authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation if required besides others and to file application form(s) for applying and obtaining all quotas/entitlements and other allocations for cement / steel / bricks and other materials as may be required for the construction and completion of the Villa(s) from time to time and to apply for temporary /permanent electric and water connections etc. to make the Villa(s) ready for occupation for and on behalf of Owners.

9. **That** in order to facilitate the developer to get plans approved/to get the sanction/ permission for raising the construction on the said Plots, the Owners have/will execute power of attorney in favor of Shri Ravinder Singh Thakkar S/o Shri Ajit Singh in the capacity of Director of Unique Dream Builders Pvt. Ltd. and undertakes to execute and register such other authorization(s) as may be required for the above purposes or in connection with the development and construction of the Villa(s) from time to time.

उप-पंजीयक (नि.)
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ




2 -NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ




3 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ




(And Claiment)

1 -RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD. / S. AJIT SINGH.
उम्र -20 वर्ष जाति - SIKH व्यवसाय -BUSINESS
निवासी -15, KAILASH PATH SURAJ NAGAR WEST CIVIL LINES JAIPUR RAJ.




ने लेख्यपत्र Agreement / Power of development को पढ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष / मे से रू0_____ पूर्व में -------- मेरे समक्ष प्राप्त करना स्वीकार किया :

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8, BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,RAJ.



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गयें हैं।

उप पंजीयक JAIPUR-IV

(2014398007018)
Agreement / Power of development

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

10. **That** the Owners and Developer have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed OR construed as constituting a service contract OR a partnership OR sale OR transfer of property between the Developer and the Owners, nor shall the Developer and the Owners in any manner constitute an Association of persons. Each party shall be strictly responsible for its own Income Tax liabilities OR other liabilities.

11. **That** the Owners hereby agree and give their irrevocable consent not to obstruct and/or raise any objections whatsoever and/or interferes.

    a) With the development work to be carried out in the entire project.

    b) In carrying out any amendments, additions, alteration(s), modification(s) or variation(s) in the construction plan(s) and

12. **That** the Owners and developer have agreed not to encumber the share of each other till the date of completion of the Villa(s) in any manner either by mortgage, pledge or by entering into any agreement with any other party or into any tenancy / license or lease. The Owners also declare and assure that the said Plots and the existing structure is un-encumbered and is free from any court injunction, litigation and lien charge of any nature whatsoever on the date of signing of this agreement. That any credit facility or financial loan can be availed by the developer on its respective share in the Villa(s) as per the approved plans and the developer can take a loan keeping only its respective share as collateral security and the Developer will not be entitled to create any charge over the Owner' share.

13. **That** the Owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said Villa(s).

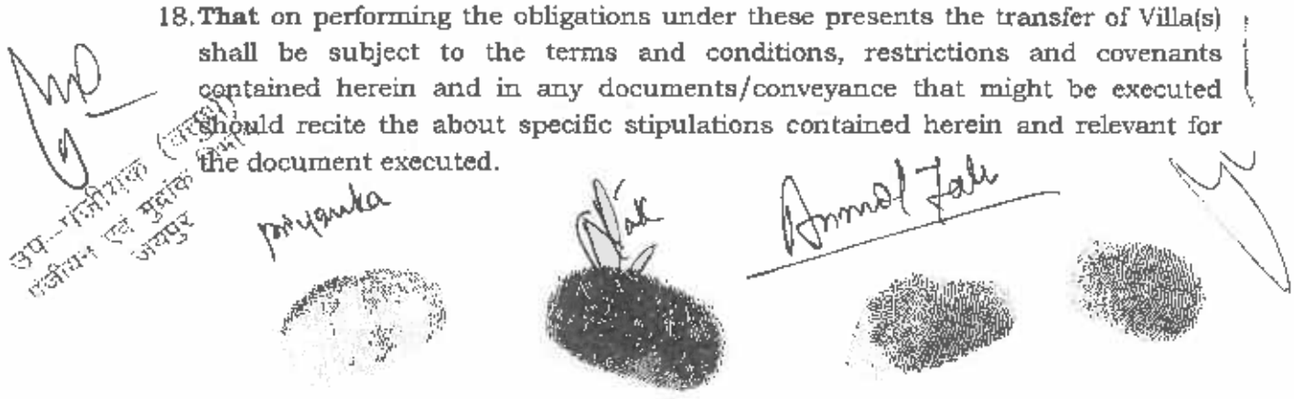
14. **That** the developer will be entitled to make any structural changes in the company i.e. Unique Dream Builders Pvt. Ltd.

15. **That** the Owners shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation, violation and/ or breach of any of these said laws, bye-laws, rules and regulations.

16. **That** the developer shall be entitled to demolish the existing building/structure and the developer will be entitled to use all salvage materials arising there from if any.

17. **That** the Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority of the Owners, including any such additional power of attorney and/or authorization as may be required for the purpose.

18. **That** on performing the obligations under these presents the transfer of Villa(s) shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents/conveyance that might be executed should recite the about specific stipulations contained herein and relevant for the document executed.



धारा 54 के तहत प्रमाण-पत्र

प्रमाणित किया जाता है कि इस लेख पत्र

की मालियत रुपये 1828791

मानते हुए इस पर देय कमी मुद्रांक

राशि 0 पर कमी पंजीयन शुल्क रुपये 18290 कुल रुपये 18290 जरिये रसीद संख्या [2014398007299]

दिनांक [11-8-2014] में जमा किये गये है।

अतः दस्तावेज को रुपये 18290

के मुद्रांकों पर निष्पादित माना जाता है।

(2014398007018) उप पंजीयक, JAIPUR-IV

(Agreement / Power of development)

आज दिनांक 11/8/2014 को

पुस्तक संख्या 1 जिल्द संख्या 345

में पृष्ठ संख्या 12 क्रम संख्या 2014398004483पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 1377

के पृष्ठ संख्या 140 से 155

पर चस्पा किया गया।

(2014398007018) उप पंजीयक, JAIPUR-IV

Agreement / Power of development

15- **That** the Developer shall receive the advance amount from the prospective buyer(s) on such terms and conditions as settled between the prospective buyers and Developer without any interference of any kind whatsoever from the Owners.

PART-IV

Taxes/ Outgoings

1- **That** all taxes and grounds rent due on the land of any statutory or non statutory authority (s), OR any other authority from the date of signing of this agreement upto the transfer of the Villa(s) to the prospective Buyers from the date of signing of this Agreement are to be paid by the Owners.

2- **That** all taxes etc. due on the plot prior to the date of signing of this agreement shall be borne by the Owners and if the developer has to pay any such due amount, then the Owners shall duly indemnify the developer.

3- **That** it has been clear that both the parties shall bear Income Tax liability on their respective shares. The Developer shall only be liable to pay Income Tax for its share in the Villa(s) i.e. 55% of the total Sale Consideration of the Villa(s).

4- **That** it has been further agreed in between the parties that in case if any liability to pay any service tax in present or in future, comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate 45% of such deposit to the Developer within a period of one week from the date of such deposit.

5- **That** in case if any liability arises for Service tax payable on Owner's share to be delivered by the Developer to the Owners in pursuance of the Collaboration Agreement shall be borne by the Owners. If the liability to pay service tax on said Owner's share has been casted upon Developer. The Owners shall pay the service tax so calculated without any delay or demur to the Developer to enable it to discharge such service tax liability.

6- It is further clarified that service tax payable on booking amount received from Prospective Buyers on Owner's share shall be borne and paid by the Owners only and the Developer shall not be responsible for the same in any way. In the event, the Developer is required to pay such tax by Service tax Authorities, the Owners shall forthwith reimburse such deposited amount to the Developer without any delay or demur.

7- **That** if the Owners fail to reimburse the service tax amount to the developer then the developer has a right to retain/deduct the amount equivalent to the Service Tax from the amount of Sale Consideration of the Villa(s).

PART-V

Indemnity

1- **That** the developer is entering in this agreement with the Owners on the representation and belief that the title of the said Plots is clear and encumbered.

8- **That** without prejudice to the rights and interests of the Owners, the developer has been permitted to affix signage, hoardings, fix display board on the said Plots or at any other places and developer can also publish the advertisement in media. The Developer will also have a right to display its Board on the Top of the Roof Terrace. The Developer shall do the marketing for the Villa(s) which shall not be objected by the owner.

9- **That** the Owners shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.

10- **That** it is hereby expressly declared that the work of Development/ Construction of the Villa(s) as have been mentioned above is to be carried out by the Developer. For the efforts, work and costs put in by the Developer, Developer will be entitled to receive 55% of the total sale consideration of said Villa(s) and the Owners will be entitled to receive 45% of the total sale consideration. In other words the share of the Owners and the Developer in the Villa(s) will be as under:-

Owners	45%
Developer	55%

11- **That** the developer will sell the said Villa(s) and receive the entire sale consideration in the name of the company M/s Unique Dream Builders Private Limited. Upon receipt of the payment the developer shall reimburse the 45% of the amount received for the Owners' share in the Villa(s) to the Owners for all times to come.

12- **That** the developer shall be free and authorized to sell the said Villa(s). However by way of this Agreement and the rights conferred by these present, the Developer is fully entitled and duly authorized on behalf of the Owners to execute the Sale Agreement / Sale Deed/ Lease Deed/ Rent Deed/ License or any other agreement/ deed/ instrument/writing in favour of prospective buyer/any third party and to present the same for registration in the office of Sub-Registrar and can receive payments from the prospective purchaser of the said Villa(s) and the Owners will have no right or objection on such agreement/deed which will be executed by the Developer. In case the signature of Owners are required by the prospective buyer or the Developer on any such document like Sale Agreement / Sale Deed etc, the Owners are bound to sign the same whenever and wherever it is required and the Owners will not be entitled to receive or claim any consideration for it.

13- **That** the rate on which any Villa(s) shall be sold to any prospective buyer shall be mutually decided by both the parties to this agreement.

14- **That** the Developer shall be authorized to procure respective buyers of the proposed Villa(s) and to receive the payment from the said respective buyers towards the price of the said Villa(s).

उप-पंजीयक (सह.)
पंजीयन एवं मुद्रांक विभाग
जयपुर

PART-III

Work Schedule

1- **That**, the Owners are simultaneously handing over the actual vacant physical possession of the said Plots to the Developer with execution of these present and the Owners have given complete authority and permission to the Developer to enter upon the said Plots described in the Schedule hereunder written as aforesaid, with full right and authority to commence, carry on and complete the construction/development thereof in accordance with the plan.

2- **That** the Owners will be liable for the dues subsisting on the said Plots till the start of the construction of the Villa(s) and thereafter till the Villa(s) is constructed, the taxes shall be proportionately shared by the developer and the Owners in the ratio as agreed and mentioned in the later clauses of this agreement.

3- **That** at present there is no liability of Service Tax on construction of Single House/Villa(s). It has been further agreed in between the parties that in case any liability to pay service tax arises in future by change in law, and comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate of such deposit as per the agreed ratio of sharing in the Villa(s) to the Developer within a period of one week from the date of such deposit.

4- **That** the Developer shall appoint the Architects, Engineers, contractors and other staff necessary to construct the Villa(s) at its own cost and expense.

5- **That** it is agreed that the delay caused in getting the Villa(s) constructed and development due to any force majeure such as riots, disturbance of peace, when the situation of the law and order is not under the Control, strikes, non availability of building materials, transporter's strike, governmental restrictions and/or reason of civil commotion, any act of god or any other natural calamity or due to any defect in the title of the Owners or due to any dispute with the neighbors due to any stay/ injunctions/restrain orders passed by any competent court/tribunal/authority or some other reasons which may be beyond the control of the developer, it would not be the responsibility of the developer as the time cannot be of essence in the collaboration agreement.

6- **That** it is hereby agreed that the entire cost of construction inclusive of any incidental expense thereto shall be borne by the Developer and all efforts connected with this shall be done by the Developer.

7- **That** in the event of any beneficial changes or otherwise required to be done in the building plan pursuant to any amendment in the existing building regulations during currency of this Agreement the Owners shall sign and execute all necessary documents/plans etc. and also comply with all necessary legal formalities as may be required to be done and the Owners will not be entitled to make any monetary charges for their services or claim, additional consideration for the extended construction area, if any.

If any dispute arises on title of said Plots at any time after signing of this agreement, during the construction of the Villa(s) and even after construction of the said Villa(s), the entire responsibility to get the dispute resolved shall lie on the Owners and if the property goes from the hands of the developer or any prospective purchaser buying a Villa(s) from the developer then the Owners shall indemnify the developer or purchaser buying from the developer the actual cost of land and construction thereon along with interest @18% from the date of agreement to sale in favor of the prospective buyer.

2- **That** if Owners make any breach of one or more terms and conditions appearing herein in this Agreement and agreed mutually, the Owners shall make good the loss to the Developer.

3- **That** in the event of the Owners committing breach of any of the terms and conditions herein contained the developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the arbitrator so appointed provided however that if such delay shall continue for a period of six months then in that event in addition to any other right, which the developer may have against the Owners, the developer shall be entitled to sue the Owners for the specific performance of this agreement or to rescind this agreement and claim refund of all the money paid and/ or incurred by the developer and such losses and damages which the developer may suffer.

4- **That** in the event of the developer is prevented from proceeding with the construction work during the continuance of such construction by any act on the part of the Owners or Owners' agents, servants, representatives or any person claiming any right under the Owner then in that case the developer shall have the right to claim refund of all sums paid by the developer to the Owner in the meantime together with interest at the rate of 18% per annum and shall also be entitled for to claim damages and losses which the developer may suffer because of the total expenses incurred by the developer in construction of Villa(s) till that date but the developer's right to sue for specific performance of the contract shall remain unaffected.

PART-VI
Arbitration

1- **That** all disputes and questions in connections with this Agreement arising amongst the Owners and the Developer shall be referred to the sole Arbitrator Shri Alok Garg S/o Shri Gopi Chand Garg, resident of D-105, Lal Kothi Marg, Bapu Nagar, Jaipur – 302015 whose decision shall be final and binding on both the parties. That the venue of arbitration shall be Jaipur. The provisions of the Arbitration & Conciliation Act, 1996 shall be applicable.

PART-VII
Jurisdiction

That only the courts in Jaipur shall have the jurisdiction to entertain and determine or adjudicate all actions and legal proceedings arising out of or in relation to the award of the arbitrator.





PART-VIII
Miscellaneous

1- **That** the name of the Villa(s) will be mutually decided by both the parties.

2- **That** all notices, letters shall be delivered by hand or sent through registered post acknowledgment due to the other party at the addresses first above or at such duly notified change of addresses.

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunder on the date mentioned above.

(F I R S T P A R T Y)
O W N E R S

1. **MISS PRIYANKA TAK**
   PAN: AEIPV8860R

2. **MISS NUPUR TAK**
   PAN: AQTPT5096N

3. **ANMOL TAK**
   PAN:

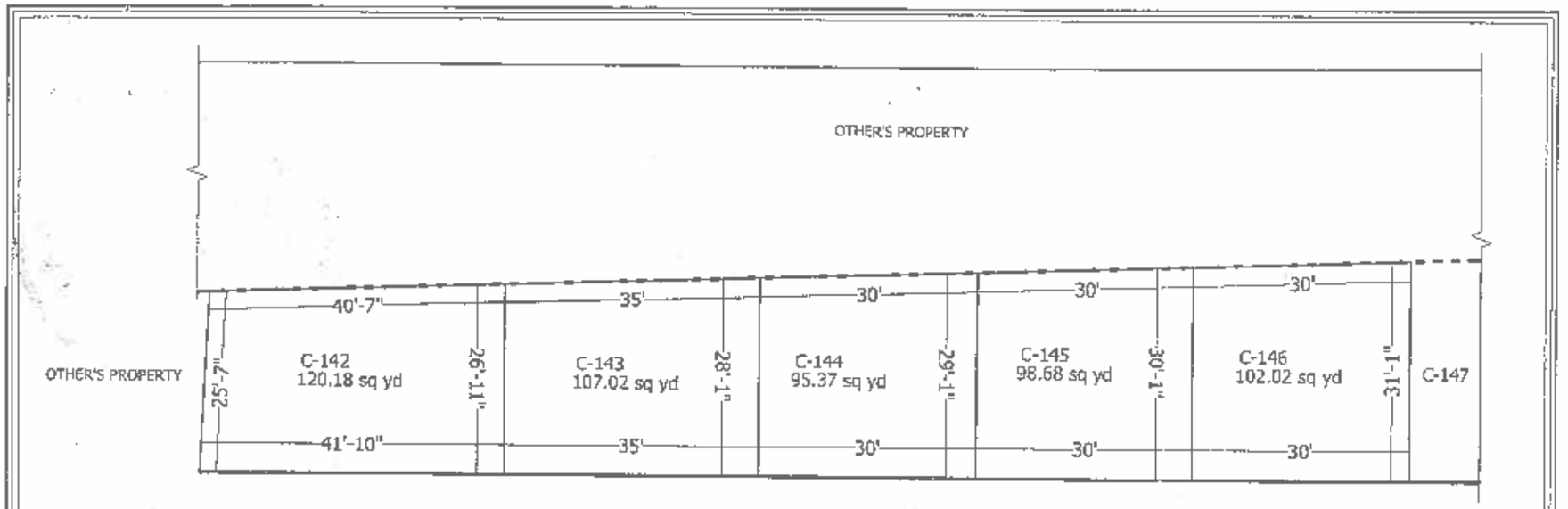
(S E C O N D P A R T Y)
D E V E L O P E R
Unique Dream Builders Pvt. Ltd.
PAN No. AAACU8928N
through its Director:
SHRI RAVINDER SINGH THAKKAR

WITNESSES: -

(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर



ROAD 30' WIDE

PLOT NO.	AREA (SQ YD)
C- 142	120.18
C- 143	107.02
C- 144	95.37
C- 145	98.68
C- 146	102.02
TOTAL	523.27



SITE PLAN OF PLOT NO: C 142 - C 146
SCHEME: SACHIVALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 12 क्रम संख्या 2014398004483पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 140 से 155
पर चस्पा किया गया।

उप पंजीयक JAIPUR-IV

(2014398007018)
Agreement / Power of development

उपपंजीयक एवं मुद्रांक कलक्टर
जयपुर

C-143

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007295	Date	11/08/2014
Presenter Name	MISS. PRIYANKA TAK	Document S. No	2014398007013
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name	JDA	Payment Mode	Cash
Face Value	402660	Evaluated Value 0	Stamp Value 16110

Ord- registration fee	4030	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	10	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	4340

Four Thousand Three Hundred Forty Only

Cashier

Sub Registrar JAIPUR-IV

पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 11 गाह अगस्त सन् 2014 को 04:37 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

priyanka

हस्ताक्षर प्रस्तुतकर्ता
(2014398007012)
(Lease deed for local bodies (Patta))

हस्ताक्षर उप पंजीयक JAIPUR-IV

रसीद नं0	[2014398007294]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	4530
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	0
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	4830

(2014398007012) उपपंजीयक, JAIPUR-IV
((Lease deed for local bodies (Patta))

उक्त श्री/श्रीमती/सुश्री (Executant)
1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ

Signature Photo Thumb

priyanka





(And Claiment)
1 -JDA / .
उम्र -0 वर्ष जाति - null व्यवसाय -REST
निवासी -JAIPUR

ने लेख्यपत्र Lease deed for local bodies (Patta) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 452171 /- पूर्व में/मेरेसमक्ष / मे से रू0 452171 /- पूर्व में ———— मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठे के निशान मेरे समक्ष लिये गये हैं।

(2014398007012)
Lease deed for local bodies (Patta)

उप पंजीयक, JAIPUR-IV

आज दिनांक 11 8 2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 3 क्रम संख्या 2014398004474पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 21 से 31
पर चस्पा किया गया।

(2014398007012) उप पंजीयक /-JAIPUR-IV
Lease deed for local bodies (Patta)

परिशिष्ट –'1'

जयपुर विकास प्राधिकरण, जयपुर

स्थान मानचित्र एवं आवासीय भूखण्ड पर भवन निर्माण हेतु अनुज्ञा

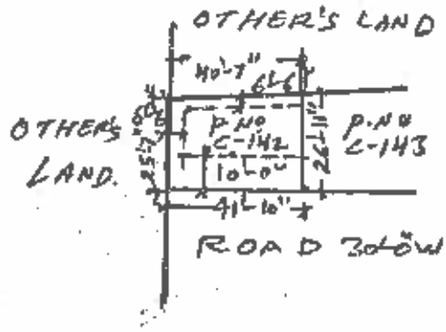
भूखण्ड संख्या– C-142

योजना का नाम– (निजी खातेदारी / स्कीम / जविप्रा) सेक्टर वल्लभ विहार स्कीम नं-2 / बन्धु एजु. सि. सं. सोसायटी

भू–उपयोग– आवासीय

भूखण्ड का क्षेत्रफल– 120.18 वर्ग मी.

स्केल : 1" = 50' FT.



जयपुर विकास प्राधिकरण, जयपुर

इस भूखण्ड पर आवासीय भवन का निर्माण निम्नांकित मापदण्डों के अनुसार किया जा सकेगा।

(अ) सेट बैक्स

1. सामने 10'-0"
2. पीछे 6'-6"
3. साइड–I 6'-6" (North Side)
4. साइड–II 0'-0"

(ब) अधिकतम ऊँचाई : आठ मीटर

(स) मंजिले : तहखाना, भूतल एवं प्रथम मंजिल तक।

(द) निर्माण अवधि : 5 वर्ष

(य) भवन निर्माण के लिए आवश्यक अन्य मानदण्ड भवन विनियमानुसार होगें।

कनिष्ठ अभियन्ता
जोन संख्या–8

न. नि. स. / सहा. / सह नगर नियोजक
जोन संख्या– 8

उपायुक्त (जोन-8)
जयपुर विकास प्राधिकरण, जयपुर
जोन संख्या– 8

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 3 क्रम संख्या 2014398004474पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 21 से 31
पर चस्पा किया गया।

(2014398007012) उप पंजीयक, JAIPUR-IV
Lease deed for local bodies (Patta)

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर



जयपुर विकास प्राधिकरण, जयपुर

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग का विनियमन और आबंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 8 के 8 वे दिन *जयपुर विकास प्राधिकरण/ 2015 (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री प्रेमकारेक ..... पुत्र श्री ..... जाति ..... व्यवसाय ..... निवासी ..... (जिन्हें इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निष्पादक, प्रबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना तानिवालास विधाद्धि राजस्व ग्राम कल्याणपुरा के खसरा/भूखण्ड संख्या C-143 क्षेत्रफल 107.02 में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रूपये ..... अंके ..... मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक बारिय नगरीय निर्धारक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 60/ रूपये प्रति वर्गगज से कुल नियमन राशि 6421/- रूपये देय होती है जो चालान नं. 327785 दिनांक 24/7/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 5138/- रूपये होती है, जो चालान नं. 327785 दिनांक 24/7/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल ..... प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जायेगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे /और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगे।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की क्षतिपूर्ती के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार/ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट देवें।

उप-नियोजक (चतुर्थी)
संशोधन एवं भूखंडों विभाग
जयपुर

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: सांगानेर
राजस्व ग्राम: Sachiyapura
खसरा नम्बर:
योजना का नाम: Gandhi Path Extn.
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर 107.02

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-143 सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोटः-इस भूखण्ड की शहरी जमाबन्दी को जोड़कर पंजीकृत मूल्य राशि रु. 4076600/- होती है। अतएव स्टाम्प राशि रु. 161010 के नं. 4212-13 के कुल संख्या 6 बहैसियत पट्टा इसके साथ लगाये जाते हैं।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से
आज सन् 20 ..... के माह ..... के ..... वें दिन
श्री/श्रीमती/मैसर्स ..... ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये-

जयपुर विकास प्राधिकरण-प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)
जयपुर विकास प्राधिकरण, जयपुर

साक्षी :-

1. नाम .....
पुत्र ..... श्री किशन लाल गोदक
व्यवसाय ..... कार्यालय अधीक्षक
निवास स्थान .....

साक्षी

2. नाम .....
पुत्र ..... पुत्र श्री रामाराम
व्यवसाय ..... कार्यालय अधीक्षक
निवास स्थान ..... जयपुर

साक्षी

आज ..... सन् 20 ..... के माह .....
के ..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री .....
लीजधारक द्वारा कार्यालय ..... में हस्ताक्षर किये गये।

priyanka
लीजधारक-द्वितीय पक्ष

साक्षी :-

1. नाम SACHIN TANK
पुत्र CHUTTAN LAL TANK
व्यवसाय BUSINESS
निवास स्थान E-10/98 CHITRAKOOT YOJANA AJMER ROAD JAIPUR

साक्षी

2. नाम ANMOL TAK
पुत्र RAJENDRA KUMAR TAK
व्यवसाय BUSINESS
निवास स्थान 205, TAK HOUSE, PUROHITJI KA KATLA, JOHARI BAZAAR, JAIPUR

साक्षी

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01438414610597M
Certificate Issued Date	:	11-Aug-2014 04:47 PM
Account Reference	:	SHCIL (FI) rjshci01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01015045505232261M
Purchased by	:	MISS PRIYANKA TAK
Description of Document	:	Article 33(c)(ii) Lease Deed for Local Bodies (Patta)
Property Description	:	PLOT NO.C-143,SCHEME, SACHIVALAYA VIHAR, KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	4,02,660 (Four Lakh Two Thousand Six Hundred And Sixty only)
First Party	:	JDA
Second Party	:	MISS PRIYANKA TAK
Stamp Duty Paid By	:	MISS PRIYANKA TAK
Stamp Duty Amount(Rs.)	:	1,622 (One Thousand Six Hundred And Twenty Two only)

सत्यमेव जयते

Please write or type below this line

priyanka

0000813855

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilestamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate



जन्तु गृह निर्माण सहकारी समिति
लि० की [illegible] योजना का भूखण्ड संख्या
C-143 [illegible] 107-02 सवाईगंज के
लिये लीज डीड हेतु [illegible] के
स्टाम्प संलग्न है। 16/10/10

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

4212

16/10/

प्रेमचन्द 21 वर्ष

सुरेश 21 वर्ष

पुरोहित जी का 2 नं. पाईदीवाल जयपुर

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
जे डी. ए. पाथेसर. जयपुर
लाईसेन्स नं. 44/02



राजस्थान RAJASTHAN

B 603653

अन्यु
सचिवालय, जयपुर
C-143 10.7.02
14.10.10

सहायक लेखाधिकारी (कनिष्ठ)
मंत्रीगण एवं मुद्रांक विभाग
जयपुर

क्र. सं. 4212 दिनांक
पुत्र/पत्नी/पुत्री 16110 पुष्पा देवी
कला सं./श्रेणी
पति/पिता श्री सुरेश सिंह
निवास उदयपुर

हरीसिंह सिंह चौहान
हॉ पंजीयन चिकित्सा
डी. ए. पब्लिसर्स, उदयपुर
लाईसेन्स नं. 44/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

D 570656

जन्कु गृह निर्माण सहकारी समिति
लि० की अधिवालय निर्धारण हेतु भूखण्ड संख्या
C-152 107.02 वर्गगज के
लिये लीज के लिए के
स्टाम्प संलग्न है। 16/10/16

उपखण्ड जोन-8
जयपुर विकास प्राधिकरण
जयपुर

(चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

23 JUL 2014

क्र. सं. 4212 दिनांक
मुद्राक का मूल्य 16110 पिंकी 21 वर्ष
क्रेता श्री / श्रीमती
पति / पिता श्री
पता

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
ज. डी. ए. परिसर, जयपुर
लाईसेन्स नं. 44/03



जन्दु गृह निर्माण सहकारी समिति
लि० को जवाहर नगर योजना के भूखण्ड संख्या
C-143 ए.एच.पी. 107.02 वर्गगज के
लिये सीज ड्यूटी [illegible] के
स्टाम्प सलग्न है। 16110+10

उपखण्ड अधिकारी जोन-8
जयपुर विकास प्राधिकरण
जयपुर

सह-आयुक्त (चतुर्थ)
नगरीयन एवं मुद्रांक विभाग
जयपुर

4212

16/10/21

पुत्र श्री / पुत्री श्री 3291 2465

पति / पत्नी श्री

धर्मपाल सिंह चौधरी
हॉ स्टाम्प विक्रेता
जी. ए. फरियर, जयपुर
लाईसेन्स नं. 44/02



राजस्थान RAJASTHAN

75AA 479049

अन्यु [illegible] निर्माण सहकारी समिति लि० की खातिकषमलिदार [illegible] के मकान संख्या C-143 [illegible] 107.02 वर्गगज के लिये लीज [illegible] के स्टाम्प संलग्न है।

16/10/10

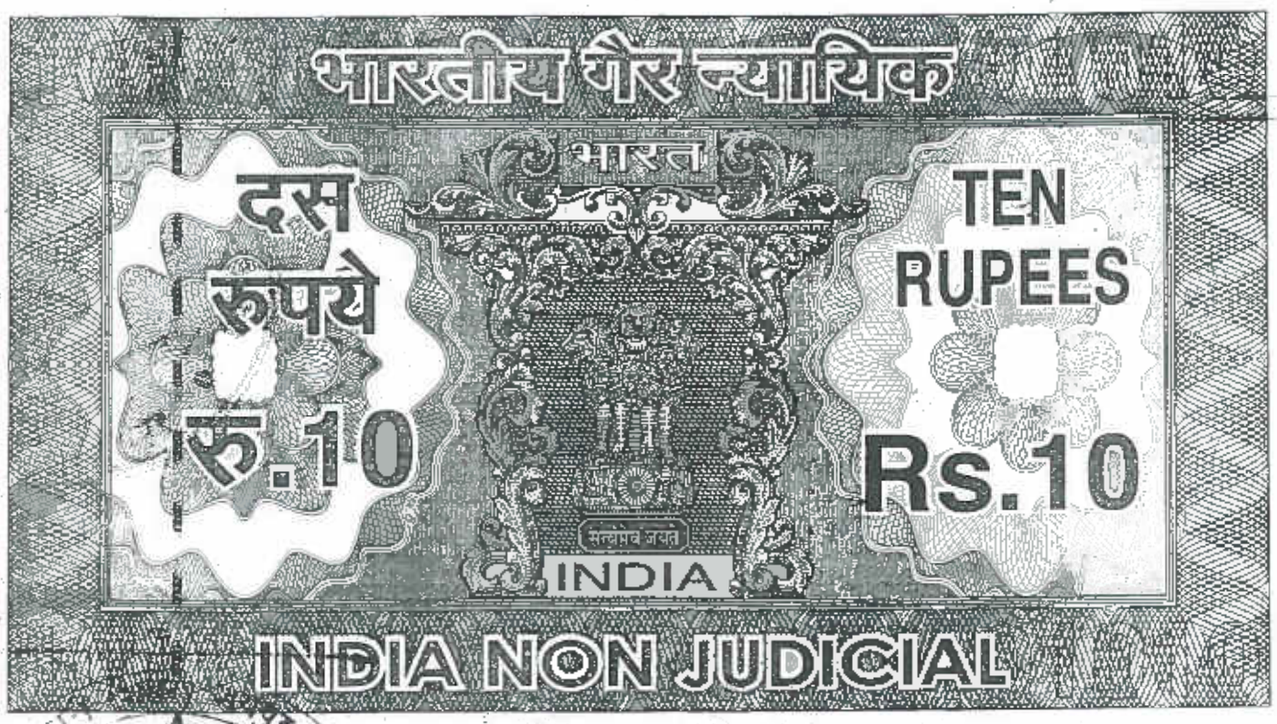
उपखण्ड अधिकारी, जोन-3
जयपुर विकास प्राधिकरण
जयपुर

उप-खण्ड अधिकारी (जयपुर)
नगरीकरण एवं भूमाफिया विभाग
जयपुर

2? JUL 2014

क्र. सं. 4212 दिनांक
मुद्राक का मूल्य 16105
क्रेता श्री / श्रीमती
पति / पिता श्री
बाबत
निवासी

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
न्या. भ. परिसर, जयपुर
लाईसेन्स नं 4-1/02



राजस्थान RAJASTHAN

75AA 479050

जन्दु
C-143
07.02
14/10+10

उप-नियंत्रक (लेखा)
स्टेशनरी एवं मुद्रण विभाग
जयपुर

23 JUL 2014

4213

पुत्र/पत्नी/दत्तक

पुत्राक का पुत्र [illegible] प्रेमचन्द्र राम

कर्ता श्री/श्रीमती [illegible]

पिता/पति श्री उमेश राम

निवास [illegible]

[illegible]

[illegible]

[

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	20143980073O0		Date	11/08/2014	
Presenter Name	MISS. PRIYANKA TAK		Document S. No	2014398007019	
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ				
Document Type	Power of attorny when power given to Promotor for Contruction/Sale				
Claiment Name	RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD.			Payment Mode	Cash
Face Value	0		Evaluated Value 1828791	Stamp Value	100

Ord- registration fee	18290	commasion	0
csl_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
Intrest	0		
		Total :	18690

Eighteen Thousand Six Hundred Ninety Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक
जयपुर

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN AA 722136






SHRI

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We

1. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS NUPUR TAK** D/o Shri Vishnu Tak, age 21 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

3. **SHRI ANMOL TAK** son of Shri Rajendra Tak, age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

Priyanka Tak Anmol Tak

2014

5528

Dream Unique Builder Pvt Ltd

Jaipur

GPA

Akumar

अजय

स्टा

ला.

बी-8,

2014

do hereby appoint, nominate and constitute **RAVINDER SINGH THAKKAR** S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Sura/ Nagar (West), Civil Lines, Jaipur - 302006, Director of Unique Dream Builders Private Limited having its registered office at UDB Tower, 3rd Floor, Opp. Jaipur Nagar Nigam, SB-59, Tonk Road, Jaipur to be my lawful attorney and to act on our behalf to do the following Acts, Deeds OR things amongst others with regard to the plots no. C-142, C-143, C-144, C-145 and C-146 situated at Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur admeasuring **523.27 Sq. Yds.** (hereinafter referred to as the said plots) and authorize the said attorney to do the following acts, deeds and things:

1. **To** enter into, affix signatures, execute and get registered any agreement/ development agreement/ sale deed/ agreement to sale/ lease deed etc. with regard to the Villas as mentioned in the Collaboration Agreement dated 11/08/2014 executed by us in favour of Unique Dream Builders Private Limited and to receive sale consideration in the name of the Unique Dream Builders Private Limited and to give receipt/acknowledgment thereof.

2. **To** represent in the office of Nagar Nigam, Jaipur/J.D.A/Govt. of Rajasthan/ State of Rajasthan OR any other authority OR Local Self Bodies, Urban development and Housing Department, Electricity Department, Fire Department, Police, PHED etc. and to sign and execute any Applications including for the purpose to deposit Security amount in any department, Bond, etc/ and to apply and obtain any permission/Sanction OR Clearance for the purposes of constructions and development of the said Villas.

3. **To** apply and obtain sanctions for Water, Electric, Power, Telephone, and Gas OR any other connection as may be required in my name and to deposit necessary FEES/CHARGES, etc with the concerned authorities.

4. **To** Deposit, Fee, Charges OR any other amounts for any permission/sanction for construction and to receive the same in our name.

5. **To** appear, represent and act before any authority Local, Municipal, Government, Semi Government, including the competent authority and to make all such Applications, Depositions as may be required for the purpose of development of the Plots OR for any modifications, alternations in the sanctioned plans.

Priyanka

Amrat Jain

आज दिनांक 11 अगस्त अगस्त सन् 2014 को 04:56 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

priyanka

हस्ताक्षर प्रस्तुतकर्ता
(20143980070l9)

हस्ताक्षर उप पंजीयक,
JAIPUR-IV

(Power of attorny when power given to Promotor for Contruction/Sale)

रसीद नं0	[2014398007300]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	18290
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	100
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	18690

(20143980070l9) उपपंजीयक JAIPUR-IV

((Power of attorny when power given to Promotor for Contruction/Sale))

6. **To** engage or to appoint any Architect, Planner, Draftsman, Structural/ Project/ Electrical/ Civil Engineer's/ Consultant and any other competent persons, employees, labourers, Sub-Contractors, Electricians, Surveyors, plumbers and Sanitary Engineers, agency/sub agencies, security guards for the purpose of the construction of the Villas OR other development work over the plots.

7. **To** receive the completion certificate for the completion of the Villas OR other development work as may be required from the concerned authorities and for the said purpose to make all applications and depositions etc.

8. **To** apply for permits for the building material such as cement, bricks, steel OR any other controlled items and to do all OR any other thing required to be done to ensure regular supplies of the same.

9. **To** apply and obtain all quota/entitlements and other allocations for any material as may be required for the construction and completion of the Villas from time to time.

10. **To** submit vakalatnama, letter of authority and to appoint and engage any advocates/ consultants/ solicitors/ chartered accountants, to settle the accounts, to refer to arbitrations all disputes and differences to file and to contest any litigation, before any forum/Tribunal/Courts of law/Settlement Committee's etc.

11. **To** institute/file, Defend, Prosecute, Enforce OR Resist any suit OR other actions and Proceedings, Appeals/Revision/Review/ Applications in any Court whether Civil, Criminal, Revenue, OR before, Trial Court, District Court, High Court OR Supreme Court OR Arbitration Tribunal OR Industrial Courts, Tribunals, etc. arising out of or in respect of the plots/Villas as mentioned hereinabove.

12. **To** generally do all other Acts, Deeds and things as may be necessary in relation to the aforesaid purposes.

That it is further stated that this GENERAL POWER OF ATTORNEY relates to the above Plots and we undertake to be responsible for any of the acts of the attorney in my name for the purposes mentioned hereinabove.

We do hereby agree to ratify all Acts Deeds and things done OR executed by the said Attorney Lawfully by virtue of these presents.

Priyanka

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





2 -NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





3 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





ने लेख्यपत्र Power of attorny when power given to Promotor for Contruction/Sale को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल सशी रू0 _____ पूर्व में/मेरेसमक्ष / मे सें रू0_____ पूर्व में ---------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8, BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,RAJ.



ने की है जिनके समक्ष हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गयें हैं।

उप-पंजीयक, JAIPUR-IV

(2014398007019)

Power of attorny when power given to Promotor for Contruction/Sale

IN WITNESS WHERE OF WE HAVE SIGNED AND EXECUTED THESE PRESENTS ON THIS DAY OF 11/08/2014.

1. MISS PRIYANKA TAK

PAN: AEIPV8860R

2. MISS NUPUR TAK

PAN: AQTPT5096N

3. ANMOL TAK

PAN:

[O W N E R S]

Accepted by:

Shri Ravinder Singh Thakkar S/o Shri Ajit Singh

Director of Unique Dream Builders Private Limited

WITNESSES: -

(1) **SACHIN TAK**

S/o Shri Chuttan Lal Ji Tak

R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**

S/o Shri Mool Chand Jain

R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

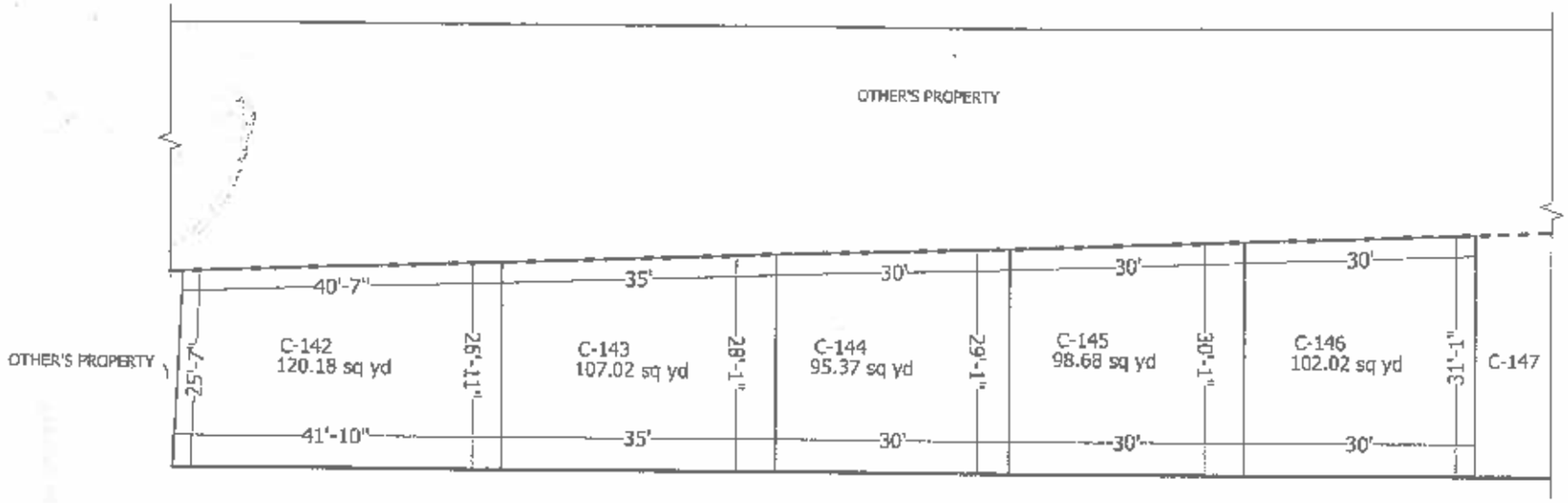
धारा 52 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रुपये 1828791
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क रुपये 18290 कुल रुपये 18290 जरिये रसीद संख्या [2014398007300]
दिनांक [11-8-2014] में जमा किये गये है।
अतः दस्तावेज को रुपये 2
के मुद्रांकों पर निष्पादित माना जाता है।

(2014398007019) उप पंजीयक, JAIPUR-IV
(Power of attorny when power given to Promotor for Contruction/Sale)

आज दिनांक 11/8/2014 को
पुस्तक संख्या 4 जिल्द संख्या 32
में पृष्ठ संख्या 22 क्रम संख्या 2014398000269पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 4 जिल्द संख्या 65
के पृष्ठ संख्या 215 से 222
पर चस्पा किया गया।

(2014398007019) उप पंजीयक, JAIPUR-IV
Power of attorny when power given to Promotor for Contruction/Sale

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर



PLOT NO.	AREA (SQ YD)
C- 142	120.18
C- 143	107.02
C- 144	95.37
C- 145	98.68
C- 146	102.02
TOTAL	523.27

SITE PLAN OF PLOT NO: C 142 - C 146
SCHEME: SACHIVALYA VIHAR, KALYANPURA,
SANGANER, JAIPUR



आज दिनांक 11/8/2014 को
पुस्तक संख्या 4 जिल्द संख्या 32
में पृष्ठ संख्या 22 क्रम संख्या 20143980002690पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 4 जिल्द संख्या 65
के पृष्ठ संख्या 215 से 222
पर चस्पा किया गया।

(20143980070119) उप पंजीयक Jaipur-IV
Power of attorny when power given to Promoter for Contruction/Sale

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007299	Date	11/08/2014
Presenter Name	MISS. PRIYANKA TAK	Document S. No	2014398007018
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD.	Payment Mode	Cash
Face Value	0	Evaluated Value 1828791	Stamp Value 28350

Ord- registration fee	18290	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	18690

Eighteen Thousand Six Hundred Ninety Only

Cashier

Sub Registrar JAIPUR-IV

पंजीयक एवं मुद्रांक भण्डार
जयपुर

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01438495863199M
Certificate Issued Date	:	11-Aug-2014 04:49 PM
Account Reference	:	SHCIL (FI)/ gshcil01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01015047329574 60M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 5(e) Developer Agreement
Property Description	:	PLOT NO.M C-142,C-143,C-144,C-145 AND C-146 SCHEME, SACHIVALAYA VIHAR, KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PRIYANKA TAK NUPUR TAK AND ANMOL TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	311090 (Thirty One Thousand And Ninety only)

Please write or type below this line

0000813857

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

StatutoryAlert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 722139









"SHRI"

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made on this 11 day of August 2014, at Jaipur between:-

1. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS NUPUR TAK** D/o Shri Vishnu Tak, age 21 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

3. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

(Hereinafter collectively called as the Parties of the First Part or the Owners, which expression shall mean and include all their legal heirs, administrators, executors, representatives, assignees etc.)

Priyanka

Anmol Tak

SD
Unique Dream Builders Pvt Ltd
Jaipur

A N D

Unique Dream Builders Pvt. Ltd., a company registered under the provisions of Company Act, 1956 having its registered office at UDB Tower, SB-59, 3rd Floor, Opp. Jaipur Nagar Nigam, Tonk Road, Jaipur through its Director, Shri Ravinder Singh Thakkar S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006.

(Hereinafter called as the Party of the Second Part or Developer which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include all its directors, their authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

PART-I

Chain of Title

That the Jaipur Development Authority, Jaipur executed the lease deeds for the following plots, the details of which are as under:

NAME OF OWNER	PLOT NO.	AREA (IN SQ. YARDS)	DATE OF LEASE DEED	DETAILS OF REGISTRATION
Miss Priyanka Tak	C-142	120.18	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 3 at S.No. 2014398004474 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 21 to 31 in the office of Sub Registrar, Jaipur – IV.
Miss Priyanka Tak	C-143	107.02	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 4 at S.No. 2014398004475 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 32 to 42 in the office of Sub Registrar, Jaipur – IV.
Miss Nupur Tak	C-144	95.37	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 5 at S.No. 2014398004476 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 43 to 58 in the office of Sub Registrar, Jaipur – IV.
Miss Nupur Tak	C-145	98.68	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 6 at S.No. 2014398004477 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 59 to 79 in the office of Sub Registrar, Jaipur – IV.
Anmol Tak	C-146	102.02	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 7 at S.No. 2014398004478 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 80 to 92 in the office of Sub Registrar, Jaipur – IV.
TOTAL AREA		**523.27 Sq. Yds.**		

situated in Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur (hereinafter called as 'said plots ') in favour of the Owners. The said Plots are free from any litigation and are in total actual possession of the Owners, and the said

Priyanka

Plots bears clean & pure title and are free from all encumbrances, attachment, notices etc. and it will be the responsibility of the Owners to indemnify the developer for any defect arising in the title of said Plots or in case liability of the Owners is to be discharged by the developer at any point of time.

That on date the owners are not earning anything from the said Plots and hence the owners have agreed to enter into this Collaboration Agreement.

That after considering the good location of the said Plots, the Owners have decided to construct Villa(s) on the said Plots and for this the Owners have approached the party of the second part/ developer for development and construction of the Villa(s).

That the Party of the Second part, the Developer is a registered company engaged in construction business having technical expertise and experienced directors who enjoy goodwill of high repute have decided to join hands with the Owners in the work of development and construction of the Villa(s) on the said Plots on the belief and assurances given by the Owners that they are the absolute Owners of the said Plots and the said Plots are free from all litigation and the same are in total possession of the Owners, and the said Plots bear a clean & perfect title and is free from all encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. and in furtherance to implement their intents parties to this Agreement are entering into this Agreement and simultaneously with the execution of these present the Owners have handed over the vacant possession of the said Plots for the construction and development of the said Villa(s) to the Party of the Second Part on the Terms & Conditions hereinafter written and the party of the Second part is ready to do the work appearing hereunder on the below mentioned terms & conditions :-

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

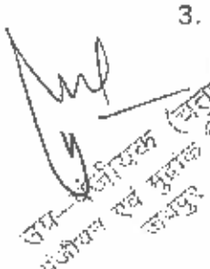
PART-II

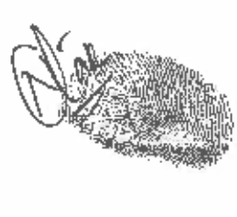
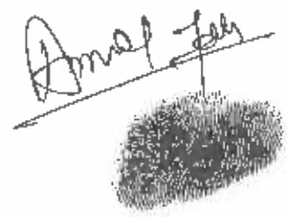
Undertakings

1. **That** the Owners declare that they are entitled to enter into this agreement with the developer and they are having full rights and authority to sign and execute the same, to enter into a collaboration agreement with the party of the second part for the construction and development of the Villa(s) and to enter into negotiations, and to execute the collaboration agreement, power of attorney etc. and the terms appearing herein and hereby undertake that except theirs there is no right, title or interest of any third party/ person in the said Plots.

2. **That** the Owners have made available the said Plots hereto and do hereby allow, authorize and give complete authority to the Developer to demolish any existing structure and build, construct, develop and complete the Villa(s).

3. **That** the Owners have declared that the complete set of original title deeds of the said Plots is in their power and possession. The Owners further declare and assure that they shall keep the original title deeds of the said Plots always in safe custody and shall also safeguard the same against fire, water etc. Further the Owners shall provide a plenary set of complete title deeds duly certified to the Developer before the start of the construction of the said Villa(s).




आज दिनांक 11 माह अगस्त सन् 2014 को 04:58 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Priyanka

हस्ताक्षर प्रस्तुतकर्ता
(2014398007018)
(Agreement / Power of development)

सह उपपंजीयक(प्रथम)
JAIPUR-IV
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[2014398007299]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	18290
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	100
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	18690

(2014398007018)
((Agreement / Power of development))

उपपंजीयक, JAIPUR-IV
उपपंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

4. **That** the Owners hereby declare that, they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale or lease or development and construction of the said Plots or any part thereof to any person other than the Developer and there is no encumbrance on the said Plots and the same are completely free from all encumbrances, whatsoever and that the said Plots would be kept free from all kind of encumbrances, during the subsistence of these presents.

5. **That** the Owners declare that, they have not done any act, thing or executed any deed or writing whereby or by reason whereof the development or the construction of the said Plots and / or Villa(s) may be affected or prevented in any manner whatsoever.

6. **That** all items of plant and machinery, tools and implements, stores and materials that the developer will bring to the site for development/construction purposes shall remain exclusive property of the developer at all times and it is expressly agreed and accepted that the Owners shall have no claim whatsoever on all such items of plant and machinery, tools and equipment, stores and material at any time.

7. **That** the Owners have represented that they are the only and absolute Owners of the said Plots and in case any dispute is raised at any point of time by any third party, agency OR family members of the owners regarding the title, Ownership and possession of the said Plots, the Owners shall get it cleared at their own cost and expenses within a stipulated time period of 3 months. It has been agreed that the Owners are always liable for indemnifying the developer and the prospective buyers.

8. **That** the Developer shall be and are hereby authorized through Power of Attorney(s) given by the Owners to act in the name of the Owners in so far as necessary to appear, to represent the Owners and to submit the necessary documents in order to get construction plan sanctioned before the local authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation if required besides others and to file application form(s) for applying and obtaining all quotas/entitlements and other allocations for cement / steel / bricks and other materials as may be required for the construction and completion of the Villa(s) from time to time and to apply for temporary /permanent electric and water connections etc. to make the Villa(s) ready for occupation for and on behalf of Owners.

9. **That** in order to facilitate the developer to get plans approved/to get the sanction/ permission for raising the construction on the said Plots, the Owners have/will execute power of attorney in favor of Shri Ravinder Singh Thakkar S/o Shri Ajit Singh in the capacity of Director of Unique Dream Builders Pvt. Ltd. and undertakes to execute and register such other authorization(s) as may be required for the above purposes or in connection with the development and construction of the Villa(s) from time to time.

संयुक्त पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक शुल्क
जयपुर

Priyanka

Amrit Jain

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

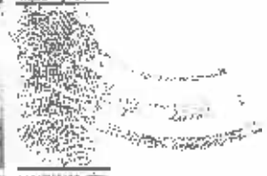
1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





2 -NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





3 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





(And Claiment)

1 -RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD... / S. AJIT SINGH
उम्र -20 वर्ष जाति - SIKH व्यवसाय -BUSINESS
निवासी -15, KAILASH PATH SURAJ NAGAR WEST CIVIL LINES JAIPUR RAJ.





ने लेख्यपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू० _____ पूर्व में/मेरेसमक्ष / मे से रू० _____ पूर्व में ---------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8, BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,RAJ.



ने की है जिनके समस्त हस्ताक्षर एवं अगूंठा के निशान मेरे समक्ष लिये गये हैं।

उप पंजीयक JAIPUR-IV
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(2014398007018)
Agreement / Power of development

10. **That** the Owners and Developer have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed OR construed as constituting a service contract OR a partnership OR sale OR transfer of property between the Developer and the Owners, nor shall the Developer and the Owners in any manner constitute an Association of persons. Each party shall be strictly responsible for its own Income Tax liabilities OR other liabilities.

11. **That** the Owners hereby agree and give their irrevocable consent not to obstruct and/or raise any objections whatsoever and/or interferes.

    a) With the development work to be carried out in the entire project.

    b) In carrying out any amendments, additions, alteration(s), modification(s) or variation(s) in the construction plan(s) and

12. **That** the Owners and developer have agreed not to encumber the share of each other till the date of completion of the Villa(s) in any manner either by mortgage, pledge or by entering into any agreement with any other party or into any tenancy / license or lease. The Owners also declare and assure that the said Plots and the existing structure is un-encumbered and is free from any court injunction, litigation and lien charge of any nature whatsoever on the date of signing of this agreement. That any credit facility or financial loan can be availed by the developer on its respective share in the Villa(s) as per the approved plans and the developer can take a loan keeping only its respective share as collateral security and the Developer will not be entitled to create any charge over the Owner' share.

13. **That** the Owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said Villa(s).

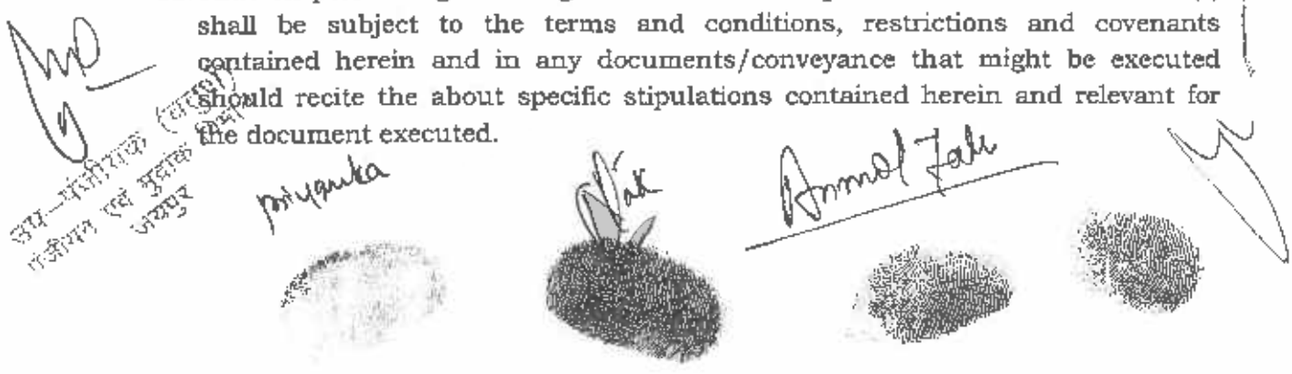
14. **That** the developer will be entitled to make any structural changes in the company i.e. Unique Dream Builders Pvt. Ltd.

15. **That** the Owners shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation, violation and/ or breach of any of these said laws, bye-laws, rules and regulations.

16. **That** the developer shall be entitled to demolish the existing building/structure and the developer will be entitled to use all salvage materials arising there from if any.

17. **That** the Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority of the Owners, including any such additional power of attorney and/or authorization as may be required for the purpose.

18. **That** on performing the obligations under these presents the transfer of Villa(s) shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents/conveyance that might be executed should recite the about specific stipulations contained herein and relevant for the document executed.



धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रुपये 1828791
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क रुपये 18290 कुल रुपये 18290 जरिये रसीद संख्या
[2014398007299]
दिनांक [11-8-2014] में जमा किये गये है।
अतः दस्तावेज को रुपये 18290
के मुद्रांकों पर निष्पादित माना जाता है।

(2014398007018) उप पंजीयक JAIPUR-IV
(Agreement / Power of development)

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 12 क्रम संख्या 2014398004483पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 140 से 155
पर चस्पा किया गया।

(2014398007018) उप पंजीयक, JAIPUR-IV
Agreement / Power of development

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

15- **That** the Developer shall receive the advance amount from the prospective buyer(s) on such terms and conditions as settled between the prospective buyers and Developer without any interference of any kind whatsoever from the Owners.

PART-IV

Taxes/ Outgoings

1- **That** all taxes and grounds rent due on the land of any statutory or non statutory authority (s), OR any other authority from the date of signing of this agreement upto the transfer of the Villa(s) to the prospective Buyers from the date of signing of this Agreement are to be paid by the Owners.

2- **That** all taxes etc. due on the plot prior to the date of signing of this agreement shall be borne by the Owners and if the developer has to pay any such due amount, then the Owners shall duly indemnify the developer.

3- **That** it has been clear that both the parties shall bear Income Tax liability on their respective shares. The Developer shall only be liable to pay Income Tax for its share in the Villa(s) i.e. 55% of the total Sale Consideration of the Villa(s).

4- **That** it has been further agreed in between the parties that in case if any liability to pay any service tax in present or in future, comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate 45% of such deposit to the Developer within a period of one week from the date of such deposit.

5- **That** in case if any liability arises for Service tax payable on Owner's share to be delivered by the Developer to the Owners in pursuance of the Collaboration Agreement shall be borne by the Owners. If the liability to pay service tax on said Owner's share has been casted upon Developer. The Owners shall pay the service tax so calculated without any delay or demur to the Developer to enable it to discharge such service tax liability.

6- It is further clarified that service tax payable on booking amount received from Prospective Buyers on Owner's share shall be borne and paid by the Owners only and the Developer shall not be responsible for the same in any way. In the event, the Developer is required to pay such tax by Service tax Authorities, the Owners shall forthwith reimburse such deposited amount to the Developer without any delay or demur.

7- **That** if the Owners fail to reimburse the service tax amount to the developer then the developer has a right to retain/deduct the amount equivalent to the Service Tax from the amount of Sale Consideration of the Villa(s).

PART-V

Indemnity

1- **That** the developer is entering in this agreement with the Owners on the representation and belief that the title of the said Plots is clear and encumbered.

8- **That** without prejudice to the rights and interests of the Owners, the developer has been permitted to affix signage, hoardings, fix display board on the said Plots or at any other places and developer can also publish the advertisement in media. The Developer will also have a right to display its Board on the Top of the Roof Terrace. The Developer shall do the marketing for the Villa(s) which shall not be objected by the owner.

9- **That** the Owners shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.

10- **That** it is hereby expressly declared that the work of Development/ Construction of the Villa(s) as have been mentioned above is to be carried out by the Developer. For the efforts, work and costs put in by the Developer, Developer will be entitled to receive 55% of the total sale consideration of said Villa(s) and the Owners will be entitled to receive 45% of the total sale consideration. In other words the share of the Owners and the Developer in the Villa(s) will be as under:-

Owners	45%
Developer	55%

11- **That** the developer will sell the said Villa(s) and receive the entire sale consideration in the name of the company M/s Unique Dream Builders Private Limited. Upon receipt of the payment the developer shall reimburse the 45% of the amount received for the Owners' share in the Villa(s) to the Owners for all times to come.

12- **That** the developer shall be free and authorized to sell the said Villa(s). However by way of this Agreement and the rights conferred by these present, the Developer is fully entitled and duly authorized on behalf of the Owners to execute the Sale Agreement / Sale Deed/ Lease Deed/ Rent Deed/ License or any other agreement/ deed/ instrument/writing in favour of prospective buyer/any third party and to present the same for registration in the office of Sub-Registrar and can receive payments from the prospective purchaser of the said Villa(s) and the Owners will have no right or objection on such agreement/deed which will be executed by the Developer. In case the signature of Owners are required by the prospective buyer or the Developer on any such document like Sale Agreement / Sale Deed etc, the Owners are bound to sign the same whenever and wherever it is required and the Owners will not be entitled to receive or claim any consideration for it.

13- **That** the rate on which any Villa(s) shall be sold to any prospective buyer shall be mutually decided by both the parties to this agreement.

14- **That** the Developer shall be authorized to procure respective buyers of the proposed Villa(s) and to receive the payment from the said respective buyers towards the price of the said Villa(s).

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Priyanka

Amol Jain

PART-III

Work Schedule

1- **That**, the Owners are simultaneously handing over the actual vacant physical possession of the said Plots to the Developer with execution of these present and the Owners have given complete authority and permission to the Developer to enter upon the said Plots described in the Schedule hereunder written as aforesaid, with full right and authority to commence, carry on and complete the construction/development thereof in accordance with the plan.

2- **That** the Owners will be liable for the dues subsisting on the said Plots till the start of the construction of the Villa(s) and thereafter till the Villa(s) is constructed, the taxes shall be proportionately shared by the developer and the Owners in the ratio as agreed and mentioned in the later clauses of this agreement.

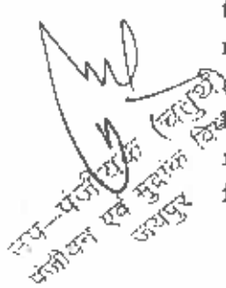
3- **That** at present there is no liability of Service Tax on construction of Single House/Villa(s). It has been further agreed in between the parties that in case any liability to pay service tax arises in future by change in law, and comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate of such deposit as per the agreed ratio of sharing in the Villa(s) to the Developer within a period of one week from the date of such deposit.

4- **That** the Developer shall appoint the Architects, Engineers, contractors and other staff necessary to construct the Villa(s) at its own cost and expense.

5- **That** it is agreed that the delay caused in getting the Villa(s) constructed and development due to any force majeure such as riots, disturbance of peace, when the situation of the law and order is not under the Control, strikes, non availability of building materials, transporter's strike, governmental restrictions and/or reason of civil commotion, any act of god or any other natural calamity or due to any defect in the title of the Owners or due to any dispute with the neighbors due to any stay/ injunctions/restrain orders passed by any competent court/tribunal/authority or some other reasons which may be beyond the control of the developer, it would not be the responsibility of the developer as the time cannot be of essence in the collaboration agreement.

6- **That** it is hereby agreed that the entire cost of construction inclusive of any incidental expense thereto shall be borne by the Developer and all efforts connected with this shall be done by the Developer.

7- **That** in the event of any beneficial changes or otherwise required to be done in the building plan pursuant to any amendment in the existing building regulations during currency of this Agreement the Owners shall sign and execute all necessary documents/plans etc. and also comply with all necessary legal formalities as may be required to be done and the Owners will not be entitled to make any monetary charges for their services or claim, additional consideration for the extended construction area, if any.











If any dispute arises on title of said Plots at any time after signing of this agreement, during the construction of the Villa(s) and even after construction of the said Villa(s), the entire responsibility to get the dispute resolved shall lie on the Owners and if the property goes from the hands of the developer or any prospective purchaser buying a Villa(s) from the developer then the Owners shall indemnify the developer or purchaser buying from the developer the actual cost of land and construction thereon along with interest @18% from the date of agreement to sale in favor of the prospective buyer.

2- **That** if Owners make any breach of one or more terms and conditions appearing herein in this Agreement and agreed mutually, the Owners shall make good the loss to the Developer.

3- **That** in the event of the Owners committing breach of any of the terms and conditions herein contained the developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the arbitrator so appointed provided however that if such delay shall continue for a period of six months then in that event in addition to any other right, which the developer may have against the Owners, the developer shall be entitled to sue the Owners for the specific performance of this agreement or to rescind this agreement and claim refund of all the money paid and/ or incurred by the developer and such losses and damages which the developer may suffer.

4- **That** in the event of the developer is prevented from proceeding with the construction work during the continuance of such construction by any act on the part of the Owners or Owners' agents, servants, representatives or any person claiming any right under the Owner then in that case the developer shall have the right to claim refund of all sums paid by the developer to the Owner in the meantime together with interest at the rate of 18% per annum and shall also be entitled for to claim damages and losses which the developer may suffer because of the total expenses incurred by the developer in construction of Villa(s) till that date but the developer's right to sue for specific performance of the contract shall remain unaffected.

PART-VI
Arbitration

1- **That** all disputes and questions in connections with this Agreement arising amongst the Owners and the Developer shall be referred to the sole Arbitrator Shri Alok Garg S/o Shri Gopi Chand Garg, resident of D-105, Lal Kothi Marg, Bapu Nagar, Jaipur – 302015 whose decision shall be final and binding on both the parties. That the venue of arbitration shall be Jaipur. The provisions of the Arbitration & Conciliation Act, 1996 shall be applicable.

PART-VII
Jurisdiction

That only the courts in Jaipur shall have the jurisdiction to entertain and determine or adjudicate all actions and legal proceedings arising out of or in relation to the award of the arbitrator.






PART-VIII
Miscellaneous

1- **That** the name of the Villa(s) will be mutually decided by both the parties.

2- **That** all notices, letters shall be delivered by hand or sent through registered post acknowledgment due to the other party at the addresses first above or at such duly notified change of addresses.

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunder on the date mentioned above.

(FIRST PARTY)
OWNERS

1. **MISS PRIYANKA TAK**
   PAN: AEIPV8860R

2. **MISS NUPUR TAK**
   PAN: AQTPT5096N

3. **ANMOL TAK**
   PAN:

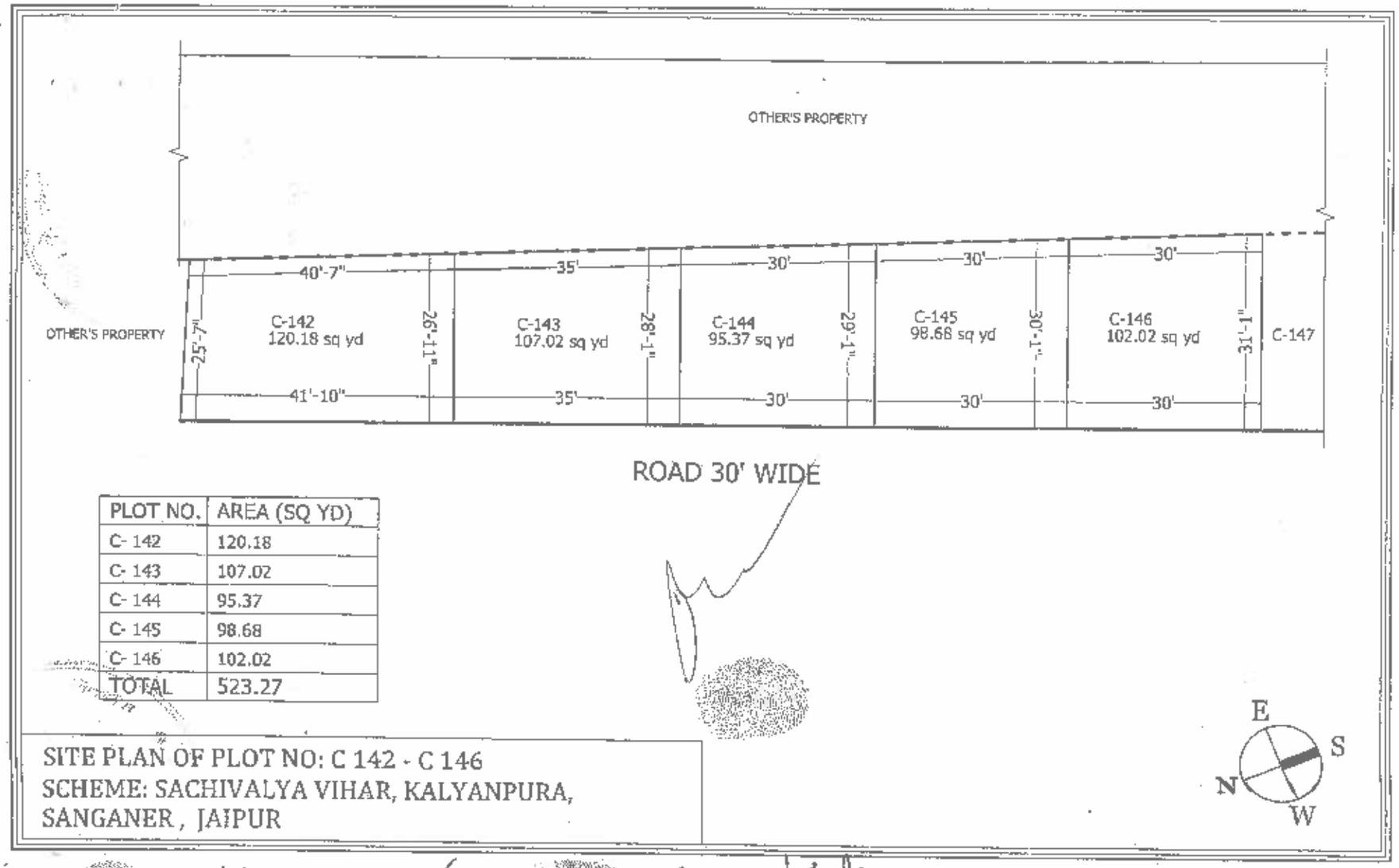
(SECOND PARTY)
DEVELOPER
Unique Dream Builders Pvt. Ltd.
PAN No. AAACU8928N
through its Director:
SHRI RAVINDER SINGH THAKKAR

WITNESSES: -

(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

उप-पंजीयक (मुख्यालय)
पंजीयन एवं मुद्रांक विभाग
जयपुर



PLOT NO.	AREA (SQ YD)
C- 142	120.18
C- 143	107.02
C- 144	95.37
C- 145	98.68
C- 146	102.02
TOTAL	523.27

SITE PLAN OF PLOT NO: C 142 - C 146
SCHEME: SACHIVALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 12 क्रम संख्या 2014398004483पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 140 से 155
पर चस्पा किया गया।

उप पंजीयक JAIPUR-IV

(2014398007618)
Agreement / Power of development

पंजीयन एवं मुद्रांक विभाग
जयपुर

C-144

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007296	Date	11/08/2014
Presenter Name	MISS. NUPUR TAK	Document S. No	2014398007014
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name	JDA	Payment Mode	Cash
Face Value	358830	Evaluated Value 0	Stamp Value 14360

Ord- registration fee	3590	commission	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	10	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection fee	0
		Total :	3900

Three Thousand Nine Hundred Only

Cashier

Sub Registrar JAIPUR (Urban)

उप-पंजीयक (शहरी)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 11 माह अगस्त सन् 2014 को 04:37 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Priyanka

हस्ताक्षर प्रस्तुतकर्ता
(2014398007013)
(Lease deed for local bodies (Patta))

हस्ताक्षर उप पंजीयक, (प्रथम)
JAIPUR-IV
पंजीयन एवं मुद्रांक विभाग
जयपुर

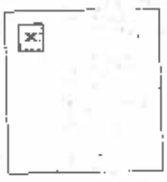
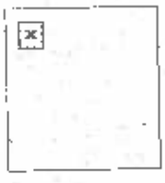
रसीद नं0	[2014398007295]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	4030
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	0
कमी स्टाम्प शुल्क रू0	10
कुल योग रू0	4340

(2014398007013) उपपंजीयक JAIPUR-IV
((Lease deed for local bodies (Patta)))

उपपंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant)	Signature	Photo	Thumb
1 -MISS. PRIYANKA TAK / D/O SURESH TAK उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ	Priyanka		

(And Claiment)
1 -JDA / .
उम्र -0 वर्ष जाति - null व्यवसाय -REST
निवासी -JAIPUR

ने लेखपत्र Lease deed for local bodies (Patta) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 402660/- पूर्व में/मेरेसमक्ष / से सें रू0 402660/- पूर्व में ———— मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



ने की है जिसके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गयें हैं।

(2014398007013)
Lease deed for local bodies (Patta)

उप पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 4 क्रम संख्या 2014398004475पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 32 से 42
पर चस्पा किया गया।

(2014398007013) उप पंजीयक, JAIPUR-IV
Lease deed for local bodies (Patta)

परिशिष्ट –"1"

जयपुर विकास प्राधिकरण, जयपुर

स्थान मानचित्र एवं आवासीय भूखण्ड पर भवन निर्माण हेतु अनुज्ञा

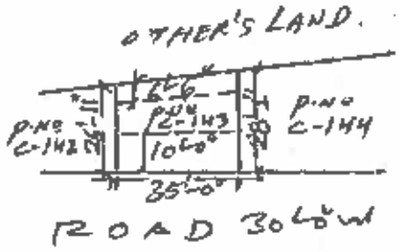
भूखण्ड संख्या– C-143

योजना का नाम– (निजी खातेदारी / रसरस० / जविप्रा) सैनिक कालोनी विस्तार स्कीम नं० 47

भू–उपयोग– आवासीय

भूखण्ड का क्षेत्रफल– 107.02 वर्ग गज

स्केल :– 1"=50' FT.





इस भूखण्ड पर आवासीय भवन का निर्माण निम्नांकित मापदण्डों के अनुसार किया जा सकेगा।

(अ) सेट बैक्स

1. सामने .....10'-0".....
2. पीछे .....6'-6".....
3. साइड–I .....0'-0".....
4. साइड–II .....0'-0".....

(ब) अधिकतम ऊँचाई : आठ मीटर

(स) मंजिले : तहखाना, भूतल एवं प्रथम मंजिल तक।

(द) निर्माण अवधि : .....5 वर्ष.....

(य) भवन निर्माण के लिए आवश्यक अन्य मानदण्ड भवन विनियमानुसार होंगे।

कनिष्ठ अभियन्ता	न. नि. स. / सहा. / उप नगर नियोजक	उपायुक्त (जोन)
जोन संख्या– 8	जोन संख्या– 8	जोन संख्या– 8

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 4 क्रम संख्या 2014398004475पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 32 से 42
पर चस्पा किया गया।

उप पंजीयक JAIPUR-IV

(2014398007013)
Lease deed for local bodies (Patta)

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

C-144



जयपुर विकास प्राधिकरण, जयपुर

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 8 के 8 वे दिन *जयपुर विकास प्राधिकरण/ 2016 ..... (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री भूपुर टांक ..... पुत्र श्री भूपुर टांक ..... जाति 2196 ..... व्यवसाय ..... निवासी 205 आदर्श नगर दिल्ली रोड जयपुर (जिन्हें इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निवाहक, अवधारक, प्रतिनिधि और मुख्तारनामा धारक अलैह भी सम्मिलित होंगे) के मध्य निषादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना 27 मालवीय नगर विस्तार राजस्व ग्राम (मालवीय नगर) ..... के खसरा/भूखण्ड संख्या C-144 ..... क्षेत्रफल 91.37 वर्ग मी में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम या प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रूपये ..... अंके 911.28 प्रति वर्ष मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक वारिय नगरीय निर्धारक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर ..... 60/- रुपये प्रति वर्गगज से कुल नियमन राशि ..... 5722/- ..... रुपये देय होती है जो चालान नं. 327292 ..... दिनांक 24/7/14 ..... से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि ..... 4578/- ..... रुपये होती है, जो चालान नं. 327292 दिनांक 24/7/14 ..... से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल आवासीय ..... प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाऐगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की क्षतिपूर्ति के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सहकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट देवें।

उप-नियंत्रक (चतुर्थ)
नियोजन एवं मुद्रांक विभाग
जयपुर

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: सांगानेर
राजस्व ग्राम: (सांगानेर) जमावन्दी
खसरा नम्बर:
योजना का नाम: SHRIRAM NAGAR
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर 25.37 Sq.m.

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-144 सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोट:–इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 358830/- होती है। अतएव स्टाम्प राशि रु. 14360+10 के नं. 4814-15 के कुल संख्या 1-11 बहैसियत पट्टा इसके साथ लगाये जाते है।

जमाबन्दी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने–अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से
आज सन् 20 ..... के माह ..... के ..... वें दिन
श्री [illegible]
ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये–

जयपुर विकास प्राधिकरण–प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)
जयपुर विकास प्राधिकरण, जयपुर

साक्षी :–

1. नाम [illegible]
पुत्र [illegible]
व्यवसाय [illegible]
निवास स्थान .....

साक्षी

2. नाम सोमाराम चौधरी
पुत्र श्री [illegible]
व्यवसाय प्राधिकरण सेवा जयपुर
निवास स्थान .....

साक्षी

आज ..... सन् 20 ..... के माह .....
के ..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री .....
लीजधारक द्वारा कार्यालय ..... में हस्ताक्षर किये गये।

लीजधारक–द्वितीय पक्ष

साक्षी :–

1. नाम SACHIN TANK
पुत्र CHITRANGAL TANK
व्यवसाय BUSINESS
निवास स्थान E-10/38, CHITRAKOT YOJANA AJMER ROAD, JAIPUR

साक्षी

2. नाम ANMOL TAK
पुत्र RAJENDRA KUMAR TAK
व्यवसाय BUSINESS
निवास स्थान 205, TAK HOUSE, PUROHIT JI KA KATLA, JOHARI BAZAAR, JAIPUR

साक्षी

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01438370577561M
Certificate Issued Date	:	11-Aug-2014 04:46 PM
Account Reference	:	SHCIL (FI)/ rjshcl01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCL01015045005920 59M
Purchased by	:	MISS NUPUR TAK
Description of Document	:	Article 33(C)(i) Lease Deed for Local Bodies (Patta)
Property Description	:	PLOT NO.C-144 SCHEME SACHIVALAYA VIHAR, KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	3,58,830 (Three Lakh Fifty Eight Thousand Eight Hundred And Thirty only)
First Party	:	JDA
Second Party	:	MISS NUPUR TAK
Stamp Duty Paid By	:	MISS NUPUR TAK
Stamp Duty Amount(Rs.)	:	1,447 (One Thousand Four Hundred And Forty Seven only)

सत्यमेव जयते

Please write or type below this line

0000813854

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

971090

11 JUL 2014

जयपुर विकास प्राधिकरण
जयपुर

ग्रह निर्माण सहकारी समिति
लि० की श्रेयाधिवास/विहार योजना के भूखण्ड संख्या
C-154 क्षेत्रफल 95.37 वर्गगज के
लिये लीज डीड हेतु कुल देय राशि 14360+10 के
स्टाम्प संलग्न है।

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर



23 JUL 2014

क्र. 4214 दिनांक

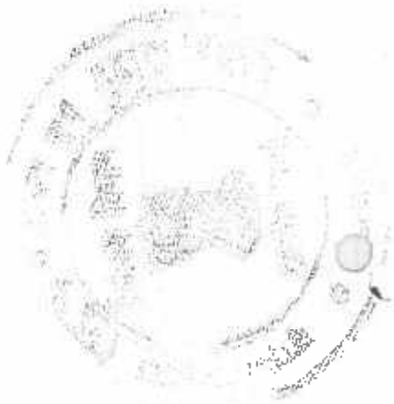
मुद्रांक का मूल्य 15360

क्रेता श्री / श्रीमती 23522/-

पति / पिता श्री 14052/-

पता 1— निवास पुरोहित मोहल्ला मोजमाबाद

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
जे. डी. ए. कम्पिसर, जयपुर
लाईसेन्स नं. 44/02



व्यवसाय BUSINESS

निवास स्थान 205, JAK HOUSE, PUROHIT JI. TONAK T. RAJASTHAN, JAIPUR

साक्षी

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

D 570652

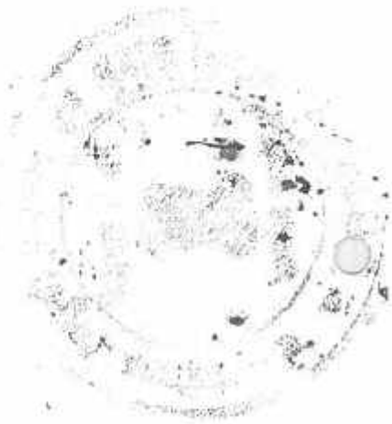
22 JUL 2014

C-144 95.37

14360+40

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर





धर्मपाल सिंह चौधरी



राजस्थान RAJASTHAN

D 570653

22 JUL 2014

महू निर्माण सहकारी समिति
लि० की ईश्वरिया मांगलिया सहकारी से भूखण्ड संख्या
C-144 क्षेत्रफल 95-37 वर्गगज के
लिये लीज डीड हेतु कीमत रु. में 14360+10 के
स्टाम्प अपेक्षित है।

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-महायक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

क्र. सं. 4914 दिनांक
पुराना क्र. क्रमांक 14360
क्रेता श्री / श्रीमती अंजू देवी
पति / पिता श्री [illegible]
बाबत निवास [illegible]

धर्मेन्द्र सिंह चौधरी
(ई स्टाम्प विक्रेता)
ना. डी. ए. पार्षेस्टर, जयपुर
लाईसेन्स नं. 44/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

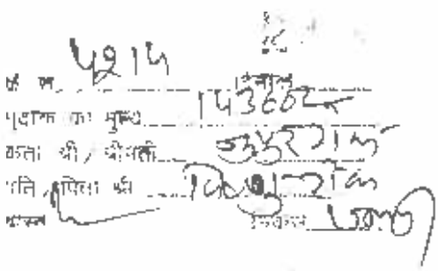
D 570654

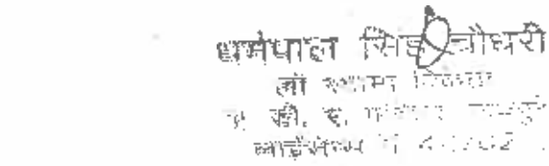
जयपुर विकास प्राधिकरण
जयपुर

14360+10

जोन-8

उप-पंजीयक (बजट)
वेजीयल एवं मुद्रांक विभाग
जयपुर

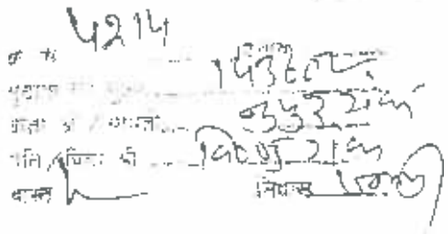






उच्च

जि. श्रीगंगानगर C-144 95-37 14360-H0



धर्मपाल सिंह चौधरी
लॉ स्टाम्प लिसेंसी
ज. डी. ए. कोर्ट्स, जयपुर
लाईसेन्स सं. 44/02

- 2 JUL 20[illegible]





Duty ..... गृह निर्माण सहकारी समिति लि० की [illegible] योजना के भूखण्ड संख्या C-144 क्षेत्रफल 95.22 वर्गगज के लिये लीज डीड [illegible] के स्टाम्प सलग्न है। 14360/-

उपखण्ड ऑफिसर जोन-3
जयपुर विकास प्राधिकरण
जयपुर

सह-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
ज. डी. ए. पब्लिक, जयपुर
लाईसेन्स नं. 44/02



C-144 95-37

14360710

23

4214

103

3422

धर्मपाल सिंह चौधरी
एडवोकेट
डी. ई. पलिकर, जयपुर
लाईसेन्स नं. 44/02





C-144 95-37

14360+10

दिनांक 23 [illegible] 2014

क्र. सं. 4914

पुराने का मूल्य [illegible]

क्रेता श्री/श्रीमती [illegible]

पिता/पति श्री [illegible]

पता [illegible]

धर्मपाल सिंह चौधरी
स्टॉम्प विक्रेता
जी. ए. परिसर, इलाहाबाद
लाईसेन्स नं. 46/02



राजस्थान RAJASTHAN

75AA 479048

ए-3 गृह निर्माण सहकारी समिति
लि० की 27 मालवीय नगर के भूखण्ड संख्या
C-144 क्षेत्रफल 95.37 वर्गगज के
लिये लीज डीड हेतु रुपये 14360/-18 के
स्टाम्प संलग्न है।

उपखण्ड क्षेत्र जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

क्र सं. 4215 दिनांक 23 JUL 2014

पुद्रांक का मूल्य 10/-

अंश की, धनराशि 5 रु. 2 रु.

राशि / विवरण की 5 रु. 2 रु.

पक्षकार पुरोहित मीना करनी, भटनेर गोगामेड़ी

धर्मपाल सिंह चौधरी
लॉ स्टाम्प वेण्डर
ज. जी. ए. कचहरी, हनुमानगढ़
लाईसेन्स न 44/02



राजस्थान RAJASTHAN 75AA 479047

C-144 95-37

14360 +10

उप-पंजीयक (चतुर्थ)
रजीयन एवं मुद्रांक विभाग
जयपुर

क्र. सं. 4215 दिनांक 23 JUL 2014

मुद्रांक का मूल्य 10/-

क्रेता की ओर से विष्णु राम

दाता विष्णु राम

पता प्रयोजन मोल-करनी, जोड़ी मोलासर

धर्मपाल सिंह चौधरी
लॉ स्टाम्प वेण्डर
अ. की. द. परिसर, जयपुर
लाईसेन्स नं 44/02

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007299	Date	11/08/2014
Presenter Name	MISS. PRIYANKA TAK	Document S. No	2014398007018
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD.	Payment Mode	Cash
Face Value	0	Evaluated Value 1828791	Stamp Value 28350

Ord- registration fee	18290	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	inspection_fee	0
		Total :	18690

Eighteen Thousand Six Hundred Ninety Only

Cashier

Sub Registrar JAIPUR-IV

जयपुर

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01438495863199M
Certificate Issued Date	:	11-Aug-2014 04:49 PM
Account Reference	:	SHCIL (FI)/ rjshcil01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01015047329574 60M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 5(e) Developer Agreement
Property Description	:	PLOT NO.M C-142,C-143,C-144,C-145 AND C-146 SCHEME, SACHIVALAYA VIHAR, KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	PRIYANKA TAK,NUPUR TAK AND ANMOL TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	31090 (Thirty One Thousand And Ninety only)

Please write or type below this line

0000813857

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

139






"SHRI"

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made on this 11 day of August 2014, at Jaipur between:-

1. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205 Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS NUPUR TAK** D/o Shri Vishnu Tak, age 21 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

3. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

(Hereinafter collectively called as the Parties of the First Part or the Owners, which expression shall mean and include all their legal heirs, administrators, executors, representatives, assignees etc.)

Priyanka

SJD
Unique Dream Builders Pvt Ltd
Jaipur

A N D

Unique Dream Builders Pvt. Ltd., a company registered under the provisions of Company Act, 1956 having its registered office at UDB Tower, SB-59, 3rd Floor, Opp. Jaipur Nagar Nigam, Tonk Road, Jaipur through its Director, Shri Ravinder Singh Thakkar S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006.

(Hereinafter called as the Party of the Second Part or Developer which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include all its directors, their authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

PART-I

Chain of Title

That the Jaipur Development Authority, Jaipur executed the lease deeds for the following plots, the details of which are as under:

NAME OF OWNER	PLOT NO.	AREA (IN SQ. YARDS)	DATE OF LEASE DEED	DETAILS OF REGISTRATION
Miss Priyanka Tak	C-142	120.18	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 3 at S.No. 2014398004474 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 21 to 31 in the office of Sub Registrar, Jaipur – IV.
Miss Priyanka Tak	C-143	107.02	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 4 at S.No. 2014398004475 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 32 to 42 in the office of Sub Registrar, Jaipur – IV.
Miss Nupur Tak	C-144	95.37	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 5 at S.No. 2014398004476 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 43 to 58 in the office of Sub Registrar, Jaipur – IV.
Miss Nupur Tak	C-145	98.68	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 6 at S.No. 2014398004477 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 59 to 79 in the office of Sub Registrar, Jaipur – IV.
Anmol Tak	C-146	102.02	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 7 at S.No. 2014398004478 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 80 to 92 in the office of Sub Registrar, Jaipur – IV.
TOTAL AREA		**523.27 Sq. Yds.**		

situated in Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur (hereinafter called as 'said plots ') in favour of the Owners. The said Plots are free from any litigation and are in total actual possession of the Owners, and the said

उप-नियोजक (प्रशासन)
पंजीयन एवं मुद्रांक शुल्क
जयपुर

Priyanka Tak

Anmol Tak

Plots bears clean & pure title and are free from all encumbrances, attachment, notices etc. and it will be the responsibility of the Owners to indemnify the developer for any defect arising in the title of said Plots or in case liability of the Owners is to be discharged by the developer at any point of time.

That on date the owners are not earning anything from the said Plots and hence the owners have agreed to enter into this Collaboration Agreement.

That after considering the good location of the said Plots, the Owners have decided to construct Villa(s) on the said Plots and for this the Owners have approached the party of the second part/ developer for development and construction of the Villa(s).

That the Party of the Second part, the Developer is a registered company engaged in construction business having technical expertise and experienced directors who enjoy goodwill of high repute have decided to join hands with the Owners in the work of development and construction of the Villa(s) on the said Plots on the belief and assurances given by the Owners that they are the absolute Owners of the said Plots and the said Plots are free from all litigation and the same are in total possession of the Owners, and the said Plots bear a clean & perfect title and is free from all encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. and in furtherance to implement their intents parties to this Agreement are entering into this Agreement and simultaneously with the execution of these present the Owners have handed over the vacant possession of the said Plots for the construction and development of the said Villa(s) to the Party of the Second Part on the Terms & Conditions hereinafter written and the party of the Second part is ready to do the work appearing hereunder on the below mentioned terms & conditions :-

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

PART-II

Undertakings

1. **That** the Owners declare that they are entitled to enter into this agreement with the developer and they are having full rights and authority to sign and execute the same, to enter into a collaboration agreement with the party of the second part for the construction and development of the Villa(s) and to enter into negotiations, and to execute the collaboration agreement, power of attorney etc. and the terms appearing herein and hereby undertake that except theirs there is no right, title or interest of any third party/ person in the said Plots.

2. **That** the Owners have made available the said Plots hereto and do hereby allow, authorize and give complete authority to the Developer to demolish any existing structure and build, construct, develop and complete the Villa(s).

3. **That** the Owners have declared that the complete set of original title deeds of the said Plots is in their power and possession. The Owners further declare and assure that they shall keep the original title deeds of the said Plots always in safe custody and shall also safeguard the same against fire, water etc. Further the Owners shall provide a plenary set of complete title deeds duly certified to the Developer before the start of the construction of the said Villa(s).

Priyanka

Amol Jain

आज दिनांक 11 माह अगस्त सन् 2014 को 04:58 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

priyanka

हस्ताक्षर प्रस्तुतकर्ता
(2014398007018)
(Agreement / Power of development)

उप-पंजीयक, JAIPUR-IV
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[2014398007299]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	18290
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	100
फसली स्टाम्प शुल्क रू0	0
कुल योग रू0	18690

(2014398007018) उपपंजीयक, JAIPUR-IV
((Agreement / Power of development))

उप-पंजीयक (मथुरा)
पंजीयन एवं मुद्रांक विभाग
जयपुर

4. **That** the Owners hereby declare that, they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale or lease or development and construction of the said Plots or any part thereof to any person other than the Developer and there is no encumbrance on the said Plots and the same are completely free from all encumbrances, whatsoever and that the said Plots would be kept free from all kind of encumbrances, during the subsistence of these presents.

5. **That** the Owners declare that, they have not done any act, thing or executed any deed or writing whereby or by reason whereof the development or the construction of the said Plots and / or Villa(s) may be affected or prevented in any manner whatsoever.

6. **That** all items of plant and machinery, tools and implements, stores and materials that the developer will bring to the site for development/construction purposes shall remain exclusive property of the developer at all times and it is expressly agreed and accepted that the Owners shall have no claim whatsoever on all such items of plant and machinery, tools and equipment, stores and material at any time.

7. **That** the Owners have represented that they are the only and absolute Owners of the said Plots and in case any dispute is raised at any point of time by any third party, agency OR family members of the owners regarding the title, Ownership and possession of the said Plots, the Owners shall get it cleared at their own cost and expenses within a stipulated time period of 3 months. It has been agreed that the Owners are always liable for indemnifying the developer and the prospective buyers.

8. **That** the Developer shall be and are hereby authorized through Power of Attorney(s) given by the Owners to act in the name of the Owners in so far as necessary to appear, to represent the Owners and to submit the necessary documents in order to get construction plan sanctioned before the local authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation if required besides others and to file application form(s) for applying and obtaining all quotas/entitlements and other allocations for cement / steel / bricks and other materials as may be required for the construction and completion of the Villa(s) from time to time and to apply for temporary /permanent electric and water connections etc. to make the Villa(s) ready for occupation for and on behalf of Owners.

9. **That** in order to facilitate the developer to get plans approved/to get the sanction/ permission for raising the construction on the said Plots, the Owners have/will execute power of attorney in favor of Shri Ravinder Singh Thakkar S/o Shri Ajit Singh in the capacity of Director of Unique Dream Builders Pvt. Ltd. and undertakes to execute and register such other authorization(s) as may be required for the above purposes or in connection with the development and construction of the Villa(s) from time to time.

उप-पंजीयक, (प्रथम)
जयपुर एवं पुलिस अधीक्षक

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





2 -NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





3 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





(And Claiment)

I -RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD. / S. AJIT SINGH
उम्र -20 वर्ष जाति - SIKH व्यवसाय -BUSINESS
निवासी -15, KAILASHPATH SURAJ NAGAR WEST CIVIL LINES JAIPUR RAJ.





ये लेख्यपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____
पूर्व में/मेरेसमक्ष / मे से रू0 _____ पूर्व में ------ मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8, BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,RAJ.



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठे के निशान मेरे समक्ष लिये गये हैं।

उप पंजीयक JAIPUR-IV

(2014398007018)
Agreement / Power of development

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

10. **That** the Owners and Developer have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed OR construed as constituting a service contract OR a partnership OR sale OR transfer of property between the Developer and the Owners, nor shall the Developer and the Owners in any manner constitute an Association of persons. Each party shall be strictly responsible for its own Income Tax liabilities OR other liabilities.

11. **That** the Owners hereby agree and give their irrevocable consent not to obstruct and/or raise any objections whatsoever and/or interferes.

    a) With the development work to be carried out in the entire project.

    b) In carrying out any amendments, additions, alteration(s), modification(s) or variation(s) in the construction plan(s) and

12. **That** the Owners and developer have agreed not to encumber the share of each other till the date of completion of the Villa(s) in any manner either by mortgage, pledge or by entering into any agreement with any other party or into any tenancy / license or lease. The Owners also declare and assure that the said Plots and the existing structure is un-encumbered and is free from any court injunction, litigation and lien charge of any nature whatsoever on the date of signing of this agreement. That any credit facility or financial loan can be availed by the developer on its respective share in the Villa(s) as per the approved plans and the developer can take a loan keeping only its respective share as collateral security and the Developer will not be entitled to create any charge over the Owner' share.

13. **That** the Owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said Villa(s).

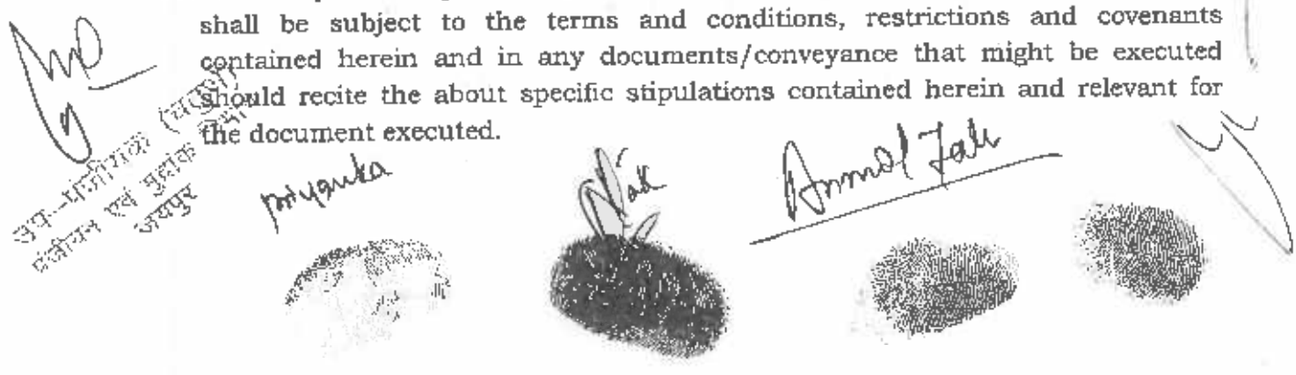
14. **That** the developer will be entitled to make any structural changes in the company i.e. Unique Dream Builders Pvt. Ltd.

15. **That** the Owners shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation, violation and/ or breach of any of these said laws, bye-laws, rules and regulations.

16. **That** the developer shall be entitled to demolish the existing building/structure and the developer will be entitled to use all salvage materials arising there from if any.

17. **That** the Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority of the Owners, including any such additional power of attorney and/or authorization as may be required for the purpose.

18. **That** on performing the obligations under these presents the transfer of Villa(s) shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents/conveyance that might be executed should recite the about specific stipulations contained herein and relevant for the document executed.



धारा 54 के तहत प्रमाण-पत्र

प्रमाणित किया जाता है कि इस लेख पत्र

की मालियत रुपये 1828791

मानते हुए इस पर देय कलमी मुद्रांक

राशि 0 पर कलमी पंजीयन शुल्क रुपये 18290 कुल रुपये 18290 जरिये रसीद संख्या [2014398007299]

दिनांक [11-8-2014] में जमा किये गये है।

अतः दस्तावेज को रुपये 18290

के मुद्रांकों पर निष्पादित माना जाता है।

(2014398007018) उप पंजीयक JAIPUR-IV

(Agreement / Power of development)

आज दिनांक 11/8/2014 को

पुस्तक संख्या 1 जिल्द संख्या 345

में पृष्ठ संख्या 12 क्रम संख्या 2014398004483पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 1377

के पृष्ठ संख्या 140 से 155

पर चस्पा किया गया।

(2014398007018) उप पंजीयक, JAIPUR-IV

Agreement / Power of development

PART-III

Work Schedule

1- **That**, the Owners are simultaneously handing over the actual vacant physical possession of the said Plots to the Developer with execution of these present and the Owners have given complete authority and permission to the Developer to enter upon the said Plots described in the Schedule hereunder written as aforesaid, with full right and authority to commence, carry on and complete the construction/development thereof in accordance with the plan.

2- **That** the Owners will be liable for the dues subsisting on the said Plots till the start of the construction of the Villa(s) and thereafter till the Villa(s) is constructed, the taxes shall be proportionately shared by the developer and the Owners in the ratio as agreed and mentioned in the later clauses of this agreement.

3- **That** at present there is no liability of Service Tax on construction of Single House/Villa(s). It has been further agreed in between the parties that in case any liability to pay service tax arises in future by change in law, and comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate of such deposit as per the agreed ratio of sharing in the Villa(s) to the Developer within a period of one week from the date of such deposit.

4- **That** the Developer shall appoint the Architects, Engineers, contractors and other staff necessary to construct the Villa(s) at its own cost and expense.

5- **That** it is agreed that the delay caused in getting the Villa(s) constructed and development due to any force majeure such as riots, disturbance of peace, when the situation of the law and order is not under the Control, strikes, non availability of building materials, transporter's strike, governmental restrictions and/or reason of civil commotion, any act of god or any other natural calamity or due to any defect in the title of the Owners or due to any dispute with the neighbors due to any stay/ injunctions/restrain orders passed by any competent court/tribunal/authority or some other reasons which may be beyond the control of the developer, it would not be the responsibility of the developer as the time cannot be of essence in the collaboration agreement.

6- **That** it is hereby agreed that the entire cost of construction inclusive of any incidental expense thereto shall be borne by the Developer and all efforts connected with this shall be done by the Developer.

7- **That** in the event of any beneficial changes or otherwise required to be done in the building plan pursuant to any amendment in the existing building regulations during currency of this Agreement the Owners shall sign and execute all necessary documents/plans etc. and also comply with all necessary legal formalities as may be required to be done and the Owners will not be entitled to make any monetary charges for their services or claim, additional consideration for the extended construction area, if any.

15- **That** the Developer shall receive the advance amount from the prospective buyer(s) on such terms and conditions as settled between the prospective buyers and Developer without any interference of any kind whatsoever from the Owners.

PART-IV

Taxes/ Outgoings

1- **That** all taxes and grounds rent due on the land of any statutory or non statutory authority (s), OR any other authority from the date of signing of this agreement upto the transfer of the Villa(s) to the prospective Buyers from the date of signing of this Agreement are to be paid by the Owners.

2- **That** all taxes etc. due on the plot prior to the date of signing of this agreement shall be borne by the Owners and if the developer has to pay any such due amount, then the Owners shall duly indemnify the developer.

3- **That** it has been clear that both the parties shall bear Income Tax liability on their respective shares. The Developer shall only be liable to pay Income Tax for its share in the Villa(s) i.e. 55% of the total Sale Consideration of the Villa(s).

4- **That** it has been further agreed in between the parties that in case if any liability to pay any service tax in present or in future, comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate 45% of such deposit to the Developer within a period of one week from the date of such deposit.

5- **That** in case if any liability arises for Service tax payable on Owner's share to be delivered by the Developer to the Owners in pursuance of the Collaboration Agreement shall be borne by the Owners. If the liability to pay service tax on said Owner's share has been casted upon Developer. The Owners shall pay the service tax so calculated without any delay or demur to the Developer to enable it to discharge such service tax liability.

6- It is further clarified that service tax payable on booking amount received from Prospective Buyers on Owner's share shall be borne and paid by the Owners only and the Developer shall not be responsible for the same in any way. In the event, the Developer is required to pay such tax by Service tax Authorities, the Owners shall forthwith reimburse such deposited amount to the Developer without any delay or demur.

7- **That** if the Owners fail to reimburse the service tax amount to the developer then the developer has a right to retain/deduct the amount equivalent to the Service Tax from the amount of Sale Consideration of the Villa(s).

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

PART-V

Indemnity

8- **That** the developer is entering in this agreement with the Owners on the representation and belief that the title of the said Plots is clear and encumbered.

priyanka

Amrat Jain

8- **That** without prejudice to the rights and interests of the Owners, the developer has been permitted to affix signage, hoardings, fix display board on the said Plots or at any other places and developer can also publish the advertisement in media. The Developer will also have a right to display its Board on the Top of the Roof Terrace. The Developer shall do the marketing for the Villa(s) which shall not be objected by the owner.

9- **That** the Owners shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.

10- **That** it is hereby expressly declared that the work of Development/ Construction of the Villa(s) as have been mentioned above is to be carried out by the Developer. For the efforts, work and costs put in by the Developer, Developer will be entitled to receive 55% of the total sale consideration of said Villa(s) and the Owners will be entitled to receive 45% of the total sale consideration. In other words the share of the Owners and the Developer in the Villa(s) will be as under:-

Owners	45%
Developer	55%

11- **That** the developer will sell the said Villa(s) and receive the entire sale consideration in the name of the company M/s Unique Dream Builders Private Limited. Upon receipt of the payment the developer shall reimburse the 45% of the amount received for the Owners' share in the Villa(s) to the Owners for all times to come.

12- **That** the developer shall be free and authorized to sell the said Villa(s). However by way of this Agreement and the rights conferred by these present, the Developer is fully entitled and duly authorized on behalf of the Owners to execute the Sale Agreement / Sale Deed/ Lease Deed/ Rent Deed/ License or any other agreement/ deed/ instrument/writing in favour of prospective buyer/any third party and to present the same for registration in the office of Sub-Registrar and can receive payments from the prospective purchaser of the said Villa(s) and the Owners will have no right or objection on such agreement/deed which will be executed by the Developer. In case the signature of Owners are required by the prospective buyer or the Developer on any such document like Sale Agreement / Sale Deed etc, the Owners are bound to sign the same whenever and wherever it is required and the Owners will not be entitled to receive or claim any consideration for it.

13- **That** the rate on which any Villa(s) shall be sold to any prospective buyer shall be mutually decided by both the parties to this agreement.

14- **That** the Developer shall be authorized to procure respective buyers of the proposed Villa(s) and to receive the payment from the said respective buyers towards the price of the said Villa(s).

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Priyanka

Arnal Jain

If any dispute arises on title of said Plots at any time after signing of this agreement, during the construction of the Villa(s) and even after construction of the said Villa(s), the entire responsibility to get the dispute resolved shall lie on the Owners and if the property goes from the hands of the developer or any prospective purchaser buying a Villa(s) from the developer then the Owners shall indemnify the developer or purchaser buying from the developer the actual cost of land and construction thereon along with interest @18% from the date of agreement to sale in favor of the prospective buyer.

2- **That** if Owners make any breach of one or more terms and conditions appearing herein in this Agreement and agreed mutually, the Owners shall make good the loss to the Developer.

3- **That** in the event of the Owners committing breach of any of the terms and conditions herein contained the developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the arbitrator so appointed provided however that if such delay shall continue for a period of six months then in that event in addition to any other right, which the developer may have against the Owners, the developer shall be entitled to sue the Owners for the specific performance of this agreement or to rescind this agreement and claim refund of all the money paid and/ or incurred by the developer and such losses and damages which the developer may suffer.

4- **That** in the event of the developer is prevented from proceeding with the construction work during the continuance of such construction by any act on the part of the Owners or Owners' agents, servants, representatives or any person claiming any right under the Owner then in that case the developer shall have the right to claim refund of all sums paid by the developer to the Owner in the meantime together with interest at the rate of 18% per annum and shall also be entitled for to claim damages and losses which the developer may suffer because of the total expenses incurred by the developer in construction of Villa(s) till that date but the developer's right to sue for specific performance of the contract shall remain unaffected.

PART-VI
Arbitration

1- **That** all disputes and questions in connections with this Agreement arising amongst the Owners and the Developer shall be referred to the sole Arbitrator Shri Alok Garg S/o Shri Gopi Chand Garg, resident of D-105, Lal Kothi Marg, Bapu Nagar, Jaipur – 302015 whose decision shall be final and binding on both the parties. That the venue of arbitration shall be Jaipur. The provisions of the Arbitration & Conciliation Act, 1996 shall be applicable.

PART-VII
Jurisdiction

That only the courts in Jaipur shall have the jurisdiction to entertain and determine or adjudicate all actions and legal proceedings arising out of or in relation to the award of the arbitrator.

Priyanka

Anmol Jain

PART-VIII
Miscellaneous

1- **That** the name of the Villa(s) will be mutually decided by both the parties.

2- **That** all notices, letters shall be delivered by hand or sent through registered post acknowledgment due to the other party at the addresses first above or at such duly notified change of addresses.

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunder on the date mentioned above.

(F I R S T P A R T Y)
O W N E R S

1. **MISS PRIYANKA TAK**
PAN: AEIPV8860R

2. **MISS NUPUR TAK**
PAN: AQTPT5096N

3. **ANMOL TAK**
PAN:

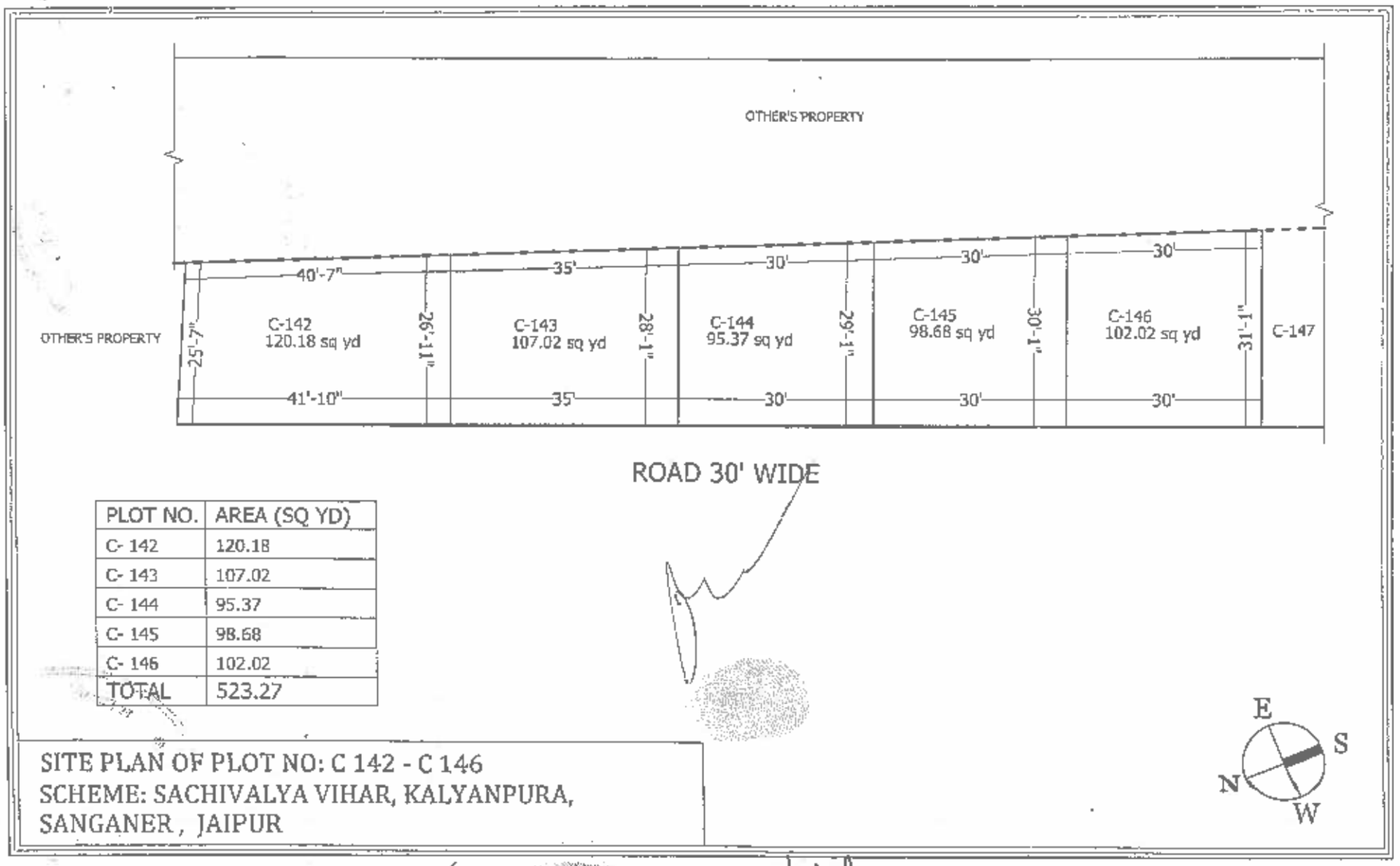
(S E C O N D P A R T Y)
D E V E L O P E R
Unique Dream Builders Pvt. Ltd.
PAN No. AAACU8928N
through its Director:
SHRI RAVINDER SINGH THAKKAR

WITNESSES: -

(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

उप-पंजीयक (द्वितीय)
पंजीयन एवं मुद्रांक विभाग
जयपुर



PLOT NO.	AREA (SQ YD)
C- 142	120.18
C- 143	107.02
C- 144	95.37
C- 145	98.68
C- 146	102.02
TOTAL	523.27

SITE PLAN OF PLOT NO: C 142 - C 146
SCHEME: SACHIVALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 12 क्रम संख्या 2014398004493पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 110 से 155
पर चस्पा किया गया।

उप पंजीयक, JAIPUR-IV

(2014398007018)
Agreement / Power of development

पंजीयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007300	Date		11/08/2014	
Presenter Name	MISS. PRIYANKA TAK	Document S. No		2014398007019	
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ				
Document Type	Power of attorny when power given to Promotor for Contruction/Sale				
Claiment Name	RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD.			Payment Mode	Cash
Face Value	0	Evaluated Value	1828791	Stamp Value	100

Ord- registration fee	18290	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
Intrest	0		
		Total :	18690

Eighteen Thousand Six Hundred Ninety Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक
जयपुर

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 722136






SHRI

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We

1. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS NUPUR TAK** D/o Shri Vishnu Tak, age 21 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

3. **SHRI ANMOL TAK** son of Shri Rajendra Tak, age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2014

5528

Dream
Vnique Buildtech Pvt Ltd

Jaipur

GPA

Akumar

do hereby appoint, nominate and constitute **RAVINDER SINGH THAKKAR** S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Surai Nagar (West), Civil Lines, Jaipur – 302006, Director of Unique Dream Builders Private Limited having its registered office at UDB Tower, 3rd Floor, Opp. Jaipur Nagar Nigam, SB-59, Tonk Road, Jaipur to be my lawful attorney and to act on our behalf to do the following Acts, Deeds OR things amongst others with regard to the plots no. C-142, C-143, C-144, C-145 and C-146 situated at Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur admeasuring **523.27 Sq. Yds.** (hereinafter referred to as the said plots) and authorize the said attorney to do the following acts, deeds and things:

1. **To** enter into, affix signatures, execute and get registered any agreement/ development agreement/ sale deed/ agreement to sale/ lease deed etc. with regard to the Villas as mentioned in the Collaboration Agreement dated 11/08/2014 executed by us in favour of Unique Dream Builders Private Limited and to receive sale consideration in the name of the Unique Dream Builders Private Limited and to give receipt/acknowledgment thereof.

2. **To** represent in the office of Nagar Nigam, Jaipur/J.D.A/Govt. of Rajasthan/ State of Rajasthan OR any other authority OR Local Self Bodies, Urban development and Housing Department, Electricity Department, Fire Department, Police, PHED etc. and to sign and execute any Applications including for the purpose to deposit Security amount in any department, Bond, etc/ and to apply and obtain any permission/Sanction OR Clearance for the purposes of constructions and development of the said Villas.

3. **To** apply and obtain sanctions for Water, Electric, Power, Telephone, and Gas OR any other connection as may be required in my name and to deposit necessary FEES/CHARGES, etc with the concerned authorities.

4. **To** Deposit, Fee, Charges OR any other amounts for any permission/sanction for construction and to receive the same in our name.

5. **To** appear, represent and act before any authority Local, Municipal, Government, Semi Government, including the competent authority and to make all such Applications, Depositions as may be required for the purpose of development of the Plots OR for any modifications, alternations in the sanctioned plans.

Priyanka

Amrat Jain

आज दिनांक 11 माह अगस्त सन् 2014 को 04:56 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Priyanka

हस्ताक्षर प्रस्तुतकर्ता
(2014398007019)

हस्ताक्षर उप पंजीयक,
JAIPUR-IV
(Power of attorny when power given to Promotor for Contruction/Sale)

रसीद नं0	[2014398007300]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	18290
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	100
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	18690

(2014398007019) उपपंजीयक JAIPUR-IV
((Power of attorny when power given to Promotor for Contruction/Sale))

6. **To** engage or to appoint any Architect, Planner, Draftsman, Structural/ Project/ Electrical/ Civil Engineer's/ Consultant and any other competent persons, employees, labourers, Sub-Contractors, Electricians, Surveyors, plumbers and Sanitary Engineers, agency/sub agencies, security guards for the purpose of the construction of the Villas OR other development work over the plots.

7. **To** receive the completion certificate for the completion of the Villas OR other development work as may be required from the concerned authorities and for the said purpose to make all applications and depositions etc.

8. **To** apply for permits for the building material such as cement, bricks, steel OR any other controlled items and to do all OR any other thing required to be done to ensure regular supplies of the same.

9. **To** apply and obtain all quota/entitlements and other allocations for any material as may be required for the construction and completion of the Villas from time to time.

10. **To** submit vakalatnama, letter of authority and to appoint and engage any advocates/ consultants/ solicitors/ chartered accountants, to settle the accounts, to refer to arbitrations all disputes and differences to file and to contest any litigation, before any forum/Tribunal/Courts of law/Settlement Committee's etc.

11. **To** institute/file, Defend, Prosecute, Enforce OR Resist any suit OR other actions and Proceedings, Appeals/Revision/Review/ Applications in any Court whether Civil, Criminal, Revenue, OR before, Trial Court, District Court, High Court OR Supreme Court OR Arbitration Tribunal OR Industrial Courts, Tribunals, etc. arising out of or in respect of the plots/Villas as mentioned hereinabove.

12. **To** generally do all other Acts, Deeds and things as may be necessary in relation to the aforesaid purposes.

That it is further stated that this GENERAL POWER OF ATTORNEY relates to the above Plots and we undertake to be responsible for any of the acts of the attorney in my name for the purposes mentioned hereinabove.

We do hereby agree to ratify all Acts Deeds and things done OR executed by the said Attorney Lawfully by virtue of these presents.

Priyanka

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ

priyanka





2 -NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





3 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





ने लेखपत्र Power of attorny when power given to Promotor for Contruction/Sale को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रु0 _____ पूर्व में/मेरेसमक्ष / मे वें रु0_____ पूर्व में --------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.





2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8, BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,RAJ.

ने की है जिनके समक्ष हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गयें हैं।

उप-खण्ड अधिकारी, JAIPUR-IV

{ 2014398007019 }

Power of attorny when power given to Promotor for Contruction/Sale

IN WITNESS WHERE OF WE HAVE SIGNED AND EXECUTED THESE PRESENTS ON THIS DAY OF 11/08/2014.

priyanka

1. MISS PRIYANKA TAK

PAN: AEIPV8860R

2. MISS NUPUR TAK

PAN: AQTPT5096N

3. ANMOL TAK

PAN:

[O W N E R S]

Accepted by:

Shri Ravinder Singh Thakkar S/o Shri Ajit Singh

Director of Unique Dream Builders Private Limited

WITNESSES: -

(1) **SACHIN TAK**

S/o Shri Chuttan Lal Ji Tak

R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**

S/o Shri Mool Chand Jain

R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

धारा 54 के तहत प्रमाण-पत्र

प्रमाणित किया जाता है कि इस लेख पत्र

की मालियत रुपये 1828791

मानते हुए इस पर देय कमी मुद्रांक

राशि 0 पर कमी पंजीयन शुल्क रुपये 18290 कुल रुपये 18290 जरिये रसीद संख्या [2014398007300]

दिनांक [11-8-2014] में जमा किये गये है।

अतः दस्तावेज को रुपये 2

के मुद्रांकों पर निष्पादित माना जाता है।

(2014398007019) उप पंजीयक, JAIPUR-IV

(Power of attorny when power given to Promotor for Contruction/Sale)

आज दिनांक 11/8/2014 को

पुस्तक संख्या 4 जिल्द संख्या 32

में पृष्ठ संख्या 22 क्रम संख्या 2014398000269पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 4 जिल्द संख्या 65

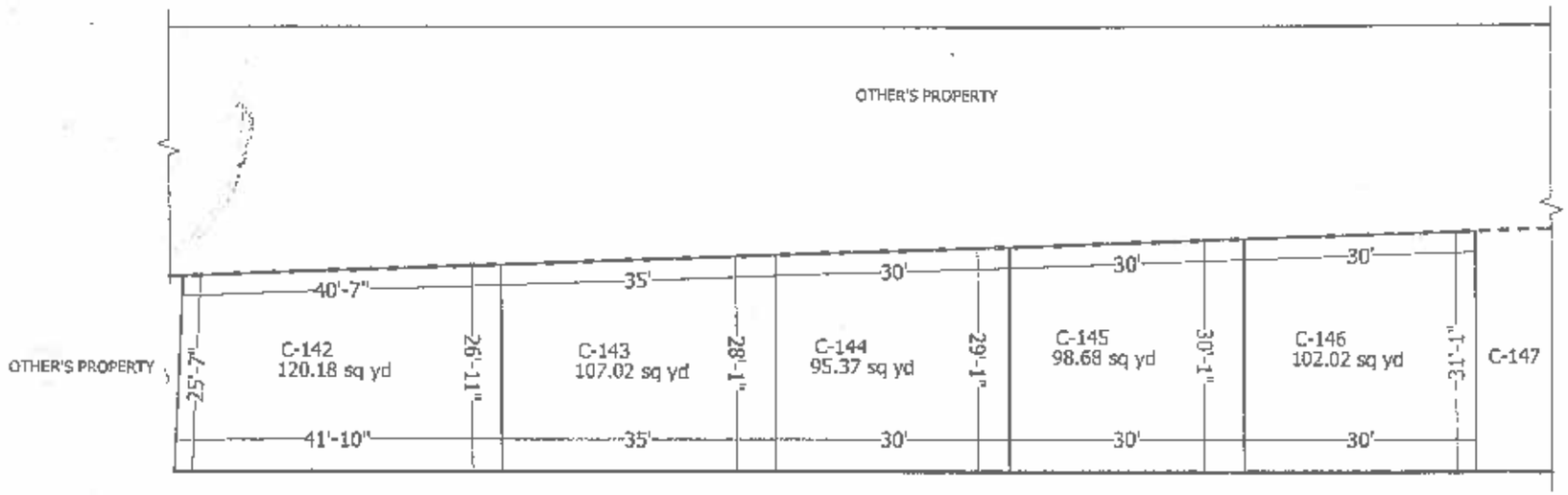
के पृष्ठ संख्या 215 से 222

पर चस्पा किया गया।

(2014398007019) उप पंजीयक, JAIPUR-IV

Power of attorny when power given to Promotor for Contruction/Sale

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक
जयपुर



ROAD 30' WIDE

PLOT NO.	AREA (SQ YD)
C- 142	120.18
C- 143	107.02
C- 144	95.37
C- 145	98.68
C- 146	102.02
TOTAL	523.27

SITE PLAN OF PLOT NO: C 142 - C 146
SCHEME: SACHIVALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR



अन्तर दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 32
में पृष्ठ संख्या 22 क्रम संख्या 20143980002690पर
पंजीबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 65
के पृष्ठ संख्या 215 से 222
पर चस्पा किया गया।

उप पंजीयक Appointy

(20143980070190)
Power of attorny when power given to Promoter for Contruction/Sale

C-145

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398007297	Date		11/08/2014	
Presenter Name	MISS. NUPUR TAK	Document S. No		2014398007015	
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ				
Document Type	Lease deed for local bodies (Patta)				
Claiment Name	JDA			Payment Mode	Cash
Face Value	371279	Evaluated Value	0	Stamp Value	14860

Ord- registration fee	3720	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	4020

Four Thousand Twenty Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 11 माह अगस्त सन् 2014 को 04:38 PM बजे
श्री/श्रीमती/सुश्री MISS. NUPUR TAK पुत्र/पुत्री/पत्नी श्री D/O VISHNU TAK
उम्र 21 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2014398007014)
(Lease deed for local bodies (Patta))

हस्ताक्षर उप पंजीयक
JAIPUR-IV

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[2014398007296]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	3590
प्रतिलिपि शुल्क रू0	0
पहचानकर्ता शुल्क रू0	300
अन्य शुल्क रू0	0
कलमी स्टाम्प शुल्क रू0	10
कुल योग रू0	3900

(2014398007014) उपपंजीयक JAIPUR-IV
((Lease deed for local bodies (Patta)))

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -MISS. NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





(And Claimant)
1 -JDA / .
उम्र -0 वर्ष जाति - null व्यवसाय -REST
निवासी -JAIPUR

ने लेखपत्र Lease deed for local bodies (Patta) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 358830 /- पूर्व में/मेरेसमक्ष / मे से रू0 358830 /- पूर्व में ——— मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



ने की है जिनके समस्त हस्ताक्षर एवं अगूंठे के निशान मेरे समक्ष लिये गये हैं।

(2014398007014) उप पंजीयक JAIPUR-IV
Lease deed for local bodies (Patta)

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 11.8.2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 5 क्रम संख्या 2014398004476पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 43 से 58
पर चस्पा किया गया।

उप पंजीयक, JAIPUR-IV

(2014398007014)
Lease deed for local bodies (Patta)

परिशिष्ट --"1"

जयपुर विकास प्राधिकरण, जयपुर

स्थान मानचित्र एवं आवासीय भूखण्ड पर भवन निर्माण हेतु अनुज्ञा

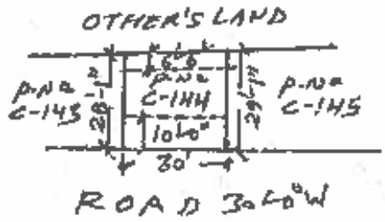
भूखण्ड संख्या– C-144

योजना का नाम– (निजी खातेदारी / सहका / जाविप्रा) न्यू सांगानेर विस्तार योजना सेक्टर-37 (अन्य ग्रा.वि.प्रा. जयपुर)

भू–उपयोग– आवासीय

भूखण्ड का क्षेत्रफल– 95.37 वर्ग मी.

स्केल :





इस भूखण्ड पर आवासीय भवन का निर्माण निम्नांकित मापदण्डों के अनुसार किया जा सकेगा।

(अ) सेट बैक्स

1. सामने .....10'-0".....
2. पीछे .....6'-6".....
3. साइड–I .....0'-0".....
4. साइड–II .....0'-0".....

(ब) अधिकतम ऊँचाई : आठ मीटर

(स) मंजिले : तहखाना, भूतल एवं प्रथम मंजिल तक।

(द) निर्माण अवधि : .....5 वर्ष.....

(य) भवन निर्माण के लिए आवश्यक अन्य मानदण्ड भवन विनियमानुसार होंगे।

कनिष्ठ अभियन्ता
जोन संख्या– 8

न. नि. स. / सहा. / उप नगर नियोजक
जोन संख्या– 8

उपायुक्त
जोन संख्या– 8

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 5 क्रम संख्या 2014398004476पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 13 से 58
पर चस्पा किया गया।

(2014398007014) उप पंजीयक, JAIPUR-IV
Lease deed for local bodies (Patta)

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01438451878843M
Certificate Issued Date	:	11-Aug-2014 04:48 PM
Account Reference	:	SHCIL (FI)/ rjshcil01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01015046375821 98M
Purchased by	:	MISS.NUPUR TAK
Description of Document	:	Article 33(e)(i) Lease Deed for Local Bodies (Patta)
Property Description	:	PLOT NO. C-145 SCHEME, SACHIVALAYA VIHAR, KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	3,71,279 (Three Lakh Seventy One Thousand Two Hundred And Seventy Nine only)
First Party	:	JDA
Second Party	:	MISS NUPUR TAK
Stamp Duty Paid By	:	MISS NUPUR TAK
Stamp Duty Amount(Rs.)	:	1,486 (One Thousand Four Hundred And Eighty Six only)

Please write or type below this line

0000813856

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.



जयपुर विकास प्राधिकरण, जयपुर

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आबंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14... के माह ...8... के ...8... वे दिन *जयपुर विकास प्राधिकरण/ 288 ..... (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री ..... नपुर रोड ..... पुत्री श्री ..... विष्णु रोड ..... जाति ..... व्यवसाय ..... निवासी ..... 205 पुराना कस्बा मोदी नगर दौसा (जिनको इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निवाहक, प्रबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निपादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना सांगानेर विस्तार-योजना राजस्व ग्राम कल्याणपुरा के खसरा/भूखण्ड संख्या C-145 क्षेत्रफल 98.68 वर्ग. में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रूपये ..... अंके ..... मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक बारिय नगरीय निर्धारक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 60/- रूपये प्रति वर्गगज से कुल नियमन राशि 5921/- रूपये देय होती है जो चालान नं. 327800 दिनांक 24/7/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 4737/- रूपये होती है, जो चालान नं. 327800 दिनांक 24/7/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल आवासीय प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाऐगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की क्षतिपूर्ति के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सहकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट देवें।

अध्यक्षीयक (वसूली)
संस्थान एवं मुद्रांक विभाग
जयपुर

(कृ.प.ड.)

परिशिष्ट

कस्बे का नाम: Jhalana
राजस्व ग्राम: Jhalana
खसरा नम्बर: Jhalanamafi
योजना का नाम: ↗
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर 28.68 sq.yd

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-145 सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोटः-इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 371279/- होती है। अतएव स्टाम्प राशि रु. 14860+10 के नं. 4916-17 के कुल संख्या 1-16 बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से

आज सन् 20..... के माह..... के.....वें दिन

श्री ..... [illegible]

ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये-

जयपुर विकास प्राधिकरण-प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)

साक्षी :-

1. नाम .....
   पुत्र [illegible]
   व्यवसाय .....
   निवास स्थान .....

साक्षी

2. नाम .....
   पुत्र श्री भगाराम चौधरी
   व्यवसाय प्राधिकरण सेवा
   निवास स्थान जयपुर

साक्षी

आज ..... सन् 20..... के माह .....
के..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री.....
लीजधारक द्वारा कार्यालय..... में हस्ताक्षर किये गये।

लीजधारक-द्वितीय पक्ष

साक्षी :-

1. नाम SACHIN TANK
   पुत्र CHUTTAN LAL TANK
   व्यवसाय BUSINESS
   निवास स्थान E-10/98, CHITRAKOT TOLANA AJMER ROAD, JAIPUR

साक्षी

2. नाम ANMOL TAK
   पुत्र RAJENDRA KUMAR TAK
   व्यवसाय BUSINESS
   निवास स्थान 205, TAK HOUSE, PUROHIT JI KA KATRA, JOHARI BAZAAR, JAIPUR

साक्षी

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

राजस्थान RAJASTHAN

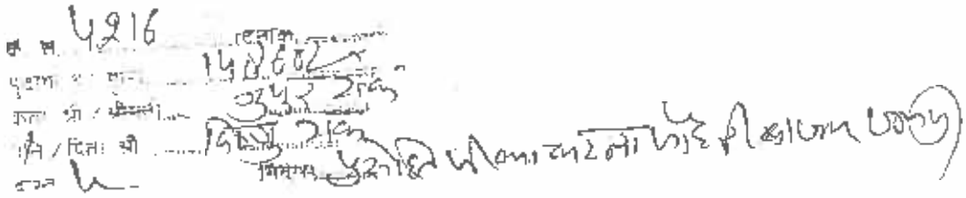
971089

जयपुर विकास प्राधिकरण

बन्दु गृह निर्माण सहकारी समिति लि० की सदस्यता के भूखण्ड संख्या C-158 क्षेत्रफल 98.68 वर्गगज के लिये लीज डीड हेतु [illegible] के स्टाम्प संलग्न है। 14860+10

जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-कोषाधिकार (चतुर्थ)
मुद्रांकन एवं मुद्रांक विभाग
जयपुर



धर्मपाल सिंह चौधरी
एडवोकेट
जे. डी. ए. कॉलोनी, जयपुर
लाईसेन्स नं. 44/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

D 570648

23 JUL 2016

7

कोर्ट स्टाम्प डिपार्टमेन्ट

अन्नपूर्णा गृह निर्माण सहकारी समिति लि० की सदस्यता निवर्तमान [illegible] के भूखण्ड संख्या C-145 क्षेत्रफल 48.68 वर्गगज के लिये लीज डीड हेतु स्टाम्प शुल्क ₹ 14860+10 के स्टाम्प संलग्न है।

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

सहायक लेखाधिकारी (जयपुर)
संशोधन एवं पुनर्गठन विभाग
जयपुर

23 JUL 2014

क्र. सं. 4216 दिनांक
पुस्तक का मूल्य 1986/-
कला श्री / संपत्ति 352246
फोटो / चित्र श्री 196246
क्रेता [illegible] विक्रेता पुरोहित Wkms and Sons

धर्मपाल सिंह चौधरी
सी स्टार्स क्लिनिक
ए. जी. ए. परिसर, रामपुर
साईलेन्स मो. 94/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

D 570649

25 JUL 2014

जयपुर विकास प्राधिकरण
जयपुर

बन्धु

C-145 98.68

14860+10

अतिरिक्त आयुक्त (वित्त)
नियोजन एवं मुख्यालय विभाग
जयपुर

क्र. सं. 4216 दिनांक
पुराक्ष की पुस्त 10860
केस की / नेमानि 3/2 2K
पारि / निरा सं 16-05-21
शुल्क Paid

धर्मपाल सिंह चौधरी
ओं एडवोकेट
जी. ए. फरीदाबाद, जयपुर
लाईसेन्स नं. 4402



राजस्थान RAJASTHAN

D 570650

29 JUL 2014

विकास प्राधिकरण जयपुर

बन्धु गृह निर्माण सहकारी समिति लि० कीर्ति विहार फेज-II [illegible] के भूखण्ड संख्या C-145 [illegible] 98-C8 वर्गगज के लिये लीज [illegible] के स्टाम्प संलग्न है।

उपखण्ड जोन-8
जयपुर विकास प्राधिकरण
जयपुर

सहायक लेखाधिकारी (चतुर्थ)
वित्तीय एवं मुद्रांक विभाग
जयपुर

2014

4216

148602

धर्मपाल सिंह चौधरी
एडवोकेट
एडवोकेट
जोधपुर
लाईसेन्स नं 44/02



राजस्थान RAJASTHAN

D 570651

29 JUL 2014

जयपुर विकास प्राधिकरण जयपुर

टान्यु गृह निर्माण सहकारी समिति लि० की ~~आवासीय योजना~~ में भूखण्ड संख्या C-145 क्षेत्रफल 98.68 वर्गगज के लिये लीज डीड हेतु स्टाम्प शुल्क रु. 14800/10 के स्टाम्प संलग्न है।

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-नियोजक (तकनीकी)
नियोजन एवं मुद्रांक विभाग
जयपुर

23 JUL 2014

ब. स. 4916 दिनांक
पुत्र/पुत्री श्री 14860
बालक श्री/श्रीमती 352 245
पति/पिता श्री 2145
बालक लिंग/उम्र

धर्मपाल सिंह चौधरी
लॉ एसोसिएट सिविल
जी. ए. परिसर, जयपुर
लाईसेन्स नं 4402





बन्धु गृह निर्माण सहकारी समिति
लि० कीर्तिशालपुरिया श्रीगंगा के भूखण्ड संख्या
C-145 योजना 98-68 तमगंज के
लिये लीज डीड हेतु शेष राशि रु. 14860+10 के
स्टाम्प संलग्न है।

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

(चतुर्थ)
नियोजन एवं मुद्रांक विभाग
जयपुर



बन्धु ..... गृह निर्माण सहकारी समिति
लि० की ~~द्वारिकाधीश विहार~~ ..... के भूखण्ड संख्या
C-145 ..... 98.68 ..... वर्गगज के
लिये सीज फीस ..... के
स्टाम्प सलग्न है। 14860+10

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

सहायक अभियन्ता (चतुर्थ)
नियोजन एवं भूप्रबंध विभाग
जयपुर

23 DEC 2016

क्र. सं. 4216 दिनांक
मुद्रांक का मूल्य 15862/-
क्रेता श्री/श्रीमती उधर दास
पति/पिता श्री .....
बाबत विक्रय जमीन

धर्मपाल सिंह चौधरी
लॉ एजेन्ट लिसेन्स
पं. डी. ए. कलेक्ट्रेट, मेरठ
लाईसेन्स नं. 44/02





चन्दू गृह निर्माण सहकारी समिति
लि० कीर्तिवालम Extension
C-145 98-C8 के
लिये
स्टाम्प

148C0+10

(चतुर्थ)
आवासन एवं नगरीय विभाग
जयपुर

23 JUL 2014

4216 14865

धर्मपाल सिंह चौधरी
लॉ स्टाम्प वेन्डर
जे. डी. ए. परिसर, जयपुर
लाईसेन्स नं. 44/02



बन्धु ..... पुत्र ..... सहकारी समिति
लि. की सदस्यता संख्या
C-145 98-CB तक के
लिए
14860+10

उप-निदेशक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

2 3 2014

क्र. 4216 दिनांक
पुराना का मुल्य 14860
पेशा श्री / श्रीमती 342 215
पति / पिता श्री 342 215
दस्त निवास

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
जे. डी. ए. परिसर, जयपुर
लाईसेन्स नं. 44/02





बान्धु गृह निर्माण सहकारी समिति
लि० की [illegible] के भूखण्ड संख्या
C-145 [illegible] 98.68 दस्तावेज के
लिये लीज [illegible] के
स्टाम्प सलग्न है। 14860+10

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

[illegible]
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

क्र. सं. 4216 23 JUL 2016

पुद्राक का मूल्य 1426/-

क्रेता श्री / श्रीमती

पति / पिता श्री

निवास

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
ज. डी. ए. परिसर, जयपुर
लाईसेन्स नं. 44/02



बन्धु

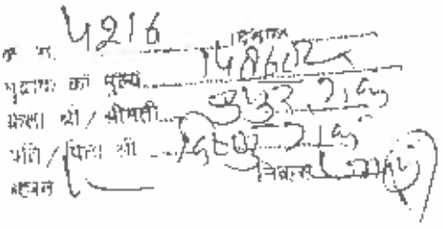
जयिवालमविथरस्कीम27

C-145 98.08

14860+10

उप-वैज्ञानिक (चतुर्थ)
भौतिकी एवं मृत्तिका विभाग
जयपुर

23 JUL 2014



धर्मपाल सिंह चौधरी
लॉ स्टाफ विजेता
जे. डी. ए. जोधपुर
लाईसेन्स नं. 44/02





बन्धु ..... गृह निर्माण सहकारी समिति
लि० की/विधालय विकास कोष से ..... संख्या
C-145 ..... 98-08 ..... कागज के
लिये लौज ..... के
स्टाम्प संलग्न है। 14860+10

जोन-3
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

2 [illegible] 14

क्र. सं. 4916
मुद्रांक का मूल्य 1486/-
फीस श्री / श्रीमती 33215
पक्षी / पिता श्री [illegible]
वकील [illegible] मित्रल [illegible]

धर्मपाल [illegible]
लॉ स्टाम्प विक्रेता
जे. डी. ए. परिसर, जोधपुर
लाईसेन्स नं. 44/02





.....बन्धु..... गृह निर्माण सहकारी समिति
लि० कीर्ति शिखर विस्तार योजना के भूखण्ड संख्या
.....C-145..... क्षेत्रफल ..... 98.68 ..... वर्गगज के
लिये लीज डीड हेतु राशि ..... के
स्टाम्प संलग्न है। 14860+10

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

पंजीयन एवं मुद्रांक विभाग
जयपुर

2 [illegible] 16

क्र. सं. 4216 दिनांक
मुद्रांक का मूल्य 14862
रकम श्री / मेसर्स 352 21/-
पार्टी / पेंटर श्री [illegible]
हस्ताक्षर निवास [illegible]

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
जे डी. ए. परिसर, जयपुर
लाईसेन्स नं. 44/02



नन्दु

सचिवालय, जयपुर

C-145

98·68

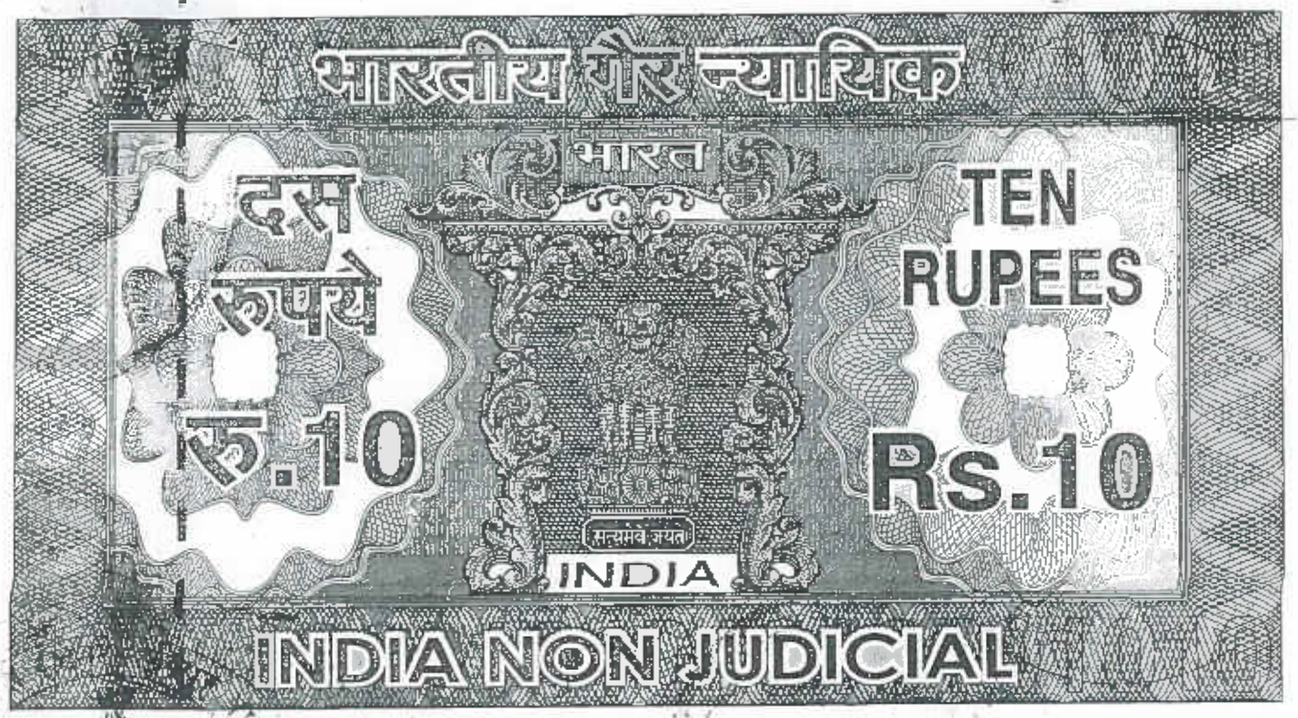
1486+10

उप-निदेशक (अनुभाग)
पंजीयन एवं मुद्रांक विभाग
जयपुर

23 JUL 2014

क्र. सं. 4216 दिनांक
पुस्तक का मूल्य 1486/-
क्रेता श्री/श्रीमती [illegible]
पति/पिता श्री [illegible]
पता [illegible]

धर्मपाल सिंह चौधरी
श्री श्याम लिमिटेड
ज. डी. ए. चौपासनी, जोधपुर
लाईसेन्स नं. 44/02



राजस्थान RAJASTHAN 75AA 479046

जयपुर विकास प्राधिकरण जयपुर

नन्दु गृह निर्माण सहकारी समिति
लि० की सदिग्धालय विधाधोग का सदस्यता संख्या
...C-145... 98-68 ... आवंटन के
लिये तीक्ष्ण
स्टाम्प खरीदा है। 1486 dt 10 के

उप नगर योजना-8
जयपुर विकास प्राधिकरण
जयपुर

उप नगरीयक (नगर)
नगरीयन एवं मूलांक विभाग
जयपुर

के स. 421+ दिनांक
मुद्राफ का मुल्क 10/-
जैना श्री / श्रीमती
पति / पिता श्री
उम्र 0 निवास

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
डी. ए. परिसर, एटा
लाईसेन्स नं 44/02



राजस्थान RAJASTHAN 75AA 479045

13 JUN

C-145 98·68

14860+10

4916

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
के. ए. परिसर, जयपुर
लाईसेन्स नं 44/02



राजस्थान RAJASTHAN 75AA 479045

13 JUL 20

C-145 98.68

14860+10

क्र. 4216

पुराक का मूल्य 1438.00

कला श्री / श्रीमती

राशि अंकित की

हस्ताक्षर

धर्मपाल सिंह चौधरी
जॉ स्टाम्प विक्रेता
ने. औ. प. परिसर, जयपुर
लाईसेन्स नं 44/02

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007300	Date	11/08/2014
Presenter Name	MISS. PRIYANKA TAK	Document S. No	2014398007019
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Power of attorny when power given to Promotor for Contruction/Sale		
Claiment Name	RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD.	Payment Mode	Cash
Face Value	0	Evaluated Value 1828791	Stamp Value 100

Ord- registration fee	18290	commission	0
csi_more_50000	1400	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
Intrest	0		
		Total :	18690

Eighteen Thousand Six Hundred Ninety Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक
जयपुर

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 722136






SHRI

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We

1. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS NUPUR TAK** D/o Shri Vishnu Tak, age 21 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

3. **SHRI ANMOL TAK** son of Shri Rajendra Tak, age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

5528

Unique Builder Pvt Ltd

Jaipur

GPA

Akumar

do hereby appoint, nominate and constitute **RAVINDER SINGH THAKKAR** S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006, Director of Unique Dream Builders Private Limited having its registered office at UDB Tower, 3rd Floor, Opp. Jaipur Nagar Nigam, SB-59, Tonk Road, Jaipur to be my lawful attorney and to act on our behalf to do the following Acts, Deeds OR things amongst others with regard to the plots no. C-142, C-143, C-144, C-145 and C-146 situated at Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur admeasuring **523.27 Sq. Yds.** (hereinafter referred to as the said plots) and authorize the said attorney to do the following acts, deeds and things:

1. **To** enter into, affix signatures, execute and get registered any agreement/ development agreement/ sale deed/ agreement to sale/ lease deed etc. with regard to the Villas as mentioned in the Collaboration Agreement dated 11/08/2014 executed by us in favour of Unique Dream Builders Private Limited and to receive sale consideration in the name of the Unique Dream Builders Private Limited and to give receipt/acknowledgment thereof.

2. **To** represent in the office of Nagar Nigam, Jaipur/J.D.A/Govt. of Rajasthan/ State of Rajasthan OR any other authority OR Local Self Bodies, Urban development and Housing Department, Electricity Department, Fire Department, Police, PHED etc. and to sign and execute any Applications including for the purpose to deposit Security amount in any department, Bond, etc/ and to apply and obtain any permission/Sanction OR Clearance for the purposes of constructions and development of the said Villas.

3. **To** apply and obtain sanctions for Water, Electric, Power, Telephone, and Gas OR any other connection as may be required in my name and to deposit necessary FEES/CHARGES, etc with the concerned authorities.

4. **To** Deposit, Fee, Charges OR any other amounts for any permission/sanction for construction and to receive the same in our name.

5. **To** appear, represent and act before any authority Local, Municipal, Government, Semi Government, including the competent authority and to make all such Applications, Depositions as may be required for the purpose of development of the Plots OR for any modifications, alternations in the sanctioned plans.

Priyanka

Amrit Jain

आज दिनांक 11 माह अगस्त सन् 2014 को 04:56 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Priyanka

हस्ताक्षरे प्रस्तुतकर्ता
(20143980070l9)

हस्ताक्षर उप पंजीयक,
JAIPUR) IV

(Power of attorny when power given to Promotor for Contruction/Sale)

रसीद नं0	[2014398007300]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	18290
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	100
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	18690

(20143980070l9) उपपंजीयक JAIPUR-IV

((Power of attorny when power given to Promotor for Contruction/Sale))

6. **To** engage or to appoint any Architect, Planner, Draftsman, Structural/ Project/ Electrical/ Civil Engineer's/ Consultant and any other competent persons, employees, labourers, Sub-Contractors, Electricians, Surveyors, plumbers and Sanitary Engineers, agency/sub agencies, security guards for the purpose of the construction of the Villas OR other development work over the plots.

7. **To** receive the completion certificate for the completion of the Villas OR other development work as may be required from the concerned authorities and for the said purpose to make all applications and depositions etc.

8. **To** apply for permits for the building material such as cement, bricks, steel OR any other controlled items and to do all OR any other thing required to be done to ensure regular supplies of the same.

9. **To** apply and obtain all quota/entitlements and other allocations for any material as may be required for the construction and completion of the Villas from time to time.

10. **To** submit vakalatnama, letter of authority and to appoint and engage any advocates/ consultants/ solicitors/ chartered accountants, to settle the accounts, to refer to arbitrations all disputes and differences to file and to contest any litigation, before any forum/Tribunal/Courts of law/Settlement Committee's etc.

11. **To** institute/file, Defend, Prosecute, Enforce OR Resist any suit OR other actions and Proceedings, Appeals/Revision/Review/ Applications in any Court whether Civil, Criminal, Revenue, OR before, Trial Court, District Court, High Court OR Supreme Court OR Arbitration Tribunal OR Industrial Courts, Tribunals, etc. arising out of or in respect of the plots/Villas as mentioned hereinabove.

12. **To** generally do all other Acts, Deeds and things as may be necessary in relation to the aforesaid purposes.

That it is further stated that this GENERAL POWER OF ATTORNEY relates to the above Plots and we undertake to be responsible for any of the acts of the attorney in my name for the purposes mentioned hereinabove.

We do hereby agree to ratify all Acts Deeds and things done OR executed by the said Attorney Lawfully by virtue of these presents.

उप-पंजीयक (प्रथम)
पंजीयन एवं प्रमाणन विभाग
जयपुर

priyanka

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





2 -NUPUR TAK / D/D VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





3 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





ने लेखपत्र Power of attorny when power given to Promotor for Contruction/Sale को पढ़/सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष / मे सें रू0_____ पूर्व में _____ मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.





2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8, BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,RAJ.

ने की है जिनके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गये हैं।

उप-अनुविभाग, JAIPUR-IV

(2014398007019)
Power of attorny when power given to Promotor for Contruction/Sale

IN WITNESS WHERE OF WE HAVE SIGNED AND EXECUTED THESE PRESENTS ON THIS DAY OF 11/08/2014.

1. **MISS PRIYANKA TAK**

   PAN: AEIPV8860R



2. **MISS NUPUR TAK**

   PAN: AQTPT5096N



3. **ANMOL TAK**

   PAN:

   [O W N E R S]

Accepted by:

Shri Ravinder Singh Thakkar S/o Shri Ajit Singh

Director of Unique Dream Builders Private Limited

WITNESSES: -

(1) **SACHIN TAK**

S/o Shri Chuttan Lal Ji Tak

R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**

S/o Shri Mool Chand Jain

R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

धारा 54 के तहत प्रमाण-पत्र

प्रमाणित किया जाता है कि इस लेख पत्र

की मालियत रुपये 1828791

मानते हुए इस पर देय स्टेम शुल्क

राशि 0 पर स्टाम्प शुल्क रुपये 18290 कुल रुपये 18290 जरिये रसीद संख्या [2014398007300]

दिनांक [11-8-2014] में जमा किये गये है।

अतः दस्तावेज को रुपये 2

के मुद्रांकों पर निष्पादित माना जाता है।

(2014398007019) उप पंजीयक, JAIPUR-IV

(Power of attorny when power given to Promotor for Contruction/Sale)

आज दिनांक 11/8/2014 को

पुस्तक संख्या 4 जिल्द संख्या 32

में पृष्ठ संख्या 22 क्रम संख्या 2014398000269पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 4 जिल्द संख्या 65

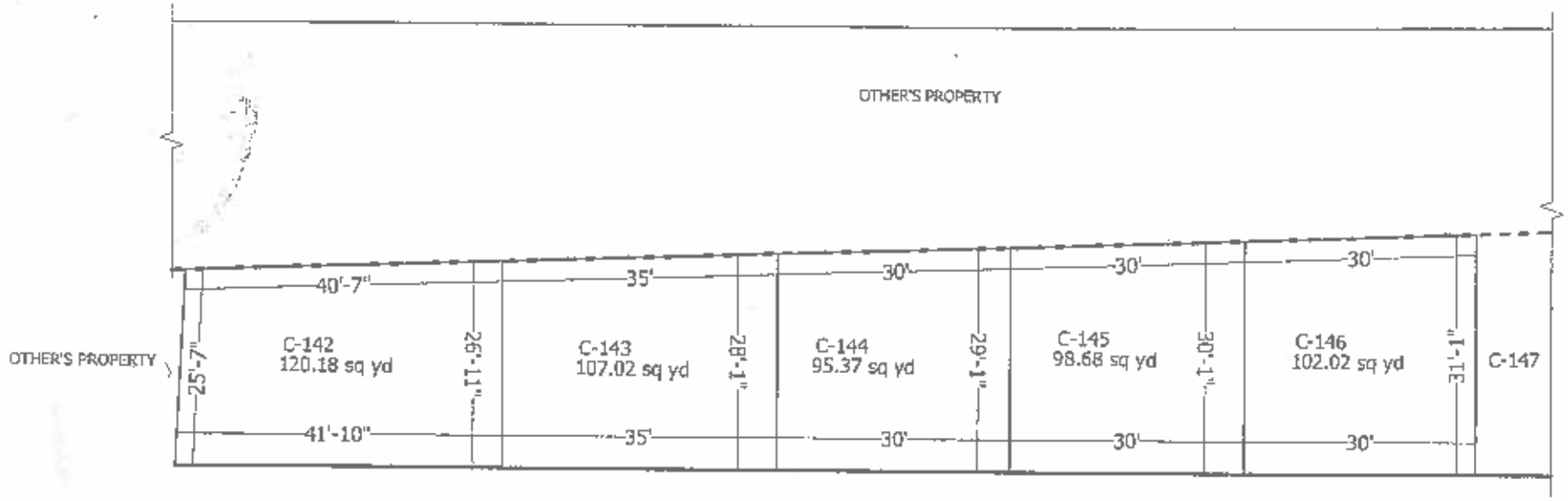
के पृष्ठ संख्या 215 से 222

पर चस्पा किया गया।

(2014398007019) उप पंजीयक, JAIPUR-IV

Power of attorny when power given to Promotor for Contruction/Sale

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक
जयपुर



ROAD 30' WIDE

PLOT NO.	AREA (SQ YD)
C- 142	120.18
C- 143	107.02
C- 144	95.37
C- 145	98.68
C- 146	102.02
TOTAL	523.27

E
S
N
W

SITE PLAN OF PLOT NO: C 142 - C 146
SCHEME: SACHIVALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

अद्य दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 32
में पृष्ठ संख्या 22 क्रम संख्या 20143980002690पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 65
के पृष्ठ संख्या 215 से 222
पर चस्पा किया गया।

(20143980070l9) उप निबंधक APPENDIX
Power of attorny when power given to Promoter for Contruction/Sale

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	201439800729 9	Date	11/08/2014
Presenter Name	MISS. PRIYANKA TAK	Document S. No	201439800701 8
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD.	Payment Mode	Cash
Face Value	0	Evaluated Value 1828791	Stamp Value 28350

Ord- registration fee	18290	commission	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	inspection_fee	0
		Total :	18690

Eighteen Thousand Six Hundred Ninety Only

Cashier

Sub Registrar JAIPUR-IV

उपपंजीयक (तृतीय)
सांगानेर एवं मुहाने जयपुर

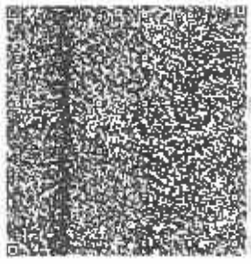
INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01438495863199M
Certificate Issued Date	:	1st Aug-2014 04:49 PM
Account Reference	:	SHCIL (FI)/ rjshcil01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-BJRJSHCIL01015047329574 60M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 5(e) Developer Agreement
Property Description	:	PLOT NO.M C-142,C-143,C-144,C-145 AND C-146 SCHEME, SACHIVALAYA VIHAR, KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (zero)
First Party	:	PRIYANKA TAK NUPUR TAK AND ANMOL TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	31,090 (Thirty One Thousand And Ninety only)



Please write or type below this line

Priyanka Tak

Anmol Tak









0000813857

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

भारतीय न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 722139






"BHRI"

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made on this 11 day of August 2014, at Jaipur between:-

1. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS NUPUR TAK** D/o Shri Vishnu Tak, age 21 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

3. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

(Hereinafter collectively called as the Parties of the First Part or the Owners, which expression shall mean and include all their legal heirs, administrators, executors, representatives, assignees etc.)

Priyanka

Nupur Tak

Anmol Tak

5527
Unique Dream Builders Pvt Ltd
Jaipur

A N D

Unique Dream Builders Pvt. Ltd., a company registered under the provisions of Company Act, 1956 having its registered office at UDB Tower, SB-59, 3rd Floor, Opp. Jaipur Nagar Nigam, Tonk Road, Jaipur through its Director, Shri Ravinder Singh Thakkar S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006.

(Hereinafter called as the Party of the Second Part or Developer which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include all its directors, their authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

PART-I

Chain of Title

That the Jaipur Development Authority, Jaipur executed the lease deeds for the following plots, the details of which are as under:

NAME OF OWNER	PLOT NO.	AREA (IN SQ. YARDS)	DATE OF LEASE DEED	DETAILS OF REGISTRATION
Miss Priyanka Tak	C-142	120.18	08-08-2014	On 11-08-2014 in Book No. 1, Zild No. 345 on Page No. 3 at S.No. 2014398004474 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 21 to 31 in the office of Sub Registrar, Jaipur – IV.
Miss Priyanka Tak	C-143	107.02	08-08-2014	On 11-08-2014 in Book No. 1, Zild No. 345 on Page No. 4 at S.No. 2014398004475 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 32 to 42 in the office of Sub Registrar, Jaipur – IV.
Miss Nupur Tak	C-144	95.37	08-08-2014	On 11-08-2014 in Book No. 1, Zild No. 345 on Page No. 5 at S.No. 2014398004476 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 43 to 58 in the office of Sub Registrar, Jaipur – IV.
Miss Nupur Tak	C-145	98.68	08-08-2014	On 11-08-2014 in Book No. 1, Zild No. 345 on Page No. 6 at S.No. 2014398004477 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 59 to 79 in the office of Sub Registrar, Jaipur – IV.
Anmol Tak	C-146	102.02	08-08-2014	On 11-08-2014 in Book No. 1, Zild No. 345 on Page No. 7 at S.No. 2014398004478 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 80 to 92 in the office of Sub Registrar, Jaipur – IV.
TOTAL AREA	**523.27 Sq. Yds.**			

situated in Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur (hereinafter called as 'said plots ') in favour of the Owners. The said Plots are free from any litigation and are in total actual possession of the Owners, and the said

Plots bears clean & pure title and are free from all encumbrances, attachment, notices etc. and it will be the responsibility of the Owners to indemnify the developer for any defect arising in the title of said Plots or in case liability of the Owners is to be discharged by the developer at any point of time.

That on date the owners are not earning anything from the said Plots and hence the owners have agreed to enter into this Collaboration Agreement.

That after considering the good location of the said Plots, the Owners have decided to construct Villa(s) on the said Plots and for this the Owners have approached the party of the second part/ developer for development and construction of the Villa(s).

That the Party of the Second part, the Developer is a registered company engaged in construction business having technical expertise and experienced directors who enjoy goodwill of high repute have decided to join hands with the Owners in the work of development and construction of the Villa(s) on the said Plots on the belief and assurances given by the Owners that they are the absolute Owners of the said Plots and the said Plots are free from all litigation and the same are in total possession of the Owners, and the said Plots bear a clean & perfect title and is free from all encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. and in furtherance to implement their intents parties to this Agreement are entering into this Agreement and simultaneously with the execution of these present the Owners have handed over the vacant possession of the said Plots for the construction and development of the said Villa(s) to the Party of the Second Part on the Terms & Conditions hereinafter written and the party of the Second part is ready to do the work appearing hereunder on the below mentioned terms & conditions :-

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

PART-II

Undertakings

1. **That** the Owners declare that they are entitled to enter into this agreement with the developer and they are having full rights and authority to sign and execute the same, to enter into a collaboration agreement with the party of the second part for the construction and development of the Villa(s) and to enter into negotiations, and to execute the collaboration agreement, power of attorney etc. and the terms appearing herein and hereby undertake that except theirs there is no right, title or interest of any third party/ person in the said Plots.

2. **That** the Owners have made available the said Plots hereto and do hereby allow, authorize and give complete authority to the Developer to demolish any existing structure and build, construct, develop and complete the Villa(s).

3. **That** the Owners have declared that the complete set of original title deeds of the said Plots is in their power and possession. The Owners further declare and assure that they shall keep the original title deeds of the said Plots always in safe custody and shall also safeguard the same against fire, water etc. Further the Owners shall provide a plenary set of complete title deeds duly certified to the Developer before the start of the construction of the said Villa(s).

Priyanka

आज दिनांक 11 माह अगस्त सन् 2014 को 04:58 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Priyanka

हस्ताक्षर प्रस्तुतकर्ता
(2014398007018)
(Agreement / Power of development)

हस्ताक्षर उप-पंजीयक, JAIPUR-IV

उपपंजीयक, JAIPUR-IV
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[2014398007299]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	18290
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	100
फ्लैग स्टाम्प शुल्क रू0	0
कुल योग रू0	18690

(2014398007018)
((Agreement / Power of development))

उपपंजीयक, JAIPUR-IV

उपपंजीयक (शहरी)
पंजीयन एवं मुद्रांक विभाग
जयपुर

4. **That** the Owners hereby declare that, they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale or lease or development and construction of the said Plots or any part thereof to any person other than the Developer and there is no encumbrance on the said Plots and the same are completely free from all encumbrances, whatsoever and that the said Plots would be kept free from all kind of encumbrances, during the subsistence of these presents.

5. **That** the Owners declare that, they have not done any act, thing or executed any deed or writing whereby or by reason whereof the development or the construction of the said Plots and / or Villa(s) may be affected or prevented in any manner whatsoever.

6. **That** all items of plant and machinery, tools and implements, stores and materials that the developer will bring to the site for development/construction purposes shall remain exclusive property of the developer at all times and it is expressly agreed and accepted that the Owners shall have no claim whatsoever on all such items of plant and machinery, tools and equipment, stores and material at any time.

7. **That** the Owners have represented that they are the only and absolute Owners of the said Plots and in case any dispute is raised at any point of time by any third party, agency OR family members of the owners regarding the title, Ownership and possession of the said Plots, the Owners shall get it cleared at their own cost and expenses within a stipulated time period of 3 months. It has been agreed that the Owners are always liable for indemnifying the developer and the prospective buyers.

8. **That** the Developer shall be and are hereby authorized through Power of Attorney(s) given by the Owners to act in the name of the Owners in so far as necessary to appear, to represent the Owners and to submit the necessary documents in order to get construction plan sanctioned before the local authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation if required besides others and to file application form(s) for applying and obtaining all quotas/entitlements and other allocations for cement / steel / bricks and other materials as may be required for the construction and completion of the Villa(s) from time to time and to apply for temporary /permanent electric and water connections etc. to make the Villa(s) ready for occupation for and on behalf of Owners.

9. **That** in order to facilitate the developer to get plans approved/to get the sanction/ permission for raising the construction on the said Plots, the Owners have/will execute power of attorney in favor of Shri Ravinder Singh Thakkar S/o Shri Ajit Singh in the capacity of Director of Unique Dream Builders Pvt. Ltd. and undertakes to execute and register such other authorization(s) as may be required for the above purposes or in connection with the development and construction of the Villa(s) from time to time.

उप-पंजीयक (प्रथम)
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ



2 -NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ



3 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ



(And Claiment)

1 -RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD. / S. AJIT SINGH
उम्र -20 वर्ष जाति - SIKH व्यवसाय -BUSINESS
निवासी -15, KAILASH PATH SURAJ NAGAR WEST CIVIL LINES JAIPUR RAJ.



ने लेख्यपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष / मे से रू0_____ पूर्व में -------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादक कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/9B, CHITRAKOOT,JAIPUR,RAJ.



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8, BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,RAJ.



ने की है जिनके समस्त हस्ताक्षर एंव अंगूठे के निशान मेरे समक्ष लिये गये हैं।

उप पंजीयक JAIPUR-IV

(2014398007018)
Agreement / Power of development

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

10. **That** the Owners and Developer have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed OR construed as constituting a service contract OR a partnership OR sale OR transfer of property between the Developer and the Owners, nor shall the Developer and the Owners in any manner constitute an Association of persons. Each party shall be strictly responsible for its own Income Tax liabilities OR other liabilities.

11. **That** the Owners hereby agree and give their irrevocable consent not to obstruct and/or raise any objections whatsoever and/or interferes.

    a) With the development work to be carried out in the entire project.

    b) In carrying out any amendments, additions, alteration(s), modification(s) or variation(s) in the construction plan(s) and

12. **That** the Owners and developer have agreed not to encumber the share of each other till the date of completion of the Villa(s) in any manner either by mortgage, pledge or by entering into any agreement with any other party or into any tenancy / license or lease. The Owners also declare and assure that the said Plots and the existing structure is un-encumbered and is free from any court injunction, litigation and lien charge of any nature whatsoever on the date of signing of this agreement. That any credit facility or financial loan can be availed by the developer on its respective share in the Villa(s) as per the approved plans and the developer can take a loan keeping only its respective share as collateral security and the Developer will not be entitled to create any charge over the Owner' share.

13. **That** the Owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said Villa(s).

14. **That** the developer will be entitled to make any structural changes in the company i.e. Unique Dream Builders Pvt. Ltd.

15. **That** the Owners shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation, violation and/ or breach of any of these said laws, bye-laws, rules and regulations.

16. **That** the developer shall be entitled to demolish the existing building/structure and the developer will be entitled to use all salvage materials arising there from if any.

17. **That** the Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority of the Owners, including any such additional power of attorney and/or authorization as may be required for the purpose.

18. **That** on performing the obligations under these presents the transfer of Villa(s) shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents/conveyance that might be executed should recite the about specific stipulations contained herein and relevant for the document executed.

Priyanka

Amrit Jain

धारा 54 के तहत प्रमाण–पत्र

प्रमाणित किया जाता है कि इस लेख पत्र

की अतिरिक्त रुपये 1628791

मानते हुए इस पर देय कमी मुद्रांक

राशि 0 पर कर्ण पंजीयन शुल्क रुपये 18290 कुल रुपये 18290 जरिये रसीद संख्या [2014398007299]

दिनांक [11-8-2014] में जमा किये गये है।

अतः दस्तावेज को रुपये 18290

के मुद्रांकों पर विधादित माना जाता है।

(2014398007018) उप पंजीयक, JAIPUR-IV

(Agreement / Power of development)

उप पंजीयक
जयपुर

आज दिनांक 11/8/2014 को

पुस्तक संख्या 1 जिल्द संख्या 345

में पृष्ठ संख्या 12 क्रम संख्या 2014398004488पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 1377

के पृष्ठ संख्या 140 से 155

पर चस्पा किया गया।

(2014398007018) उप पंजीयक, JAIPUR-IV

Agreement / Power of development

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

PART-III

Work Schedule

1- **That,** the Owners are simultaneously handing over the actual vacant physical possession of the said Plots to the Developer with execution of these present and the Owners have given complete authority and permission to the Developer to enter upon the said Plots described in the Schedule hereunder written as aforesaid, with full right and authority to commence, carry on and complete the construction/development thereof in accordance with the plan.

2- **That** the Owners will be liable for the dues subsisting on the said Plots till the start of the construction of the Villa(s) and thereafter till the Villa(s) is constructed, the taxes shall be proportionately shared by the developer and the Owners in the ratio as agreed and mentioned in the later clauses of this agreement.

3- **That** at present there is no liability of Service Tax on construction of Single House/Villa(s). It has been further agreed in between the parties that in case any liability to pay service tax arises in future by change in law, and comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate of such deposit as per the agreed ratio of sharing in the Villa(s) to the Developer within a period of one week from the date of such deposit.

4- **That** the Developer shall appoint the Architects, Engineers, contractors and other staff necessary to construct the Villa(s) at its own cost and expense.

5- **That** it is agreed that the delay caused in getting the Villa(s) constructed and development due to any force majeure such as riots, disturbance of peace, when the situation of the law and order is not under the Control, strikes, non availability of building materials, transporter's strike, governmental restrictions and/or reason of civil commotion, any act of god or any other natural calamity or due to any defect in the title of the Owners or due to any dispute with the neighbors due to any stay/ injunctions/restrain orders passed by any competent court/tribunal/authority or some other reasons which may be beyond the control of the developer, it would not be the responsibility of the developer as the time cannot be of essence in the collaboration agreement.

6- **That** it is hereby agreed that the entire cost of construction inclusive of any incidental expense thereto shall be borne by the Developer and all efforts connected with this shall be done by the Developer.

7- **That** in the event of any beneficial changes or otherwise required to be done in the building plan pursuant to any amendment in the existing building regulations during currency of this Agreement the Owners shall sign and execute all necessary documents/plans etc. and also comply with all necessary legal formalities as may be required to be done and the Owners will not be entitled to make any monetary charges for their services or claim, additional consideration for the extended construction area, if any.

15- **That** the Developer shall receive the advance amount from the prospective buyer(s) on such terms and conditions as settled between the prospective buyers and Developer without any interference of any kind whatsoever from the Owners.

PART-IV

Taxes/ Outgoings

1- **That** all taxes and grounds rent due on the land of any statutory or non statutory authority (s), OR any other authority from the date of signing of this agreement upto the transfer of the Villa(s) to the prospective Buyers from the date of signing of this Agreement are to be paid by the Owners.

2- **That** all taxes etc. due on the plot prior to the date of signing of this agreement shall be borne by the Owners and if the developer has to pay any such due amount, then the Owners shall duly indemnify the developer.

3- **That** it has been clear that both the parties shall bear Income Tax liability on their respective shares. The Developer shall only be liable to pay Income Tax for its share in the Villa(s) i.e. 55% of the total Sale Consideration of the Villa(s).

4- **That** it has been further agreed in between the parties that in case if any liability to pay any service tax in present or in future, comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate 45% of such deposit to the Developer within a period of one week from the date of such deposit.

5- **That** in case if any liability arises for Service tax payable on Owner's share to be delivered by the Developer to the Owners in pursuance of the Collaboration Agreement shall be borne by the Owners. If the liability to pay service tax on said Owner's share has been casted upon Developer. The Owners shall pay the service tax so calculated without any delay or demur to the Developer to enable it to discharge such service tax liability.

6- It is further clarified that service tax payable on booking amount received from Prospective Buyers on Owner's share shall be borne and paid by the Owners only and the Developer shall not be responsible for the same in any way. In the event, the Developer is required to pay such tax by Service tax Authorities, the Owners shall forthwith reimburse such deposited amount to the Developer without any delay or demur.

7- **That** if the Owners fail to reimburse the service tax amount to the developer then the developer has a right to retain/deduct the amount equivalent to the Service Tax from the amount of Sale Consideration of the Villa(s).

PART-V

Indemnity

That the developer is entering in this agreement with the Owners on the representation and belief that the title of the said Plots is clear and encumbered.

8- **That** without prejudice to the rights and interests of the Owners, the developer has been permitted to affix signage, hoardings, fix display board on the said Plots or at any other places and developer can also publish the advertisement in media. The Developer will also have a right to display its Board on the Top of the Roof Terrace. The Developer shall do the marketing for the Villa(s) which shall not be objected by the owner.

9- **That** the Owners shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.

10- **That** it is hereby expressly declared that the work of Development/ Construction of the Villa(s) as have been mentioned above is to be carried out by the Developer. For the efforts, work and costs put in by the Developer, Developer will be entitled to receive 55% of the total sale consideration of said Villa(s) and the Owners will be entitled to receive 45% of the total sale consideration. In other words the share of the Owners and the Developer in the Villa(s) will be as under:-

Owners	45%
Developer	55%

11- **That** the developer will sell the said Villa(s) and receive the entire sale consideration in the name of the company M/s Unique Dream Builders Private Limited. Upon receipt of the payment the developer shall reimburse the 45% of the amount received for the Owners' share in the Villa(s) to the Owners for all times to come.

12- **That** the developer shall be free and authorized to sell the said Villa(s). However by way of this Agreement and the rights conferred by these present, the Developer is fully entitled and duly authorized on behalf of the Owners to execute the Sale Agreement / Sale Deed/ Lease Deed/ Rent Deed/ License or any other agreement/ deed/ instrument/writing in favour of prospective buyer/any third party and to present the same for registration in the office of Sub-Registrar and can receive payments from the prospective purchaser of the said Villa(s) and the Owners will have no right or objection on such agreement/deed which will be executed by the Developer. In case the signature of Owners are required by the prospective buyer or the Developer on any such document like Sale Agreement / Sale Deed etc, the Owners are bound to sign the same whenever and wherever it is required and the Owners will not be entitled to receive or claim any consideration for it.

13- **That** the rate on which any Villa(s) shall be sold to any prospective buyer shall be mutually decided by both the parties to this agreement.

14- **That** the Developer shall be authorized to procure respective buyers of the proposed Villa(s) and to receive the payment from the said respective buyers towards the price of the said Villa(s).

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Priyanka

Anmol Jain

If any dispute arises on title of said Plots at any time after signing of this agreement, during the construction of the Villa(s) and even after construction of the said Villa(s), the entire responsibility to get the dispute resolved shall lie on the Owners and if the property goes from the hands of the developer or any prospective purchaser buying a Villa(s) from the developer then the Owners shall indemnify the developer or purchaser buying from the developer the actual cost of land and construction thereon along with interest @18% from the date of agreement to sale in favor of the prospective buyer.

2- **That** if Owners make any breach of one or more terms and conditions appearing herein in this Agreement and agreed mutually, the Owners shall make good the loss to the Developer.

3- **That** in the event of the Owners committing breach of any of the terms and conditions herein contained the developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the arbitrator so appointed provided however that if such delay shall continue for a period of six months then in that event in addition to any other right, which the developer may have against the Owners, the developer shall be entitled to sue the Owners for the specific performance of this agreement or to rescind this agreement and claim refund of all the money paid and/ or incurred by the developer and such losses and damages which the developer may suffer.

4- **That** in the event of the developer is prevented from proceeding with the construction work during the continuance of such construction by any act on the part of the Owners or Owners' agents, servants, representatives or any person claiming any right under the Owner then in that case the developer shall have the right to claim refund of all sums paid by the developer to the Owner in the meantime together with interest at the rate of 18% per annum and shall also be entitled for to claim damages and losses which the developer may suffer because of the total expenses incurred by the developer in construction of Villa(s) till that date but the developer's right to sue for specific performance of the contract shall remain unaffected.

PART-VI
Arbitration

1- **That** all disputes and questions in connections with this Agreement arising amongst the Owners and the Developer shall be referred to the sole Arbitrator Shri Alok Garg S/o Shri Gopi Chand Garg, resident of D-105, Lal Kothi Marg, Bapu Nagar, Jaipur – 302015 whose decision shall be final and binding on both the parties. That the venue of arbitration shall be Jaipur. The provisions of the Arbitration & Conciliation Act, 1996 shall be applicable.

PART-VII
Jurisdiction

1- **That** only the courts in Jaipur shall have the jurisdiction to entertain and determine or adjudicate all actions and legal proceedings arising out of or in relation to the award of the arbitrator.





PART-VIII
Miscellaneous

1- **That** the name of the Villa(s) will be mutually decided by both the parties.

2- **That** all notices, letters shall be delivered by hand or sent through registered post acknowledgment due to the other party at the addresses first above or at such duly notified change of addresses.

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunder on the date mentioned above.

(F I R S T P A R T Y)
O W N E R S

1. **MISS PRIYANKA TAK**
PAN: AEIPV8860R

2. **MISS NUPUR TAK**
PAN: AQTPT5096N

3. **ANMOL TAK**
PAN:

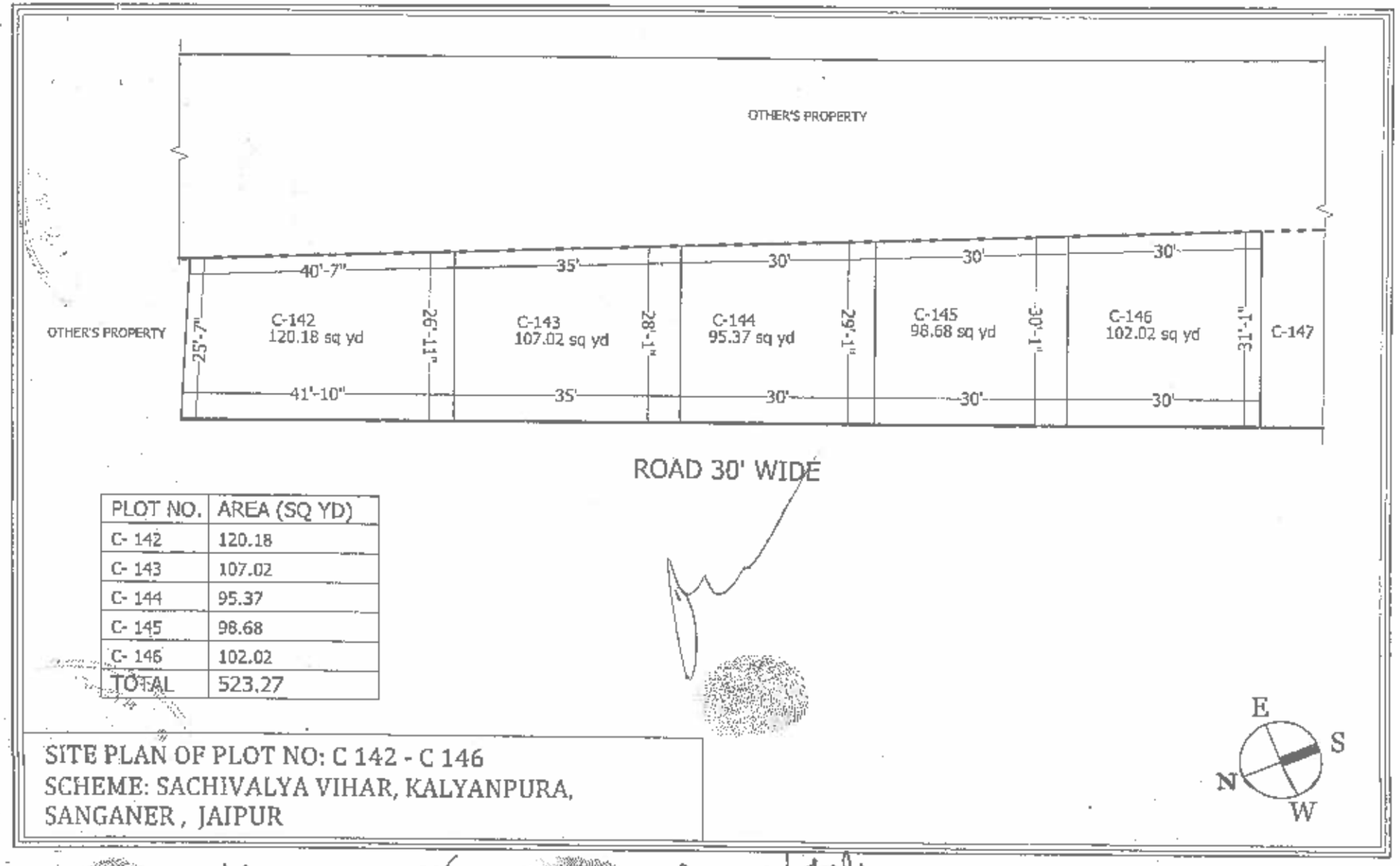
(S E C O N D P A R T Y)
D E V E L O P E R
Unique Dream Builders Pvt. Ltd.
PAN No. AAACU8928N
through its Director:
SHRI RAVINDER SINGH THAKKAR

WITNESSES: -

(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

उप-पंजीयक (द्वितीय)
पंजीयन एवं मुद्रांक विभाग
जयपुर



PLOT NO.	AREA (SQ YD)
C- 142	120.18
C- 143	107.02
C- 144	95.37
C- 145	98.68
C- 146	102.02
TOTAL	523.27

SITE PLAN OF PLOT NO: C 142 - C 146
SCHEME: SACHIVALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 12 क्रम संख्या 2014398004483पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 140 से 155
पर चस्पा किया गया।

उप पंजीयक, JAIPUR-IV

(2014398007018)
Agreement / Power of development

पंजीयन एवं मुद्रांक विभाग
जयपुर

C-146

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398007298	Date	11/08/2014
Presenter Name	ANMOL TAK	Document S. No	2014398007016
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name	JDA	Payment Mode	Cash
Face Value	383850 Evaluated Value 0	Stamp Value	19200

Ord- registration fee	3840	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	4140

Four Thousand One Hundred Forty Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 11 माह अगस्त सन् 2014 को 04:38 PM बजे
श्री/श्रीमती/सुश्री MISS. NUPUR TAK पुत्र/पुत्री/पत्नी श्री D/O VISHNU TAK
उम्र 21 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2014398007015)
(Lease deed for local bodies (Patta))

हस्ताक्षर उप पंजीयक, JAIPUR-IV

रसीद नं0	[2014398007297]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	3720
प्रतिलिपि शुल्क रू0	0
मूल्यांकन शुल्क रू0	300
अन्य शुल्क रू0	0
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	4020

(2014398007015) उपपंजीयक JAIPUR-IV,
((Lease deed for local bodies (Patta)))

Signature Photo Thumb

उक्त श्री/श्रीमती/सुश्री (Executant)
1 -MISS. NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





(And Claiment)
1 -JDA / .
उम्र -0 वर्ष जाति - null व्यवसाय -REST
निवासी -JAIPUR

ने लेख्यपत्र Lease deed for local bodies (Patta) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 371279 /- पूर्व में/मेरेसमक्ष / मे से रू0 371279 /- पूर्व में ——— मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गये हैं।

उप पंजीयक, JAIPUR-IV

(2014398007015)
Lease deed for local bodies (Patta)

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 6 क्रम संख्या 20143980044 77पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 59 से 79
पर चस्पा किया गया।

(20143980070 15) उप पंजीयक, JAIPUR (V)
Lease deed for local bodies (Patta)

पंजीयन एवं मुद्रांक विभाग
जयपुर

परिशिष्ट –"1"

जयपुर विकास प्राधिकरण, जयपुर

स्थाई मानचित्र एवं आवासीय भूखण्ड पर भवन निर्माण हेतु अनुज्ञा

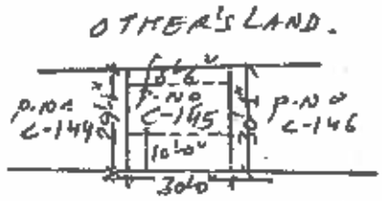
भूखण्ड संख्या– C-145

योजना का नाम– सचिवालय विस्तार स्कीम नं. 27
(निजी खातेदारी / सरकार / जविप्रा) अन्दर 12 मि. मि. एक्सिस

भू–उपयोग– आवासीय

भूखण्ड का क्षेत्रफल– 98.68 व.मी.

स्केल : 1"=50'FT.





इस भूखण्ड पर आवासीय भवन का निर्माण निम्नांकित मापदण्डों के अनुसार किया जा सकेगा।

(अ) सेट बैक्स

1. सामने .....10'0".....
2. पीछे .....6'6".....
3. साइड–I .....0'0".....
4. साइड–II .....0'0".....

(ब) अधिकतम ऊँचाई : आठ मीटर

(स) मंजिलें : तहखाना, भूतल एवं प्रथम मंजिल तक।

(द) निर्माण अवधि : .....5 वर्ष

(य) भवन निर्माण के लिए आवश्यक अन्य मापदण्ड भवन विनियमानुसार होंगे।

कनिष्ठ अभियन्ता जोन संख्या– 8	न. नि. स. / सह. / उप नगर नियोजक जोन संख्या– 8	उपायुक्त (जोन-8) जयपुर विकास प्राधिकरण, जयपुर जोन संख्या– 8

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 5 क्रम संख्या 2014398004476पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 43 से 58
पर चस्पा किया गया।

(2014398007014) उप पंजीयक, JAIPUR-IV
Lease deed for local bodies (Patta)

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 6 क्रम संख्या 2014398004477पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 59 से 79
पर चस्पा किया गया।

(2014398007015) उप पंजीयक, JAIPUR-IV
Lease deed for local bodies (Patta)

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01438841160984M
Certificate Issued Date	:	11-Aug-2014 04:45 PM
Account Reference	:	SHCIL (FI) rjshcil01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01015045740989 25M
Purchased by	:	ANMOL TAK
Description of Document	:	Article 33(i)(ii) Lease Deed for Local Bodies (Patta)
Property Description	:	PLOT NO.C-146 SCHEME, SACHIVALAYA VIHAR, KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	3,83,850 (Three Lakh Eighty Three Thousand Eight Hundred And Fifty only)
First Party	:	JDA
Second Party	:	ANMOL TAK
Stamp Duty Paid By	:	ANMOL TAK
Stamp Duty Amount(Rs.)	:	1,920 (One Thousand Nine Hundred And Twenty only)

सत्यमेव जयत

.....Please write or type below this line.....

0000813853

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.



जयपुर विकास प्राधिकरण, जयपुर

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अ... और आबंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 8 के 8 वे दिन *जयपुर विकास प्राधिकरण/ 287 ..... (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री [illegible] ..... पुत्र श्री [illegible] ..... जाति [illegible] ..... व्यवसाय ..... निवासी [illegible] (जिनको इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इक़रारनामे में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना [illegible] राजस्व ग्राम [illegible] के खसरा/भूखण्ड संख्या C-146 क्षेत्रफल 100.02 वर्ग मी में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों,संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रुपये ..... अंके ..... मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक साथ नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 60/- रुपये प्रति वर्गगज से कुल नियमन राशि 6132/- रुपये देय होती है जो चालान नं. 32785 दिनांक 24/7/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 1839/- रुपये होती है, जो चालान नं. 32785 दिनांक 24/7/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल [illegible] प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाऐगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-28 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रुपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सहकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट देवें।

सह-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: [illegible]
राजस्व ग्राम: [illegible]
खसरा नम्बर:
योजना का नाम: [illegible]
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/ मीटर 102.02 Sqr

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-146 सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोट:-इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 383850/- ..... होती है। अतएव स्टॉम्प राशि रु. 49900+10 के नं. 4218-19 के कुल संख्या 1-8 बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से
आज सन् 20 ..... के माह ..... के ..... वें दिन
श्री [illegible]
ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये-

सहायक अभियन्ता
जयपुर विकास प्राधिकरण, प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)

साक्षी :-

1. नाम [illegible]
   पुत्र [illegible]
   व्यवसाय [illegible]
   निवास स्थान .....

..... साक्षी

2. नाम .....
   पुत्र [illegible]
   व्यवसाय [illegible]
   निवास स्थान .....

..... साक्षी

आज ..... सन् 20 ..... के माह .....
के ..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री .....
लीजधारक द्वारा कार्यालय ..... में हस्ताक्षर किये गये।

Amrit Tak
..... लीजधारक-द्वितीय पक्ष

साक्षी :-

1. नाम SACHIN TANK
   पुत्र CHUTTAN LAL TANK
   व्यवसाय BUSINESS
   निवास स्थान E-70/98, CHITRAKOOT YOJANA AJMER ROAD JAIPUR

..... साक्षी

2. नाम Nupur Tak
   पुत्री Mr. Vishnu Prakash Tak
   व्यवसाय Bussiness Man
   निवास स्थान 205, Tak House, Purohit ji Ka Katla, Johari Bazaar, Jaipur

..... साक्षी

C-146 9207410

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 15000

पन्द्रह हजार रुपये

15000

FIFTEEN THOUSAND RUPEES

Rs. 15000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

266574

266574

Q-46

लि० की [illegible] संख्या C-146 102-02 [illegible] के लिये लीज [illegible] के स्टाम्प संलग्न है। 19200/10

सहायक अभियन्ता जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (द्वितीय)
पंजीयन एवं मुद्रांक विभाग
जयपुर

23 JUL 2014

क्र. सं. 4210 दिनांक
पुराना नं. पुलिस 192(6)-1
फाईल श्री / श्रीमती
प्रति / लिखा श्री
केस



राजस्थान RAJASTHAN

D 570644

22 JUL 2014

7

ए-64 गृह निर्माण सहकारी समिति
लि० की [illegible] भूखण्ड संख्या
C-146 क्षेत्रफल 102-02 वर्ग मी० के
लिये लीज डीड हेतु कुल रु. 1920+18 के
स्टाम्प संलग्न है।

उपायुक्त जोन-B
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

22

क्र. सं. 4218
पुस्तक का मूल्य 1950/-
क्रेता श्री / श्रीमती ...
क्रय दिनांक ...
विक्रय 1500/-

धर्मपाल सिंह चौधरी
लॉ स्टाल्स विक्रेता
ए. डी. ए. परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

D 570645

27 JUL 2014

.....गृह निर्माण सहकारी समिति
लि० की .....योजना के भूखण्ड संख्या
C-146 क्षेत्रफल 102-02 वर्गगज के
लिये लीज डीड हेतु शांति रुपये..... के
स्टाम्प संलग्न है। 19200+10

उपखण्ड अधिकारी जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

23 JUL 2014

क्र. सं. 4218 दिनांक
मुद्रांक का मूल्य 19/102
क्रेता श्री / श्रीमती [illegible]
पति / पिता श्री [illegible]
पता [illegible]

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
ए डी. ए. परिसर, जयपुर
लाईसेन्स नं 44/02



राजस्थान RAJASTHAN

D 570646

22 JUL 2014

जयपुर विकास प्राधिकरण जयपुर

ग्रेटर गृह निर्माण सहकारी समिति लि० के [illegible] संख्या C-146 [illegible] 102-02 नगर के लिये लीज [illegible] के स्टाम्प संलग्न है।

19200+10

उपयुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

क्र. सं. 4218 दिनांक
पुस्तक का मूल्य 1950/-
क्रेता श्री / श्रीमती
पति / पिता श्री
दस्तखत
सेवाराम

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
न्या. ए. परिसर, जयपुर
लाईसेन्स नं. 44/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

D 570647

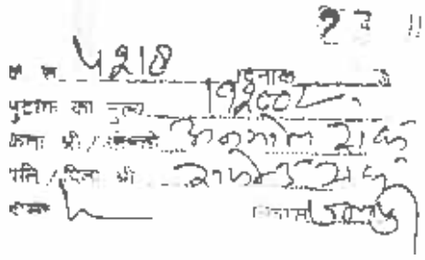
12 JUL 2014

गृह निर्माण सहकारी समिति
लि० की [illegible] के भूखण्ड संख्या
C-146 क्षेत्रफल 102.02 वर्गगज के
लिये लीज डीड [illegible] के
स्टाम्प सलग्न है।

19200+10

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर









ओ-धु

लि० की [illegible] सहकारी समिति
O-146 [illegible] के सदस्य संख्या
लिये जाँच [illegible] 102-02 ..... दर्ज के
स्टाम्प शुल्क [illegible] 19200+10 ..... के

सहायक जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

23 JUL 2014

क्र. सं. 4210 दिनांक
मुद्रांक का मूल्य 19250/-
क्रेता का नाम
स्टांप ड्यूटी की राशि
स्टाम्प

धनेश्वर सिंह चौधरी
लॉ एजेन्ट विक्रेता
जे. डी. ए. परिसर, जयपुर
लाईसेन्स नं. 44/02



Q-01
27.11.2014
C-146 102.02
19200+10

उप-संचालक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

23 JUL 2014

धर्मपाल सिंह चौधरी
नोटरी स्टाम्प विक्रेता
जे. डी. ए. कॉम्प्लेक्स, जयपुर
लाईसेन्स नं. 44/02

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007300	Date	11/08/2014
Presenter Name	MISS. PRIYANKA TAK	Document S. No	2014398007019
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Power of attorny when power given to Promotor for Contruction/Sale		
Claiment Name	RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD.	Payment Mode	Cash
Face Value	0	Evaluated Value 1828791	Stamp Value 100

Ord- registration fee	18290	commssion	0
csi_more_50000	1500	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	surcharge	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
Intrest	0		
		Total :	18690

Eighteen Thousand Six Hundred Ninety Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (द्वितीय)
पंजीयन एवं मुद्रांक
जयपुर

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 722136






SHRI

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We

1. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS NUPUR TAK** D/o Shri Vishnu Tak, age 21 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

3. **SHRI ANMOL TAK** son of Shri Rajendra Tak, age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2014

5528

Unique Builders Pvt Ltd
Jaipur

GPA

Ajay

do hereby appoint, nominate and constitute **RAVINDER SINGH THAKKAR** S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006, Director of Unique Dream Builders Private Limited having its registered office at UDB Tower, 3rd Floor, Opp. Jaipur Nagar Nigam, SB-59, Tonk Road, Jaipur to be my lawful attorney and to act on our behalf to do the following Acts, Deeds OR things amongst others with regard to the plots no. C-142, C-143, C-144, C-145 and C-146 situated at Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur admeasuring **523.27 Sq. Yds.** (hereinafter referred to as the said plots) and authorize the said attorney to do the following acts, deeds and things:

1. **To** enter into, affix signatures, execute and get registered any agreement/ development agreement/ sale deed/ agreement to sale/ lease deed etc. with regard to the Villas as mentioned in the Collaboration Agreement dated 11/08/2014 executed by us in favour of Unique Dream Builders Private Limited and to receive sale consideration in the name of the Unique Dream Builders Private Limited and to give receipt/acknowledgment thereof.

2. **To** represent in the office of Nagar Nigam, Jaipur/J.D.A/Govt. of Rajasthan/ State of Rajasthan OR any other authority OR Local Self Bodies, Urban development and Housing Department, Electricity Department, Fire Department, Police, PHED etc. and to sign and execute any Applications including for the purpose to deposit Security amount in any department, Bond, etc/ and to apply and obtain any permission/Sanction OR Clearance for the purposes of constructions and development of the said Villas.

3. **To** apply and obtain sanctions for Water, Electric, Power, Telephone, and Gas OR any other connection as may be required in my name and to deposit necessary FEES/CHARGES, etc with the concerned authorities.

4. **To** Deposit, Fee, Charges OR any other amounts for any permission/sanction for construction and to receive the same in our name.

5. **To** appear, represent and act before any authority Local, Municipal, Government, Semi Government, including the competent authority and to make all such Applications, Depositions as may be required for the purpose of development of the Plots OR for any modifications, alternations in the sanctioned plans.

Priyanka

Amrut Jain

आज दिनांक 11 गाह अगस्त सन् 2014 को 04:56 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Priyanka

हस्ताक्षर प्रस्तुतकर्ता
(20143980070(9)
(Power of attorny when power given to Promotor for Contruction/Sale)

हस्ताक्षर उप पंजीयक,
JAIPUR-IV

रसीद नं0	[20143980073001]
दिनांक	[11-8-2014]
पंजीयन शुल्क रु0	18290
प्रतिलिपि शुल्क रु0	0
पहचानकर्ता शुल्क रु0	300
अन्य शुल्क रु0	100
स्टाम्प शुल्क रु0	0
कुल योग रु0	18690

(20143980070(9) उपपंजीयक JAIPUR-IV
((Power of attorny when power given to Promotor for Contruction/Sale))

6. **To** engage or to appoint any Architect, Planner, Draftsman, Structural/ Project/ Electrical/ Civil Engineer's/ Consultant and any other competent persons, employees, labourers, Sub-Contractors, Electricians, Surveyors, plumbers and Sanitary Engineers, agency/sub agencies, security guards for the purpose of the construction of the Villas OR other development work over the plots.

7. **To** receive the completion certificate for the completion of the Villas OR other development work as may be required from the concerned authorities and for the said purpose to make all applications and depositions etc.

8. **To** apply for permits for the building material such as cement, bricks, steel OR any other controlled items and to do all OR any other thing required to be done to ensure regular supplies of the same.

9. **To** apply and obtain all quota/entitlements and other allocations for any material as may be required for the construction and completion of the Villas from time to time.

10. **To** submit vakalatnama, letter of authority and to appoint and engage any advocates/ consultants/ solicitors/ chartered accountants, to settle the accounts, to refer to arbitrations all disputes and differences to file and to contest any litigation, before any forum/Tribunal/Courts of law/Settlement Committee's etc.

11. **To** institute/file, Defend, Prosecute, Enforce OR Resist any suit OR other actions and Proceedings, Appeals/Revision/Review/ Applications in any Court whether Civil, Criminal, Revenue, OR before, Trial Court, District Court, High Court OR Supreme Court OR Arbitration Tribunal OR Industrial Courts, Tribunals, etc. arising out of or in respect of the plots/Villas as mentioned hereinabove.

12. **To** generally do all other Acts, Deeds and things as may be necessary in relation to the aforesaid purposes.

That it is further stated that this GENERAL POWER OF ATTORNEY relates to the above Plots and we undertake to be responsible for any of the acts of the attorney in my name for the purposes mentioned hereinabove.

We do hereby agree to ratify all Acts Deeds and things done OR executed by the said Attorney Lawfully by virtue of these presents.

उप-पंजीयक (प्रथम)
दस्तावेज एवं सूचना निबंधन
जयपुर

Priyanka

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





2 -NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





3 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ





ने लेख्यपत्र Power of attorny when power given to Promotor for Contruction/Sale को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष / मे सें रू0_____ पूर्व में -------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8, BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,RAJ.



ने की है जिनके समक्ष हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गये हैं।

(2014398007019) उपखण्ड अधिकारी JAIPUR-IV

Power of attorny when power given to Promotor for Contruction/Sale

IN WITNESS WHERE OF WE HAVE SIGNED AND EXECUTED THESE PRESENTS ON THIS DAY OF 11/08/2014.

priyanka

1. **MISS PRIYANKA TAK**

   PAN: AEIPV8860R

2. **MISS NUPUR TAK**

   PAN: AQTPT5096N

3. **ANMOL TAK**

   PAN:

   [O W N E R S]

Accepted by:

Shri Ravinder Singh Thakkar S/o Shri Ajit Singh

Director of Unique Dream Builders Private Limited

WITNESSES: -

(1) **SACHIN TAK**

S/o Shri Chuttan Lal Ji Tak

R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**

S/o Shri Mool Chand Jain

R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

धारा 52 के तहत प्रमाण-पत्र

प्रमाणित किया जाता है कि इस लेख पत्र

की मालियत रुपये 1828791

मानते हुए इस पर देय कमी मुद्रांक

राशि 0 पर कमी पंजीयन शुल्क रुपये 18290 कुल रुपये 18290 जरिये रसीद संख्या [2014398007300]

दिनांक [11-8-2014] में जमा किये गये है।

अतः दस्तावेज को रुपये 2

के मुद्रांकों पर निष्पादित माना जाता है।

(2014398007019) उप पंजीयक, JAIPUR-IV

(Power of attorny when power given to Promotor for Contruction/Sale)

आज दिनांक 11/8/2014 को

पुस्तक संख्या 4 जिल्द संख्या 32

में पृष्ठ संख्या 22 क्रम संख्या 2014398000269पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 4 जिल्द संख्या 65

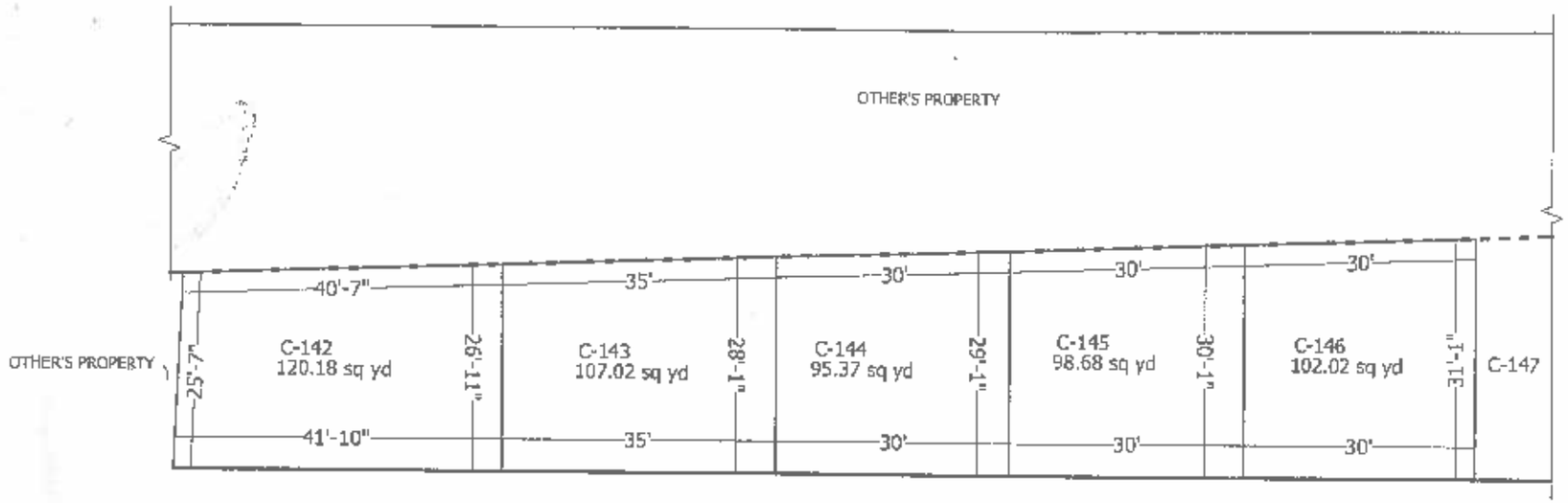
के पृष्ठ संख्या 215 से 222

पर चस्पा किया गया।

(2014398007019) उप पंजीयक, JAIPUR-IV

Power of attorny when power given to Promotor for Contruction/Sale

उप-पंजीयक (नगरीय)
पंजीयन एवं मुद्रांक विभाग
जयपुर



ROAD 30' WIDE

PLOT NO.	AREA (SQ YD)
C- 142	120.18
C- 143	107.02
C- 144	95.37
C- 145	98.68
C- 146	102.02
TOTAL	523.27

SITE PLAN OF PLOT NO: C 142 - C 146
SCHEME: SACHIVALYA VIHAR, KALYANPURA, SANGANER , JAIPUR



डाट्र डिजांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 32
में पृष्ठ संख्या 22 क्रम संख्या 2014398000269पर
पंजियद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 65
के पृष्ठ संख्या 215 से 222
पर चस्पा किया गया।

(2014398007019)
Power of attorny when power given to promoter for Contruction/Sale

उप पंजीयक JAIPUR-IV

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398007299	Date	11/08/2014
Presenter Name	MISS. PRIYANKA TAK	Document S. No	2014398007018
Presenter/Property Address	205, KATLA PUROHITJI KA JOHARI BAZAR JAIPURRAJ		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD.	Payment Mode	Cash
Face Value	0	Evaluated Value 1928791	Stamp Value 28350

Ord- registration fee	18290	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	Surcharge	0
us_25_34	0	others	0
us_64_67	0	inspection_fee	0
		Total :	18690

Eighteen Thousand Six Hundred Ninety Only

Cashier

Sub Registrar JAIPUR-IV

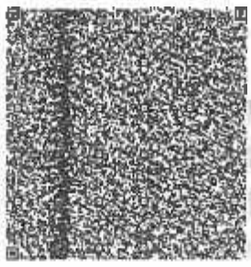
INDIA NON JUDICIAL

Government of Rajasthan

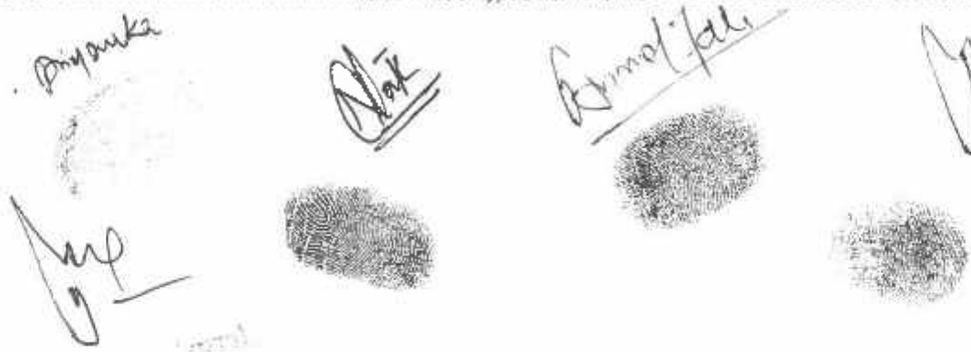
e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01438495863199M
Certificate Issued Date	:	11-Aug-2015 04:19 PM
Account Reference	:	SHCIL (FI)/ rjshcil01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01015047329574 60M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 5(e) Developer Agreement
Property Description	:	PLOT NO.M C-142,C-143,C-144,C-145 AND C-146 SCHEME, SACHIVALAYA VIHAR, KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (zero)
First Party	:	PRIYANKA TAK NUPUR TAK AND ANMOL TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	31,090 (Thirty One Thousand And Ninety only)



Please write or type below this line



0000813857

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

StatutoryAlert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 722139









"BHRI"

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made on this 11 day of August 2014, at Jaipur between:-

1. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS NUPUR TAK** D/o Shri Vishnu Tak, age 21 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

3. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

(Hereinafter collectively called as the Parties of the First Part or the Owners, which expression shall mean and include all their legal heirs, administrators, executors, representatives, assignees etc.)

Priyanka

5527
Unique Dream Builders Pvt Ltd
Jaipur

A N D

Unique Dream Builders Pvt. Ltd., a company registered under the provisions of Company Act, 1956 having its registered office at UDB Tower, SB-59, 3rd Floor, Opp. Jaipur Nagar Nigam, Tonk Road, Jaipur through its Director, Shri Ravinder Singh Thakkar S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006.

(Hereinafter called as the Party of the Second Part or Developer which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include all its directors, their authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

PART-I

Chain of Title

That the Jaipur Development Authority, Jaipur executed the lease deeds for the following plots, the details of which are as under:

NAME OF OWNER	PLOT NO.	AREA (IN SQ. YARDS)	DATE OF LEASE DEED	DETAILS OF REGISTRATION
Miss Priyanka Tak	C-142	120.18	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 3 at S.No. 2014398004474 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 21 to 31 in the office of Sub Registrar, Jaipur – IV.
Miss Priyanka Tak	C-143	107.02	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 4 at S.No. 2014398004475 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 32 to 42 in the office of Sub Registrar, Jaipur – IV.
Miss Nupur Tak	C-144	95.37	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 5 at S.No. 2014398004476 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 43 to 58 in the office of Sub Registrar, Jaipur – IV.
Miss Nupur Tak	C-145	98.68	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 6 at S.No. 2014398004477 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 59 to 79 in the office of Sub Registrar, Jaipur – IV.
Anmol Tak	C-146	102.02	08-08-2014	On 11-08-2014 In Book No. 1, Zild No. 345 on Page No. 7 at S.No. 2014398004478 and the copy of the same filed in additional book No. 1, zild no. 1377 on page no. 80 to 92 in the office of Sub Registrar, Jaipur – IV.
TOTAL AREA		**523.27 Sq. Yds.**		

situated in Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur (hereinafter called as 'said plots ') in favour of the Owners. The said Plots are free from any litigation and are in total actual possession of the Owners, and the said

Priyanka

Plots bears clean & pure title and are free from all encumbrances, attachment, notices etc. and it will be the responsibility of the Owners to indemnify the developer for any defect arising in the title of said Plots or in case liability of the Owners is to be discharged by the developer at any point of time.

That on date the owners are not earning anything from the said Plots and hence the owners have agreed to enter into this Collaboration Agreement.

That after considering the good location of the said Plots, the Owners have decided to construct Villa(s) on the said Plots and for this the Owners have approached the party of the second part/ developer for development and construction of the Villa(s).

That the Party of the Second part, the Developer is a registered company engaged in construction business having technical expertise and experienced directors who enjoy goodwill of high repute have decided to join hands with the Owners in the work of development and construction of the Villa(s) on the said Plots on the belief and assurances given by the Owners that they are the absolute Owners of the said Plots and the said Plots are free from all litigation and the same are in total possession of the Owners, and the said Plots bear a clean & perfect title and is free from all encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. and in furtherance to implement their intents parties to this Agreement are entering into this Agreement and simultaneously with the execution of these present the Owners have handed over the vacant possession of the said Plots for the construction and development of the said Villa(s) to the Party of the Second Part on the Terms & Conditions hereinafter written and the party of the Second part is ready to do the work appearing hereunder on the below mentioned terms & conditions :-

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

PART-II

Undertakings

1. **That** the Owners declare that they are entitled to enter into this agreement with the developer and they are having full rights and authority to sign and execute the same, to enter into a collaboration agreement with the party of the second part for the construction and development of the Villa(s) and to enter into negotiations, and to execute the collaboration agreement, power of attorney etc. and the terms appearing herein and hereby undertake that except theirs there is no right, title or interest of any third party/ person in the said Plots.

2. **That** the Owners have made available the said Plots hereto and do hereby allow, authorize and give complete authority to the Developer to demolish any existing structure and build, construct, develop and complete the Villa(s).

3. **That** the Owners have declared that the complete set of original title deeds of the said Plots is in their power and possession. The Owners further declare and assure that they shall keep the original title deeds of the said Plots always in safe custody and shall also safeguard the same against fire, water etc. Further the Owners shall provide a plenary set of complete title deeds duly certified to the Developer before the start of the construction of the said Villa(s).

priyanka

आज दिनांक 11 माह अगस्त सन् 2014 को 04:58 PM बजे
श्री/श्रीमती/सुश्री MISS. PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री D/O SURESH TAK
उम्र 33 वर्ष, जाति TAK व्यवसाय HOUSE WIFE
निवासी 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Priyanka

हस्ताक्षर प्रस्तुतकर्ता
(20143980007018)
(Agreement / Power of development)

उप पंजीयक (शहर) पंजीयन एवं मुद्रांक विभाग जयपुर

रसीद नं0	[20143980007299]
दिनांक	[11-8-2014]
पंजीयन शुल्क रू0	18290
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	100
कली स्टाम्प शुल्क रू0	0
कुल योग रू0	18690

(20143980007018) उपपंजीयक JAIPUR-IV
((Agreement / Power of development))

उप पंजीयक (शहर)
पंजीयन एवं मुद्रांक विभाग
जयपुर

4. **That** the Owners hereby declare that, they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale or lease or development and construction of the said Plots or any part thereof to any person other than the Developer and there is no encumbrance on the said Plots and the same are completely free from all encumbrances, whatsoever and that the said Plots would be kept free from all kind of encumbrances, during the subsistence of these presents.

5. **That** the Owners declare that, they have not done any act, thing or executed any deed or writing whereby or by reason whereof the development or the construction of the said Plots and / or Villa(s) may be affected or prevented in any manner whatsoever.

6. **That** all items of plant and machinery, tools and implements, stores and materials that the developer will bring to the site for development/construction purposes shall remain exclusive property of the developer at all times and it is expressly agreed and accepted that the Owners shall have no claim whatsoever on all such items of plant and machinery, tools and equipment, stores and material at any time.

7. **That** the Owners have represented that they are the only and absolute Owners of the said Plots and in case any dispute is raised at any point of time by any third party, agency OR family members of the owners regarding the title, Ownership and possession of the said Plots, the Owners shall get it cleared at their own cost and expenses within a stipulated time period of 3 months. It has been agreed that the Owners are always liable for indemnifying the developer and the prospective buyers.

8. **That** the Developer shall be and are hereby authorized through Power of Attorney(s) given by the Owners to act in the name of the Owners in so far as necessary to appear, to represent the Owners and to submit the necessary documents in order to get construction plan sanctioned before the local authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation if required besides others and to file application form(s) for applying and obtaining all quotas/entitlements and other allocations for cement / steel / bricks and other materials as may be required for the construction and completion of the Villa(s) from time to time and to apply for temporary /permanent electric and water connections etc. to make the Villa(s) ready for occupation for and on behalf of Owners.

9. **That** in order to facilitate the developer to get plans approved/to get the sanction/ permission for raising the construction on the said Plots, the Owners have/will execute power of attorney in favor of Shri Ravinder Singh Thakkar S/o Shri Ajit Singh in the capacity of Director of Unique Dream Builders Pvt. Ltd. and undertakes to execute and register such other authorization(s) as may be required for the above purposes or in connection with the development and construction of the Villa(s) from time to time.

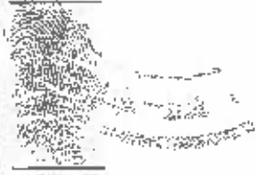
उप-पंजीयक (द्वितीय)
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -MISS. PRIYANKA TAK / D/O SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ




2 -NUPUR TAK / D/O VISHNU TAK
उम्र -21 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ

3 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205, KATLA PUROHITJI KA JOHARI BAZAR JAIPUR RAJ




(And Claiment)

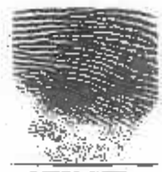
1 -RAVINDRA SINGH THAKKAR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD. S/ AJIT SINGH
उम्र -20 वर्ष जाति - SIKH व्यवसाय -BUSINESS
निवासी -15, KAILASH PATH,SURAJ NAGAR WEST CIVIL LINES JAIPUR RAJ.




ने लेखपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष / मे से रू0_____ पूर्व में ———— मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98, CHITRAKOOT,JAIPUR,RAJ.



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8, BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,RAJ.



मे की है जिनके समस्त हस्ताक्षर एवं अगूंठा के निशान मेरे समक्ष लिये गये हैं।

(2014398007018)
Agreement / Power of development

उप पंजीयक JAIPUR-IV
उप-पंजीयक (चतुर्थ)
स्टाम्प एवं मुद्रांक विभाग
जयपुर

10. **That** the Owners and Developer have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed OR construed as constituting a service contract OR a partnership OR sale OR transfer of property between the Developer and the Owners, nor shall the Developer and the Owners in any manner constitute an Association of persons. Each party shall be strictly responsible for its own Income Tax liabilities OR other liabilities.

11. **That** the Owners hereby agree and give their irrevocable consent not to obstruct and/or raise any objections whatsoever and/or interferes.

    a) With the development work to be carried out in the entire project.

    b) In carrying out any amendments, additions, alteration(s), modification(s) or variation(s) in the construction plan(s) and

12. **That** the Owners and developer have agreed not to encumber the share of each other till the date of completion of the Villa(s) in any manner either by mortgage, pledge or by entering into any agreement with any other party or into any tenancy / license or lease. The Owners also declare and assure that the said Plots and the existing structure is un-encumbered and is free from any court injunction, litigation and lien charge of any nature whatsoever on the date of signing of this agreement. That any credit facility or financial loan can be availed by the developer on its respective share in the Villa(s) as per the approved plans and the developer can take a loan keeping only its respective share as collateral security and the Developer will not be entitled to create any charge over the Owner' share.

13. **That** the Owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said Villa(s).

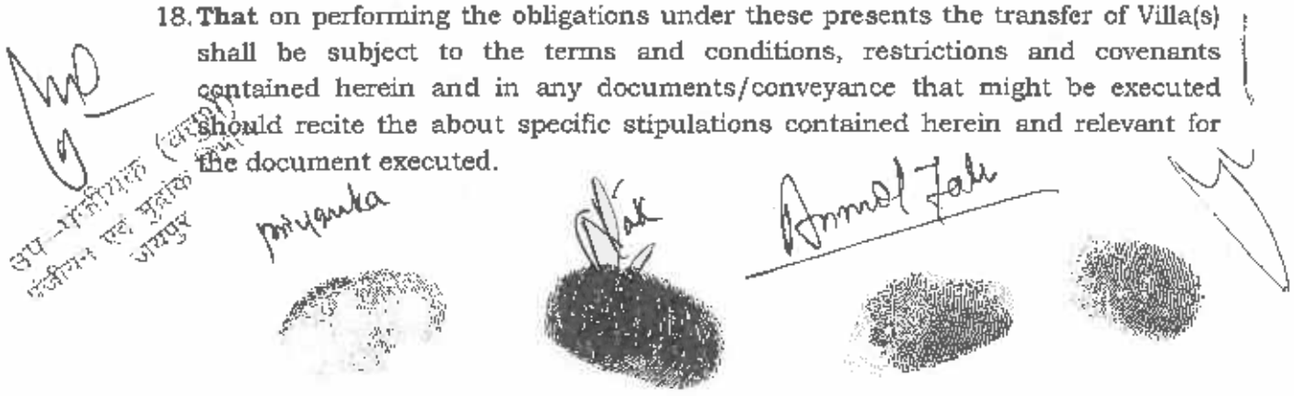
14. **That** the developer will be entitled to make any structural changes in the company i.e. Unique Dream Builders Pvt. Ltd.

15. **That** the Owners shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation, violation and/ or breach of any of these said laws, bye-laws, rules and regulations.

16. **That** the developer shall be entitled to demolish the existing building/structure and the developer will be entitled to use all salvage materials arising there from if any.

17. **That** the Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority of the Owners, including any such additional power of attorney and/or authorization as may be required for the purpose.

18. **That** on performing the obligations under these presents the transfer of Villa(s) shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents/conveyance that might be executed should recite the about specific stipulations contained herein and relevant for the document executed.



धारा 54 के तहत प्रमाण–पत्र

प्रमाणित किया जाता है कि इस लेख पत्र

की मालियत रुपये 1926791

मानते हुए इस पर देय कली मुद्रांक

राशि 0 पर कली पंजीयन शुल्क रुपये 18290 कुल रुपये 18290 जरिये रसीद संख्या [2014398007299]

दिनांक [11-8-2014] में जमा किये गये है।

अतः दस्तावेज को रुपये 18290

के मुद्रांकों पर निष्पादित माना जाता है।

(2014398007084) उप पंजीयक, JAIPUR-IV

(Agreement / Power of development)

आज दिनांक 11/8/2014 को

पुस्तक संख्या 1 जिल्द संख्या 345

में पृष्ठ संख्या 12 क्रम संख्या 2014398004463पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 1377

के पृष्ठ संख्या 140 से 155

पर चस्पा किया गया।

(2014398007018) उप पंजीयक, JAIPUR-IV

Agreement / Power of development

15- **That** the Developer shall receive the advance amount from the prospective buyer(s) on such terms and conditions as settled between the prospective buyers and Developer without any interference of any kind whatsoever from the Owners.

PART-IV
Taxes/ Outgoings

1- **That** all taxes and grounds rent due on the land of any statutory or non statutory authority (s), OR any other authority from the date of signing of this agreement upto the transfer of the Villa(s) to the prospective Buyers from the date of signing of this Agreement are to be paid by the Owners.

2- **That** all taxes etc. due on the plot prior to the date of signing of this agreement shall be borne by the Owners and if the developer has to pay any such due amount, then the Owners shall duly indemnify the developer.

3- **That** it has been clear that both the parties shall bear Income Tax liability on their respective shares. The Developer shall only be liable to pay Income Tax for its share in the Villa(s) i.e. 55% of the total Sale Consideration of the Villa(s).

4- **That** it has been further agreed in between the parties that in case if any liability to pay any service tax in present or in future, comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate 45% of such deposit to the Developer within a period of one week from the date of such deposit.

5- **That** in case if any liability arises for Service tax payable on Owner's share to be delivered by the Developer to the Owners in pursuance of the Collaboration Agreement shall be borne by the Owners. If the liability to pay service tax on said Owner's share has been casted upon Developer. The Owners shall pay the service tax so calculated without any delay or demur to the Developer to enable it to discharge such service tax liability.

6- It is further clarified that service tax payable on booking amount received from Prospective Buyers on Owner's share shall be borne and paid by the Owners only and the Developer shall not be responsible for the same in any way. In the event, the Developer is required to pay such tax by Service tax Authorities, the Owners shall forthwith reimburse such deposited amount to the Developer without any delay or demur.

7- **That** if the Owners fail to reimburse the service tax amount to the developer then the developer has a right to retain/deduct the amount equivalent to the Service Tax from the amount of Sale Consideration of the Villa(s).

PART-V
Indemnity

1- **That** the developer is entering in this agreement with the Owners on the representation and belief that the title of the said Plots is clear and encumbered.

8- **That** without prejudice to the rights and interests of the Owners, the developer has been permitted to affix signage, hoardings, fix display board on the said Plots or at any other places and developer can also publish the advertisement in media. The Developer will also have a right to display its Board on the Top of the Roof Terrace. The Developer shall do the marketing for the Villa(s) which shall not be objected by the owner.

9- **That** the Owners shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.

10- **That** it is hereby expressly declared that the work of Development/ Construction of the Villa(s) as have been mentioned above is to be carried out by the Developer. For the efforts, work and costs put in by the Developer, Developer will be entitled to receive 55% of the total sale consideration of said Villa(s) and the Owners will be entitled to receive 45% of the total sale consideration. In other words the share of the Owners and the Developer in the Villa(s) will be as under:-

Owners	45%
Developer	55%

11- **That** the developer will sell the said Villa(s) and receive the entire sale consideration in the name of the company M/s Unique Dream Builders Private Limited. Upon receipt of the payment the developer shall reimburse the 45% of the amount received for the Owners' share in the Villa(s) to the Owners for all times to come.

12- **That** the developer shall be free and authorized to sell the said Villa(s). However by way of this Agreement and the rights conferred by these present, the Developer is fully entitled and duly authorized on behalf of the Owners to execute the Sale Agreement / Sale Deed/ Lease Deed/ Rent Deed/ License or any other agreement/ deed/ instrument/writing in favour of prospective buyer/any third party and to present the same for registration in the office of Sub-Registrar and can receive payments from the prospective purchaser of the said Villa(s) and the Owners will have no right or objection on such agreement/deed which will be executed by the Developer. In case the signature of Owners are required by the prospective buyer or the Developer on any such document like Sale Agreement / Sale Deed etc, the Owners are bound to sign the same whenever and wherever it is required and the Owners will not be entitled to receive or claim any consideration for it.

13- **That** the rate on which any Villa(s) shall be sold to any prospective buyer shall be mutually decided by both the parties to this agreement.

14- **That** the Developer shall be authorized to procure respective buyers of the proposed Villa(s) and to receive the payment from the said respective buyers towards the price of the said Villa(s).

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Priyanka

Amrit Jain

PART-III

Work Schedule

1- **That**, the Owners are simultaneously handing over the actual vacant physical possession of the said Plots to the Developer with execution of these present and the Owners have given complete authority and permission to the Developer to enter upon the said Plots described in the Schedule hereunder written as aforesaid, with full right and authority to commence, carry on and complete the construction/development thereof in accordance with the plan.

2- **That** the Owners will be liable for the dues subsisting on the said Plots till the start of the construction of the Villa(s) and thereafter till the Villa(s) is constructed, the taxes shall be proportionately shared by the developer and the Owners in the ratio as agreed and mentioned in the later clauses of this agreement.

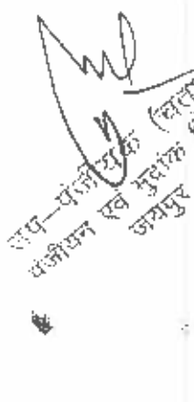
3- **That** at present there is no liability of Service Tax on construction of Single House/Villa(s). It has been further agreed in between the parties that in case any liability to pay service tax arises in future by change in law, and comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate of such deposit as per the agreed ratio of sharing in the Villa(s) to the Developer within a period of one week from the date of such deposit.

4- **That** the Developer shall appoint the Architects, Engineers, contractors and other staff necessary to construct the Villa(s) at its own cost and expense.

5- **That** it is agreed that the delay caused in getting the Villa(s) constructed and development due to any force majeure such as riots, disturbance of peace, when the situation of the law and order is not under the Control, strikes, non availability of building materials, transporter's strike, governmental restrictions and/or reason of civil commotion, any act of god or any other natural calamity or due to any defect in the title of the Owners or due to any dispute with the neighbors due to any stay/ injunctions/restrain orders passed by any competent court/tribunal/authority or some other reasons which may be beyond the control of the developer, it would not be the responsibility of the developer as the time cannot be of essence in the collaboration agreement.

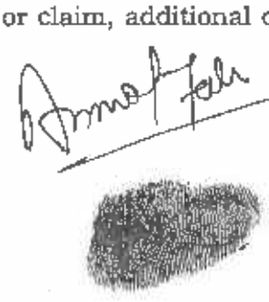
6- **That** it is hereby agreed that the entire cost of construction inclusive of any incidental expense thereto shall be borne by the Developer and all efforts connected with this shall be done by the Developer.

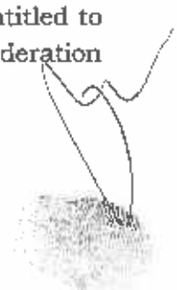
7- **That** in the event of any beneficial changes or otherwise required to be done in the building plan pursuant to any amendment in the existing building regulations during currency of this Agreement the Owners shall sign and execute all necessary documents/plans etc. and also comply with all necessary legal formalities as may be required to be done and the Owners will not be entitled to make any monetary charges for their services or claim, additional consideration for the extended construction area, if any.











If any dispute arises on title of said Plots at any time after signing of this agreement, during the construction of the Villa(s) and even after construction of the said Villa(s), the entire responsibility to get the dispute resolved shall lie on the Owners and if the property goes from the hands of the developer or any prospective purchaser buying a Villa(s) from the developer then the Owners shall indemnify the developer or purchaser buying from the developer the actual cost of land and construction thereon along with interest @18% from the date of agreement to sale in favor of the prospective buyer.

2- **That** if Owners make any breach of one or more terms and conditions appearing herein in this Agreement and agreed mutually, the Owners shall make good the loss to the Developer.

3- **That** in the event of the Owners committing breach of any of the terms and conditions herein contained the developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the arbitrator so appointed provided however that if such delay shall continue for a period of six months then in that event in addition to any other right, which the developer may have against the Owners, the developer shall be entitled to sue the Owners for the specific performance of this agreement or to rescind this agreement and claim refund of all the money paid and/ or incurred by the developer and such losses and damages which the developer may suffer.

4- **That** in the event of the developer is prevented from proceeding with the construction work during the continuance of such construction by any act on the part of the Owners or Owners' agents, servants, representatives or any person claiming any right under the Owner then in that case the developer shall have the right to claim refund of all sums paid by the developer to the Owner in the meantime together with interest at the rate of 18% per annum and shall also be entitled for to claim damages and losses which the developer may suffer because of the total expenses incurred by the developer in construction of Villa(s) till that date but the developer's right to sue for specific performance of the contract shall remain unaffected.

PART-VI
Arbitration

1- **That** all disputes and questions in connections with this Agreement arising amongst the Owners and the Developer shall be referred to the sole Arbitrator Shri Alok Garg S/o Shri Gopi Chand Garg, resident of D-105, Lal Kothi Marg, Bapu Nagar, Jaipur – 302015 whose decision shall be final and binding on both the parties. That the venue of arbitration shall be Jaipur. The provisions of the Arbitration & Conciliation Act, 1996 shall be applicable.

PART-VII
Jurisdiction

That only the courts in Jaipur shall have the jurisdiction to entertain and determine or adjudicate all actions and legal proceedings arising out of or in relation to the award of the arbitrator.





PART-VIII
Miscellaneous

1- **That** the name of the Villa(s) will be mutually decided by both the parties.

2- **That** all notices, letters shall be delivered by hand or sent through registered post acknowledgment due to the other party at the addresses first above or at such duly notified change of addresses.

IN WITNESS WHEREOF the parties hereto have set their respective hands hereunder on the date mentioned above.

(FIRST PARTY)
OWNERS

1. **MISS PRIYANKA TAK**
PAN: AEIPV8860R

2. **MISS NUPUR TAK**
PAN: AQTPT5096N

3. **ANMOL TAK**
PAN:

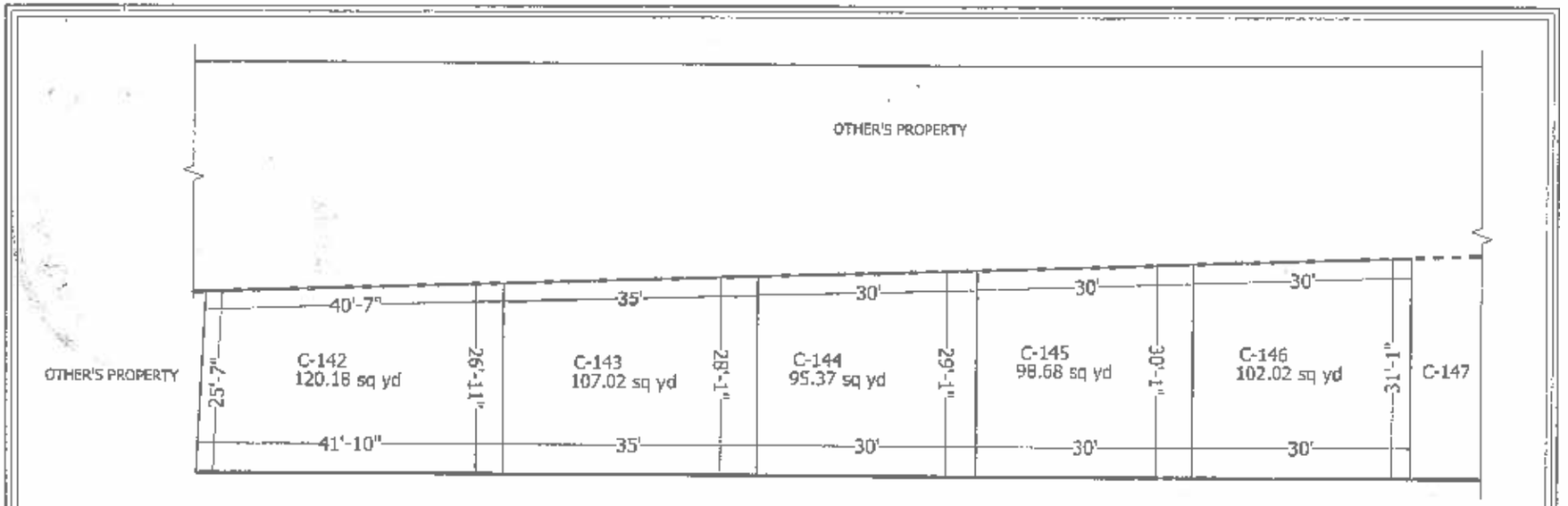
(SECOND PARTY)
DEVELOPER
Unique Dream Builders Pvt. Ltd.
PAN No. AAACU8928N
through its Director:
SHRI RAVINDER SINGH THAKKAR

WITNESSES: -

(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

उप-पंजीयक (सदर)
पंजीयन एवं मुद्रांक विभाग
जयपुर



ROAD 30' WIDE

PLOT NO.	AREA (SQ YD)
C- 142	120.18
C- 143	107.02
C- 144	95.37
C- 145	98.68
C- 146	102.02
TOTAL	523.27



SITE PLAN OF PLOT NO: C 142 - C 146
SCHEME: SACHIVALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

आज दिनांक 11/8/2014 को
पुस्तक संख्या 1 जिल्द संख्या 345
में पृष्ठ संख्या 12 क्रम संख्या 20143980044483पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1377
के पृष्ठ संख्या 140 से 155
पर चस्पा किया गया।

उप पंजीयक, JAIPUR-IV

(20143980070118)
Agreement / Power of development

पंजीयन एवं मुद्रांक विभाग
जयपुर

C-147

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398011842	Date	24/12/2014
Presente- Name	ANMOL TAK	Document S. No	2014398011068
Presenter/Property Address	205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPURnull		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name	JDA	Payment Mode	Cash
Face Value	410333	Evaluated Value 0	Stamp Value 20520

Ord- registration fee	1000	commission	0
csi_more_50000	0	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	5130	Surcharge	520
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	6670

Six Thousand Six Hundred Seventy Only

Sub Registrar JAIPUR IV

Cashier

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

जयपुर विकास प्राधिकरण, जयपुर



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आबंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

293

यह विलेख आज वर्ष 14 के माह 10 के 01 वे दिन *जयपुर विकास प्राधिकरण/ ..... इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री अन्नपोरा राम ..... पुत्र श्री राजेन्द्र राम जाति जाट व्यवसाय ..... निवासी 205 पुरा [illegible] (जिसके अन्तर्गत उसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इकरार में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और मुख्तिकल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अग्रदाय की गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना [illegible] राजस्व ग्राम [illegible] के खसरा/भूखण्ड संख्या C-142 स्थित [illegible] में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्यक्ष अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रुपये ..... अंके [illegible] मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक बारिय नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा कराई जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 601 रुपये प्रति वर्गगज से कुल नियमन राशि 65441/- रुपये देय होती है जो चालान नं. 338128 दिनांक 24/9/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 5235/- रुपये होती है, जो चालान नं. 338128 दिनांक 24/9/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल आवासीय ..... प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाऐगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जायें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रुपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।

उप-पंजीयक के चालान एवं भूमि पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा जयपुर नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट देवें।

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: मालवीय नगर
राजस्व ग्राम: कटवाड़ा पुरा
खसरा नम्बर:
योजना का नाम: मानसरोवर विस्तार
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर 109.06 व.गज

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-147 सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोटः–इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 410333/- होती है। अतएव स्टाम्प राशि रु. 20520+10 के नं. 6748-49 के कुल संख्या 1-4 बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने–अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से

आज सन् 20 ..... के माह ..... के ..... वें दिन

श्रीमती रेखा सिंह

ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये–

जयपुर विकास प्राधिकरण, जयपुर
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)

साक्षी :–

1. नाम .....
पुत्र ..... प्रभु सिंह यादव
व्यवसाय ..... की किराना दुकान
निवास स्थान ..... जयपुर

साक्षी

2. नाम .....
पुत्र ..... रामावतार चौधरी
व्यवसाय ..... पुत्र श्री गंगाराम
निवास स्थान ..... प्राधिकरण सेवा जयपुर

साक्षी

आज ..... सन् 20 ..... के माह .....
के ..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री .....
लीजधारक द्वारा कार्यालय Ammol Tak में हस्ताक्षर किये गये।

Ammol Tak
लीजधारक–द्वितीय पक्ष

साक्षी :–

1. नाम SACHIN TANK
पुत्र CHUTTAN LAL TANK
व्यवसाय BUSINESS
निवास स्थान E10/98 CHITRAKOOT JHANA
AMRAI ROAD JAIPUR

2.5.2010

साक्षी

2. नाम ओमप्रकाश
पुत्र स्व. श्री छोटू लाल जी
व्यवसाय प्रॉपर्टी डीलर
निवास स्थान मकान नं. 8-B सचिवालय विहार मानसरोवर जयपुर

ओमप्रकाश

साक्षी

आज दिनांक 17 माह दिसम्बर सन् 2014 को 03:13 PM बजे
श्री/श्रीमती/सुश्री ANMOL TAK पुत्र/पुत्री/पत्नी श्री RAJENDRA TAK
उम्र 20 वर्ष, जाति TAK व्यवसाय REST
निवासी -205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPUR null
ने मेरे समक्ष दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2014398011068)
(Lease deed for local bodies (Patta))

हस्ताक्षर उप पंजीयक (चतुर्थ)
JAIPUR-IV
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[2014398011599]
दिनांक	[17-12-2014]
पंजीयन शुल्क रू0	4110
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	2052
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	6462

(2014398011068) उपपंजीयक, JAIPUR-IV(चतुर्थ)
((Lease deed for local bodies (Patta)))
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant)
1 -ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -REST
निवासी - 205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPUR

Signature | Photo | Thumb




(And Claiment)
1 -JDA / JDA
उम्र -0 वर्ष जाति - null व्यवसाय -REST
निवासी -JAIPUR

ने लेखपत्र Lease deed for local bodies (Patta) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 410333 /- पूर्व में/मेरेसमक्ष / मे सें रू0 410333 /- पूर्व में ---------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD JAIPUR,



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गयें हैं।

(2014398011068)
Lease deed for local bodies (Patta)

उप पंजीयक, JAIPUR-IV
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रूपये 410333
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क रूपये 4110 कुल रूपये 4110 जरिये रसीद संख्या
[2014398011599]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रूपये 20520
के मुद्रांकों पर निष्पादित माना जाता है।

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(2014398011068) उप पंजीयक, JAIPUR IV
(Lease deed for local bodies (Patta)

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 59 क्रम संख्या 2014398006930पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 106 से 115
पर चस्पा किया गया।

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(2014398011068) उप पंजीयक, JAIPUR IV
Lease deed for local bodies (Patta)

परिशिष्ट – I

जयपुर विकास प्राधिकरण, जयपुर

स्थान मानचित्र एवं आवासीय भूखण्ड पर भवन निर्माण हेतु अनुज्ञा

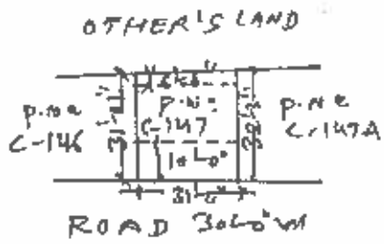
भूखण्ड संख्या– C-147

योजना का नाम– सांध्य आलय विहार (योजना सं. 47) कलवाड़ रोड
(निजी खातेदारी / राजस्व / आवेदक) (कन्धु एस. सि. प्र. लिमिटेड)

भू–उपयोग– आवासीय

भूखण्ड का क्षेत्रफल– 109.06 वर्ग मी.

स्केल : 1"=5'FT



इस भूखण्ड पर आवासीय भवन का निर्माण निम्नांकित मापदण्डों के अनुसार किया जा सकेगा।

(अ) सेट बैक्स

1. सामने ..... 10'-0"
2. पीछे ..... 6'-6"
3. साइड–I ..... 0'-0"
4. साइड–II ..... 0'-0"

(ब) अधिकतम ऊँचाई : आठ मीटर

(स) मंजिले : तहखाना, भूतल एवं प्रथम मंजिल तक।

(द) निर्माण अवधि : 5 वर्ष

(य) भवन निर्माण के लिए आवश्यक अन्य मानदण्ड भवन विनियमानुसार होंगे।

कनिष्ठ अभियन्ता
जोन संख्या– 8

न. नि. स. / सहा / उप नगर नियोजक
जोन संख्या– 8

उपायुक्त (जोन - 8)
जयपुर विकास प्राधिकरण, जयपुर
जोन संख्या– 8

endorsement

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 59 क्रम संख्या 2014398006930पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 106 से 115
पर चस्पा किया गया।

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(2014398011068) उप पंजीयक, JAIPUR-IV
Lease deed for local bodies (Patta)



गृह निर्माण सहकारी समिति
लि० की सांचावालाएक्सटेंशन योजना के भूखण्ड संख्या
C-147 क्षेत्रफल 109-06 वर्गगज के
लिये लीज डीड
स्टाम्प सलग्न है।

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
जयपुर

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

C 062272

जयपुर विकास प्राधिकरण जयपुर

Agency ..... गृह निर्माण सहकारी समिति
लि० की Z स्कीम/योजना ..... के भूखण्ड संख्या
C-147 109-06 ..... वर्गगज के
लिये लीज
स्टाम्प सलग्न है। 20-5-2010 ..... के

जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

6748 24 SEP 2014

विषय

मुद्रांक का मूल्य 20520/-

क्रेता श्री / श्रीमती

पति / पिता श्री

आवास निवास C-147

धर्मपाल सिंह चौधरी
लॉ स्टाम्प लिकेता
ज डी ए परिसर, जयपुर
लाईसेन्स नं 44/02





राजस्थान RAJASTHAN 05AA 757383

9 MAY 2014

1

...
...
...

6748 24 SEP 2014

पुत्र/पत्नी/पुत्री श्री [illegible]

निवासी C-143 [illegible]

धर्मपाल सिंह चौधरी
[illegible]
ज. डी. ए. [illegible]
लाईसेन्स नं. 44/02









लि० की स्वीकृति/अस्वीकृति समिति
C-147 109-06 के संख्या
लिये दि[illegible] के
स्टाम्प [illegible] 20/5/20+10

[illegible] जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

5741

पुत्र/पुत्री श्री 10 ले

पत्नी श्री/श्रीमती झूनमल रोक

पुत्र/पुत्री श्री 2152-35 2165

साकी ... निवास C-154 · न्यायालय जिला कलक्टर जयपुर

3005

धर्मपाल सिंह चौधरी
लॉ स्टाम्प लिखेता
'ब' डी ए परिसर, जयपुर
लाईसेन्स नं 44/02



C-147-A

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398011845	Date	24/12/2014
Presenter Name	PRIYANKA TAK	Document S. No	2014398011072
Presenter/Property Address	205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPURnull		
Document Type	Lease deed for local bodies (Patta)		
Claimant Name	JDA	Payment Mode	Cash
Face Value	411236	Evaluated Value 411236	Stamp Value 16450

Ord- registration fee	1030	commission	0
csl_more_50000	0	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	4110	surcharge	410
us_25_3	0	others	0
us_64_67	0	Inspection fee	0
		Total :	5550

Five Thousand Five Hundred Fifty Only

Cashier

Sub Registrar-IV JAIPUR (Urban)
उप-पंजीयक-IV जयपुर (शहरी)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	201439801161?7		Date	17/12/2014	
Presenter Name	SHRI ANMOL TAK		Document S. No	2014398011074	
Presenter/Proper	Address	205 KA I: A PUROHITJI KA JOHARI BAZAR JAIPPURnuli			
Document Type	Agreement / Power of development				
Claiment Name	RAVINDRA SINGH THAKKAR			Payment Mode	Cash
Face Value	0	Evaluated Value	2373422	Stamp Value	23740

Ord- registration fee	0	commssion	0
csi_more_50000	0	custody	0
stamp(memorandom)	0	Reg(memorandom)	0
Penalty	0	us_25_27	0
stamp duty	13000	Surcharge	1310
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total	14370

Fourteen Thousand Three Hundred Seventy Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398011605	Date	17/12/2014
Presenter Name	SHRI ANMOL TAK	Document S. No	2014398011074
Presenter/Proper · Addfess	205 KATLA PUROHITJI KA JOHARI BAZAR JAIPURnull		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR	Payment Mode	Cash
Face Value	0	Evaluated Value	2373422
		Stamp Value	23740

Ord- registration fee	23740	0
csl_more_50000	300	0
stamp(memorandom)	0	100
Penalty	0	0
stamp duty	0	2374
us_25_34	0	0
us_64_67	0	0
	Total:	26514

commission
custody
registration fee
stamp(memorandom)
user charge
Surcharge
others
inspection fee

Twenty Six Thousand Five Hundred Fourteen Only

Sub Registrar JAIPUR (SR IV)
उप-पंजीयक (एस.आर.IV)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Cashier

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01[illegible]84958761M
Certificate Issued Date	:	[illegible]
Account Reference	:	SHCIL (FI)/rjshcif01/TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01019041338152B1M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 5(h)(b) Agreement / Power of Development
Property Description	:	P.NO. C-147,C-147-A,C-148,C-149, SACHIWALYA VIHAR, VILL-KALYANPURA,SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ANMOL TAK PRIYANKA TAK AND VISHNU TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	23640 (Twenty Three Thousand Six Hundred And Forty only)

सत्यमेव जयते

Please write or type below this line

उप-निदेशक (लेखा)
मुद्रण एवं मुद्रांक विभाग
जयपुर

0001497962

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 410585






"SHRI"

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made on this 17 day of December 2014, at Jaipur between:-

1. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Anmol Tak

priyanka

क्रम संख्या 2509 जेनाम 13707

मुद्रांक देय 6 प्रयोजन

क्रेता का नाम

पिता / पति का नाम

पता

क्रेता / क्रेता का नाम हस्ताक्षर

राजकुमार सैनी

ला० नं० 19/97 (स्टाम्प विक्रेता)
नगर निगम (मुख्यालय) के पास)
टोंक रोड़, जयपुर (राज.)

3. **SHRI VISHNU TAK** son of Shri Laxmi Narayan Tak age 47 years, resident of 205, Katla Purohitjika, Johari Bazaar, Jaipur, Rajasthan.

(Hereinafter, collectively called as the Parties of the First Part or the Owners, which expression shall mean and include all their legal heirs, administrators, executors, representatives, assignees etc.)

A N D

Unique Dream Builders Pvt. Ltd., a company registered under the provisions of Company Act, 1956 having its registered office at UDB Tower, SB-59, 3rd Floor, Opp. Jaipur Nagar Nigam, Tonk Road, Jaipur through its Director, Shri Ravinder Singh Thakkar S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006.

(Hereinafter called as the Party of the Second Part or Developer which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include all its directors, their authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

PART-I

Chain of Title

That the Jaipur Development Authority, Jaipur executed the lease deeds for the following plots, the details of which are as under:

NAME OF OWNER	PLOT NO.	AREA (IN SQ. YARDS)	DATE OF LEASE DEED	DETAILS OF REGISTRATION
Anmol Tak	C-147	109.06	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 59 at S.No. 9014398006930 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 106 to 115 in the office of Sub Registrar, Jaipur – ____.
Miss Priyanka Tak	C-147 A	109.30	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 62 at S.No. 9014398006931 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 144 to 153 in the office of Sub Registrar, Jaipur – ____.
Vishnu Tak	C-148	118.24	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 60 at S.No. 9014398006931 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 116 to 188 in the office of Sub Registrar, Jaipur – ____.
Vishnu Tak	C-149	121.25	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 61 at S.No. 9014398006932 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 189 to 143 in the office of Sub Registrar, Jaipur – ____.
TOTAL AREA		457.85 Sq. Yds.		

situated in Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur (hereinafter called as 'said plots') in favour of the Owners. The said Plots are free from any litigation and are in total actual possession of the Owners, and the said Plots bears clean & pure title and are free from all encumbrances, attachment,

Anmol Tak Priyanka

आज दिनांक 17 माह दिसम्बर सन् 2014 को 06:12 PM बजे
श्री/श्रीमती/सुश्री SHRI ANMOL TAK पुत्र/पुत्री/पत्नी श्री RAJENDRA TAK
उम्र 20 वर्ष, जाति TAK व्यवसाय STUDENT
निवासी 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR null
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(20143980110 74)
(Agreement / Power of development)

हस्ताक्षर उपपंजीयक
JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[201439801 1605]
दिनांक	[17-12-2014]
पंजीयन शुल्क रू0	23740
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	2474
कमी स्टाम्प शुल्क रू0	0
कुल जोड़ रू0	26514

(20143980110 74) उपपंजीयक JAIPUR (चतुर्थ)
((Agreement / Power of development))

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant)

	Signature	Photo	Thumb
1-SHRI ANMOL TAK / RAJENDRA TAK उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT निवासी - 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPUR			
2-PRIYANKA TAK / SURESH TAK उम्र -33 वर्ष जाति - TSK, व्यवसाय -HOUSE WIFE निवासी - 205, KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR			
3-VISHNU TAK / LAXMI NARAYAN TAK उम्र -40 वर्ष जाति - TAK, व्यवसाय -BUSINESS निवासी - 5 KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR			

(And Claiment)

1-RAVINDRA SINGH THAKKAR / S.AJIT SINGH उम्र -40 वर्ष जाति - SIKH व्यवसाय -BUSINESS निवासी - SURAJ NAGAR (WEST) CIVIL LINE JAIPUR AS DIR UNIQUE DREAM BUILDERS PVT.LTD			

ने लेख्यपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष _____ ने सें रू0_____ पूर्व में _____ मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD,JAIPUR.



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8 BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR.



मैं कौन हूँ उपरोक्त समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये गये हैं।

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

notices etc. and it will be the responsibility of the Owners to indemnify the developer for any defect arising in the title of said Plots or in case liability of the Owners is to be discharged by the developer at any point of time.

That on date the owners are not earning anything from the said Plots and hence the owners have agreed to enter into this Collaboration Agreement.

That after considering the good location of the said Plots, the Owners have decided to construct Villa(s) on the said Plots and for this the Owners have approached the party of the second part/ developer for development and construction of the Villa(s).

That the Party of the Second part, the Developer is a registered company engaged in construction business having technical expertise and experienced directors who enjoy goodwill of high repute have decided to join hands with the Owners in the work of development and construction of the Villa(s) on the said Plots on the belief and assurances given by the Owners that they are the absolute Owners of the said Plots and the said Plots are free from all litigation and the same are in total possession of the Owners, and the said Plots bear a clean & perfect title and is free from all encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. and in furtherance to implement their intents parties to this Agreement are entering into this Agreement and simultaneously with the execution of these present the Owners have handed over the vacant possession of the said Plots for the construction and development of the said Villa(s) to the Party of the Second Part on the Terms & Conditions hereinafter written and the party of the Second part is ready to do the work appearing hereunder on the below mentioned terms & conditions :-

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

PART-II

Undertakings

1. **That** the Owners declare that they are entitled to enter into this agreement with the developer and they are having full rights and authority to sign and execute the same, to enter into a collaboration agreement with the party of the second part for the construction and development of the Villa(s) and to enter into negotiations, and to execute the collaboration agreement, power of attorney etc. and the terms appearing herein and hereby undertake that except theirs there is no right, title or interest of any third party/ person in the said Plots.

2. **That** the Owners have made available the said Plots hereto and do hereby allow, authorize and give complete authority to the Developer to demolish any existing structure and build, construct, develop and complete the Villa(s).

3. **That** the Owners have declared that the complete set of original title deeds of the said Plots is in their power and possession. The Owners further declare and assure that they shall keep the original title deeds of the said Plots always in safe custody and shall also safeguard the same against fire, water etc. Further the Owners shall provide a plenary set of complete title deeds duly certified to the Developer before the start of the construction of the said Villa(s).

Priyanka

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रुपये 2373422
मानते हुए इस पर देय कमी मुद्रांक
राशि 13060 पर कमी पंजीयन शुल्क रुपये 23740 कुल रुपये 36800 जरिये रसीद संख्या
[2014398011605, 2014398011617]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रुपये 23740
के मुद्रांकों पर निष्पादित माना जाता है।

(2014398011074) उप पंजीयक, JAIPUR-IV
(Agreement / Power of development)

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 64 क्रम संख्या 2014398006985पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 172 से 188
पर चस्पा किया गया।

(2014398011074) उप पंजीयक, JAIPUR-IV
Agreement / Power of development

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

4. **That** the Owners hereby declare that, they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale or lease or development and construction of the said Plots or any part thereof to any person other than the Developer and there is no encumbrance on the said Plots and the same are completely free from all encumbrances, whatsoever and that the said Plots would be kept free from all kind of encumbrances, during the subsistence of these presents.

5. **That** the Owners declare that, they have not done any act, thing or executed any deed or writing whereby or by reason whereof the development or the construction of the said Plots and / or Villa(s) may be affected or prevented in any manner whatsoever.

6. **That** all items of plant and machinery, tools and implements, stores and materials that the developer will bring to the site for development/construction purposes shall remain exclusive property of the developer at all times and it is expressly agreed and accepted that the Owners shall have no claim whatsoever on all such items of plant and machinery, tools and equipment, stores and material at any time.

7. **That** the Owners have represented that they are the only and absolute Owners of the said Plots and in case any dispute is raised at any point of time by any third party, agency OR family members of the owners regarding the title, Ownership and possession of the said Plots, the Owners shall get it cleared at their own cost and expenses within a stipulated time period of 3 months. It has been agreed that the Owners are always liable for indemnifying the developer and the prospective buyers.

8. **That** the Developer shall be and are hereby authorized through Power of Attorney(s) given by the Owners to act in the name of the Owners in so far as necessary to appear, to represent the Owners and to submit the necessary documents in order to get construction plan sanctioned before the local authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation if required besides others and to file application form(s) for applying and obtaining all quotas/entitlements and other allocations for cement / steel / bricks and other materials as may be required for the construction and completion of the Villa(s) from time to time and to apply for temporary /permanent electric and water connections etc. to make the Villa(s) ready for occupation for and on behalf of Owners.

9. **That** in order to facilitate the developer to get plans approved/to get the sanction/ permission for raising the construction on the said Plots, the Owners have/will execute power of attorney in favor of Shri Ravinder Singh Thakkar S/o Shri Ajit Singh in the capacity of Director of Unique Dream Builders Pvt. Ltd. and undertakes to execute and register such other authorization(s) as may be required for the above purposes or in connection with the development and construction of the Villa(s) from time to time.

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक
जयपुर

10. **That** the Owners and Developer have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed OR construed

priyanka





as constituting a service contract OR a partnership OR sale OR transfer of property between the Developer and the Owners, nor shall the Developer and the Owners in any manner constitute an Association of persons. Each party shall be strictly responsible for its own Income Tax liabilities OR other liabilities.

11. **That** the Owners hereby agree and give their irrevocable consent not to obstruct and/or raise any objections whatsoever and/or interferes.

    a) With the development work to be carried out in the entire project.

    b) In carrying out any amendments, additions, alteration(s), modification(s) or variation(s) in the construction plan(s) and

12. **That** the Owners and developer have agreed not to encumber the share of each other till the date of completion of the Villa(s) in any manner either by mortgage, pledge or by entering into any agreement with any other party or into any tenancy / license or lease. The Owners also declare and assure that the said Plots and the existing structure is un-encumbered and is free from any court injunction, litigation and lien charge of any nature whatsoever on the date of signing of this agreement. That any credit facility or financial loan can be availed by the developer on its respective share in the Villa(s) as per the approved plans and the developer can take a loan keeping only its respective share as collateral security and the Developer will not be entitled to create any charge over the Owner' share.

13. **That** the Owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said Villa(s).

14. **That** the developer will be entitled to make any structural changes in the company i.e. Unique Dream Builders Pvt. Ltd.

15. **That** the Owners shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation, violation and/ or breach of any of these said laws, bye-laws, rules and regulations.

16. **That** the developer shall be entitled to demolish the existing building/structure and the developer will be entitled to use all salvage materials arising there from if any.

17. **That** the Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority of the Owners, including any such additional power of attorney and/or authorization as may be required for the purpose.

18. **That** on performing the obligations under these presents the transfer of Villa(s) shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents/conveyance that might be executed should recite the about specific stipulations contained herein and relevant for the document executed.

उप-पंजीयक (द्वितीय)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Priyanka





PART-III

Work Schedule

1- **That,** the Owners are simultaneously handing over the actual vacant physical possession of the said Plots to the Developer with execution of these present and the Owners have given complete authority and permission to the Developer to enter upon the said Plots described in the Schedule hereunder written as aforesaid, with full right and authority to commence, carry on and complete the construction/development thereof in accordance with the plan.

2- **That** the Owners will be liable for the dues subsisting on the said Plots till the start of the construction of the Villa(s) and thereafter till the Villa(s) is constructed, the taxes shall be proportionately shared by the developer and the Owners in the ratio as agreed and mentioned in the later clauses of this agreement.

3- **That** it has been further agreed in between the parties that in case any liability to pay service tax arises in future by change in law, and comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate of such deposit as per the agreed ratio of sharing in the Villa(s) to the Developer within a period of one week from the date of such deposit.

4- **That** the Developer shall appoint the Architects, Engineers, contractors and other staff necessary to construct the Villa(s) at its own cost and expense.

5- **That** it is agreed that the delay caused in getting the Villa(s) constructed and development due to any force majeure such as riots, disturbance of peace, when the situation of the law and order is not under the Control, strikes, non availability of building materials, transporter's strike, governmental restrictions and/or reason of civil commotion, any act of god or any other natural calamity or due to any defect in the title of the Owners or due to any dispute with the neighbors due to any stay/ injunctions/restrain orders passed by any competent court/tribunal/authority or some other reasons which may be beyond the control of the developer, it would not be the responsibility of the developer as the time cannot be of essence in the collaboration agreement.

6- **That** it is hereby agreed that the entire cost of construction inclusive of any incidental expense thereto shall be borne by the Developer and all efforts connected with this shall be done by the Developer.

7- **That** in the event of any beneficial changes or otherwise required to be done in the building plan pursuant to any amendment in the existing building regulations during currency of this Agreement the Owners shall sign and execute all necessary documents/plans etc. and also comply with all necessary legal formalities as may be required to be done and the Owners will not be entitled to make any monetary charges for their services or claim, additional consideration for the extended construction area, if any.

उप-पंजीयक
पंजीयन एवं मुद्रांक
जोधपुर

That without prejudice to the rights and interests of the Owners, the developer has been permitted to affix signage, hoardings, fix display board on the said Plots or at any other places and developer can also publish the advertisement in





media. The Developer will also have a right to display its Board on the Top of the Roof Terrace. The Developer shall do the marketing for the Villa(s) which shall not be objected by the owner.

9- **That** the Owners shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.

10- **That** it is hereby expressly declared that the work of Development/ Construction of the Villa(s) as have been mentioned above is to be carried out by the Developer. For the efforts, work and costs put in by the Developer, Developer will be entitled to receive 55% of the total sale consideration of said Villa(s) and the Owners will be entitled to receive 45% of the total sale consideration. In other words the share of the Owners and the Developer in the Villa(s) will be as under:-

Owners	45%
Developer	55%

11- **That** the developer will sell the said Villa(s) and receive the entire sale consideration in the name of the company M/s Unique Dream Builders Private Limited. Upon receipt of the payment the developer shall reimburse the 45% of the amount received for the Owners' share in the Villa(s) to the Owners for all times to come. However it has been agreed in between the parties that in case if the villas are not constructed on the respective plots then in that case also, the developer shall also have the right to sell the land/plots as it is without there being any development and whatever the sale consideration is received that will be shared in between the parties in the same ratio as mentioned above.

12- **That** the developer shall be free and authorized to sell the said Villa(s). However by way of this Agreement and the rights conferred by these present, the Developer is fully entitled and duly authorized on behalf of the Owners to execute the Sale Agreement / Sale Deed/ Lease Deed/ Rent Deed/ License or any other agreement/ deed/ instrument/writing in favour of prospective buyer/any third party and to present the same for registration in the office of Sub-Registrar and can receive payments from the prospective purchaser of the said Villa(s) and the Owners will have no right or objection on such agreement/deed which will be executed by the Developer. In case the signature of Owners are required by the prospective buyer or the Developer on any such document like Sale Agreement / Sale Deed etc, the Owners are bound to sign the same whenever and wherever it is required and the Owners will not be entitled to receive or claim any consideration for it.

13- **That** the rate on which any Villa(s) shall be sold to any prospective buyer shall be mutually decided by both the parties to this agreement.

14- **That** the Developer shall be authorized to procure respective buyers of the proposed Villa(s) and to receive the payment from the said respective buyers towards the price of the said Villa(s).

15- **That** the Developer shall receive the advance amount from the prospective buyer(s) on such terms and conditions as settled between the prospective buyers and Developer without any interference of any kind whatsoever from the Owners.

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Priyanka





PART-IV
Taxes/ Outgoings

1- **That** all taxes and grounds rent due on the land of any statutory or non statutory authority (s), OR any other authority from the date of signing of this agreement upto the transfer of the Villa(s) to the prospective Buyers from the date of signing of this Agreement are to be paid by the Owners.

2- **That** all taxes etc. due on the plot prior to the date of signing of this agreement shall be borne by the Owners and if the developer has to pay any such due amount, then the Owners shall duly indemnify the developer.

3- **That** it has been clear that both the parties shall bear Income Tax liability on their respective shares. The Developer shall only be liable to pay Income Tax for its share in the Villa(s) i.e. 55% of the total Sale Consideration of the Villa(s).

4- **That** it has been further agreed in between the parties that in case if any liability to pay any service tax in present or in future, comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate 45% of such deposit to the Developer within a period of one week from the date of such deposit.

5- **That** in case if any liability arises for Service tax payable on Owner's share to be delivered by the Developer to the Owners in pursuance of the Collaboration Agreement shall be borne by the Owners. If the liability to pay service tax on said Owner's share has been casted upon Developer. The Owners shall pay the service tax so calculated without any delay or demur to the Developer to enable it to discharge such service tax liability.

6- It is further clarified that service tax payable on booking amount received from Prospective Buyers on Owner's share shall be borne and paid by the Owners only and the Developer shall not be responsible for the same in any way. In the event, the Developer is required to pay such tax by Service tax Authorities, the Owners shall forthwith reimburse such deposited amount to the Developer without any delay or demur.

7- **That** if the Owners fail to reimburse the service tax amount to the developer then the developer has a right to retain/deduct the amount equivalent to the Service Tax from the amount of Sale Consideration of the Villa(s).

PART-V
Indemnity

1- **That** the developer is entering in this agreement with the Owners on the representation and belief that the title of the said Plots is clear and encumbered. If any dispute arises on title of said Plots at any time after signing of this agreement, during the construction of the Villa(s) and even after construction of the said Villa(s), the entire responsibility to get the dispute resolved shall lie on the Owners and if the property goes from the hands of the developer or any prospective purchaser buying a Villa(s) from the developer then the Owners shall indemnify the developer or purchaser buying from the developer the actual cost of land and construction thereon along with interest @18% from the date of agreement to sale in favour of the prospective buyer.

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक
जयपुर

Priyanka





2- **That** if Owners make any breach of one or more terms and conditions appearing herein in this Agreement and agreed mutually, the Owners shall make good the loss to the Developer.

3- **That** in the event of the Owners committing breach of any of the terms and conditions herein contained the developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the arbitrator so appointed provided however that if such delay shall continue for a period of six months then in that event in addition to any other right, which the developer may have against the Owners, the developer shall be entitled to sue the Owners for the specific performance of this agreement or to rescind this agreement and claim refund of all the money paid and/ or incurred by the developer and such losses and damages which the developer may suffer.

4- **That** in the event of the developer is prevented from proceeding with the construction work during the continuance of such construction by any act on the part of the Owners or Owners' agents, servants, representatives or any person claiming any right under the Owner then in that case the developer shall have the right to claim refund of all sums paid by the developer to the Owner in the meantime together with interest at the rate of 18% per annum and shall also be entitled for to claim damages and losses which the developer may suffer because of the total expenses incurred by the developer in construction of Villa(s) till that date but the developer's right to sue for specific performance of the contract shall remain unaffected.

PART-VI
Arbitration

1- **That** all disputes and questions in connections with this Agreement arising amongst the Owners and the Developer shall be referred to the sole Arbitrator Shri Alok Garg S/o Shri Gopi Chand Garg, resident of D-105, Lal Kothi Marg, Bapu Nagar, Jaipur – 302015 whose decision shall be final and binding on both the parties. That the venue of arbitration shall be Jaipur. The provisions of the Arbitration & Conciliation Act, 1996 shall be applicable.

PART-VII
Jurisdiction

1- **That** only the courts in Jaipur shall have the jurisdiction to entertain and determine or adjudicate all actions and legal proceedings arising out of or in relation to the award of the arbitrator.

PART-VIII
Miscellaneous

1- **That** the name of the Villa(s) will be mutually decided by both the parties.

2- **That** all notices, letters shall be delivered by hand or sent through registered post acknowledgment due to the other party at the addresses first above or at such duly notified change of addresses.

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर





IN WITNESS WHEREOF the parties hereto have set their respective hands hereunder on the date mentioned above.

(FIRSTPARTY)
OWNERS

1. **ANMOL TAK**
   PAN: AQTPT5095R

2. **MISS PRIYANKA TAK**
   PAN: AEIPV8860R

3. **VISHNU TAK**
   PAN: ABFPT8[illegible]

(SECOND PARTY)
DEVELOPER
Unique Dream Builders Private Limited
PAN No. AAACU8928N through its Director:

SHRI RAVINDER SINGH THAKKAR

WITNESSES: -

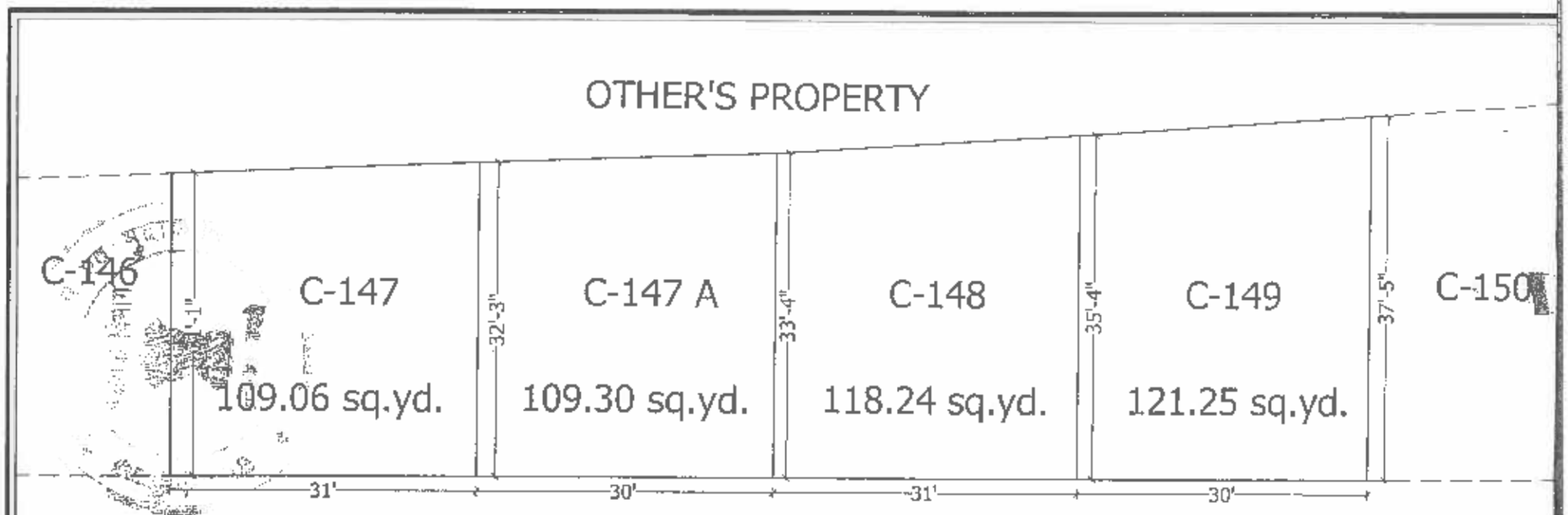
(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर







PLOT NO.	AREA (SQ.YD)
C-147	109.06
C-147A	109.30
C-148	118.24
C-149	121.25
TOTAL	457.85

SITE PLAN OF PLOT NO. C 147 - C149
SCHEME: SACHIWALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

Amol Jain

priyanka

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 64 क्रम संख्या 2014398006935पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 172 से 188
पर चस्पा किया गया।

(2014398011074) उप पंजीयक, JAIPUR IV
Agreement / Power of Attorney

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398011608	Date		17/12/2014	
Presenter Name	SHRI ANMOL TAK	Document S. No		2014398011086	
Presenter/Property Address	205 KATLA PUROHITJI KA JOHARI BAZAR JAIPURnull				
Document Type	Agreement / Power of development				
Claiment Name	RAVINDRA SINGH THAKKAR			Payment Mode	Cash
Face Value	0	Evaluated Value	2373422	Stamp Value	23740

Ord- registration fee	23740	commission	0
csl_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_58	0
stamp duty	0	Surcharge	2374
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	26514

Twenty Six Thousand Five Hundred Fourteen Only

Cashier

Sub Registrar JAIPUR-IV

उप–पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.		IN-RJ01803250262767M
Certificate Issued Date		17-Dec-2014 [illegible] PM
Account Reference		SHCIL (FI)/ rjhcl01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01019046166714388M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 44(ee)(i) Power of Attorney for Sale Of Immovable Property (Other than Blood)
Property Description	:	P.NO. C-147,C-147-A, C-148, C-149, SACHIWALYA VIHAR, VILL-KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ANMOL TAK PRIYANKA TAK AND VISHNU TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)		23,640 (Twenty Three Thousand Six Hundred And Forty only)

Please write or type below this line

priyanka

उप-पंजीयक (चतुर्थ)
[illegible] एवं मुद्रांक विभाग
जयपुर

XM 0001497963

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 410582






SHRI

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We

1. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

पंजीयक (चतुर्थी)
भवन एवं मुद्रांक विभाग
जयपुर

Anmol Tak

priyanka

3. **SHRI VISHNU TAK** son of Shri Laxmi Narayan Tak age 47 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

do hereby appoint, nominate and constitute **RAVINDER SINGH THAKKAR** S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur - 302006, Director of Unique Dream Builders Private Limited having its registered office at UDB Tower, 3rd Floor, Opp. Jaipur Nagar Nigam, SB-59, Tonk Road, Jaipur to be our lawful attorney and to act on our behalf to do the following Acts, Deeds OR things amongst others with regard to the plots no. C-147, C-147A, C-148 and C-149 situated at Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur admeasuring **457.85 Sq. Yds.** (hereinafter referred to as the said plots) and authorize the said attorney to do the following acts, deeds and things:

1. **To** enter into, affix signatures, execute and get registered any agreement/ development agreement/ sale deed/ agreement to sale/ lease deed etc. with regard to the Villas as mentioned in the Collaboration Agreement dated 17/12/2014 executed by us in favour of Unique Dream Builders Private Limited and to receive sale consideration in the name of the Unique Dream Builders Private Limited and to give receipt/acknowledgment thereof.

2. **To** represent in the office of Nagar Nigam, Jaipur/J.D.A/Govt. of Rajasthan/ State of Rajasthan OR any other authority OR Local Self Bodies, Urban development and Housing Department, Electricity Department, Fire Department, Police, PHED etc. and to sign and execute any Applications including for the purpose to deposit Security amount in any department, Bond, etc/ and to apply and obtain any permission/Sanction OR Clearance for the purposes of constructions and development of the said Villas.

3. **To** apply and obtain sanctions for Water, Electric, Power, Telephone, and Gas OR any other connection as may be required in our name and to deposit necessary FEES/CHARGES, etc with the concerned authorities.

4. **To** Deposit, Fee, Charges OR any other amounts for any permission/sanction for construction and to receive the same in our name.

Priyanka

आज दिनांक 17 माह दिसम्बर सन् 2014 को 06:30 PM बजे
श्री/श्रीमती/सुश्री SHRI ANMOL TAK पुत्र/पुत्री/पत्नी श्री RAJENDRA TAK
उम्र 20 वर्ष, व्यवसाय TAK व्यवसाय STUDENT
निवासी 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPUR null
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(20143980l1086)
(Agreement / Power of development)

उपपंजीयक,JAIPUR-IV
उपपंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[20143980l1608]
दिनांक	[17-12-2014]
पंजीयन शुल्क रू0	23740
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	2474
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	26514

(20143980l1086)
((Agreement / Power of development)

उपपंजीयक,JAIPUR-IV
उपपंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

5. **To** appear, represent and act before any authority Local, Municipal, Government, Semi Government, including the competent authority and to make all such Applications, Depositions as may be required for the purpose of development of the Plots OR for any modifications, alternations in the sanctioned plans.

6. **To** engage or to appoint any Architect, Planner, Draftsman, Structural/ Project/ Electrical/ Civil Engineer's/ Consultant and any other competent persons, employees, labourers, Sub-Contractors, Electricians, Surveyors, plumbers and Sanitary Engineers, agency/sub agencies, security guards for the purpose of the construction of the Villas OR other development work over the plots.

7. **To** receive the completion certificate for the completion of the Villas OR other development work as may be required from the concerned authorities and for the said purpose to make all applications and depositions etc.

8. **To** apply for permits for the building material such as cement, bricks, steel OR any other controlled items and to do all OR any other thing required to be done to ensure regular supplies of the same.

9. **To** apply and obtain all quota/entitlements and other allocations for any material as may be required for the construction and completion of the Villas from time to time.

10. **To** submit vakalatnama, letter of authority and to appoint and engage any advocates/ consultants/ solicitors/ chartered accountants, to settle the accounts, to refer to arbitrations all disputes and differences to file and to contest any litigation, before any forum/Tribunal/Courts of law/Settlement Committee's etc.

11. **To** institute/file, Defend, Prosecute, Enforce OR Resist any suit OR other actions and Proceedings, Appeals/Revision/Review/ Applications in any Court whether Civil, Criminal, Revenue, OR before, Trial Court, District Court, High Court OR Supreme Court OR Arbitration Tribunal OR Industrial Courts, Tribunals, etc. arising out of or in respect of the plots/Villas as mentioned hereinabove.

12. **To** generally do all other Acts, Deeds and things as may be necessary in relation to the aforesaid purposes.

Amrut Jain

Priyanka

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1-SHRI ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR





2-PRIYANKA TAK / SURESH TAK
उम्र -33 वर्ष जाति - TSK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR





3-VISHNU TAK / LAXMI NARAYAN TAK
उम्र -40 वर्ष जाति - TAK, व्यवसाय -BUSINESS
निवासी - 205 KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR





(And Claiment)

1)-RAVINDRA SINGH THAKKAR / S.AJIT SINGH
उम्र -40 वर्ष जाति - SIKH व्यवसाय -BUSINESS
निवासी -15 SURAJ NAGAR (WEST) CIVIL LINE JAIPUR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD



ने लेख्यपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष / मे से रू0_____ पूर्व में -------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD,JAIPUR.



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8 BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR.



ने की है जिनके समक्ष हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गये हैं।

उप पंजीयक, JAIPUR-IV
उप–पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(201439801 1086)
Agreement / Power of development

That it is further stated that this GENERAL POWER OF ATTORNEY relates to the above Plots and we undertake to be responsible for any of the acts of the attorney in my name for the purposes mentioned hereinabove.

We do hereby agree to ratify all Acts Deeds and things done OR executed by the said Attorney Lawfully by virtue of these presents.

IN WITNESS WHERE OF WE HAVE SIGNED AND EXECUTED THESE PRESENTS ON THIS DAY OF 17/12/2014.

1. **ANMOL TAK**
   PAN: AQTPT5095F

2. **MISS PRIYANKA TAK**
   PAN: AEIPV8860R

3. **VISHNU TAK**
   PAN: ABFPT8982N

[O W N E R S]

Accepted by:

Shri Ravinder Singh Thakkar S/o Shri Ajit Singh
Director of Unique Dream Builders Private Limited



WITNESSES: -

(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

धारा 54 के तहत प्रमाण–पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रूपये 2373422
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क रूपये 23740 कुल रूपये 23740 जरिये रसीद संख्या [2014398011608]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रूपये 23740
के मुद्रांकों पर निष्पादित माना जाता है।

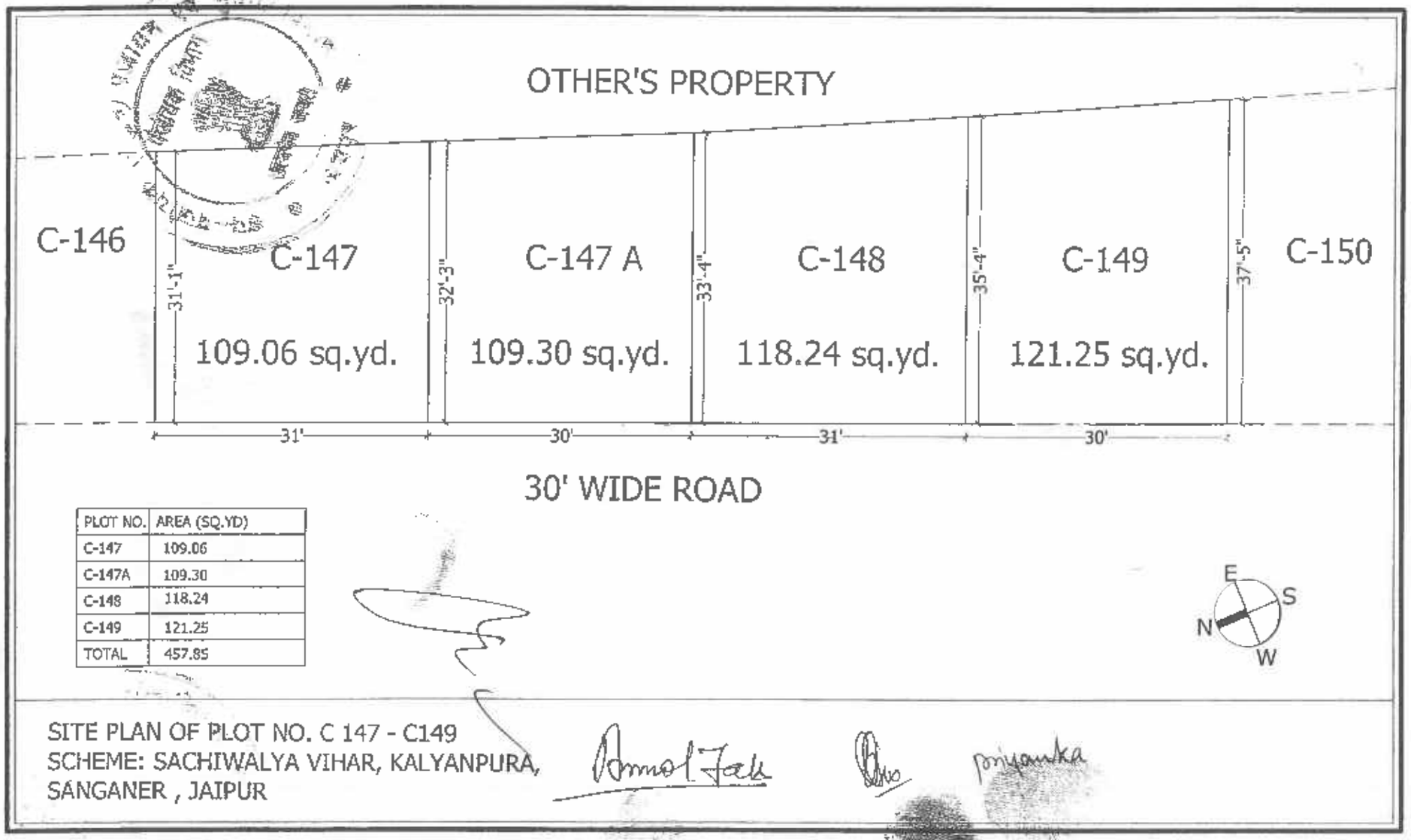
(2014398011086) उप पंजीयक, JAIPUR-I (चतुर्थ)
(Agreement / Power of development

उप–पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 17/12/2014
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 67 क्रम संख्या 2014398006938पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 214 से 223
पर चस्पा किया गया।

(2014398011086) उप पंजीयक, Jaipur-I (चतुर्थ)
Agreement / Power of development

उप–पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर



PLOT NO.	AREA (SQ.YD)
C-147	109.06
C-147A	109.30
C-148	118.24
C-149	121.25
TOTAL	457.85

SITE PLAN OF PLOT NO. C 147 - C149
SCHEME: SACHIWALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

Amol Jain Priyanka

endorsement

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 67 क्रम संख्या 2014398006938पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 214 से 223
पर चस्पा किया गया।

(2014398011086)
Agreement / Power of development

उप पंजीयक JAIPUR (चतुर्थ)
पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर

C-147

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398011845	Date	24/12/2014
Presenter Name	PRIYANKA TAK	Document S. No	2014398011072
Presenter/Property Address	205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPURnull		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name	JDA	Payment Mode	Cash
Face Value	411236	Evaluated Value 411236	Stamp Value 16450

Ord- registration fee	1030	commission	0
csl_more_50000	0	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	4110	Surcharge	410
us_25_3-	0	others	0
us_64_67	0	Inspection fee	0
		Total :	5550

Five Thousand Five Hundred Fifty Only

Cashier

Sub Registrar JAIPUR (Sadar)

उप - पंजीयक (सदर)

पंजीयन एवं मुद्रांक विभाग

जयपुर

जयपुर विकास प्राधिकरण, जयपुर



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोगों की अ... और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 10 के 01 वे दिन *जयपुर विकास प्राधिकरण, [illegible] इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री [illegible] पुत्र/श्री [illegible] जाति [illegible] व्यवसाय [illegible] निवासी [illegible] (जिनमें इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निवाहक, प्रबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा [illegible] और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना [illegible] राजस्व ग्राम [illegible] के खसरा/भूखण्ड संख्या C-147A क्षेत्रफल 109.30 [illegible] में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिवस उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) की राशि एक मुश्त रूपये [illegible] अंके [illegible] मात्र पेशगी अदा करेगा, बशर्ते कि लीजधारक, यदि चाहे तो, एक वार्षिय नगरीय निर्धारक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा कराई जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गई नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का हकदार होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर [illegible] रूपये प्रति वर्गगज से कुल नियमन राशि [illegible] रूपये देय होती है जो चालान नं. 338133 दिनांक 25/9/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि [illegible] रूपये होती है, जो चालान नं. 338133 दिनांक 25/9/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल [illegible] प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाएगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कूटरचित दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की क्षतिपूर्ती के लिए दायी नहीं होगा।

इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

उप-पंजीयक एवं सहायक जयपुर

* जो लागू नहीं हो उसे काट देवें।

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: सांगानेर
राजस्व ग्राम: सांगानेर
खसरा नम्बर:
योजना का नाम: सांगानेर विस्तार
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर 109.30 वर्ग गज

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-147A ..... सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोट:-इस भूखण्ड की शहरी जमाबन्दी को जोड़कर पंजीकृत मूल्य राशि रु. 411236/- होती है। अतएव स्टाम्प राशि रु. 6450+10 के नं. 6750-S के कुल संख्या 1-8 बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से

आज सन् 20 ..... के माह ..... के ..... वें दिन

श्रीमती विमला सिंह

ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये–

अधीक्षण (जोन-8)
जयपुर विकास प्राधिकरण, जयपुर
जयपुर विकास प्राधिकरण–प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)

साक्षी :–

1. नाम .....
पुत्र ..... उमर सिंह यादव
व्यवसाय ..... श्री किशन लाल यादव
निवास स्थान ..... प्राधिकरण सेवा

.....
साक्षी

2. नाम .....
पुत्र ..... रामाराम चौधरी
व्यवसाय ..... पुत्र श्री गंगाराम
निवास स्थान ..... प्राधिकरण सेवा जयपुर

.....
साक्षी

आज ..... सन् 20 ..... के माह .....
के ..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री .....
लीजधारक द्वारा कार्यालय ..... में हस्ताक्षर किये गये।

priyanka
.....
लीजधारक–द्वितीय पक्ष

साक्षी :–

1. नाम SACHIN TANK
पुत्र CHHOTTAN LAL TANK
व्यवसाय BUSINESS
निवास स्थान E-20/98 CHITRAKOOT YOJANA AJMER ROAD, JAIPUR

.....
साक्षी

2. नाम .....
पुत्र स्व. श्री [illegible]
व्यवसाय प्रॉपर्टी कंसल्टेंट
निवास स्थान मकान नं. 8-B मानसरोवर विस्तार मानसरोवर जयपुर

.....
साक्षी

आज दिनांक 17 माह दिसम्बर सन् 2014 को 03:38 PM बजे
श्री/श्रीमती/सुश्री PRIYANKA TAK पुत्र/पुत्री/पत्नी श्री SURESH TAK
उम्र 33 वर्ष जाति TAK व्यवसाय REST
निवासी 205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPUR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

priyanka

हस्ताक्षर प्रस्तुतकर्ता
(2014398011072)
(Lease deed for local bodies (Patta))

हस्ताक्षर उप पंजीयक
JAIPUR-IV
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[2014398011598]
दिनांक	[17-12-2014]
पंजीयन शुल्क रू0	4120
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	1646
कमी स्टाम्प शुल्क रू0	10
कुल योग रू0	6076

(2014398011072)
((Lease deed for local bodies (Patta)))

उप पंजीयक JAIPUR-IV
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant)
1 -PRIYANKA TAK / SURESH TAK
उम्र -33 वर्ष जाति - TAK, व्यवसाय -REST
निवासी - 205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPUR

Signature Photo Thumb



(And Claiment)
1 -JDA / JDA
उम्र -0 वर्ष जाति - null व्यवसाय -REST
निवासी -JAIPUR

ने लेख्यपत्र Lease deed for local bodies (Patta) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 411236/- पूर्व में/मेरेसमक्ष / मे सें रू0 411236/- पूर्व में -------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD ,JAIPUR,



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गये हैं।

(2014398011072)
Lease deed for local bodies (Patta)

उप पंजीयक, JAIPUR-IV
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

endorsement

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रूपये 411236
मानते हुए इस पर देय कमी मुद्रांक
राशि 10 पर कमी पंजीयन शुल्क रूपये 4120 कुल रूपये 4130 जरिये रसीद संख्या [2014398011598]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रूपये 16460
के मुद्रांकों पर निष्पादित माना जाता है।

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(2014398011072) उप पंजीयक, JAIPUR-IV
(Lease deed for local bodies (Patta))

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 62 क्रम संख्या 2014398006933पर
पंजिबद्ध किया गया तथा अतिरियत
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 144 से 157
पर चस्पा किया गया।

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(2014398011072) उप पंजीयक, JAIPUR-IV
Lease deed for local bodies (Patta)

परिशिष्ट –"1"

जयपुर विकास प्राधिकरण, जयपुर

स्थान मानचित्र एवं आवासीय भूखण्ड पर भवन निर्माण हेतु अनुज्ञा

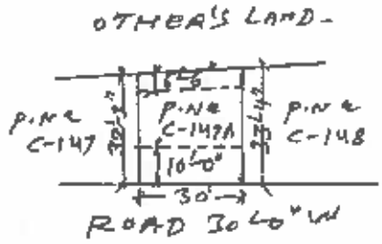
भूखण्ड संख्या– C-147 A

योजना का नाम– (निजी खातेदारी / रा0ग0आ0 / जविप्रा) कृषि बालम निवास (विस्तार) कालवाड़

भू–उपयोग– आवासीय

भूखण्ड का क्षेत्रफल– 109.30 वर्ग मीटर

स्केल : 1" = 50' FT.



इस भूखण्ड पर आवासीय भवन का निर्माण निम्नांकित मापदण्डों के अनुसार किया जा सकेगा।

(अ) सेट बैक्स

1. सामने ..... 10' ,
2. पीछे ..... 6'-6" ,
3. साइड–I ..... 0'-0" ,
4. साइड–II ..... 0'-0"

(ब) अधिकतम ऊँचाई : आठ मीटर

(स) मंजिलें : तहखाना, भूतल एवं प्रथम मंजिल तक।

(द) निर्माण अवधि : 5 वर्ष

(य) भवन निर्माण के लिए आवश्यक अन्य मानदण्ड भवन विनियमानुसार होंगे।

कनिष्ठ अभियन्ता	न. नि. स. / सहा. / उप नगर नियोजक	उपायुक्त (जोन-8)
जोन संख्या–8	जोन संख्या–8	उपायुक्त जयपुर विकास प्राधिकरण जोन संख्या–8

endorsement

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 62 क्रम संख्या 2014398006933पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 144 से 157
पर चस्पा किया गया।

(2014398011072) उप पंजीयक, JAIPU(सदर)
Lease deed for local bodies (Patta)

उप-पंजीयक (सदर)
पंजीयन एवं मुद्रांक विभाग
जयपुर



राजस्थान RAJASTHAN

330390

..... गृह निर्माण सहकारी समिति
लि० की ..... के भूखण्ड संख्या
C-147A ; 109-30 ..... वर्गगज के
लिये तीज ..... के
स्टाम्प सलग्न है।

16450+10

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन हेतु भुगतान विभाग
जयपुर

24 SEP 2014

6750

धर्मपाल सिंह चौधरी
लॉ स्टाम्प लिकेता
जी डी ए परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

D 790516

1 SEP 2014

जयपुर

.....Rajiv..... गृह निर्माण सहकारी समिति
लि० की भूमि/भवन विक्रय/लीज के भूखण्ड संख्या
C-147A 109 30 1 वर्गगज के
लिये ई
स्टाम्प 1645000 के

सहायक आयुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

सहायक आयुक्त (लीज)
नगर निगम एवं मुख्यालय विकास
जयपुर

24 SEP 2014

6750

वादी का मुख्य ... [illegible]

होता श्री / श्रीमती ... [illegible]

पति / पिता श्री ... [illegible]

जाती ... निवास ... [illegible]

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
ज. जी. ए. परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

RAJASTHAN

Y 578126

जयपुर विकास प्राधिकरण जयपुर

..... निर्माण सहकारी समिति
लि० की/श्री सचिव/अधिकृत ..... के भूखण्ड संख्या
C-157A 109-30 ..... पर्चा/ज के
लिये लीज
स्टाम्प ..... 16/08/10 ..... के

जोन-8
जयपुर विकास प्राधिकरण
जयपुर

संयोजक (चतुर्थ)
जयपुर विकास प्राधिकरण
जयपुर

24 SEP 2014

6750 दिनांक

मुद्रांक शुल्क ... विधायक

क्रेता श्री/श्रीमती ... मुद्रांक

अन्य/विक्रेता श्री ... सुरेश चन्द्र

पता ... निवास ... C147, M सिविल लाइन्स जयपुर

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
डी ए परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Y 578127

गृह निर्माण सहकारी समिति
लि० की ... से भूखण्ड संख्या
C-147A ... 109-30 ... वर्गगज के
लिये ली ... के
स्टाम्प श ...

1645/2010

जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

6750 रुपया

मुद्रांक का मूल्य 16450

क्रेता श्री/श्रीमती

पति/पिता श्री

निवास C-147 M. Malviya Nagar Jaipur

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
ए डी ए परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

RAJASTHAN

Y 578128

बन्धु गृह निर्माण सहकारी समिति लि० की सभावाला विहार योजना के भूखण्ड संख्या C-147A 109-30 वर्गगज के लिये रु. 16,500-00 के स्टाम्प दि...

जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

6250 दिनांक

मुद्रांक का मूल्य 1625/- प्रियंका सिंह

क्रेता श्री/श्रीमती

पति/पिता श्री सुरेश चंद

पत्नी निवास C-148 A सिविल लाइन

धर्मपाल सिंह/चौधरी
लॉ स्टाम्प विक्रेता
डी ए परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक

ऐक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

STHAN

Y 578129

जयपुर विकास प्राधिकरण जयपुर

..... गृह निर्माण सहकारी समिति
लि० हीरो सर्विस्मेन विलेज के भूखण्ड संख्या
C-147 A 109-30 ..... वर्गगज के
लिये ले
स्टाम्प 1645674.10 के

जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

24 SEP 2014



धर्मपाल सिंह चौधरी
लॉ स्टाम्प लिकेता
7 जी ए परिसर, जयपुर.
लाईसेन्स नं 44/02





गृह निर्माण सहकारी समिति
लि० की/सं अधिनियम/विधान के मुताबिक संख्या
C-147 A 109.30 व.मी. वर्गगज के
लि.
स्टाम्प
16500+18

जोन-8
प्राधिकरण

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

6750

दिनांक

मुद्रांक का मूल्य ...

क्रेता श्री / श्रीमती ...

पति / पिता श्री ...

वास्ते ... निवास ...

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
जी ए परिसर, जयपुर
लाईसेन्स नं 44/02





05 SEP 2014



गृह निर्माण सहकारी समिति
लि० वीरांगना सर्किल विहार योजना के भूखण्ड संख्या
C-147A तथा 109-30 वर्गगज के
लिये दी
स्टाम्प
16450710

उपखण्ड अधिकारी जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
स्टाम्प एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

675

धर्मपाल सिंह चौधरी
लॉ स्टाम्प लिकेता
डी ए परिसर, जयपुर
लाईसेन्स नं 44/02

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	201439801 1617		Date	17/12/2014	
Presenter Name	SHRI ANMOL TAK		Document S. No	2014398011074	
Presenter/Propel	Address	205 KATLA PUROHITJI KA JOHARI BAZAR JAIPURnull			
Document Type	Agreement / Power of development				
Claimant Name	RAVINDRA SINGH THAKKAR			Payment Mode	Cash
Face Value	0		Evaluated Value 2373422	Stamp Value	23740

Ord- registration fee	0	commssion	0
csi_more_50000	0	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_27	0
stamp duty	13060	Surcharge	1310
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total:	14370

Fourteen Thousand Three Hundred Seventy Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (शहरी)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398011605	Date	17/12/2014
Presenter Name	SHRI ANMOL TAK	Document S. No	2014398011074
Presenter/Proper	Address 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPURnull		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR	Payment Mode	Cash
Face Value	0	Evaluated Value	2373422
		Stamp Value	23740

Ord- registration fee	23740	0
csi_more_50000	300	0
stamp(memorandom)	0	100
Penalty	0	0
stamp duty	0	2374
us_25_34	0	0
us_64_67	0	0
	Total :	26514

Twenty Six Thousand Five Hundred Fourteen Only

commission
Custody
registration(memorandom)
Supplimentary
other
registration_fee

Sub Registrar Jaipur-II

उप-पंजीयक (द्वितीय)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Cashier

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01808284958761M
Certificate Issued Date	:	17-Dec-2014 05:47 PM
Account Reference	:	SHCIL (FI)/ rjshcl01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01019041338152814M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 5(h)(i) Agreement / Power of Development
Property Description	:	P.NO. C-147,C-147-A,C-148,C-149, SACHIWALYA VIHAR, VILL-KALYANPURA,SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ANMOL TAK PRIYANKA TAK AND VISHNU TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	23640 (Twenty Three Thousand Six Hundred And Forty only)

सत्यमेव जयते

Please write or type below this line

Priyanka

उप-पंजीयक (द्वितीय)
बयाना एवं मुद्रांक विभाग
जयपुर

0001497962

VOID VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 410585






"SHRI"

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made on this 17 day of December 2014, at Jaipur between:-

1. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

उप-पंजीयक (चतुर्थ)
सबलीयन एवं मुद्रांक विभाग
जयपुर

Anmol Tak

Priyanka

क्रम संख्या 2209 दिनांक 13/10/12

मुद्रांक वेल्यू 1 प्रयोजन 36

क्रेता का नाम

पिता / पति का नाम

पता

क्रेता / क्रेति का नाम इस्ताक्षर

राजेश कुमार सैनी

ला० नं० 09/07 (स्टाम्प विक्रेता)

नगर निगम (मुख्यालय) के पास)

टोंक रोड़, जयपुर (राज.)

3. **SHRI VISHNU TAK** son of Shri Laxmi Narayan Tak age 47 years, resident of 205, Katla Purohitjika, Johari Bazaar, Jaipur, Rajasthan.

(Hereinafter collectively called as the Parties of the First Part or the Owners, which expression shall mean and include all their legal heirs, administrators, executors, representatives, assignees etc.)

A N D

Unique Dream Builders Pvt. Ltd., a company registered under the provisions of Company Act, 1956 having its registered office at UDB Tower, SB-59, 3rd Floor, Opp. Jaipur Nagar Nigam, Tonk Road, Jaipur through its Director, Shri Ravinder Singh Thakkar S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006.

(Hereinafter called as the Party of the Second Part or Developer which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include all its directors, their authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

PART-I

Chain of Title

That the Jaipur Development Authority, Jaipur executed the lease deeds for the following plots, the details of which are as under:

NAME OF OWNER	PLOT NO.	AREA (IN SQ. YARDS)	DATE OF LEASE DEED	DETAILS OF REGISTRATION
Anmol Tak	C-147	109.06	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 59 at S.No. 2014398006930, and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 106 to 115 in the office of Sub Registrar, Jaipur – ___.
Miss Priyanka Tak	C-147 A	109.30	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 62 at S.No. 2014398006933 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 144 to 153 in the office of Sub Registrar, Jaipur – ___.
Vishnu Tak	C-148	118.24	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 60 at S.No. 2014398006931 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 116 to 128 in the office of Sub Registrar, Jaipur – ___.
Vishnu Tak	C-149	121.25	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 61 at S.No. 2014398006932 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 129 to 143 in the office of Sub Registrar, Jaipur – ___.
TOTAL AREA		457.85 Sq. Yds.		

situated in Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur (hereinafter called as 'said plots') in favour of the Owners. The said Plots are free from any litigation and are in total actual possession of the Owners, and the said Plots bears clean & pure title and are free from all encumbrances, attachment,

Anmol Tak

Priyanka Tak

आज दिनांक 17 माह दिसम्बर सन् 2014 को 06:12 PM बजे
श्री/श्रीमती/सुश्री SHRI ANMOL TAK पुत्र/पुत्री/पत्नी श्री RAJENDRA TAK
उम्र 20 वर्ष, जाति TAK व्यवसाय STUDENT
निवासी 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR null
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(20143980110/4)
(Agreement / Power of development)

हस्ताक्षर उपपंजीयक
JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[20143980116O5]
दिनांक	[17-12-2014]
पंजीयन शुल्क रू0	23740
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	2474
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	26514

(20143980110/4) उपपंजीयक JAIPUR (चतुर्थ)
((Agreement / Power of development))

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant)

	Signature	Photo	Thumb
1-SHRI ANMOL TAK / RAJENDRA TAK उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT निवासी - 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR			
2-PRIY A TAK / SURESH TAK उम्र -33 वर्ष जाति - TSK, व्यवसाय -HOUSE WIFE निवासी - 205, KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR	priyanka		
3-VISHNU TAK / LAXMI NARAYAN TAK उम्र -40 वर्ष जाति - TAK, व्यवसाय -BUSINESS निवासी - 5 KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR			

(And Claimant)

1-RAVINDRA SINGH THAKKAR / S.AJIT SINGH उम्र -40 वर्ष जाति - SIKH व्यवसाय -BUSINESS निवासी - SURAJ NAGAR (WEST) CIVIL LINE JAIPUR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD			

ने प्रलेखपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष ____ में से रू0_____ पूर्व में ____ मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD,JAIPUR,	27-12-14
2- श्री/श्रीमती/सुश्री ANKIT JAIN पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER निवासी B-8 BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,	

ने की है जिसके समक्ष हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गये हैं।

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

notices etc. and it will be the responsibility of the Owners to indemnify the developer for any defect arising in the title of said Plots or in case liability of the Owners is to be discharged by the developer at any point of time.

That on date the owners are not earning anything from the said Plots and hence the owners have agreed to enter into this Collaboration Agreement.

That after considering the good location of the said Plots, the Owners have decided to construct Villa(s) on the said Plots and for this the Owners have approached the party of the second part/ developer for development and construction of the Villa(s).

That the Party of the Second part, the Developer is a registered company engaged in construction business having technical expertise and experienced directors who enjoy goodwill of high repute have decided to join hands with the Owners in the work of development and construction of the Villa(s) on the said Plots on the belief and assurances given by the Owners that they are the absolute Owners of the said Plots and the said Plots are free from all litigation and the same are in total possession of the Owners, and the said Plots bear a clean & perfect title and is free from all encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. and in furtherance to implement their intents parties to this Agreement are entering into this Agreement and simultaneously with the execution of these present the Owners have handed over the vacant possession of the said Plots for the construction and development of the said Villa(s) to the Party of the Second Part on the Terms & Conditions hereinafter written and the party of the Second part is ready to do the work appearing hereunder on the below mentioned terms & conditions :-

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

PART-II

Undertakings

1. **That** the Owners declare that they are entitled to enter into this agreement with the developer and they are having full rights and authority to sign and execute the same, to enter into a collaboration agreement with the party of the second part for the construction and development of the Villa(s) and to enter into negotiations, and to execute the collaboration agreement, power of attorney etc. and the terms appearing herein and hereby undertake that except theirs there is no right, title or interest of any third party/ person in the said Plots.

2. **That** the Owners have made available the said Plots hereto and do hereby allow, authorize and give complete authority to the Developer to demolish any existing structure and build, construct, develop and complete the Villa(s).

3. **That** the Owners have declared that the complete set of original title deeds of the said Plots is in their power and possession. The Owners further declare and assure that they shall keep the original title deeds of the said Plots always in safe custody and shall also safeguard the same against fire, water etc. Further the Owners shall provide a plenary set of complete title deeds duly certified to the Developer before the start of the construction of the said Villa(s).

Priyanka

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रूपये 2373422
मानते हुए इस पर देय कमी मुद्रांक
राशि 13060 पर कमी पंजीयन शुल्क रूपये 23740 कुल रूपये 36800 जरिये रसीद संख्या
[2014398011605, 2014398011617]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रूपये 23740
के मुद्रांकों पर निष्पादित माना जाता है।

(2014398011074) उप पंजीयक, JAIPUR-IV (चतुर्थ)
(Agreement / Power of development)

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 64 क्रम संख्या 2014398006935पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 172 से 188
पर चस्पा किया गया।

(2014398011074) उप पंजीयक, JAIPUR-IV (चतुर्थ)
Agreement / Power of development

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

4. **That** the Owners hereby declare that, they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale or lease or development and construction of the said Plots or any part thereof to any person other than the Developer and there is no encumbrance on the said Plots and the same are completely free from all encumbrances, whatsoever and that the said Plots would be kept free from all kind of encumbrances, during the subsistence of these presents.

5. **That** the Owners declare that, they have not done any act, thing or executed any deed or writing whereby or by reason whereof the development or the construction of the said Plots and / or Villa(s) may be affected or prevented in any manner whatsoever.

6. **That** all items of plant and machinery, tools and implements, stores and materials that the developer will bring to the site for development/construction purposes shall remain exclusive property of the developer at all times and it is expressly agreed and accepted that the Owners shall have no claim whatsoever on all such items of plant and machinery, tools and equipment, stores and material at any time.

7. **That** the Owners have represented that they are the only and absolute Owners of the said Plots and in case any dispute is raised at any point of time by any third party, agency OR family members of the owners regarding the title, Ownership and possession of the said Plots, the Owners shall get it cleared at their own cost and expenses within a stipulated time period of 3 months. It has been agreed that the Owners are always liable for indemnifying the developer and the prospective buyers.

8. **That** the Developer shall be and are hereby authorized through Power of Attorney(s) given by the Owners to act in the name of the Owners in so far as necessary to appear, to represent the Owners and to submit the necessary documents in order to get construction plan sanctioned before the local authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation if required besides others and to file application form(s) for applying and obtaining all quotas/entitlements and other allocations for cement / steel / bricks and other materials as may be required for the construction and completion of the Villa(s) from time to time and to apply for temporary /permanent electric and water connections etc. to make the Villa(s) ready for occupation for and on behalf of Owners.

9. **That** in order to facilitate the developer to get plans approved/to get the sanction/ permission for raising the construction on the said Plots, the Owners have/will execute power of attorney in favor of Shri Ravinder Singh Thakkar S/o Shri Ajit Singh in the capacity of Director of Unique Dream Builders Pvt. Ltd. and undertakes to execute and register such other authorization(s) as may be required for the above purposes or in connection with the development and construction of the Villa(s) from time to time.

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक
जयपुर

10. **That** the Owners and Developer have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed OR construed

Priyanka





as constituting a service contract OR a partnership OR sale OR transfer of property between the Developer and the Owners, nor shall the Developer and the Owners in any manner constitute an Association of persons. Each party shall be strictly responsible for its own Income Tax liabilities OR other liabilities.

11. **That** the Owners hereby agree and give their irrevocable consent not to obstruct and/or raise any objections whatsoever and/or interferes.

    a) With the development work to be carried out in the entire project.

    b) In carrying out any amendments, additions, alteration(s), modification(s) or variation(s) in the construction plan(s) and

12. **That** the Owners and developer have agreed not to encumber the share of each other till the date of completion of the Villa(s) in any manner either by mortgage, pledge or by entering into any agreement with any other party or into any tenancy / license or lease. The Owners also declare and assure that the said Plots and the existing structure is un-encumbered and is free from any court injunction, litigation and lien charge of any nature whatsoever on the date of signing of this agreement. That any credit facility or financial loan can be availed by the developer on its respective share in the Villa(s) as per the approved plans and the developer can take a loan keeping only its respective share as collateral security and the Developer will not be entitled to create any charge over the Owner' share.

13. **That** the Owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said Villa(s).

14. **That** the developer will be entitled to make any structural changes in the company i.e. Unique Dream Builders Pvt. Ltd.

15. **That** the Owners shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation, violation and/ or breach of any of these said laws, bye-laws, rules and regulations.

16. **That** the developer shall be entitled to demolish the existing building/structure and the developer will be entitled to use all salvage materials arising there from if any.

17. **That** the Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority of the Owners, including any such additional power of attorney and/or authorization as may be required for the purpose.

18. **That** on performing the obligations under these presents the transfer of Villa(s) shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents/conveyance that might be executed should recite the about specific stipulations contained herein and relevant for the document executed.

उप-पंजीयक
पंजीयन एवं मुद्रांक
जयपुर





PART-III

Work Schedule

1- **That**, the Owners are simultaneously handing over the actual vacant physical possession of the said Plots to the Developer with execution of these present and the Owners have given complete authority and permission to the Developer to enter upon the said Plots described in the Schedule hereunder written as aforesaid, with full right and authority to commence, carry on and complete the construction/development thereof in accordance with the plan.

2- **That** the Owners will be liable for the dues subsisting on the said Plots till the start of the construction of the Villa(s) and thereafter till the Villa(s) is constructed, the taxes shall be proportionately shared by the developer and the Owners in the ratio as agreed and mentioned in the later clauses of this agreement.

3- **That** it has been further agreed in between the parties that in case any liability to pay service tax arises in future by change in law, and comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate of such deposit as per the agreed ratio of sharing in the Villa(s) to the Developer within a period of one week from the date of such deposit.

4- **That** the Developer shall appoint the Architects, Engineers, contractors and other staff necessary to construct the Villa(s) at its own cost and expense.

5- **That** it is agreed that the delay caused in getting the Villa(s) constructed and development due to any force majeure such as riots, disturbance of peace, when the situation of the law and order is not under the Control, strikes, non availability of building materials, transporter's strike, governmental restrictions and/or reason of civil commotion, any act of god or any other natural calamity or due to any defect in the title of the Owners or due to any dispute with the neighbors due to any stay/ injunctions/restrain orders passed by any competent court/tribunal/authority or some other reasons which may be beyond the control of the developer, it would not be the responsibility of the developer as the time cannot be of essence in the collaboration agreement.

6- **That** it is hereby agreed that the entire cost of construction inclusive of any incidental expense thereto shall be borne by the Developer and all efforts connected with this shall be done by the Developer.

7- **That** in the event of any beneficial changes or otherwise required to be done in the building plan pursuant to any amendment in the existing building regulations during currency of this Agreement the Owners shall sign and execute all necessary documents/plans etc. and also comply with all necessary legal formalities as may be required to be done and the Owners will not be entitled to claim any monetary charges for their services or claim, additional consideration for the extended construction area, if any.

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

That without prejudice to the rights and interests of the Owners, the developer has been permitted to affix signage, hoardings, fix display board on the said Plots or at any other places and developer can also publish the advertisement in





media. The Developer will also have a right to display its Board on the Top of the Roof Terrace. The Developer shall do the marketing for the Villa(s) which shall not be objected by the owner.

9- **That** the Owners shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.

10- **That** it is hereby expressly declared that the work of Development/ Construction of the Villa(s) as have been mentioned above is to be carried out by the Developer. For the efforts, work and costs put in by the Developer, Developer will be entitled to receive 55% of the total sale consideration of said Villa(s) and the Owners will be entitled to receive 45% of the total sale consideration. In other words the share of the Owners and the Developer in the Villa(s) will be as under:-

Owners	45%
Developer	55%

11- **That** the developer will sell the said Villa(s) and receive the entire sale consideration in the name of the company M/s Unique Dream Builders Private Limited. Upon receipt of the payment the developer shall reimburse the 45% of the amount received for the Owners' share in the Villa(s) to the Owners for all times to come. However it has been agreed in between the parties that in case if the villas are not constructed on the respective plots then in that case also, the developer shall also have the right to sell the land/plots as it is without there being any development and whatever the sale consideration is received that will be shared in between the parties in the same ratio as mentioned above.

12- **That** the developer shall be free and authorized to sell the said Villa(s). However by way of this Agreement and the rights conferred by these present, the Developer is fully entitled and duly authorized on behalf of the Owners to execute the Sale Agreement / Sale Deed/ Lease Deed/ Rent Deed/ License or any other agreement/ deed/ instrument/writing in favour of prospective buyer/any third party and to present the same for registration in the office of Sub-Registrar and can receive payments from the prospective purchaser of the said Villa(s) and the Owners will have no right or objection on such agreement/deed which will be executed by the Developer. In case the signature of Owners are required by the prospective buyer or the Developer on any such document like Sale Agreement / Sale Deed etc, the Owners are bound to sign the same whenever and wherever it is required and the Owners will not be entitled to receive or claim any consideration for it.

13- **That** the rate on which any Villa(s) shall be sold to any prospective buyer shall be mutually decided by both the parties to this agreement.

14- **That** the Developer shall be authorized to procure respective buyers of the proposed Villa(s) and to receive the payment from the said respective buyers towards the price of the said Villa(s).

15- **That** the Developer shall receive the advance amount from the prospective buyer(s) on such terms and conditions as settled between the prospective buyers and Developer without any interference of any kind whatsoever from the Owners.

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर





PART-IV
Taxes/ Outgoings

1- **That** all taxes and grounds rent due on the land of any statutory or non statutory authority (s), OR any other authority from the date of signing of this agreement upto the transfer of the Villa(s) to the prospective Buyers from the date of signing of this Agreement are to be paid by the Owners.

2- **That** all taxes etc. due on the plot prior to the date of signing of this agreement shall be borne by the Owners and if the developer has to pay any such due amount, then the Owners shall duly indemnify the developer.

3- **That** it has been clear that both the parties shall bear Income Tax liability on their respective shares. The Developer shall only be liable to pay Income Tax for its share in the Villa(s) i.e. 55% of the total Sale Consideration of the Villa(s).

4- **That** it has been further agreed in between the parties that in case if any liability to pay any service tax in present or in future, comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate 45% of such deposit to the Developer within a period of one week from the date of such deposit.

5- **That** in case if any liability arises for Service tax payable on Owner's share to be delivered by the Developer to the Owners in pursuance of the Collaboration Agreement shall be borne by the Owners. If the liability to pay service tax on said Owner's share has been casted upon Developer. The Owners shall pay the service tax so calculated without any delay or demur to the Developer to enable it to discharge such service tax liability.

6- It is further clarified that service tax payable on booking amount received from Prospective Buyers on Owner's share shall be borne and paid by the Owners only and the Developer shall not be responsible for the same in any way. In the event, the Developer is required to pay such tax by Service tax Authorities, the Owners shall forthwith reimburse such deposited amount to the Developer without any delay or demur.

7- **That** if the Owners fail to reimburse the service tax amount to the developer then the developer has a right to retain/deduct the amount equivalent to the Service Tax from the amount of Sale Consideration of the Villa(s).

PART-V
Indemnity

1- **That** the developer is entering in this agreement with the Owners on the representation and belief that the title of the said Plots is clear and encumbered. If any dispute arises on title of said Plots at any time after signing of this agreement, during the construction of the Villa(s) and even after construction of the said Villa(s), the entire responsibility to get the dispute resolved shall lie on the Owners and if the property goes from the hands of the developer or any prospective purchaser buying a Villa(s) from the developer then the Owners shall indemnify the developer or purchaser buying from the developer the actual cost of land and construction thereon along with interest @18% from the date of agreement to sale in favour of the prospective buyer.

उप-पंजीयक (सहायक)
पंजीयन एवं मुद्रांक
जयपुर

Priyanka





2- **That** if Owners make any breach of one or more terms and conditions appearing herein in this Agreement and agreed mutually, the Owners shall make good the loss to the Developer.

3- **That** in the event of the Owners committing breach of any of the terms and conditions herein contained the developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the arbitrator so appointed provided however that if such delay shall continue for a period of six months then in that event in addition to any other right, which the developer may have against the Owners, the developer shall be entitled to sue the Owners for the specific performance of this agreement or to rescind this agreement and claim refund of all the money paid and/ or incurred by the developer and such losses and damages which the developer may suffer.

4- **That** in the event of the developer is prevented from proceeding with the construction work during the continuance of such construction by any act on the part of the Owners or Owners' agents, servants, representatives or any person claiming any right under the Owner then in that case the developer shall have the right to claim refund of all sums paid by the developer to the Owner in the meantime together with interest at the rate of 18% per annum and shall also be entitled for to claim damages and losses which the developer may suffer because of the total expenses incurred by the developer in construction of Villa(s) till that date but the developer's right to sue for specific performance of the contract shall remain unaffected.

PART-VI
Arbitration

1- **That** all disputes and questions in connections with this Agreement arising amongst the Owners and the Developer shall be referred to the sole Arbitrator Shri Alok Garg S/o Shri Gopi Chand Garg, resident of D-105, Lal Kothi Marg, Bapu Nagar, Jaipur – 302015 whose decision shall be final and binding on both the parties. That the venue of arbitration shall be Jaipur. The provisions of the Arbitration & Conciliation Act, 1996 shall be applicable.

PART-VII
Jurisdiction

1- **That** only the courts in Jaipur shall have the jurisdiction to entertain and determine or adjudicate all actions and legal proceedings arising out of or in relation to the award of the arbitrator.

PART-VIII
Miscellaneous

1- **That** the name of the Villa(s) will be mutually decided by both the parties.

2- **That** all notices, letters shall be delivered by hand or sent through registered post acknowledgment due to the other party at the addresses first above or at such duly notified changes of addresses.





IN WITNESS WHEREOF the parties hereto have set their respective hands hereunder on the date mentioned above.

(FIRST PARTY)
OWNERS

1. **ANMOL TAK**
   PAN: AQTPT5095R

2. **MISS PRIYANKA TAK**
   PAN: AEIPV8868R

3. **VISHNU TAK**
   PAN: ABFPT8[illegible]

(SECOND PARTY)
DEVELOPER
Unique Dream Builders Private Limited
PAN No. AAACU8928N through its Director:

SHRI RAVINDER SINGH THAKKAR

WITNESSES: -

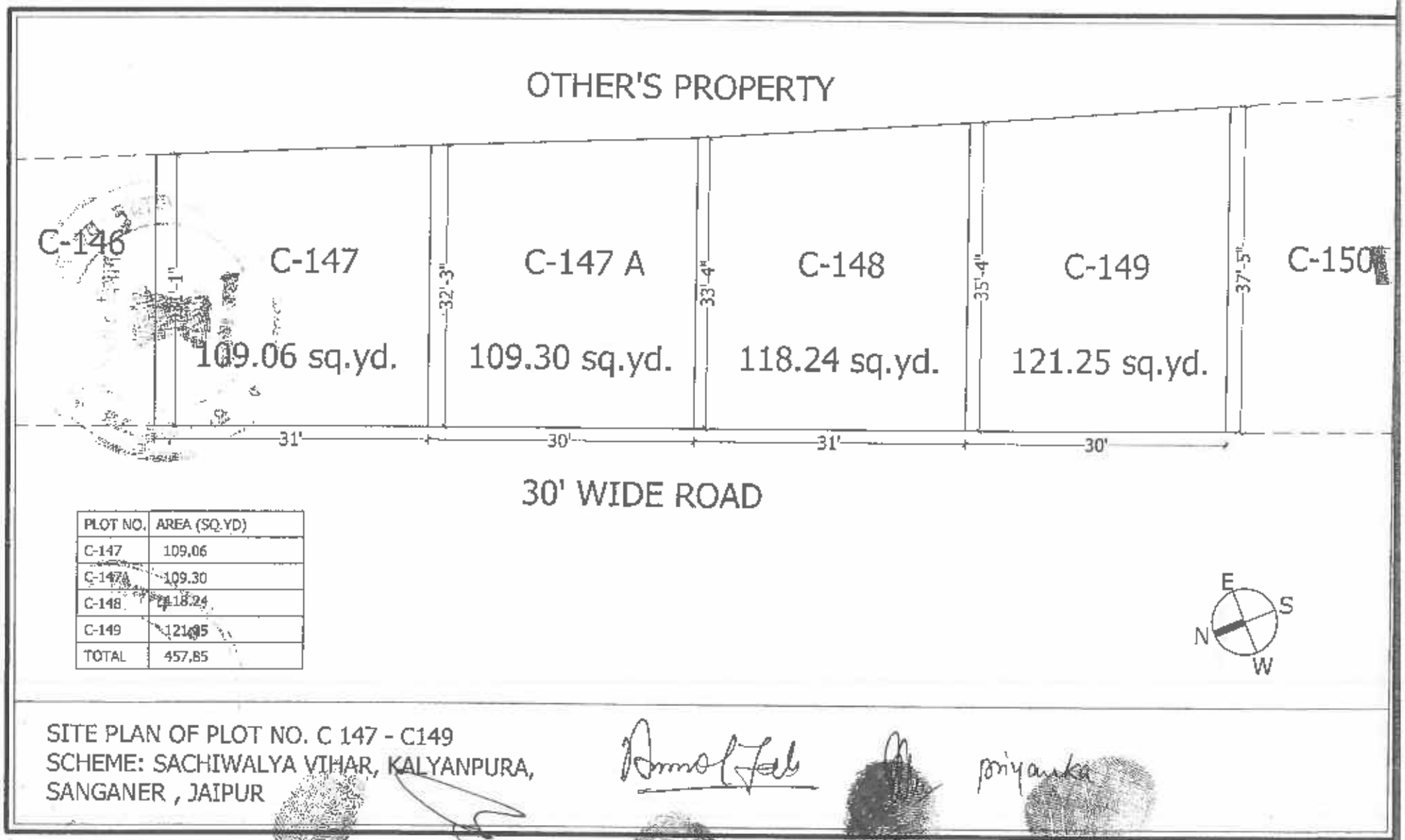
(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर







PLOT NO.	AREA (SQ.YD)
C-147	109.06
C-147A	109.30
C-148	118.24
C-149	121.25
TOTAL	457.85

SITE PLAN OF PLOT NO. C 147 - C149
SCHEME: SACHIWALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

Amol Jain

Priyanka

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 64 क्रम संख्या 2014398006935पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 172 से 188
पर चस्पा किया गया।

(2014398011074)
Agreement / Power of Attorney

उप पंजीयक, JAIPUR-IV

उपपंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398011608	Date	17/12/2014
Presenter Name	SHRI ANMOL TAK	Document S. No	2014398011086
Presenter/Property Address	205 KATLA PUROHITJI KA JOHARI BAZAR JAIPURnull		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR	Payment Mode	Cash
Face Value	0	Evaluated Value 2373422	Stamp Value 23740

Ord- registration fee	23740	commission	0
csk_more_50000	300	custody	0
stamp(memoran[illegible]n)	0	reg(memorandom)	100
Penalty	0	us_57	0
stamp duty	0	Surcharge	2374
us_25_34	0	others	0
us_64_67	0	Inspection fee	0
		Total :	26514

Twenty Six Thousand Five Hundred Fourteen Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01[illegible]250262767M
Certificate Issued Date	:	17-Dec-2014 05:34 PM
Account Reference	:	SHCIL (FI)/rjshcl01/TONK ROAD/RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCL01019046166714[illegible]M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 44(ee)(i) Power of Attorney for Sale Of Immovable Property (Other than Blood)
Property Description	:	P.NO. C-147,C-147-A, C-148, C-149, SACHIWALYA VIHAR, VILL-KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ANMOL TAK PRIYANKA TAK AND VISHNU TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	23,640 (Twenty Three Thousand Six Hundred And Forty only)

Please write or type below this line

priyanka

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

XM 0001497963

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 410582






SHRI

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We

1. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

पंजीयक (चतुर्थ)
स्टाम्प एवं मुद्रांक विभाग
जयपुर

Anmol Tak

priyanka

3. **SHRI VISHNU TAK** son of Shri Laxmi Narayan Tak age 47 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

do hereby appoint, nominate and constitute **RAVINDER SINGH THAKKAR** S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur - 302006, Director of Unique Dream Builders Private Limited having its registered office at UDB Tower, 3rd Floor, Opp. Jaipur Nagar Nigam, SB-59, Tonk Road, Jaipur to be our lawful attorney and to act on our behalf to do the following Acts, Deeds OR things amongst others with regard to the plots no. C-147, C-147A, C-148 and C-149 situated at Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur admeasuring **457.85 Sq. Yds.** (hereinafter referred to as the said plots) and authorize the said attorney to do the following acts, deeds and things:

1. **To** enter into, affix signatures, execute and get registered any agreement/ development agreement/ sale deed/ agreement to sale/ lease deed etc. with regard to the Villas as mentioned in the Collaboration Agreement dated 17/12/2014 executed by us in favour of Unique Dream Builders Private Limited and to receive sale consideration in the name of the Unique Dream Builders Private Limited and to give receipt/acknowledgment thereof.

2. **To** represent in the office of Nagar Nigam, Jaipur/J.D.A/Govt. of Rajasthan/ State of Rajasthan OR any other authority OR Local Self Bodies, Urban development and Housing Department, Electricity Department, Fire Department, Police, PHED etc. and to sign and execute any Applications including for the purpose to deposit Security amount in any department, Bond, etc/ and to apply and obtain any permission/Sanction OR Clearance for the purposes of constructions and development of the said Villas.

3. **To** apply and obtain sanctions for Water, Electric, Power, Telephone, and Gas OR any other connection as may be required in our name and to deposit necessary FEES/CHARGES, etc with the concerned authorities.

4. **To** Deposit, Fee, Charges OR any other amounts for any permission/sanction for construction and to receive the same in our name.

priyanka

आज दिनांक 17 माह दिसम्बर सन् 2014 को 06:30 PM बजे
श्री/श्रीमती/सुश्री SHRI ANMOL TAK पुत्र/पुत्री/पत्नी श्री RAJENDRA TAK
उम्र 20 वर्ष, जाति TAK व्यवसाय STUDENT
निवासी 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPUR null
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(201439801 1086)
(Agreement / Power of development)

उपपंजीयक,JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[201439801 1608]
दिनांक	[17-12-2014]
पंजीयन शुल्क रू0	23740
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	2474
कमी रहाम शुल्क रू0	0
कुल योग रू0	26514

(201439801 1086) उपपंजीयक,JAIPUR-IV
((Agreement / Power of development)

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

5. **To** appear, represent and act before any authority Local, Municipal, Government, Semi Government, including the competent authority and to make all such Applications, Depositions as may be required for the purpose of development of the Plots OR for any modifications, alternations in the sanctioned plans.

6. **To** engage or to appoint any Architect, Planner, Draftsman, Structural/ Project/ Electrical/ Civil Engineer's/ Consultant and any other competent persons, employees, labourers, Sub-Contractors, Electricians, Surveyors, plumbers and Sanitary Engineers, agency/sub agencies, security guards for the purpose of the construction of the Villas OR other development work over the plots.

7. **To** receive the completion certificate for the completion of the Villas OR other development work as may be required from the concerned authorities and for the said purpose to make all applications and depositions etc.

8. **To** apply for permits for the building material such as cement, bricks, steel OR any other controlled items and to do all OR any other thing required to be done to ensure regular supplies of the same.

9. **To** apply and obtain all quota/entitlements and other allocations for any material as may be required for the construction and completion of the Villas from time to time.

10. **To** submit vakalatnama, letter of authority and to appoint and engage any advocates/ consultants/ solicitors/ chartered accountants, to settle the accounts, to refer to arbitrations all disputes and differences to file and to contest any litigation, before any forum/Tribunal/Courts of law/Settlement Committee's etc.

11. **To** institute/file, Defend, Prosecute, Enforce OR Resist any suit OR other actions and Proceedings, Appeals/Revision/Review/ Applications in any Court whether Civil, Criminal, Revenue, OR before, Trial Court, District Court, High Court OR Supreme Court OR Arbitration Tribunal OR Industrial Courts, Tribunals, etc. arising out of or in respect of the plots/Villas as mentioned hereinabove.

12. **To** generally do all other Acts, Deeds and things as may be necessary in relation to the aforesaid purposes.

Amrut Jain

Priyanka

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1-SHRI ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR



2-PRIYANKA TAK / SURESH TAK
उम्र -33 वर्ष जाति - TSK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR



3-VISHNU TAK / LAXMI NARAYAN TAK
उम्र -40 वर्ष जाति - TAK, व्यवसाय -BUSINESS
निवासी - 205 KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR



(And Claimant)

1-RAVINDRA SINGH THAKKAR / S.AJIT SINGH
उम्र -40 वर्ष जाति - SIKH व्यवसाय -BUSINESS
निवासी -15 SURAJ NAGAR (WEST) CIVIL LINE JAIPUR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD



ने लेख्यपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष / मे से रू0_____ पूर्व में _____ मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD,JAIPUR,



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8 BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,



जो की है जिनके समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये गये हैं।

उप पंजीयक, JAIPUR-IV
उप–पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(20143980110 86)
Agreement / Power of development

That it is further stated that this GENERAL POWER OF ATTORNEY relates to the above Plots and we undertake to be responsible for any of the acts of the attorney in my name for the purposes mentioned hereinabove.

We do hereby agree to ratify all Acts Deeds and things done OR executed by the said Attorney Lawfully by virtue of these presents.

IN WITNESS WHERE OF WE HAVE SIGNED AND EXECUTED THESE PRESENTS ON THIS DAY OF 17/12/2014.

1. **ANMOL TAK**
   PAN: AGTPT5095

2. **MISS PRIYANKA TAK**
   PAN: AEIPV8860R

3. **VISHNU TAK**
   PAN: ABFPT8982N

[O W N E R S]

Accepted by:

Shri Ravinder Singh Thakkar S/o Shri Ajit Singh
Director of Unique Dream Builders Private Limited



WITNESSES: -

(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रुपये 2373422
मानते हुए इस पर देय कमी मुद्रांक
सहित 0 पर कमी पंजीयन शुल्क रुपये 23740 कुल रुपये 23740 जरिये रसीद संख्या
[2014398011608]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रुपये 23740
के मुद्रांकों पर निष्पादित माना जाता है।

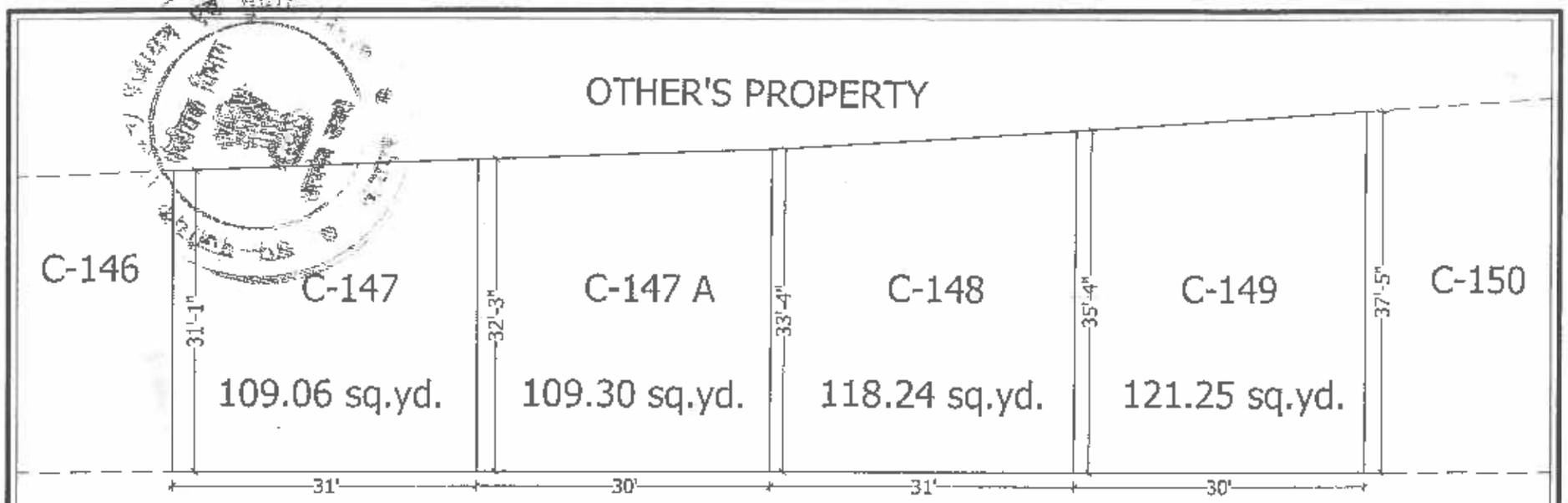
(2014398011086) उप पंजीयक, JAIPUR-II (चतुर्थ)
(Agreement / Power of development

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 17/12/2014
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 67 क्रम संख्या 2014398006938पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 214 से 223
पर चस्पा किया गया।

(2014398011086) उप पंजीयक, [illegible] (चतुर्थ)
Agreement / Power of development

[illegible]
पंजीयन एवं मुद्रांक विभाग
[illegible]



PLOT NO.	AREA (SQ.YD)
C-147	109.06
C-147A	109.30
C-148	118.24
C-149	121.25
TOTAL	457.85

SITE PLAN OF PLOT NO. C 147 - C149
SCHEME: SACHIWALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

endorsement

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 67 क्रम संख्या 2014398006938पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 214 से 223
पर चस्पा किया गया।

(2014398011086)
Agreement / Power of development

उप पंजीयक JAIPUR
उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

C-148

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398011600	Date	17/12/2014
Presenter Name	VISHNU TAK	Document S. No	2014398011070
Presenter/Property Address	205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPURnull		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name	JDA	Payment Mode	Cash
Face Value	444872	Evaluated Value 0	Stamp Value 22250

Ord- registration fee	4450	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)		reg(memorandom)	0
Penalty		us_57	0
stamp duty		Surcharge	2225
us_25_34		Others	0
us_64_67		inspection_fee	0
		Total :	6975

Six Thousand Nine Hundred Seventy Five Only

Cashier

Sub Registrar-IV JAIPUR (Raj.)
उप-पंजीयक सूर्य मुद्रांक विभाग
जयपुर



जयपुर विकास प्राधिकरण, जयपुर



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 10 के 01 दे दिन "जयपुर विकास प्राधिकरण/ ..... इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री ..... पुत्र श्री ..... जाति ..... व्यवसाय ..... निवासी ..... के बाद किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निष्पादक, प्रशासक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा की गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय के द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करता है जो योजना ..... राजस्व ग्राम ..... के खसरा/भूखण्ड संख्या ..... में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसके आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्व सहित किन्तु निम्नलिखित तमाम से प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रूपये ..... अंके ..... मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक बारिय नगरीय निर्धारक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 60/ रुपये प्रति वर्गगज से कुल नियमन राशि 7094/- रुपये देय होती है जो चालान नं. 338126 दिनांक 24/9/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 56757/- रुपये होती है, जो चालान नं. 338126 दिनांक 24/9/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल ..... प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाऐगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आवंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में अथवा कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जावेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

---

* जो लागू नहीं हो उसे काट देवें।

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: सांगानेर
राजस्व ग्राम: कल्याणपुरा
खसरा नम्बर: .....
योजना का नाम: ग्रेटर 2 (सिविल)
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर 118.24 वर्ग

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-148 सीमा उत्तर ..... दक्षिण .....
मानचित्र संलग्न है।

नोट:-इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 5454812/- होती है। अतएव रजिस्ट्री राशि रु. 2229410 के नं. 674643 के कुल संख्या 1-7 बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से
आज सन् 20..... के माह..... के.....वें दिन
श्रीमती रिनीता सिंह
ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये-

जयपुर विकास प्राधिकरण-प्रथम पक्ष
उपायुक्त (जोन-8)
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)
जयपुर विकास प्राधिकरण, जयपुर

साक्षी :-

1. नाम.....
पुत्र.....
व्यवसाय.....
निवास स्थान.....

साक्षी

2. नाम.....
पुत्र.....
व्यवसाय.....
निवास स्थान.....

साक्षी

आज ..... सन् 20..... के माह .....
के..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री.....
लीजधारक द्वारा कार्यालय VISHNU Tank में हस्ताक्षर किये गये।

लीजधारक-द्वितीय पक्ष

साक्षी :-

1. नाम SACHIN TANK
पुत्र CHHUTTAN LAL TANK
व्यवसाय BUSINESS
निवास स्थान E-10/98, CHITRAKOOT YOJANA, AJMER ROAD, JAIPUR

साक्षी

2. नाम कान्तीचन्द
पुत्र शोभाराम चौधरी
व्यवसाय प्राईवेट नौकरी
निवास स्थान मकान नं. 8-B सचिवालय विहार मानसरोवर जयपुर

कान्तीचन्द

साक्षी

आज दिनांक 17 माह दिसम्बर सन् 2014 को 03:11 PM बजे
श्री/श्रीमती/सुश्री VISHNU TAK पुत्र/पुत्री/पत्नी श्री LATE LAXMI NARAYAN TAK
उम्र 40 वर्ष, जाति TAK व्यवसाय REST
निवासी 205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPUR null
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2014398011070)
(Lease deed for local bodies (Patta))

हस्ताक्षर उपपंजीयक (चतुर्थ)
उपपंजीयक, JAIPUR-IV (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[2014398011600]
दिनांक	[17-12-2014]
पंजीयन शुल्क रू0	4450
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	2225
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	6975

(2014398011070) उपपंजीयक, JAIPUR-IV (चतुर्थ)
((Lease deed for local bodies (Patta)))
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -VISHNU TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -REST
निवासी - 205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPUR




(And Claiment)
1 -JDA / JDA
उम्र -0 वर्ष जाति - null व्यवसाय -REST
निवासी -JAIPUR

ने लेख्यपत्र Lease deed for local bodies (Patta) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 444872 /- पूर्व में/मेरेसमक्ष / मे से रू0 444872 /- पूर्व में -------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD ,JAIPUR,



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठ्र के निशान मेरे समक्ष लिये गयें हैं।

(2014398011070)
Lease deed for local bodies (Patta)

उपपंजीयक, JAIPUR-IV (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

endorsement

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रूपये 444872
मानते हुए इस पर देय कमी मुद्रांक
शशि 0 पर कमी पंजीयन शुल्क रूपये 4450 कुल रूपये 4450 जरिये रसीद संख्या [2014398011600]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रूपये 22250
के मुद्रांकों पर निष्पादित माना जाता है।

(2014398011070) उप पंजीयक, JAIPUR (चतुर्थ)
(Lease deed for local bodies (Patta))
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 60 क्रम संख्या 2014398006931 पर
पंजियद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 116 से 128
पर चस्पा किया गया।

(2014398011070) उप पंजीयक, JAIPUR (चतुर्थ)
Lease deed for local bodies (Patta)
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

परिशिष्ट –"1"

जयपुर विकास प्राधिकरण, जयपुर

स्थान मानचित्र एवं आवासीय भूखण्ड पर भवन निर्माण हेतु अनुज्ञा

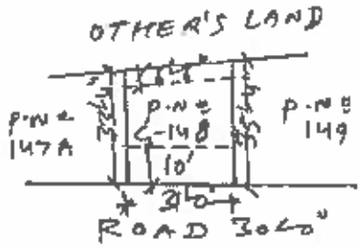
भूखण्ड संख्या– C-148

योजना का नाम– (निजी खातेदारी / सरकार / जविप्रा) न्यायालय विहार (योजना नं. 27) मालवीय नगर (बन्धु स. नि. स. समिति) ← उत्तर

भू–उपयोग– आवासीय

भूखण्ड का क्षेत्रफल– 119.24 व.मी.

स्केल : 1" = 50'-0"



इस भूखण्ड पर आवासीय भवन का निर्माण निम्नांकित मापदण्डों के अनुसार किया जा सकेगा।

(अ) सेट बैक्स

1. सामने ..... 10'-0" .....
2. पीछे ..... 6'-6" .....
3. साइड–I ..... 0'-0" .....
4. साइड–II ..... 0'-0" .....

(ब) अधिकतम ऊँचाई : आठ मीटर

(स) मंजिले : तहखाना, भूतल एवं प्रथम मंजिल तक।

(द) निर्माण अवधि : ..... 5 वर्ष .....

(य) भवन निर्माण के लिए आवश्यक अन्य मानदण्ड भवन विनियमानुसार होंगे।

कनिष्ठ अभियन्ता
जोन संख्या–6

न. नि. स. / सहा. / नगर नियोजक
जोन संख्या–6

जयपुर (जोन-6)
जयपुर विकास प्राधिकरण, जयपुर
जोन संख्या–6

endorsement

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 60 क्रम संख्या 2014398006931पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 116 से 128
पर नकल किया गया।

(2014398011070) उप पंजीयक, JAIPUR IV
Lease deed for local bodies (Patta)

उप–पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000

सत्यमेव जयते

INDIA

RAJASTHAN

533957

22 SEP 2014

6

जयपुर विकास प्राधिकरण

जयपुर

बन्धु गृह निर्माण सहकारी समिति लि० की स्कीम ४१ (विस्तार) योजना के भूखण्ड संख्या C-148 क्षेत्रफल 118.25 वर्गगज के लिये लीज डीड हेतु राशि रुपये 22250+10 के स्टाम्प संलग्न है।

उपखण्ड जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
अजीयन एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

6946

दिनांक
मुद्रांक का मूल्य 2200/-
क्रेता श्री / श्रीमती
पति / पिता श्री
पता
निवास

धर्मपाल सिंह चौधरी
लो स्टाम्प विक्रेता
जे डी ए परिसर, जयपुर
लाईसेन्स सं 44/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

D 790521

वन्दना गृह निर्माण सहकारी समिति लि० की प्रवर सचिवालय विधाधर का सदस्यता संख्या C-148 दिनांक 11.8.24 वर्गफीट के लिये [illegible] 2225=+10 के स्टाम्प खरीदे।

उप-रजिस्ट्रार जोन-8
जयपुर नगर निगम प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
जीवन एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

6746

वृद्धाक का पुत्र: [illegible]

क्रेता श्री / श्रीमती: [illegible]

पति / पिता श्री: [illegible]

उम्र: [illegible] निवास: [illegible]

धर्मपाल [illegible] चौधरी
लॉ स्टार्म चिकेता
७ जी ए परिसर, जयपुर
लाईसेन्स नं 44/02



राजस्थान RAJASTHAN

D 790522

1 JAN 2014

चन्द्र गृह निर्माण सहकारी समिति
लि० की श्रीगंगा नगर विकास ... के भूखण्ड संख्या
C-148 ... 118.24 ... जगतपुरा के
लिये लीज ... 2225/-/16 के
स्टाम्प सलग्न है।

उपखण्ड अधिकारी जोन-8
जयपुर नगर विकास प्राधिकरण
जयपुर

उप-सजीयक (चतुर्थ)
सजीयन एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

धर्मपाल सिंह चौधरी
लॉ ग्रेजुएट
जी ए परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Y 578130

सत्यमेव जयते

जयपुर विकास प्राधिकरण

बन्धु ..... एवं निर्माण सहकारी समिति लि० की [illegible] के भूखण्ड संख्या C-148 ..... 118.24 ..... वर्गमी० के लिये लीज स्टाम्प सलग्न है 2225 वर्ग मी० के

[illegible] जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

6946 दिनांक 24 SEP 2014

मुद्रांक का मूल्य 200/-

क्रेता श्री/श्रीमती

पति/पिता श्री



धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
डी ए परिसर, जयपुर
लाईसेन्स नं 44/02



भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100

Rs. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Y 578131

बन्धु ... सहकारी समिति लि० की स्कीम २८ कार्यालय जे.डी.ए. प्रपत्र संख्या C-148 118.24 ... के लिए ... के 22250 A 10

सहायक आयुक्त सोन-8 सहकारी अधिकरण जयपुर

सहायक पंजीयक (चतुर्थ) सहकारी सभा एवं मुआवजा विभाग जयपुर

24 SEP 2014

6746

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
डी ए परिसर, जयपुर
लाईसेन्स नं 44/02









बन्धु

.....

लि क्लीयरेन्सलेटरहेड

.....C - 148

लिये

स्टाम्प स

.....समिति

संख्या

118 24 ब्लॉक के

..... के

22250+10

जोन-8

जयपुर विकास प्राधिकरण

जयपुर

उप-पंजीयक (चतुर्थ)

पंजीयन एवं मुद्रांक विभाग

जयपुर

6746 दिनांक 24 SEP 2014

पुस्तक का मूल्य 2225/-

क्रेता श्री / श्रीमती [illegible]

पति / पिता श्री [illegible]

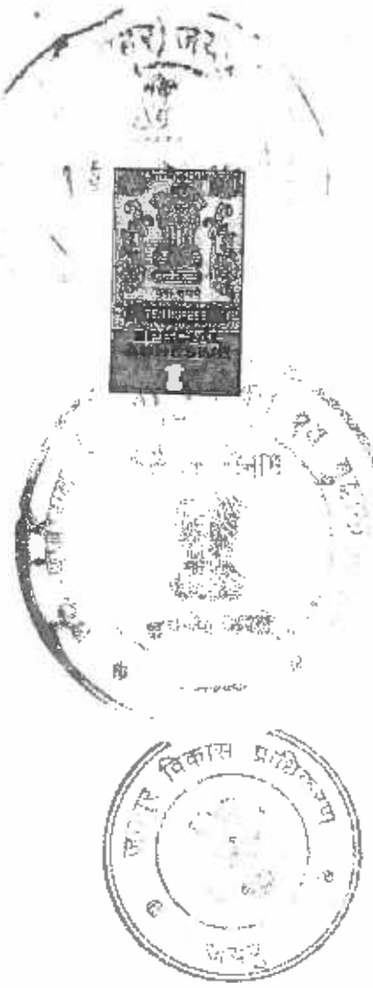
पता [illegible] निवास [illegible]

धर्मपाल सिंह [illegible]

[illegible]

[illegible]

लाईसेन्स नं. 44/02



बन्धु ..... गृह निर्माण सहकारी समिति
लि० की ~~शाखा~~ कार्यालय ~~[illegible]~~ को आवंटन संख्या
C-148 118.24 ग्राम के
लिये लीज [illegible] के
स्टाम्प सलग्न [illegible] 22250+10

[illegible] 3
[illegible] करण
जयपुर

उप-पंजीयक (चतुर्थ)
[illegible] एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

6747

पुत्रिका का मुल्य 10/-

क्रेता श्री/श्रीमती [illegible]

पति/पिता श्री [illegible]

मार्फत [illegible] निवास [illegible]

धर्मपाल सिंह चौहान
लॉ स्टाम्प विक्रेता
डी ए परिसर, जयपुर
लाईसेन्स नं 44/02



Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	201439801617	Date		17/12/2014	
Presenter Name	SHRI ANMOL TAK	Document S. No		201439801074	
Presenter/Proper , Address	205 KA I A PUROHITJI KA JOHARI BAZAR JAIPPURnull				
Document Type	Agreement / Power of development				
Claiment Name	RAVINDRA SINGH THAKKAR			Payment Mode	Cash
Face Value	0	Evaluated Value	2373422	Stamp Value	23740

Ord- registration fee	0	commssion	0
csf_more_50000	0	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	12060	Surcharge	1310
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total	14370

Fourteen Thousand Three Hundred Seventy Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398011605	Date	17/12/2014
Presenter Name	SHRI ANMOL TAK	Document S. No	2014398011074
Presenter/Proper Address	205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPURnull		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR	Payment Mode	Cash
Face Value	0	Evaluated Value 2373422	Stamp Value 23740

Ord- registration fee	23740	commission	0
csl_more_50000	300	custody	0
stamp(memorandom)	0	cast(memorandom)	100
Penalty	0	us_25_34	0
stamp duty	0	Surcharge	2374
us_25_34	0	other	0
us_64_67		registration_fee	0
		Total :	26514

Twenty Six Thousand Five Hundred Fourteen Only

Sub Registrar JAIPUR-3 (राज.)
उप-पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर

Cashier

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01803284958761M
Certificate Issued Date	:	17-Dec-2014 05:47 PM
Account Reference	:	SHCIL (FI) rjshcil01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01019041338152B1M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 5(h)(i) Agreement / Power of Development
Property Description	:	P.NO. C-147,C-147-A,C-148,C-149, SACHIWALYA VIHAR, VILL-KALYANPURA,SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ANMOL TAK PRIYANKA TAK AND VISHNU TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	23640 (Twenty Three Thousand Six Hundred And Forty only)

Please write or type below this line

उप-पंजीयक (द्वितीय)
मुद्रांकन एवं मुद्रांक विभाग
जयपुर

0001497962

VOID VOID VOID VOID VOID VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilestamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 410585






"SHRI"

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made on this 17 day of December 2014, at Jaipur between:-

1. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

उप-पंजीयक (चतुर्थ)
संजीवन एवं मुद्रांक विभाग
जयपुर

Anmol Tak

priyanka

फर्म संख्या ८८७२ दिनांक 13/07/24

मुद्रांक वेदय ५ प्रयोजन ऋ

क्रेता का नाम

पिता / पति का नाम

पता

क्रेता / हस्ती का नाम इस्ताक्षर

राजेश कुमार सैनी

मो० नं० 14/07 (स्टाम्प विक्रेता)
नगर निगम (मुख्यालय) के पास)
टोंक रोड़, जयपुर (राज.)

मुद्रक विभाग

3. **SHRI VISHNU TAK** son of Shri Laxmi Narayan Tak age 47 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

(Hereinafter collectively called as the Parties of the First Part or the Owners, which expression shall mean and include all their legal heirs, administrators, executors, representatives, assignees etc.)

A N D

Unique Dream Builders Pvt. Ltd., a company registered under the provisions of Company Act, 1956 having its registered office at UDB Tower, SB-59, 3rd Floor, Opp. Jaipur Nagar Nigam, Tonk Road, Jaipur through its Director, Shri Ravinder Singh Thakkar S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006.

(Hereinafter called as the Party of the Second Part or Developer which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include all its directors, their authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

PART-I

Chain of Title

That the Jaipur Development Authority, Jaipur executed the lease deeds for the following plots, the details of which are as under:

NAME OF OWNER	PLOT NO.	AREA (IN SQ. YARDS)	DATE OF LEASE DEED	DETAILS OF REGISTRATION
Anmol Tak	C-147	109.06	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 59 at S.No. 2014398006930 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 106 to 115 in the office of Sub Registrar, Jaipur – ____.
Miss Priyanka Tak	C-147 A	109.30	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 62 at S.No. 2014398006931 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 144 to 153 in the office of Sub Registrar, Jaipur – ____.
Vishnu Tak	C-148	118.24	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 60 at S.No. 2014398006931 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 116 to 128 in the office of Sub Registrar, Jaipur – ____.
Vishnu Tak	C-149	121.25	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 61 at S.No. 2014398006932 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 129 to 143 in the office of Sub Registrar, Jaipur – ____.
TOTAL AREA		457.85 Sq. Yds.		

situated in Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur (hereinafter called as 'said plots') in favour of the Owners. The said Plots are free from any litigation and are in total actual possession of the Owners, and the said Plots bears clean & pure title and are free from all encumbrances, attachment,

Anmol Tak

Priyanka

आज दिनांक 17 माह दिसम्बर सन् 2014 को 06:12 PM बजे
श्री/श्रीमती/सुश्री SHRI ANMOL TAK पुत्र/पुत्री/पत्नी श्री RAJENDRA TAK
उम्र 20 वर्ष, जाति TAK व्यवसाय STUDENT
निवासी 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR null
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(20143980110?1)
(Agreement / Power of development)

हस्ताक्षर उपपंजीयक
JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[2014398011605]
दिनांक	[17-12-2014]
पंजीयन शुल्क रू0	23740
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	2474
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	26514

(20143980110?4) उपपंजीयक JAIPUR(चतुर्थ)
((Agreement / Power of development))

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1 -SHRI ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR

2 -PRIY A TAK / SURESH TAK
उम्र -33 वर्ष जाति - TSK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR

3 -VISHNU TAK / LAXMI NARAYAN TAK
उम्र -40 वर्ष जाति - TAK, व्यवसाय -BUSINESS
निवासी - 5 KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR

(And Claimant)

1 -RAVINDRA SINGH THAKKAR / S.AJIT SINGH
उम्र -40 वर्ष जाति - SIKH व्यवसाय -BUSINESS
निवासी - SURAJ NAGAR (WEST) CIVIL LINE JAIPUR AS DIR UNIQUE DREAM BUILDERS PVT.LTD

ने लेखपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष मे से रू0 _____ पूर्व में मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD,JAIPUR,

2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8 BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,

ने की है उनके समस्त हस्ताक्षर एवं अगूंठा के निशान मेरे समक्ष लिये गये है।

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

notices etc. and it will be the responsibility of the Owners to indemnify the developer for any defect arising in the title of said Plots or in case liability of the Owners is to be discharged by the developer at any point of time.

That on date the owners are not earning anything from the said Plots and hence the owners have agreed to enter into this Collaboration Agreement.

That after considering the good location of the said Plots, the Owners have decided to construct Villa(s) on the said Plots and for this the Owners have approached the party of the second part/ developer for development and construction of the Villa(s).

That the Party of the Second part, the Developer is a registered company engaged in construction business having technical expertise and experienced directors who enjoy goodwill of high repute have decided to join hands with the Owners in the work of development and construction of the Villa(s) on the said Plots on the belief and assurances given by the Owners that they are the absolute Owners of the said Plots and the said Plots are free from all litigation and the same are in total possession of the Owners, and the said Plots bear a clean & perfect title and is free from all encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. and in furtherance to implement their intents parties to this Agreement are entering into this Agreement and simultaneously with the execution of these present the Owners have handed over the vacant possession of the said Plots for the construction and development of the said Villa(s) to the Party of the Second Part on the Terms & Conditions hereinafter written and the party of the Second part is ready to do the work appearing hereunder on the below mentioned terms & conditions :-

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

PART-II

Undertakings

1. **That** the Owners declare that they are entitled to enter into this agreement with the developer and they are having full rights and authority to sign and execute the same, to enter into a collaboration agreement with the party of the second part for the construction and development of the Villa(s) and to enter into negotiations, and to execute the collaboration agreement, power of attorney etc. and the terms appearing herein and hereby undertake that except theirs there is no right, title or interest of any third party/ person in the said Plots.

2. **That** the Owners have made available the said Plots hereto and do hereby allow, authorize and give complete authority to the Developer to demolish any existing structure and build, construct, develop and complete the Villa(s).

3. **That** the Owners have declared that the complete set of original title deeds of the said Plots is in their power and possession. The Owners further declare and assure that they shall keep the original title deeds of the said Plots always in safe custody and shall also safeguard the same against fire, water etc. Further the Owners shall provide a plenary set of complete title deeds duly certified to the Developer before the start of the construction of the said Villa(s).

Amol Jain priyanka

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रुपये 2373422
मानते हुए इस पर देय कमी मुद्रांक
राशि 13060 पर कमी पंजीयन शुल्क रुपये 23740 कुल रुपये 36800 जरिये रसीद संख्या
[2014398011605, 2014398011617]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रुपये 23740
के मुद्रांकों पर निष्पादित माना जाता है।

(2014398011074) उप पंजीयक, JAIPUR-IV
(Agreement / Power of development)

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 64 क्रम संख्या 2014398006935पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 172 से 188
पर चस्पा किया गया।

(2014398011074) उप पंजीयक, JAIPUR-IV
Agreement / Power of development

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

4. **That** the Owners hereby declare that, they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale or lease or development and construction of the said Plots or any part thereof to any person other than the Developer and there is no encumbrance on the said Plots and the same are completely free from all encumbrances, whatsoever and that the said Plots would be kept free from all kind of encumbrances, during the subsistence of these presents.

5. **That** the Owners declare that, they have not done any act, thing or executed any deed or writing whereby or by reason whereof the development or the construction of the said Plots and / or Villa(s) may be affected or prevented in any manner whatsoever.

6. **That** all items of plant and machinery, tools and implements, stores and materials that the developer will bring to the site for development/construction purposes shall remain exclusive property of the developer at all times and it is expressly agreed and accepted that the Owners shall have no claim whatsoever on all such items of plant and machinery, tools and equipment, stores and material at any time.

7. **That** the Owners have represented that they are the only and absolute Owners of the said Plots and in case any dispute is raised at any point of time by any third party, agency OR family members of the owners regarding the title, Ownership and possession of the said Plots, the Owners shall get it cleared at their own cost and expenses within a stipulated time period of 3 months. It has been agreed that the Owners are always liable for indemnifying the developer and the prospective buyers.

8. **That** the Developer shall be and are hereby authorized through Power of Attorney(s) given by the Owners to act in the name of the Owners in so far as necessary to appear, to represent the Owners and to submit the necessary documents in order to get construction plan sanctioned before the local authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation if required besides others and to file application form(s) for applying and obtaining all quotas/entitlements and other allocations for cement / steel / bricks and other materials as may be required for the construction and completion of the Villa(s) from time to time and to apply for temporary /permanent electric and water connections etc. to make the Villa(s) ready for occupation for and on behalf of Owners.

9. **That** in order to facilitate the developer to get plans approved/to get the sanction/ permission for raising the construction on the said Plots, the Owners have/will execute power of attorney in favor of Shri Ravinder Singh Thakkar S/o Shri Ajit Singh in the capacity of Director of Unique Dream Builders Pvt. Ltd. and undertakes to execute and register such other authorization(s) as may be required for the above purposes or in connection with the development and construction of the Villa(s) from time to time.

10. **That** the Owners and Developer have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed OR construed

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक
जयपुर

priyanka





as constituting a service contract OR a partnership OR sale OR transfer of property between the Developer and the Owners, nor shall the Developer and the Owners in any manner constitute an Association of persons. Each party shall be strictly responsible for its own Income Tax liabilities OR other liabilities.

11. **That** the Owners hereby agree and give their irrevocable consent not to obstruct and/or raise any objections whatsoever and/or interferes.

    a) With the development work to be carried out in the entire project.

    b) In carrying out any amendments, additions, alteration(s), modification(s) or variation(s) in the construction plan(s) and

12. **That** the Owners and developer have agreed not to encumber the share of each other till the date of completion of the Villa(s) in any manner either by mortgage, pledge or by entering into any agreement with any other party or into any tenancy / license or lease. The Owners also declare and assure that the said Plots and the existing structure is un-encumbered and is free from any court injunction, litigation and lien charge of any nature whatsoever on the date of signing of this agreement. That any credit facility or financial loan can be availed by the developer on its respective share in the Villa(s) as per the approved plans and the developer can take a loan keeping only its respective share as collateral security and the Developer will not be entitled to create any charge over the Owner' share.

13. **That** the Owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said Villa(s).

14. **That** the developer will be entitled to make any structural changes in the company i.e. Unique Dream Builders Pvt. Ltd.

15. **That** the Owners shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation, violation and/ or breach of any of these said laws, bye-laws, rules and regulations.

16. **That** the developer shall be entitled to demolish the existing building/structure and the developer will be entitled to use all salvage materials arising there from if any.

17. **That** the Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority of the Owners, including any such additional power of attorney and/or authorization as may be required for the purpose.

18. **That** on performing the obligations under these presents the transfer of Villa(s) shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents/conveyance that might be executed should recite the about specific stipulations contained herein and relevant for the document executed.

उप-पंजीयक
पंजीयन एवं मुद्रांक
जयपुर





PART-III

Work Schedule

1- **That**, the Owners are simultaneously handing over the actual vacant physical possession of the said Plots to the Developer with execution of these present and the Owners have given complete authority and permission to the Developer to enter upon the said Plots described in the Schedule hereunder written as aforesaid, with full right and authority to commence, carry on and complete the construction/development thereof in accordance with the plan.

2- **That** the Owners will be liable for the dues subsisting on the said Plots till the start of the construction of the Villa(s) and thereafter till the Villa(s) is constructed, the taxes shall be proportionately shared by the developer and the Owners in the ratio as agreed and mentioned in the later clauses of this agreement.

3- **That** it has been further agreed in between the parties that in case any liability to pay service tax arises in future by change in law, and comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate of such deposit as per the agreed ratio of sharing in the Villa(s) to the Developer within a period of one week from the date of such deposit.

4- **That** the Developer shall appoint the Architects, Engineers, contractors and other staff necessary to construct the Villa(s) at its own cost and expense.

5- **That** it is agreed that the delay caused in getting the Villa(s) constructed and development due to any force majeure such as riots, disturbance of peace, when the situation of the law and order is not under the Control, strikes, non availability of building materials, transporter's strike, governmental restrictions and/or reason of civil commotion, any act of god or any other natural calamity or due to any defect in the title of the Owners or due to any dispute with the neighbors due to any stay/ injunctions/restrain orders passed by any competent court/tribunal/authority or some other reasons which may be beyond the control of the developer, it would not be the responsibility of the developer as the time cannot be of essence in the collaboration agreement.

6- **That** it is hereby agreed that the entire cost of construction inclusive of any incidental expense thereto shall be borne by the Developer and all efforts connected with this shall be done by the Developer.

7- **That** in the event of any beneficial changes or otherwise required to be done in the building plan pursuant to any amendment in the existing building regulations during currency of this Agreement the Owners shall sign and execute all necessary documents/plans etc. and also comply with all necessary legal formalities as may be required to be done and the Owners will not be entitled to make any monetary charges for their services or claim, additional consideration for the extended construction area, if any.

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

That without prejudice to the rights and interests of the Owners, the developer has been permitted to affix signage, hoardings, fix display board on the said Plots or at any other places and developer can also publish the advertisement in





media. The Developer will also have a right to display its Board on the Top of the Roof Terrace. The Developer shall do the marketing for the Villa(s) which shall not be objected by the owner.

9- **That** the Owners shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.

10- **That** it is hereby expressly declared that the work of Development/ Construction of the Villa(s) as have been mentioned above is to be carried out by the Developer. For the efforts, work and costs put in by the Developer, Developer will be entitled to receive 55% of the total sale consideration of said Villa(s) and the Owners will be entitled to receive 45% of the total sale consideration. In other words the share of the Owners and the Developer in the Villa(s) will be as under:-

Owners	45%
Developer	55%

11- **That** the developer will sell the said Villa(s) and receive the entire sale consideration in the name of the company M/s Unique Dream Builders Private Limited. Upon receipt of the payment the developer shall reimburse the 45% of the amount received for the Owners' share in the Villa(s) to the Owners for all times to come. However it has been agreed in between the parties that in case if the villas are not constructed on the respective plots then in that case also, the developer shall also have the right to sell the land/plots as it is without there being any development and whatever the sale consideration is received that will be shared in between the parties in the same ratio as mentioned above.

12- **That** the developer shall be free and authorized to sell the said Villa(s). However by way of this Agreement and the rights conferred by these present, the Developer is fully entitled and duly authorized on behalf of the Owners to execute the Sale Agreement / Sale Deed/ Lease Deed/ Rent Deed/ License or any other agreement/ deed/ instrument/writing in favour of prospective buyer/any third party and to present the same for registration in the office of Sub-Registrar and can receive payments from the prospective purchaser of the said Villa(s) and the Owners will have no right or objection on such agreement/deed which will be executed by the Developer. In case the signature of Owners are required by the prospective buyer or the Developer on any such document like Sale Agreement / Sale Deed etc, the Owners are bound to sign the same whenever and wherever it is required and the Owners will not be entitled to receive or claim any consideration for it.

13- **That** the rate on which any Villa(s) shall be sold to any prospective buyer shall be mutually decided by both the parties to this agreement.

14- **That** the Developer shall be authorized to procure respective buyers of the proposed Villa(s) and to receive the payment from the said respective buyers towards the price of the said Villa(s).

15- **That** the Developer shall receive the advance amount from the prospective buyer(s) on such terms and conditions as settled between the prospective buyers and Developer without any interference of any kind whatsoever from the Owners.

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक (प्रथम)
जयपुर

Priyanka





PART-IV
Taxes/ Outgoings

1- **That** all taxes and grounds rent due on the land of any statutory or non statutory authority (s), OR any other authority from the date of signing of this agreement upto the transfer of the Villa(s) to the prospective Buyers from the date of signing of this Agreement are to be paid by the Owners.

2- **That** all taxes etc. due on the plot prior to the date of signing of this agreement shall be borne by the Owners and if the developer has to pay any such due amount, then the Owners shall duly indemnify the developer.

3- **That** it has been clear that both the parties shall bear Income Tax liability on their respective shares. The Developer shall only be liable to pay Income Tax for its share in the Villa(s) i.e. 55% of the total Sale Consideration of the Villa(s).

4- **That** it has been further agreed in between the parties that in case if any liability to pay any service tax in present or in future, comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate 45% of such deposit to the Developer within a period of one week from the date of such deposit.

5- **That** in case if any liability arises for Service tax payable on Owner's share to be delivered by the Developer to the Owners in pursuance of the Collaboration Agreement shall be borne by the Owners. If the liability to pay service tax on said Owner's share has been casted upon Developer. The Owners shall pay the service tax so calculated without any delay or demur to the Developer to enable it to discharge such service tax liability.

6- It is further clarified that service tax payable on booking amount received from Prospective Buyers on Owner's share shall be borne and paid by the Owners only and the Developer shall not be responsible for the same in any way. In the event, the Developer is required to pay such tax by Service tax Authorities, the Owners shall forthwith reimburse such deposited amount to the Developer without any delay or demur.

7- **That** if the Owners fail to reimburse the service tax amount to the developer then the developer has a right to retain/deduct the amount equivalent to the Service Tax from the amount of Sale Consideration of the Villa(s).

PART-V
Indemnity

1- **That** the developer is entering in this agreement with the Owners on the representation and belief that the title of the said Plots is clear and encumbered. If any dispute arises on title of said Plots at any time after signing of this agreement, during the construction of the Villa(s) and even after construction of the said Villa(s), the entire responsibility to get the dispute resolved shall lie on the Owners and if the property goes from the hands of the developer or any prospective purchaser buying a Villa(s) from the developer then the Owners shall indemnify the developer or purchaser buying from the developer the actual cost of land and construction thereon along with interest @18% from the date of agreement to sale in favour of the prospective buyer.

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक
जयपुर





2- **That** if Owners make any breach of one or more terms and conditions appearing herein in this Agreement and agreed mutually, the Owners shall make good the loss to the Developer.

3- **That** in the event of the Owners committing breach of any of the terms and conditions herein contained the developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the arbitrator so appointed provided however that if such delay shall continue for a period of six months then in that event in addition to any other right, which the developer may have against the Owners, the developer shall be entitled to sue the Owners for the specific performance of this agreement or to rescind this agreement and claim refund of all the money paid and/ or incurred by the developer and such losses and damages which the developer may suffer.

4- **That** in the event of the developer is prevented from proceeding with the construction work during the continuance of such construction by any act on the part of the Owners or Owners' agents, servants, representatives or any person claiming any right under the Owner then in that case the developer shall have the right to claim refund of all sums paid by the developer to the Owner in the meantime together with interest at the rate of 18% per annum and shall also be entitled for to claim damages and losses which the developer may suffer because of the total expenses incurred by the developer in construction of Villa(s) till that date but the developer's right to sue for specific performance of the contract shall remain unaffected.

PART-VI
Arbitration

1- **That** all disputes and questions in connections with this Agreement arising amongst the Owners and the Developer shall be referred to the sole Arbitrator Shri Alok Garg S/o Shri Gopi Chand Garg, resident of D-105, Lal Kothi Marg, Bapu Nagar, Jaipur – 302015 whose decision shall be final and binding on both the parties. That the venue of arbitration shall be Jaipur. The provisions of the Arbitration & Conciliation Act, 1996 shall be applicable.

PART-VII
Jurisdiction

1- **That** only the courts in Jaipur shall have the jurisdiction to entertain and determine or adjudicate all actions and legal proceedings arising out of or in relation to the award of the arbitrator.

PART-VIII
Miscellaneous

1- **That** the name of the Villa(s) will be mutually decided by both the parties.

2- **That** all notices, letters shall be delivered by hand or sent through registered post acknowledgment due to the other party at the addresses first above or at such duly notified changes of addresses.

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर





IN WITNESS WHEREOF the parties hereto have set their respective hands hereunder on the date mentioned above.

(FIRSTPARTY)
OWNERS

1. **ANMOL TAK**
   PAN: AQTPT5095

2. **MISS PRIYANKA TAK**
   PAN: AEIPV8860R

3. **VISHNU TAK**
   PAN: ABFPT89

(SECOND PARTY)
DEVELOPER
Unique Dream Builders Private Limited
PAN No. AAACU8928N through its Director:

SHRI RAVINDER SINGH THAKKAR

WITNESSES: -

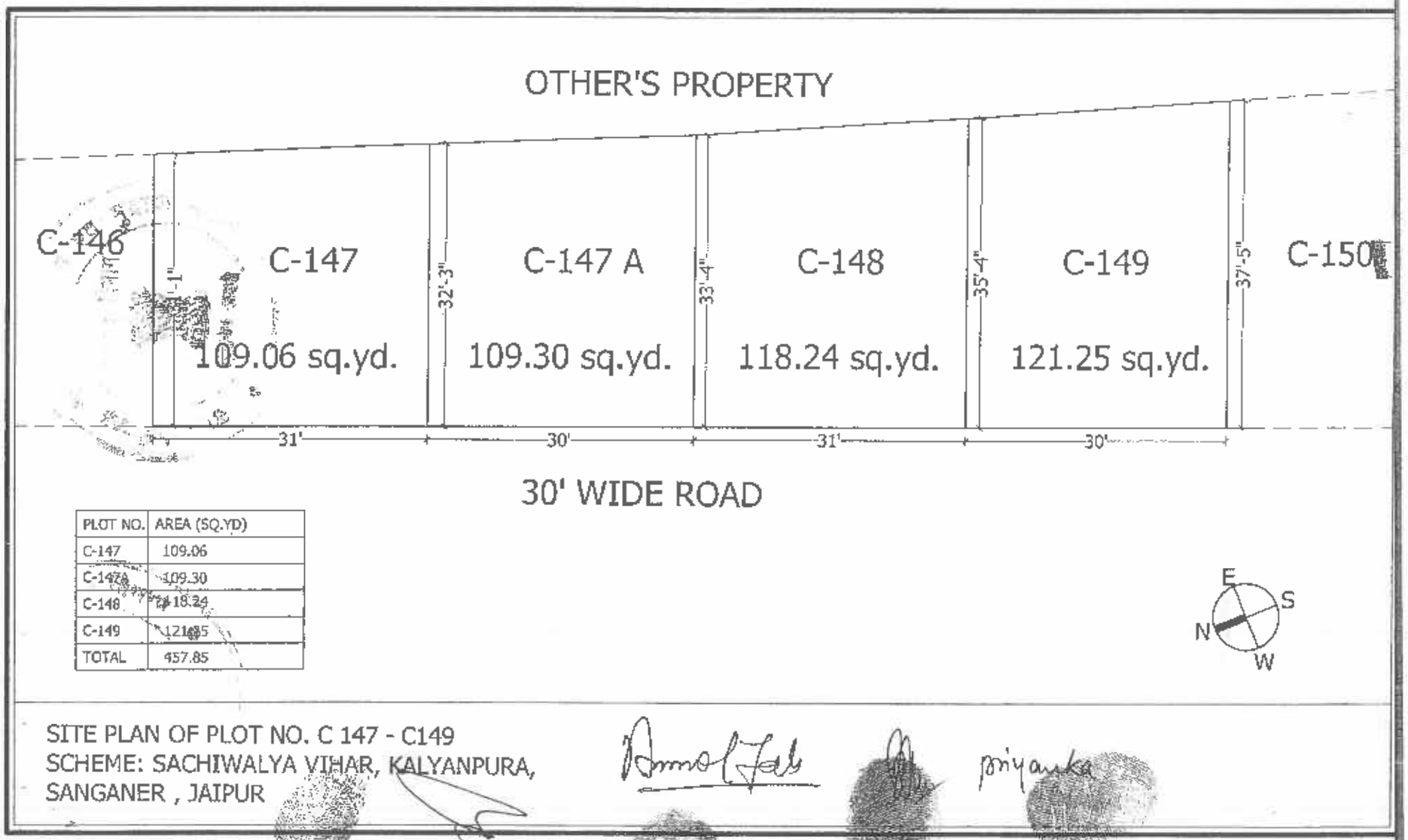
(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर







PLOT NO.	AREA (SQ.YD)
C-147	109.06
C-147A	109.30
C-148	118.24
C-149	121.25
TOTAL	457.85

SITE PLAN OF PLOT NO. C 147 - C149
SCHEME: SACHIWALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

priyanka

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 64 क्रम संख्या 2014398006935पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 172 से 188
पर चस्पा किया गया।

(2014398011074)
Agreement / Power of Development

उप पंजीयक, JAIPUR-IV
सहायक पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	20143980 11608	Date	17/12/2014
Presenter Name	SHRI ANMOL TAK	Document S. No	20143980 11086
Presenter/Property Address	205 KATLA PUROHITJI KA JOHARI BAZAR JAIPURnull		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR	Payment Mode	Cash
Face Value	0	Evaluated Value 2373422	Stamp Value 23740

Ord- registration fee	23740	commssion	0
csl_more_50000	300	custody	0
stamp(memoran[illegible]n)	0	reg(memorandom)	100
Penalty	0	us_58	0
stamp duty	0	Surcharge	2374
us_25_34	0	others	0
us_64_67	0	Inspection fee	0
		Total :	26514

Twenty Six Thousand Five Hundred Fourteen Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01[illegible]62767M
Certificate Issued Date	:	[illegible] Dec-2014 05:38 PM
Account Reference	:	SHCIL (FI)/ rjshcf01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL[illegible]01904616671438M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 44(ea)(i) Power of Attorney for Sale Of Immovable Property (Other than Blood)
Property Description	:	P.NO. C-147, C-147-A, C-148, C-149, SACHIWALYA VIHAR, VILL-KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ANMOL TAK PRIYANKA TAK AND VISHNU TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	23,640 (Twenty Three Thousand Six Hundred And Forty only)

Please write or type below this line

priyanka

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

XM 0001497963

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 410582






SHRI

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We

1. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

(चतुर्थ)

Anmol Tak

priyanka

3. **SHRI VISHNU TAK** son of Shri Laxmi Narayan Tak age 47 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

do hereby appoint, nominate and constitute **RAVINDER SINGH THAKKAR** S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006, Director of Unique Dream Builders Private Limited having its registered office at UDB Tower, 3rd Floor, Opp. Jaipur Nagar Nigam, SB-59, Tonk Road, Jaipur to be our lawful attorney and to act on our behalf to do the following Acts, Deeds OR things amongst others with regard to the plots no. C-147, C-147A, C-148 and C-149 situated at Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur admeasuring **457.85 Sq. Yds.** (hereinafter referred to as the said plots) and authorize the said attorney to do the following acts, deeds and things:

1. **To** enter into, affix signatures, execute and get registered any agreement/ development agreement/ sale deed/ agreement to sale/ lease deed etc. with regard to the Villas as mentioned in the Collaboration Agreement dated 17/12/2014 executed by us in favour of Unique Dream Builders Private Limited and to receive sale consideration in the name of the Unique Dream Builders Private Limited and to give receipt/acknowledgment thereof.

2. **To** represent in the office of Nagar Nigam, Jaipur/J.D.A/Govt. of Rajasthan/ State of Rajasthan OR any other authority OR Local Self Bodies, Urban development and Housing Department, Electricity Department, Fire Department, Police, PHED etc. and to sign and execute any Applications including for the purpose to deposit Security amount in any department, Bond, etc/ and to apply and obtain any permission/Sanction OR Clearance for the purposes of constructions and development of the said Villas.

3. **To** apply and obtain sanctions for Water, Electric, Power, Telephone, and Gas OR any other connection as may be required in our name and to deposit necessary FEES/CHARGES, etc with the concerned authorities.

4. **To** Deposit, Fee, Charges OR any other amounts for any permission/sanction for construction and to receive the same in our name.

Priyanka

आज दिनांक 17 माह दिसम्बर सन् 2014 को 06:30 PM बजे
श्री/श्रीमती/सुश्री SHRI ANMOL TAK पुत्र/पुत्री/पत्नी श्री RAJENDRA TAK
उम्र 20 वर्ष, जाति TAK व्यवसाय STUDENT
निवासी 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPUR null
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(20143980111086)
(Agreement / Power of development)

उप-पंजीयक, JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[20143980111608]
दिनांक	[17-12-2014]
पंजीयन शुल्क रु0	23740
प्रतिलिपि शुल्क रु0	0
पृष्ठांकन शुल्क रु0	300
अन्य शुल्क रु0	2474
कली स्टाम्प शुल्क रु0	0
कुल योग रु0	26514

(20143980111086)
//Agreement / Power of development)

उपपंजीयक, JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

5. **To** appear, represent and act before any authority (Local, Municipal, Government, Semi Government, including the competent authority, and to make all such Applications, Depositions as may be required for the purpose of development of the Plots OR for any modifications, alternations in the sanctioned plans.

6. **To** engage or to appoint any Architect, Planner, Draftsman, Structural/ Project/ Electrical/ Civil Engineer's/ Consultant and any other competent persons, employees, labourers, Sub-Contractors, Electricians, Surveyors, plumbers and Sanitary Engineers, agency/sub agencies, security guards for the purpose of the construction of the Villas OR other development work over the plots.

7. **To** receive the completion certificate for the completion of the Villas OR other development work as may be required from the concerned authorities and for the said purpose to make all applications and depositions etc.

8. **To** apply for permits for the building material such as cement, bricks, steel OR any other controlled items and to do all OR any other thing required to be done to ensure regular supplies of the same.

9. **To** apply and obtain all quota/entitlements and other allocations for any material as may be required for the construction and completion of the Villas from time to time.

10. **To** submit vakalatnama, letter of authority and to appoint and engage any advocates/ consultants/ solicitors/ chartered accountants, to settle the accounts, to refer to arbitrations all disputes and differences to file and to contest any litigation, before any forum/Tribunal/Courts of law/Settlement Committee's etc.

11. **To** institute/file, Defend, Prosecute, Enforce OR Resist any suit OR other actions and Proceedings, Appeals/Revision/Review/ Applications in any Court whether Civil, Criminal, Revenue, OR before, Trial Court, District Court, High Court OR Supreme Court OR Arbitration Tribunal OR Industrial Courts, Tribunals, etc. arising out of or in respect of the plots/Villas as mentioned hereinabove.

12. **To** generally do all other Acts, Deeds and things as may be necessary in relation to the aforesaid purposes.

Amrut Jain

Priyanka

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1)-SHRI ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR



2)-PRIYANKA TAK / SURESH TAK
उम्र -33 वर्ष जाति - TSK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR



3)-VISHNU TAK / LAXMI NARAYAN TAK
उम्र -40 वर्ष जाति - TAK, व्यवसाय -BUSINESS
निवासी - 205 KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR



(And Claimant)
1)-RAVINDRA SINGH THAKKAR / S.AJIT SINGH
उम्र -40 वर्ष जाति - SIKH व्यवसाय -BUSINESS
निवासी -15 SURAJ NAGAR (WEST) CIVIL LINE JAIPUR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD



ने लेख्यपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष / मे से रू0_____ पूर्व में ------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD,JAIPUR,



2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8 BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गये हैं।

उप पंजीयक, JAIPUR-IV
उप–पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(2014398011086)
Agreement / Power of development

That it is further stated that this GENERAL POWER OF ATTORNEY relates to the above Plots and we undertake to be responsible for any of the acts of the attorney in my name for the purposes mentioned hereinabove.

We do hereby agree to ratify all Acts Deeds and things done OR executed by the said Attorney Lawfully by virtue of these presents.

IN WITNESS WHERE OF WE HAVE SIGNED AND EXECUTED THESE PRESENTS ON THIS DAY OF 17/12/2014.

1. **ANMOL TAK**
   PAN: AQTPT5095
2. **MISS PRIYANKA TAK**
   PAN: AEIPV8860R
3. **VISHNU TAK**
   PAN: ABFPT8982N

[O W N E R S]

Accepted by:

Shri Ravinder Singh Thakkar S/o Shri Ajit Singh
Director of Unique Dream Builders Private Limited



WITNESSES: -

(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

endorsement

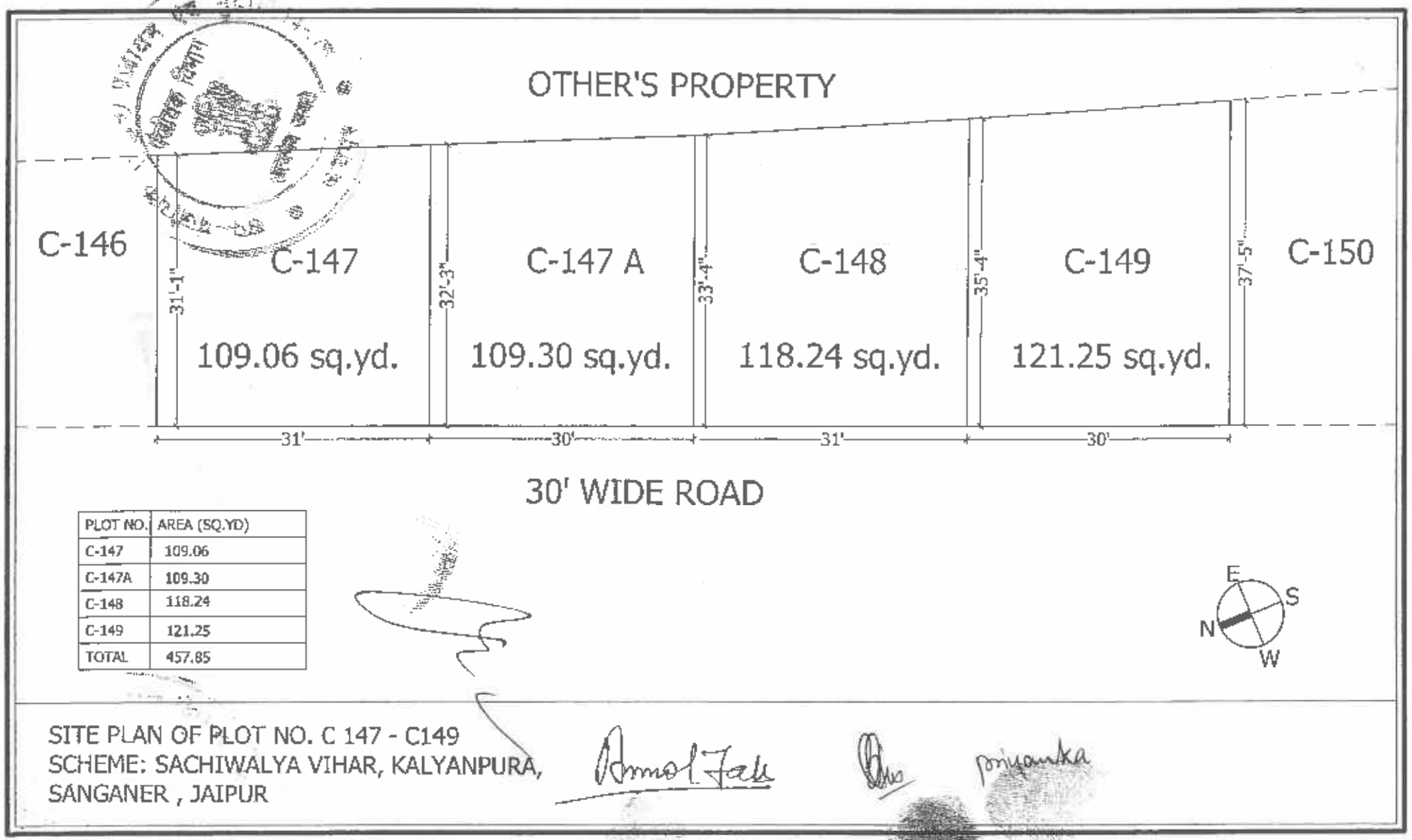
धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रूपये 2373422
भरते हुए इस पर देय कमी मुद्रांक
राशि 0 पर मानी पंजीयन शुल्क रूपये 23740 कुल रूपये 23740 जरिये रसीद संख्या [2014398011608]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रूपये 23740
के मुद्रांकों पर निष्पादित माना जाता है।

(2014398011086) उप पंजीयक, JAIPUR-V (चतुर्थ)
(Agreement / Power of development)

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 17/12/2014
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 67 क्रम संख्या 2014398006938पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 214 से 223
पर चस्पा किया गया।

(2014398011086) उप पंजीयक, JAIPUR-V (चतुर्थ)
Agreement / Power of development



PLOT NO.	AREA (SQ.YD)
C-147	109.06
C-147A	109.30
C-148	118.24
C-149	121.25
TOTAL	457.85

SITE PLAN OF PLOT NO. C 147 - C149
SCHEME: SACHIWALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

Amol Jain priyanka

endorsement

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 67 क्रम संख्या 2014398006938पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 214 से 223
पर चस्पा किया गया।

(2014398011086) उप पंजीयक JAIPUR (चतुर्थ)
Agreement / Power of development

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर



C-149

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398011844	Date	24/12/2014
Presente: Name	VISHNU TAK	Document S. No	2014398011071
Presenter/Property Address	205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPURnull		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name	JDA	Payment Mode	Cash
Face Value	456197	Evaluated Value	Stamp Value 22810

Ord- registration fee	1140	commission	0
csl_more_50000	0	custody	0
stamp(memorandom)	0	red(memorandom)	0
Penalty	0	1957	0
stamp duty	5700	...charge	570
us_25_34	0	others	0
us_64_67	0	inspection_fee	0
		Total :	7420

Seven Thousand Four Hundred Twenty Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398011613	Date	17/12/2014
Presenter Name	VISHNU TAK	Document S. No	999
Presenter/Property Address	205, KATLA PUROHITJIKA, JOHARI BAZAR, JAIPUR		
Document Type	Lease deed for local bodies (Patta)		
Claiment Name		Payment Mode	Cash
Face Value	0	Evaluated Value 0	Stamp Value 0
Case Detail	SOCIETY PATTA D.NO.2014398011071		

Ord- registration fee	0	commission	0
csl_more_50000	0	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	0	Surcharge	1580
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
Intrest	0		
		Total :	17300

Seventeen Thousand Three Hundred Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग

जयपुर विकास प्राधिकरण, जयपुर



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनु
और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 14 के माह 10 के 01 वे दिन *जयपुर विकास प्राधिकरण/ 296
इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री ..... पुत्र श्री ..... जाति ..... व्यवसाय ..... निवासी ..... (जिसे इसके बाद लीजधारक किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निवर्तक, संबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा जमा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना ..... राजस्व ग्राम ..... के खसरा/भूखण्ड संख्या C-149 क्षेत्रफल 121.25 में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक वार्षिकी के रूप में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रुपये ..... अंके ..... मात्र पेशगी अदा करेगा, परन्तु लीजधारक यदि चाहे तो, एक बारगी नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा कराई जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टादाता, जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 600/- रुपये प्रति वर्गगज से कुल नियमन राशि 7275/- रुपये देय होती है जो चालान नं 32836 दिनांक 24/9/14 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 5820/- रुपये होती है, जो चालान नं 32836 दिनांक 24/9/14 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगें।
5. उक्त भूखण्ड का उपयोग केवल ..... प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाऐगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगे।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेजों के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिलंघन किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

उप-अभियन्ता (निर्माण एवं विकास)

* जो लागू नहीं हो उसे काट देवें।

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: जामोलाई
राजस्व ग्राम: कल्याणपुरा
खसरा नम्बर:
योजना का नाम: स्कीम 27 तिलोरा
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/मीटर 121.25

पूर्व ..... पश्चिम ..... भूखण्ड की संख्या यदि कोई हो C-149 सीमा उत्तर ..... दक्षिण .....

C मानचित्र संलग्न है।

नोट:-इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 456197/- होती है। अतएव स्टाम्प राशि रु. 2281000 के नं. 6744 45 के कुल संख्या 1-9 बहैसियत पट्टा इसके साथ लगाये जाते है।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये गये हैं।

जयपुर विकास प्राधिकरण की ओर से

आज सन् 20..... के माह..... के.....वें दिन

श्री [illegible]

ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये-

जयपुर विकास प्राधिकरण-प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)

साक्षी :-

1. नाम.....
   पुत्र.....
   व्यवसाय.....
   निवास स्थान.....

.....
साक्षी

2. नाम.....
   पुत्र श्री नाथाराम
   व्यवसाय प्राधिकरण सेवा
   निवास स्थान जयपुर

.....
साक्षी

आज ..... सन् 20..... के माह .....
के..... वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री.....
लीजधारक द्वारा कार्यालय VISHNU Tank में हस्ताक्षर किये गये।

.....
लीजधारक-द्वितीय पक्ष

साक्षी :-

1. नाम SACHIN TANK
   पुत्र CHHUTTAN LAL TANK
   व्यवसाय BUSINESS
   निवास स्थान E-10/93 CHITRAKUT YOJANA AJMER ROAD, JAIPUR

.....
साक्षी

2. नाम.....
   पुत्र श्री [illegible]
   व्यवसाय प्राईवेट नौकरी
   निवास स्थान मकान नं. 8-B सचिवालय विहार मानसरोवर

.....
साक्षी

आज दिनांक 17 माह दिसम्बर सन् 2014 को 03:22 PM बजे
श्री/श्रीमती/सुश्री VISHNU TAK पुत्र/पुत्री/पत्नी श्री LATE LAXMI NARAYAN TAK
उम्र 40 वर्ष, जाति TAK व्यवसाय REST
निवासी 205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPUR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2014398011071)
(Lease deed for local bodies (Patta))

हस्ताक्षर उप पंजीयक
JAIPUR-IV

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[2014398011603]
दिनांक	[17-12-2014]
पंजीयन शुल्क रु0	4570
प्रतिलिपि शुल्क रु0	0
पृष्ठांकन शुल्क रु0	300
अन्य शुल्क रु0	2281
कमी स्टाम्प शुल्क रु0	0
कुल योग रु0	7151

(2014398011071) उपपंजीयक JAIPUR-IV
((Lease deed for local bodies (Patta)))

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant)	Signature	Photo	Thumb
1 -VISHNU TAK / RAJENDRA TAK उम्र -20 वर्ष जाति - TAK, व्यवसाय -REST निवासी - 205 KATLA PUROHIT JI KA JHOHRI BAZAR JAIPUR			
(And Claiment) 1 -JDA / JDA उम्र -0 वर्ष जाति - null व्यवसाय -REST निवासी -JAIPUR		☒	☒

ने लेख्यपत्र Lease deed for local bodies (Patta) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रु0 456197/- पूर्व में/मेरेसमक्ष / मे सें रु0 456197/- पूर्व में -------- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
I- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD ,JAIPUR.



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गयें हैं।

(2014398011071)
Lease deed for local bodies (Patta)

उप पंजीयक JAIPUR-IV

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

endorsement

धारा 54 के तहत प्रमाण–पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रूपये 456197
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क रूपये 4570 कुल रूपये 4570 जरिये रसीद संख्या
[20143980116O3]
दिनांक [17-12-2014] में जमा किये गये है.
अतः दस्तावेज को रूपये 22810
के मुद्रांकों पर निष्पादित माना जाता है।

(20143980110 71) उप पंजीयक JAIPUR-IV
(Lease deed for local bodies (Patta))
उप–पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 61 क्रम संख्या 2014398006932पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 129 से 143
पर चस्पा किया गया।

(20143980110 71) उप पंजीयक JAIPUR-IV
Lease deed for local bodies (Patta)
उप–पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

शीट – 1

जयपुर विकास प्राधिकरण, जयपुर

स्थाम मानचित्र एवं आवासीय भूखण्ड पर भवन निर्माण हेतु अनुज्ञा

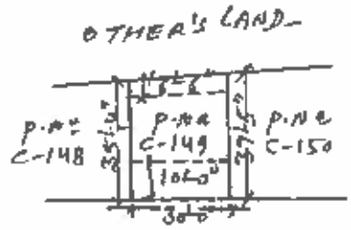
भूखण्ड संख्या– C-149

योजना का नाम– (निजी खातेदारी / सहकार / जगेपा) सांचि बालम विहार (फेज नं. 2) कंचनपुरा (बन्धु सं. को. ह. सीकरी) ~~सत्स~~

भू–उपयोग– आवासीय

भूखण्ड का क्षेत्रफल– 121.25 वर्ग गज.

स्केल : 1" = 50' FT.



इस भूखण्ड पर आवासीय भवन का निर्माण निम्नांकित मापदण्डों के अनुसार किया जा सकेगा।

(अ) सेट बैक्स

1. सामने ....10'-0"....
2. पीछे ....6'-6"....
3. साइड–I ....~~6'-0"~~....
4. साइड–II ....0'-0"....

(ब) अधिकतम ऊँचाई : आठ मीटर

(स) मंजिले : सहखाना, भूतल एवं प्रथम मंजिल तक।

(द) निर्माण अवधि : ....5 वर्ष....

(य) भवन निर्माण के लिए आवश्यक अन्य मानदण्ड भवन विनियमानुसार होंगे।

कनिष्ठ अभियन्ता	न. नि. स. / सहा. / ~~सहा.~~ नगर नियोजक	उपायुक्त (जोन-8)
जोन संख्या–8	जोन संख्या–8	जयपुर विकास प्राधिकरण, जयपुर
		जोन संख्या–8

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 61 क्रम संख्या 2014398006932पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 129 से 143
पर चस्पा किया गया।

(2014398011071) उप पंजीयक
Lease deed for local bodies (Patta)

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs.20000

सत्यमेव जयते

INDIA

RAJASTHAN

533958

कोषाधिकारी जयपुर 12 JUN 2014 6

जयपुर विकास प्राधिकरण जयपुर

बन्धु गृह निर्माण सहकारी समिति लि० की योजना विवाध योजना के भूखण्ड संख्या C-149 क्षेत्रफल 121.25 वर्गगज के लिये लीज डीड हेतु राशि रुपये 22810+10 के स्टाम्प सलग्न है।

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

6744 दिनांक 24 SEP 2015

पुस्तिका का मूल्य 2/8/14

क्रेता की हस्ताक्षरी

वादी/पिता श्री [illegible]

वादी [illegible]

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
जे डी ए परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

D 790523

बन्धु ग्रह निर्माण सहकारी समिति
लि० की स्कीम के भूखण्ड संख्या
८-१५१ १२१·२५ वर्गगज के
लिए
रजिस्ट्रेशन राशि 22810+10 के

उपायुक्त जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

6744

धर्मपाल सिंह चौधरी
सा. स्टाम्प लिकेता
के डी ए परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

राजस्थान RAJASTHAN

0 790524

बन्धु

C-149

12.1.25

22810+10

जोन-8

जयपुर विकास प्राधिकरण

जयपुर

उप-पंजीयक (चतुर्थी)

पंजीयन एवं मुद्रांक विभाग

जयपुर

24 SEP 2014

6744

पुत्र/पत्नी/पुत्री श्री/श्रीमती

धर्मपाल सिंह चौधरी
लॉ स्टाम्प लिसेंसी
"ए डी ए परिसर, जयपुर"
लाईसेन्स नं 44/02



राजस्थान RAJASTHAN

C 162273

बन्धु ..... ग्राम निर्धन सहकारी समिति
लि० की बैलेंस शीट बिक्री ..... संख्या
.....C-149..... 121.25 ..... तारीख के
लिये .....
स्टाम्प सं० ..... 22810+10 ..... के

जोन-8
प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

24 SEP 2016

6744

निर्णय

मृतांक का पुत्र ... 22 वां ... जिला जोधपुर

क्रेता श्री / श्रीमती ...

वादी / दिला श्री ... सहीराम आदि 2 अन्य

बनाम ... विपक्ष ... सहीराम आदि 2 अन्य

धर्मपाल सिंह चौधरी
लॉ स्टाफ लिमिटेड
जे डी ए परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Y 578132

बेन्चु ... सहकारी समिति
लि० की ओर से पंजीयन विभाग ... रांड्या
C-149 12.12.25 ... के
लिये ... के
स्टाम्प सलग्न 22810+10

... जोन-B
... अधिकरण
जयपुर

सहा० पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

24 SEP 2014

6744

दिनांक

दुकान का मुल्य 22807

बेटा श्री / श्रीमती विजेन्द्र सिंह

पति / पिता श्री लेखीराम सिंह

उम्र ... निवास अजमेरिया विहार जयपुर

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
जी ए परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Y 578133

बन्धु

लीज़ रजिस्टर्ड विधि

C-149 121.25

लिये

स्टाम्प

22810+10

उप-पंजीयक (चतुर्थ)
स्टाम्प एवं मुद्रांक विभाग
जयपुर

6744 दिनांक 24 SEP 2014

धर्मपाल सिंह चौधरी
लॉ स्टाम्प लिसेंसी
सी ए परिसर, जयपुर
लाईसेन्स नं 44/02

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Y 578134

बन्धु ..... गृह निर्माण सहकारी समिति लि० की ..... योजना के भूखण्ड संख्या ..... वर्गफीट के लिये लीज डीड हेतु ..... के स्टाम्प शुल्क ₹ 22810+10

उपखण्ड जोन-8
जयपुर विकास प्राधिकरण
जयपुर

उप-पंजीयक (चतुर्थ)
जयपुर

6744 * 24 SEP 2014

दिनांक

मुद्रांक का मूल्य 2880/-

क्रेता श्री/श्रीमती

पति/पिता श्री

पक्षकार निवास

धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
* सी ए परिसर, जयपुर
लाईसेन्स नं 44/02





पन्नु

लि० की [illegible] विधान [illegible] पंजीयन संख्या

C-149 [illegible] 12.25 [illegible] वर्गीकृत के

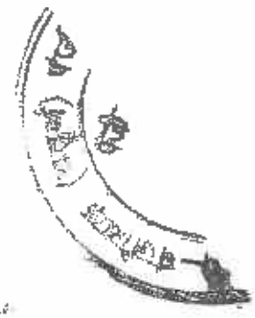
लिये [illegible]

स्टाम्प [illegible] 2280+10 के

[illegible] जोन-8
जयपुर विकास प्राधिकरण
जयपुर

[illegible] पंजीयक (चतुर्थ)
[illegible]यन एवं मुद्रांक विभाग
जयपुर

6244 24 SEP 2018





धर्मपाल सिंह चौधरी
लॉ स्टाम्प विक्रेता
'ब' डी ए परिसर, जयपुर
लाईसेन्स नं 44/02





नन्दु

निर्माण सहकारी समिति

सहा॰ श्रम अधिकारी कार्यालय विद्याधर

C-149

12/1/25

22810+10

सहा॰ श्रम अधिकारी-8
जयपुर विद्याधर नगर
जयपुर

उप-पंजीयक (चतुर्थ)
सोयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398011617		Date	17/12/2014	
Presenter Name	SHRI ANMOL TAK		Document S. No	2014398011074	
Presenter/Propei	Address	205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPURnull			
Document Type	Agreement / Power of development				
Claiment Name	RAVINDRA SINGH THAKKAR			Payment Mode	Cash
Face Value	0		Evaluated Value 2373422	Stamp Value	23740

Ord- registration fee	0	commission	0
csr_more_50000	0	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_27	0
stamp duty	18060	Surcharge	1310
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total	14370

Fourteen Thousand Three Hundred Seventy Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (अतिरिक्त)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR IV
JAIPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No	2014398011605	Date	17/12/2014
Presenter Name	SHRI ANMOL TAK	Document S. No	2014398011074
Presenter/ Proper	Address 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPURnull		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR	Payment Mode	Cash
Face Value	0	Evaluated Value 2373422	Stamp Value 23740

Ord- registration fee	23740	commission	0
csl_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	100
Penalty	0	us_25_34	0
stamp duty	0	Surcharge	2374
us_25_34	0	other	0
us_64_67	0	registration_fee	0
		Total :	26514

Twenty Six Thousand Five Hundred Fourteen Only

Sub Registrar JAIPUR (SR-IV)
उप-पंजीयक जयपुर (सर-IV)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Cashier

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01802284958761M
Certificate Issued Date	:	17-Dec-2014 05:47 PM
Account Reference	:	SHCIL (FI)/ rjshcl01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-DLRJSHCL0101904133815281M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 5(h)(b) Agreement / Power of Development
Property Description	:	P.NO. C-147,C-147-A,C-148,C-149, SACHIWALYA VIHAR, VILL-KALYANPURA,SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ANMOL TAK PRIYANKA TAK AND VISHNU TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	23640 (Twenty Three Thousand Six Hundred And Forty only)

सत्यमेव जयते

Please write or type below this line

Priyanka

उप-पंजीयक (द्वितीय)
अधीक्षण एवं मुद्रांक विभाग
जयपुर

0001497962

Void Void Void Void Void
Void Void Void Void Void

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 410585









"SHRI"

COLLABORATION AGREEMENT

THIS COLLABORATION AGREEMENT is made on this 17 day of December 2014, at Jaipur between:-

1. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Anmol Tak

priyanka

क्रम संख्या 27281 दिनांक 13/10/24

मुद्रांक देय 1 प्रयोजन

क्रेता का नाम

पिता / पति का नाम

पता

क्रेता / विक्रेता का नाम हस्ताक्षर

राजेश कुमार सैनी

लाइ. नं. 04/07 (स्टाम्प विक्रेता)
नगर निगम (मुख्यालय) के पास)
टोंक रोड़, जयपुर (राज.)

3. **SHRI VISHNU TAK** son of Shri Laxmi Narayan Tak age 47 years, resident of 205, Katla Purohitjika, Johari Bazaar, Jaipur, Rajasthan.

(Hereinafter collectively called as the Parties of the First Part or the Owners, which expression shall mean and include all their legal heirs, administrators, executors, representatives, assignees etc.)

A N D

Unique Dream Builders Pvt. Ltd., a company registered under the provisions of Company Act, 1956 having its registered office at UDB Tower, SB-59, 3rd Floor, Opp. Jaipur Nagar Nigam, Tonk Road, Jaipur through its Director, Shri Ravinder Singh Thakkar S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006.

(Hereinafter called as the Party of the Second Part or Developer which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include all its directors, their authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

PART-I

Chain of Title

That the Jaipur Development Authority, Jaipur executed the lease deeds for the following plots, the details of which are as under:

NAME OF OWNER	PLOT NO.	AREA (IN SQ. YARDS)	DATE OF LEASE DEED	DETAILS OF REGISTRATION
Anmol Tak	C-147	109.06	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 59 at S.No. 2014398006930 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 106 to 115 in the office of Sub Registrar, Jaipur – ____.
Miss Priyanka Tak	C-147 A	109.30	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 62 at S.No. 2014398006933 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 144 to 157 in the office of Sub Registrar, Jaipur – ____.
Vishnu Tak	C-148	118.24	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 60 at S.No. 2014398006931 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 116 to 188 in the office of Sub Registrar, Jaipur – ____.
Vishnu Tak	C-149	121.25	01-10-2014	On 17/12/2014 In Book No. 1, Zild No. 357 on Page No. 61 at S.No. 2014398006932 and the copy of the same filed in additional book No. 1, Zild no. 1426 on page no. 189 to 143 in the office of Sub Registrar, Jaipur – ____.
TOTAL AREA		457.85 Sq. Yds.		

situated in Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur (hereinafter called as 'said plots') in favour of the Owners. The said Plots are free from any litigation and are in total actual possession of the Owners, and the said Plots bears clean & pure title and are free from all encumbrances, attachment,

Anmol Tak

Priyanka

आज दिनांक 17 माह दिसम्बर सन् 2014 को 06:12 PM बजे
श्री/श्रीमती/सुश्री SHRI ANMOL TAK पुत्र/पुत्री/पत्नी श्री RAJENDRA TAK
उम्र 20 वर्ष, जाति TAK व्यवसाय STUDENT
निवासी 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR null
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(20143980110/4)
(Agreement / Power of development)

हस्ताक्षर उपपंजीयक
JAIPUR-IV
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[2014398011605]
दिनांक	[17-12-2014]
पंजीयन शुल्क रू0	23740
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	2474
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	26514

(20143980110/4) उपपंजीयक JAIPUR(IV)
((Agreement / Power of development))
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

उक्त श्री/श्रीमती/सुश्री (Executant)	Signature	Photo	Thumb
1-SHRI ANMOL TAK / RAJENDRA TAK उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT निवासी - 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR			
2-PRIYANKA TAK / SURESH TAK उम्र -33 वर्ष जाति - TSK, व्यवसाय -HOUSE WIFE निवासी - 205, KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR	Priyanka		
3-VISHNU TAK / LAXMI NARAYAN TAK उम्र -40 वर्ष जाति - TAK, व्यवसाय -BUSINESS निवासी - 5 KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR			

(And Claiment)

1-RAVINDRA SINGH THAKKAR / S.AJIT SINGH उम्र -40 वर्ष जाति - SIKH व्यवसाय -BUSINESS निवासी - SURAJ NAGAR (WEST) CIVIL LINE JAIPUR AS DIR. UNIQUE DREAM BUILDERS PVT.LTD			

ने लेखपत्र Agreement / Power of development को पढ़ कर व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष / मे रे रू0_____ पूर्व में मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD,JAIPUR.	27-12-14	
2- श्री/श्रीमती/सुश्री ANKIT JAIN पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER निवासी B-8 BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR.		

ने की है उनके समक्ष हस्ताक्षर एवं अंगूठे के निशान मेरे समक्ष लिये गये है।

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

notices etc. and it will be the responsibility of the Owners to indemnify the developer for any defect arising in the title of said Plots or in case liability of the Owners is to be discharged by the developer at any point of time.

That on date the owners are not earning anything from the said Plots and hence the owners have agreed to enter into this Collaboration Agreement.

That after considering the good location of the said Plots, the Owners have decided to construct Villa(s) on the said Plots and for this the Owners have approached the party of the second part/ developer for development and construction of the Villa(s).

That the Party of the Second part, the Developer is a registered company engaged in construction business having technical expertise and experienced directors who enjoy goodwill of high repute have decided to join hands with the Owners in the work of development and construction of the Villa(s) on the said Plots on the belief and assurances given by the Owners that they are the absolute Owners of the said Plots and the said Plots are free from all litigation and the same are in total possession of the Owners, and the said Plots bear a clean & perfect title and is free from all encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. and in furtherance to implement their intents parties to this Agreement are entering into this Agreement and simultaneously with the execution of these present the Owners have handed over the vacant possession of the said Plots for the construction and development of the said Villa(s) to the Party of the Second Part on the Terms & Conditions hereinafter written and the party of the Second part is ready to do the work appearing hereunder on the below mentioned terms & conditions :-

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

PART-II

Undertakings

1. **That** the Owners declare that they are entitled to enter into this agreement with the developer and they are having full rights and authority to sign and execute the same, to enter into a collaboration agreement with the party of the second part for the construction and development of the Villa(s) and to enter into negotiations, and to execute the collaboration agreement, power of attorney etc. and the terms appearing herein and hereby undertake that except theirs there is no right, title or interest of any third party/ person in the said Plots.

2. **That** the Owners have made available the said Plots hereto and do hereby allow, authorize and give complete authority to the Developer to demolish any existing structure and build, construct, develop and complete the Villa(s).

3. **That** the Owners have declared that the complete set of original title deeds of the said Plots is in their power and possession. The Owners further declare and assure that they shall keep the original title deeds of the said Plots always in safe custody and shall also safeguard the same against fire, water etc. Further the Owners shall provide a plenary set of complete title deeds duly certified to the Developer before the start of the construction of the said Villa(s).

Priyanka

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की माल्यियत रूपये 2373422
मानते हुए इस पर देय कमी मुद्रांक
शशि 13060 पर कमी पंजीयण शुल्क रूपये 23740 कुल रूपये 36800 जरिये रसीद संख्या
[20143980I1605, 20143980I1617]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रूपये 23740
के मुद्रांकों पर निष्पादित माना जाता है।

(20143980I1074) उप पंजीयक, JAIPUR-IV
(Agreement / Power of development)

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 64 क्रम संख्या 20143980069 35पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 172 से 188
पर चस्पा किया गया।

(20143980I1074) उप पंजीयक, JAIPUR-IV
Agreement / Power of development

उप पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

4. **That** the Owners hereby declare that, they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale or lease or development and construction of the said Plots or any part thereof to any person other than the Developer and there is no encumbrance on the said Plots and the same are completely free from all encumbrances, whatsoever and that the said Plots would be kept free from all kind of encumbrances, during the subsistence of these presents.

5. **That** the Owners declare that, they have not done any act, thing or executed any deed or writing whereby or by reason whereof the development or the construction of the said Plots and / or Villa(s) may be affected or prevented in any manner whatsoever.

6. **That** all items of plant and machinery, tools and implements, stores and materials that the developer will bring to the site for development/construction purposes shall remain exclusive property of the developer at all times and it is expressly agreed and accepted that the Owners shall have no claim whatsoever on all such items of plant and machinery, tools and equipment, stores and material at any time.

7. **That** the Owners have represented that they are the only and absolute Owners of the said Plots and in case any dispute is raised at any point of time by any third party, agency OR family members of the owners regarding the title, Ownership and possession of the said Plots, the Owners shall get it cleared at their own cost and expenses within a stipulated time period of 3 months. It has been agreed that the Owners are always liable for indemnifying the developer and the prospective buyers.

8. **That** the Developer shall be and are hereby authorized through Power of Attorney(s) given by the Owners to act in the name of the Owners in so far as necessary to appear, to represent the Owners and to submit the necessary documents in order to get construction plan sanctioned before the local authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation if required besides others and to file application form(s) for applying and obtaining all quotas/entitlements and other allocations for cement / steel / bricks and other materials as may be required for the construction and completion of the Villa(s) from time to time and to apply for temporary /permanent electric and water connections etc. to make the Villa(s) ready for occupation for and on behalf of Owners.

9. **That** in order to facilitate the developer to get plans approved/to get the sanction/ permission for raising the construction on the said Plots, the Owners have/will execute power of attorney in favor of Shri Ravinder Singh Thakkar S/o Shri Ajit Singh in the capacity of Director of Unique Dream Builders Pvt. Ltd. and undertakes to execute and register such other authorization(s) as may be required for the above purposes or in connection with the development and construction of the Villa(s) from time to time.

10. **That** the Owners and Developer have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed OR construed

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक
जयपुर





as constituting a service contract OR a partnership OR sale OR transfer of property between the Developer and the Owners, nor shall the Developer and the Owners in any manner constitute an Association of persons. Each party shall be strictly responsible for its own Income Tax liabilities OR other liabilities.

11. **That** the Owners hereby agree and give their irrevocable consent not to obstruct and/or raise any objections whatsoever and/or interferes.

    a) With the development work to be carried out in the entire project.

    b) In carrying out any amendments, additions, alteration(s), modification(s) or variation(s) in the construction plan(s) and

12. **That** the Owners and developer have agreed not to encumber the share of each other till the date of completion of the Villa(s) in any manner either by mortgage, pledge or by entering into any agreement with any other party or into any tenancy / license or lease. The Owners also declare and assure that the said Plots and the existing structure is un-encumbered and is free from any court injunction, litigation and lien charge of any nature whatsoever on the date of signing of this agreement. That any credit facility or financial loan can be availed by the developer on its respective share in the Villa(s) as per the approved plans and the developer can take a loan keeping only its respective share as collateral security and the Developer will not be entitled to create any charge over the Owner' share.

13. **That** the Owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said Villa(s).

14. **That** the developer will be entitled to make any structural changes in the company i.e. Unique Dream Builders Pvt. Ltd.

15. **That** the Owners shall abide by all statutory rules and regulations, by-laws etc. as the case may be and shall be responsible for any deviation, violation and/ or breach of any of these said laws, bye-laws, rules and regulations.

16. **That** the developer shall be entitled to demolish the existing building/structure and the developer will be entitled to use all salvage materials arising there from if any.

17. **That** the Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the developer and for which the developer may need the authority of the Owners, including any such additional power of attorney and/or authorization as may be required for the purpose.

18. **That** on performing the obligations under these presents the transfer of Villa(s) shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents/conveyance that might be executed should recite the about specific stipulations contained herein and relevant for the document executed.

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर





PART-III

Work Schedule

1- **That**, the Owners are simultaneously handing over the actual vacant physical possession of the said Plots to the Developer with execution of these present and the Owners have given complete authority and permission to the Developer to enter upon the said Plots described in the Schedule hereunder written as aforesaid, with full right and authority to commence, carry on and complete the construction/development thereof in accordance with the plan.

2- **That** the Owners will be liable for the dues subsisting on the said Plots till the start of the construction of the Villa(s) and thereafter till the Villa(s) is constructed, the taxes shall be proportionately shared by the developer and the Owners in the ratio as agreed and mentioned in the later clauses of this agreement.

3- **That** it has been further agreed in between the parties that in case any liability to pay service tax arises in future by change in law, and comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate of such deposit as per the agreed ratio of sharing in the Villa(s) to the Developer within a period of one week from the date of such deposit.

4- **That** the Developer shall appoint the Architects, Engineers, contractors and other staff necessary to construct the Villa(s) at its own cost and expense.

5- **That** it is agreed that the delay caused in getting the Villa(s) constructed and development due to any force majeure such as riots, disturbance of peace, when the situation of the law and order is not under the Control, strikes, non availability of building materials, transporter's strike, governmental restrictions and/or reason of civil commotion, any act of god or any other natural calamity or due to any defect in the title of the Owners or due to any dispute with the neighbors due to any stay/ injunctions/restrain orders passed by any competent court/tribunal/authority or some other reasons which may be beyond the control of the developer, it would not be the responsibility of the developer as the time cannot be of essence in the collaboration agreement.

6- **That** it is hereby agreed that the entire cost of construction inclusive of any incidental expense thereto shall be borne by the Developer and all efforts connected with this shall be done by the Developer.

7- **That** in the event of any beneficial changes or otherwise required to be done in the building plan pursuant to any amendment in the existing building regulations during currency of this Agreement the Owners shall sign and execute all necessary documents/plans etc. and also comply with all necessary legal formalities as may be required to be done and the Owners will not be entitled to make any monetary charges for their services or claim, additional consideration for the extended construction area, if any.

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

That without prejudice to the rights and interests of the Owners, the developer has been permitted to affix signage, hoardings, fix display board on the said Plots or at any other places and developer can also publish the advertisement in





media. The Developer will also have a right to display its Board on the Top of the Roof Terrace. The Developer shall do the marketing for the Villa(s) which shall not be objected by the owner.

9- **That** the Owners shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.

10- **That** it is hereby expressly declared that the work of Development/ Construction of the Villa(s) as have been mentioned above is to be carried out by the Developer. For the efforts, work and costs put in by the Developer, Developer will be entitled to receive 55% of the total sale consideration of said Villa(s) and the Owners will be entitled to receive 45% of the total sale consideration. In other words the share of the Owners and the Developer in the Villa(s) will be as under:-

Owners	45%
Developer	55%

11- **That** the developer will sell the said Villa(s) and receive the entire sale consideration in the name of the company M/s Unique Dream Builders Private Limited. Upon receipt of the payment the developer shall reimburse the 45% of the amount received for the Owners' share in the Villa(s) to the Owners for all times to come. However it has been agreed in between the parties that in case if the villas are not constructed on the respective plots then in that case also, the developer shall also have the right to sell the land/plots as it is without there being any development and whatever the sale consideration is received that will be shared in between the parties in the same ratio as mentioned above.

12- **That** the developer shall be free and authorized to sell the said Villa(s). However by way of this Agreement and the rights conferred by these present, the Developer is fully entitled and duly authorized on behalf of the Owners to execute the Sale Agreement / Sale Deed/ Lease Deed/ Rent Deed/ License or any other agreement/ deed/ instrument/writing in favour of prospective buyer/any third party and to present the same for registration in the office of Sub-Registrar and can receive payments from the prospective purchaser of the said Villa(s) and the Owners will have no right or objection on such agreement/deed which will be executed by the Developer. In case the signature of Owners are required by the prospective buyer or the Developer on any such document like Sale Agreement / Sale Deed etc, the Owners are bound to sign the same whenever and wherever it is required and the Owners will not be entitled to receive or claim any consideration for it.

13- **That** the rate on which any Villa(s) shall be sold to any prospective buyer shall be mutually decided by both the parties to this agreement.

14- **That** the Developer shall be authorized to procure respective buyers of the proposed Villa(s) and to receive the payment from the said respective buyers towards the price of the said Villa(s).

15- **That** the Developer shall receive the advance amount from the prospective buyer(s) on such terms and conditions as settled between the prospective buyers and Developer without any interference of any kind whatsoever from the Owners.

उप-पंजीयक (प्रथम)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Priyanka





PART-IV

Taxes/ Outgoings

1- **That** all taxes and grounds rent due on the land of any statutory or non statutory authority (s), OR any other authority from the date of signing of this agreement upto the transfer of the Villa(s) to the prospective Buyers from the date of signing of this Agreement are to be paid by the Owners.

2- **That** all taxes etc. due on the plot prior to the date of signing of this agreement shall be borne by the Owners and if the developer has to pay any such due amount, then the Owners shall duly indemnify the developer.

3- **That** it has been clear that both the parties shall bear Income Tax liability on their respective shares. The Developer shall only be liable to pay Income Tax for its share in the Villa(s) i.e. 55% of the total Sale Consideration of the Villa(s).

4- **That** it has been further agreed in between the parties that in case if any liability to pay any service tax in present or in future, comes upon the Developer, then the Developer will pay the same to the concerning department. However the Owners will reimburse proportionate 45% of such deposit to the Developer within a period of one week from the date of such deposit.

5- **That** in case if any liability arises for Service tax payable on Owner's share to be delivered by the Developer to the Owners in pursuance of the Collaboration Agreement shall be borne by the Owners. If the liability to pay service tax on said Owner's share has been casted upon Developer. The Owners shall pay the service tax so calculated without any delay or demur to the Developer to enable it to discharge such service tax liability.

6- It is further clarified that service tax payable on booking amount received from Prospective Buyers on Owner's share shall be borne and paid by the Owners only and the Developer shall not be responsible for the same in any way. In the event, the Developer is required to pay such tax by Service tax Authorities, the Owners shall forthwith reimburse such deposited amount to the Developer without any delay or demur.

7- **That** if the Owners fail to reimburse the service tax amount to the developer then the developer has a right to retain/deduct the amount equivalent to the Service Tax from the amount of Sale Consideration of the Villa(s).

PART-V

Indemnity

1- **That** the developer is entering in this agreement with the Owners on the representation and belief that the title of the said Plots is clear and encumbered. If any dispute arises on title of said Plots at any time after signing of this agreement, during the construction of the Villa(s) and even after construction of the said Villa(s), the entire responsibility to get the dispute resolved shall lie on the Owners and if the property goes from the hands of the developer or any prospective purchaser buying a Villa(s) from the developer then the Owners shall indemnify the developer or purchaser buying from the developer the actual cost of land and construction thereon along with interest @18% from the date of agreement to sale in favour of the prospective buyer.

उप-पंजीयक (बहुधा)
पंजीयन एवं मुद्रांक
जयपुर





2- **That** if Owners make any breach of one or more terms and conditions appearing herein in this Agreement and agreed mutually, the Owners shall make good the loss to the Developer.

3- **That** in the event of the Owners committing breach of any of the terms and conditions herein contained the developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the arbitrator so appointed provided however that if such delay shall continue for a period of six months then in that event in addition to any other right, which the developer may have against the Owners, the developer shall be entitled to sue the Owners for the specific performance of this agreement or to rescind this agreement and claim refund of all the money paid and/ or incurred by the developer and such losses and damages which the developer may suffer.

4- **That** in the event of the developer is prevented from proceeding with the construction work during the continuance of such construction by any act on the part of the Owners or Owners' agents, servants, representatives or any person claiming any right under the Owner then in that case the developer shall have the right to claim refund of all sums paid by the developer to the Owner in the meantime together with interest at the rate of 18% per annum and shall also be entitled for to claim damages and losses which the developer may suffer because of the total expenses incurred by the developer in construction of Villa(s) till that date but the developer's right to sue for specific performance of the contract shall remain unaffected.

PART-VI
Arbitration

1- **That** all disputes and questions in connections with this Agreement arising amongst the Owners and the Developer shall be referred to the sole Arbitrator Shri Alok Garg S/o Shri Gopi Chand Garg, resident of D-105, Lal Kothi Marg, Bapu Nagar, Jaipur – 302015 whose decision shall be final and binding on both the parties. That the venue of arbitration shall be Jaipur. The provisions of the Arbitration & Conciliation Act, 1996 shall be applicable.

PART-VII
Jurisdiction

1- **That** only the courts in Jaipur shall have the jurisdiction to entertain and determine or adjudicate all actions and legal proceedings arising out of or in relation to the award of the arbitrator.

PART-VIII
Miscellaneous

That the name of the Villa(s) will be mutually decided by both the parties.

2- **That** all notices, letters shall be delivered by hand or sent through registered post acknowledgment due to the other party at the addresses first above or at such duly notified change of addresses.

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर





IN WITNESS WHEREOF the parties hereto have set their respective hands hereunder on the date mentioned above.

(FIRST PARTY)
OWNERS

1. **ANMOL TAK**
   PAN: AQTPT5095R

2. **MISS PRIYANKA TAK**
   PAN: AEIPV8860R

3. **VISHNU TAK**
   PAN: ABFPT8[illegible]

(SECOND PARTY)
DEVELOPER
Unique Dream Builders Private Limited
PAN No. AAACU8928N through its Director:

SHRI RAVINDER SINGH THAKKAR

WITNESSES: -

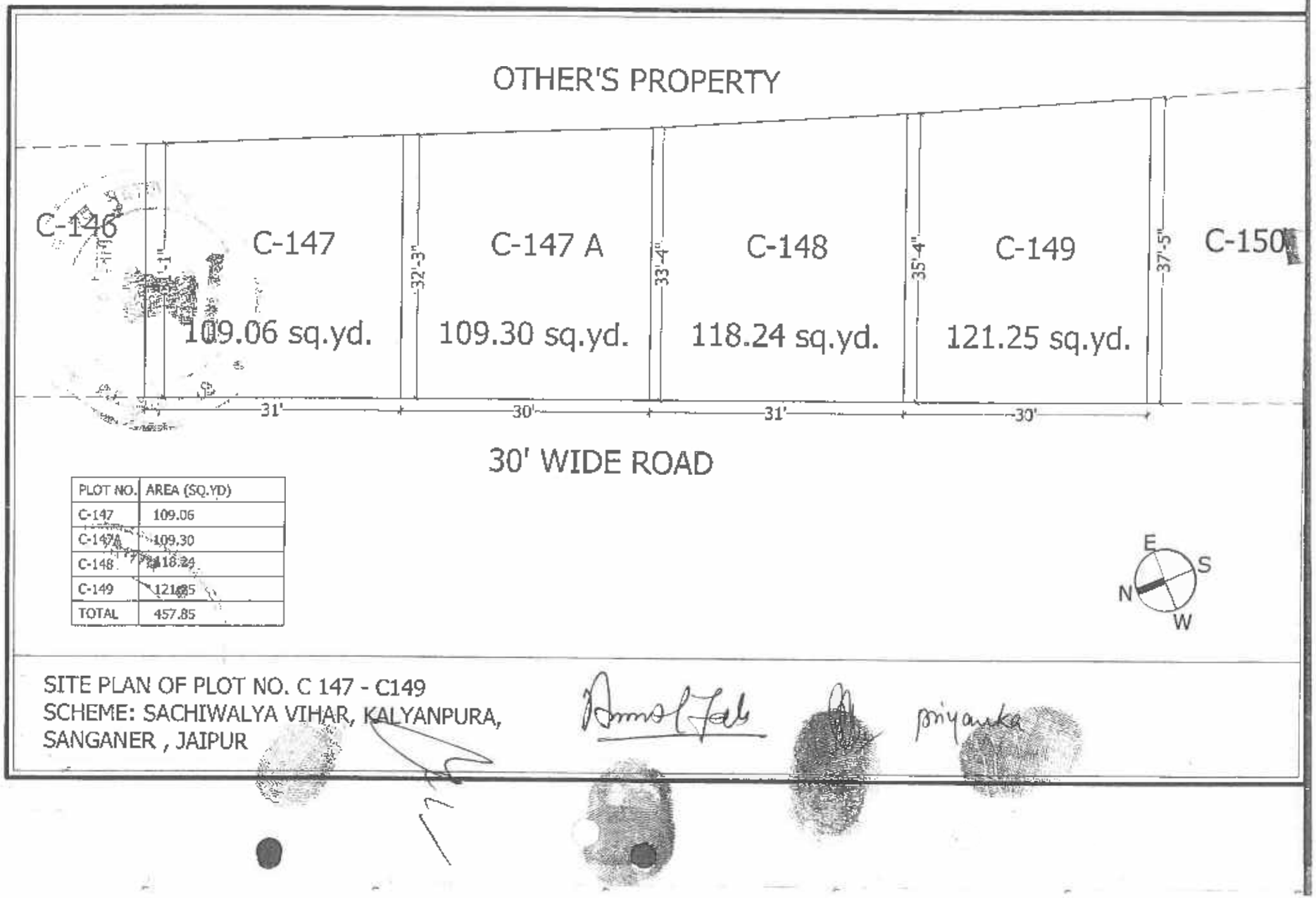
(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

उप-पंजीयक (चतुर्थ)
स्टाम्पन एवं मुद्रांक, विभाग
जयपुर







PLOT NO.	AREA (SQ.YD)
C-147	109.06
C-147A	109.30
C-148	118.24
C-149	121.25
TOTAL	457.85

SITE PLAN OF PLOT NO. C 147 - C149
SCHEME: SACHIWALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

priyanka

Stamps and Registration Department

OFFICE OF SUB REGISTRAR SR IV

JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2014398011608	Date	17/12/2014
Presenter Name	SHRI ANMOL TAK	Document S. No	2014398011086
Presenter/Property Address	205 KATLA PUROHITJI KA JOHARI BAZAR JAIPURnull		
Document Type	Agreement / Power of development		
Claiment Name	RAVINDRA SINGH THAKKAR	Payment Mode	Cash
Face Value	0	Evaluated Value 2373422	Stamp Value 23740

Ord- registration fee	23740	commssion	0
csi_more_50000	300	custody	0
stamp(memorandum)	0	reg(memorandom)	100
Penalty	0	us_64	0
stamp duty	0	Surcharge	2374
us_25_34	0	others	0
us_64_67	0	Inspection fee	0
		Total :	26514

Twenty Six Thousand Five Hundred Fourteen Only

Cashier

Sub Registrar JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01806250262767M
Certificate Issued Date	:	17-Dec-2019 05:38 PM
Account Reference	:	SHCIL (FI)/ rjshcil01/ TONK ROAD/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL01019046166714388M
Purchased by	:	UNIQUE DREAM BUILDERS PVT LTD
Description of Document	:	Article 44(ee)(i) Power of Attorney for Sale Of Immovable Property (Other than Blood)
Property Description	:	P.NO. C-147,C-147-A, C-148, C-149, SACHIWALYA VIHAR, VILL-KALYANPURA, SANGANER, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	ANMOL TAK PRIYANKA TAK AND VISHNU TAK
Second Party	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Paid By	:	UNIQUE DREAM BUILDERS PVT LTD
Stamp Duty Amount(Rs.)	:	23,640 (Twenty Three Thousand Six Hundred And Forty only)

Please write or type below this line

priyanka

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

XM 0001497963

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at 'www.shcilestamp.com'. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.





Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

AA 410582






SHRI

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We

1. **SHRI ANMOL TAK** son of Shri Rajendra Tak age 20 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

2. **MISS. PRIYANKA TAK** D/o Shri Suresh Tak, age 33 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

पंजीयक (चतुर्थ)
वित्त एवं पुनर्वास विभाग
जयपुर

Anmol Tak

priyanka

3. **SHRI VISHNU TAK** son of Shri Laxmi Narayan Tak age 47 years, resident of 205, Katla Purohitji ka, Johari Bazaar, Jaipur, Rajasthan.

do hereby appoint, nominate and constitute **RAVINDER SINGH THAKKAR** S/o Shri Ajit Singh, age 40 years, R/o 15, Kailash Path, Suraj Nagar (West), Civil Lines, Jaipur – 302006, Director of Unique Dream Builders Private Limited having its registered office at UDB Tower, 3rd Floor, Opp. Jaipur Nagar Nigam, SB-59, Tonk Road, Jaipur to be our lawful attorney and to act on our behalf to do the following Acts, Deeds OR things amongst others with regard to the plots no. C-147, C-147A, C-148 and C-149 situated at Scheme Sachivalaya Vihar, Kalyanpura, Tehsil Sanganer, District Jaipur admeasuring **457.85 Sq. Yds.** (hereinafter referred to as the said plots) and authorize the said attorney to do the following acts, deeds and things:

1. **To** enter into, affix signatures, execute and get registered any agreement/ development agreement/ sale deed/ agreement to sale/ lease deed etc. with regard to the Villas as mentioned in the Collaboration Agreement dated 17/12/2014 executed by us in favour of Unique Dream Builders Private Limited and to receive sale consideration in the name of the Unique Dream Builders Private Limited and to give receipt/acknowledgment thereof.

2. **To** represent in the office of Nagar Nigam, Jaipur/J.D.A/Govt. of Rajasthan/ State of Rajasthan OR any other authority OR Local Self Bodies, Urban development and Housing Department, Electricity Department, Fire Department, Police, PHED etc. and to sign and execute any Applications including for the purpose to deposit Security amount in any department, Bond, etc/ and to apply and obtain any permission/Sanction OR Clearance for the purposes of constructions and development of the said Villas.

3. **To** apply and obtain sanctions for Water, Electric, Power, Telephone, and Gas OR any other connection as may be required in our name and to deposit necessary FEES/CHARGES, etc with the concerned authorities.

4. **To** Deposit, Fee, Charges OR any other amounts for any permission/sanction for construction and to receive the same in our name.

Priyanka

आज दिनांक 17 माह दिसम्बर सन् 2014 को 06:30 PM बजे
श्री/श्रीमती/सुश्री SHRI ANMOL TAK पुत्र/पुत्री/पत्नी श्री RAJENDRA TAK
उम्र 20 वर्ष, जाति TAK व्यवसाय STUDENT
निवासी 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPUR null
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(201439801 1086)
(Agreement / Power of development)

उपपंजीयक, JAIPUR-IV
उपपंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

रसीद नं0	[201439801 1608]
दिनांक	[17-12-2014]
पंजीयन शुल्क रू0	23740
प्रतिलिपि शुल्क रू0	0
पृष्ठांकन शुल्क रू0	300
अन्य शुल्क रू0	2474
कमी स्टाम्प शुल्क रू0	0
कुल योग रू0	26514

(201439801 1086) उपपंजीयक,JAIPUR-IV
((Agreement / Power of development))

उपपंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

5. **To** appear, represent and act before any authority, Local, Municipal, Government, Semi Government, including the competent authority, and to make all such Applications, Depositions as may be required for the purpose of development of the Plots OR for any modifications, alternations in the sanctioned plans.

6. **To** engage or to appoint any Architect, Planner, Draftsman, Structural/ Project/ Electrical/ Civil Engineer's/ Consultant and any other competent persons, employees, labourers, Sub-Contractors, Electricians, Surveyors, plumbers and Sanitary Engineers, agency/sub agencies, security guards for the purpose of the construction of the Villas OR other development work over the plots.

7. **To** receive the completion certificate for the completion of the Villas OR other development work as may be required from the concerned authorities and for the said purpose to make all applications and depositions etc.

8. **To** apply for permits for the building material such as cement, bricks, steel OR any other controlled items and to do all OR any other thing required to be done to ensure regular supplies of the same.

9. **To** apply and obtain all quota/entitlements and other allocations for any material as may be required for the construction and completion of the Villas from time to time.

10. **To** submit vakalatnama, letter of authority and to appoint and engage any advocates/ consultants/ solicitors/ chartered accountants, to settle the accounts, to refer to arbitrations all disputes and differences to file and to contest any litigation, before any forum/Tribunal/Courts of law/Settlement Committee's etc.

11. **To** institute/file, Defend, Prosecute, Enforce OR Resist any suit OR other actions and Proceedings, Appeals/Revision/Review/ Applications in any Court whether Civil, Criminal, Revenue, OR before, Trial Court, District Court, High Court OR Supreme Court OR Arbitration Tribunal OR Industrial Courts, Tribunals, etc. arising out of or in respect of the plots/Villas as mentioned hereinabove.

12. **To** generally do all other Acts, Deeds and things as may be necessary in relation to the aforesaid purposes.

Amrit Jain Priyanka

उक्त श्री/श्रीमती/सुश्री (Executant) Signature Photo Thumb

1|-SHRI ANMOL TAK / RAJENDRA TAK
उम्र -20 वर्ष जाति - TAK, व्यवसाय -STUDENT
निवासी - 205 KATLA PUROHITJI KA JOHARI BAZAR JAIPPUR




2|-PRIYANKA TAK / SURESH TAK
उम्र -33 वर्ष जाति - TSK, व्यवसाय -HOUSE WIFE
निवासी - 205, KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR




3|-VISHNU TAK / LAXMI NARAYAN TAK
उम्र -40 वर्ष जाति - TAK, व्यवसाय -BUSINESS
निवासी - 205 KATLA PUROHIT JI KA JOHRI BAZAR JAIPUR




(And Claiment)

1|-RAVINDRA SINGH THAKKAR / S.AJIT SINGH
उम्र -40 वर्ष जाति - SIKH व्यवसाय -BUSINESS
निवासी -15 SURAJ NAGAR (WEST) CIVIL LINE JAIPUR AS DIR.
UNIQUE REAM BUILDERS PVT.LTD



ने लेख्यपत्र Agreement / Power of development को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू0 _____ पूर्व में/मेरेसमक्ष / मे से रू0_____ पूर्व में ------ मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SACHIN TAK
पुत्र /पुत्री /पत्नी श्री CHUTTAN LAL JI TAK
उम्र -36 वर्ष जाति-TAK व्यवसाय -BUSINESS
निवासी E-10/98 CHITRAKOOT YOJNA AJMER ROAD,JAIPUR,




2- श्री/श्रीमती/सुश्री ANKIT JAIN
पुत्र /पुत्री /पत्नी श्री MOOL CHAND JAIN
उम्र -32 वर्ष जाति-JAIN व्यवसाय -DEED WRITER
निवासी B-8 BHAVYA TOWER KABIR MARG BANI PARK,JAIPUR,



ने की है जिनके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गये है।

उप पंजीयक, JAIPUR-IV
उप–पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

(20143980110 86)
Agreement / Power of development

That it is further stated that this GENERAL POWER OF ATTORNEY relates to the above Plots and we undertake to be responsible for any of the acts of the attorney in my name for the purposes mentioned hereinabove.

We do hereby agree to ratify all Acts Deeds and things done OR executed by the said Attorney Lawfully by virtue of these presents.

IN WITNESS WHERE OF WE HAVE SIGNED AND EXECUTED THESE PRESENTS ON THIS DAY OF 17/12/2014.

1. **ANMOL TAK**
   PAN: AQTPT5095
2. **MISS PRIYANKA TAK**
   PAN: AEIPV8860R
3. **VISHNU TAK**
   PAN: ABFPT8982N

[O W N E R S]

Accepted by:

Shri Ravinder Singh Thakkar S/o Shri Ajit Singh
Director of Unique Dream Builders Private Limited



WITNESSES: -

(1) **SACHIN TAK**
S/o Shri Chuttan Lal Ji Tak
R/o E-10/98, Chittrakoot Yojana, Ajmer road, Jaipur

(2) **ANKIT JAIN**
S/o Shri Mool Chand Jain
R/o B-8, Bhavya Tower, Kabir Marg, Banipark, Jaipur

endorsement

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रूपये 2373422
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क रूपये 23740 कुल रूपये 23740 जरिये रसीद संख्या
[2014398011608]
दिनांक [17-12-2014] में जमा किये गये है।
अतः दस्तावेज को रूपये 23740
के मुद्रांकों पर निष्पादित माना जाता है।

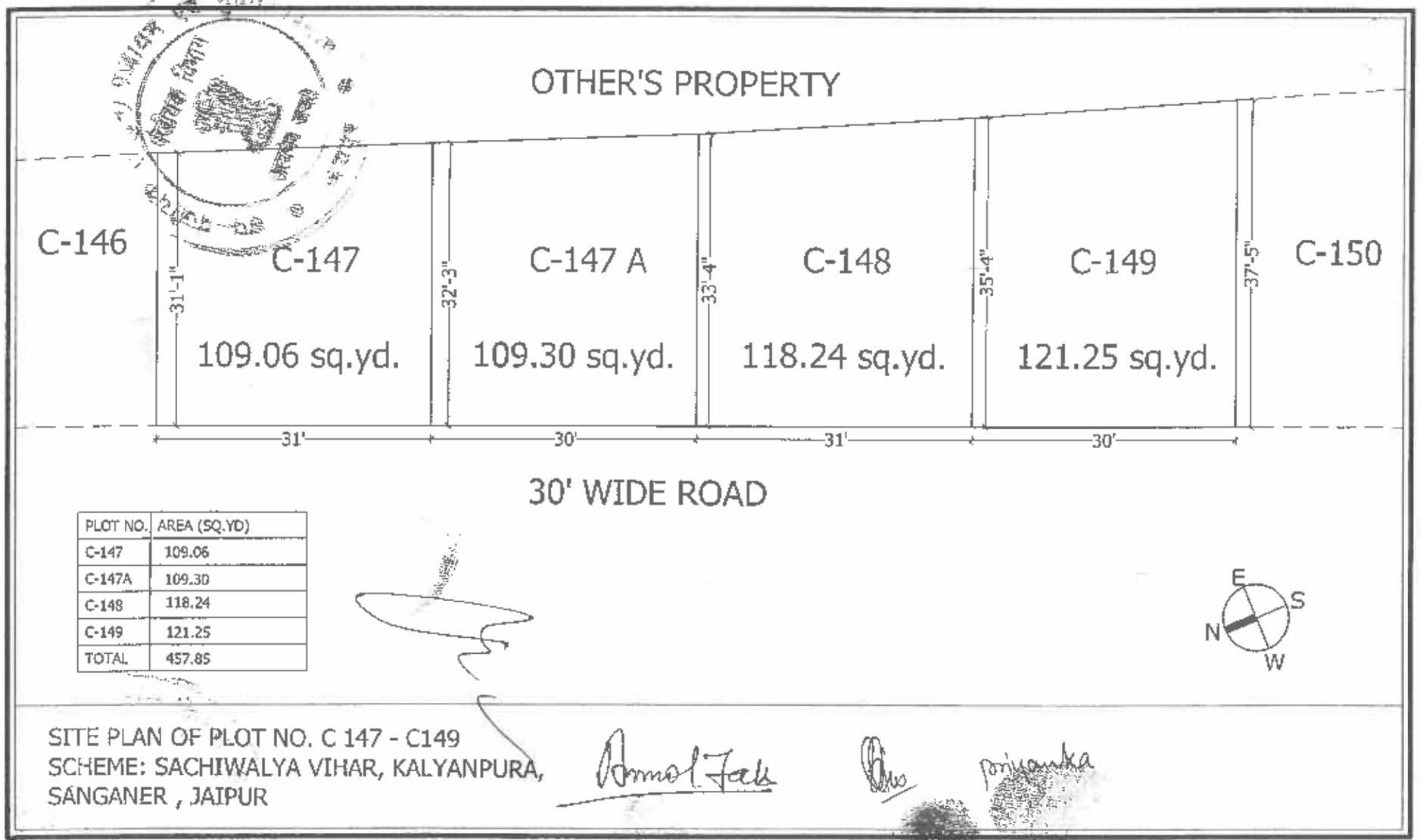
(2014398011086) उप पंजीयक, JAIPUR-II
(Agreement / Power of development

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

आज दिनांक 17/12/2014
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 67 क्रम संख्या 2014398006938पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 214 से 223
पर चस्पा किया गया।

(2014398011086) उप पंजीयक,
Agreement / Power of develop

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर



PLOT NO.	AREA (SQ.YD)
C-147	109.06
C-147A	109.30
C-148	118.24
C-149	121.25
TOTAL	457.85

SITE PLAN OF PLOT NO. C 147 - C149
SCHEME: SACHIWALYA VIHAR, KALYANPURA,
SANGANER , JAIPUR

endorsement

आज दिनांक 17/12/2014 को
पुस्तक संख्या 1 जिल्द संख्या 357
में पृष्ठ संख्या 67 क्रम संख्या 2014398006938पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1426
के पृष्ठ संख्या 214 से 223
पर चस्पा किया गया।

(2014398011086)
Agreement / Power of development

उप पंजीयक JAIPUR (चतुर्थ)

सहायक पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर