

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0060702270



Payment Date: 31/03/2022 10:05:40

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (CITY)

Period: 31/03/2022-To-31/03/2022

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	1000.00

Commision(-): 0.00

Total/NetAmount: 1000.00

One Thousand Rupees and Zero Paise Only

Payee Details:		
Full Name: AMIT AHUJA	Tin/Actt.No./VehicleNo./Taxid :	
Pan No.(If Applicable):	City(Pincode):	JAIPUR(302001)
Address:103, TRINITY RESIDENCY 4/157-A, SEC 4, JAWAHAR NAGAR, JAIPUR	Remarks:LAND SEARCH REPORT OF PLOT NO. F-140, AZAD MARG, C SCHEME, JAIPUR	

Payment Details:		Challan No. -	0
Bank:	State Bank Of India	Bank CIN No:	000632664546431032022
Date:	31/03/2022 10:05:40	Refrence No:	IK0BPNWIB7

Computer generated copy on : 31/03/2022

Courtesy : <https://Egras.raj.nic.in>

CERTIFICATE OF TITLE

Date:.....

TO WHOM IT MAY CONCERN I, undersigned at the request of Shri Anand Mishra S/o Shri Udai Kant Mishra Director of M/s Trimurty Landcon India Pvt. Ltd. having its registered office 601, Geeta Enclave, Vinoba Marg, C-Scheme, Jaipur and Mrs. Pinky Mathur w/o Late Shri Vinay Mohan Mathur, Smt Meghna Mathur, Smt Mansi Mathur & Smt. Mudita Mathur all three d/o Late Shri Vinay Mohan Mathur, who had entered into a registered development agreement dated 12/02/2022.

That Late Shri Madan Lal Mathur had purchased a plot No. F-140, Azad Marg, C-Scheme, Jaipur total area of plots 825.50 sq. yds. from the Urban Improvement Board, Jaipur on 24.06.1960. I have perused the title deed and other papers produced for my perusal.

The said property has been transferred by way of development right to M/s Trimurty Landcon India Pvt. Ltd. through a registered development agreement signed on 12/02/2022 vide receipt no.202201016002401 registered on 15/02/2022 in book number 01 volume number 1399 on page 91 in S. No.202203016102236 & additional book no. 01 volume 5582 on page no. 686 to 705 for the development and construction of residential project on above said plot/property.

In my opinion the title of the above property is clear, marketable and free from all encumbrances. The Property is free from any liability and litigation with respect to its ownership.

Description of the property: -

Plot No.: F-140, Azad Marg, C-Scheme, Jaipur 302001

Area: - 825.50 Sq. Yards equivalent to 689.80 Sq. Mtrs.


Amit Ahuja

Advocate

Date: 31.03.2022

Place: - Jaipur

Enclosed:

1. Copy of Patta of Plot No. F-140, Azad Marg, C-Scheme, Jaipur
2. Copy of name transfer letter no. JDA/DC/Zone-1/2021/D-2468 date 05/10/2021
3. Copy of Registered Developer Agreement dated 12/02/2022

2859

यह प्रकारका जो काम... २४^{वें} दिन तक और रातस्थान करार (जिसे इसके बाद 'मदम' कहकर संक्षेपित किया गया) और दूसरी और जी 'मदम' का नाम 'मदम' पुत्र 'मदम' का नाम 'मदम' (जिसे इसके बाद 'मदम' कहकर संक्षेपित किया गया है और जिस प्रकार के काम) की कार्य के काम 'मदम' होगा और जिसमें 'मदम' का कार्यकारी निर्वाहक प्रकाशक प्रविष्टि और मुद्राधिकारों की सम्मिलित होने) के बीच किया गया है।

इस बात का खती है कि २०-२५-२५ (जिसे २५-२५-२५) रूपका मात्र की रकम के नजराने को करीबार द्वारा जमा कर दिया गया है (और जिसकी रसीद सरकार इसके द्वारा स्वीकार करती है) और इसमें उचितकित राशियाँ और करों के धन में जो करीबार द्वारा निवेशित गया पतन किए जावेंगे सरकार इसके द्वारा करीबार को जमीन का यह तमाम धन (जो इसके मातृ पत्रक में उचितकित संशोधित किया गया है) प्रदान और इत्यादि करती है जो 'सी-२५' में स्थित है और जो जमीनी चीजों और च-पत्रक के साथ इसके अन्तर्गत किये गए परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विरोधरूप से इससे संग्रह नकरो में

— ८७८ — रंग में विभाज्य गया है; यह सब पूर्ण स्वाभिव सम्बन्धी सत्तों सहित किन्तु निम्नलिखित समाप्त व प्रत्येक अपवादों संरक्षकों प्रविष्टियों के समान शक्तों और कर्तव्यों के आधीन तरीदार अपने उपयोग उपयोग और हस्तगत के लिये अपने अधिकार में रखेगा अर्थात् :—

(१) लखीमपुर सरकार को सर्वेक्षण करनेवाले कीर्ति के कार्यालय में जा ऐसे ग्राम स्थान पर जिसे सरकार सर्वेक्षण समय पर इस और नियत करदे ग्रामके सर्वेक्षण के पहलवें दिन एक जमीन के संबंध में राहरी जमाबन्दी के तौर पर रु० ३४.९९ रूपये (अर्धे-बोली) तथा रुपये ७५२३ के बिले जाने का बकाया करेगा।

(3) करीदार द्वारा एक जमीन के लिए देय राहरी जमाबन्दी कम से कम तीस वर्ष की प्रत्येक छत्रोत्तर वर्षों के जोर में दोहराई जा सकेगी किन्तु ऐसे किसी पुनर्वर्तन के समय तक तो यदि कोई हो उस राहरी जमाबन्दी को जहाँ तक पूर्ण की जायगी के समय में जमीन मालिक को किसी भी प्रकार में देय दोहराने की जमाबन्दी की गई है उसके बाद अधिक नहीं होगी।

(क) उपरोक्त तरीक तब किसी रकम या परिवर्धित रकम या पहले किसी जंरा की जो राहरी जमाबन्दी के तौर पर जो बाजित हो आदाबगी म करने पर सरकार देखी रकम या बंधा को उस तरीके से जो सब समय माफ-गुजारी कीजयगा की बसकी के लिए निर्देशित किया गया है, बसक अन्दरी और बसक करने के लिए प्रयत्न होगी ।

AIIPUR (४) कस्त जमीन का उपयोग केवल कस्त पर धरुने के आधार से किसी प्रकार या इनतरों के बनवाने में होगा।

(५) सरिदार उस भूमि का उस पर बनाई गई इमारत या इमारतों को या इन दोनों के किसी भाग को किसी ऐसे दायर के लिए जो निम्नलिखित पर में निर्दिष्ट दायर के समान है बिना सरदार या सरदार के ऐसे सरदार की लिखित स्वीकृति के (जो इस अधिनियम पर किये जायें) व जो उपबोध में दायरगा और न उपबोध में दायरगी अनुमति ही होगा।

(६) इस तहरीर बस्तावेज की शारीक से दो वर्ष का देसी अनिश्चित अवधि के भीतर जो इस ओर खरफार द्वारा बहादी जाये सरीदार कप्त इनारत या इनारतों को कप्त अनिश्चित द्वारा स्वीकृत नकरो या नकरी के अनुसार और इमात बनवाने के ऐसे अनिश्चितों का यदि कोई हो इम्तिया अकाम करते हुए बनवा कर पूरा कर लेना भी यह समय जेज या स्थल पर, जिसमें या जहां कप्त अनिश्चित निवत हो कप्त होते हों ।

(७) यदि ऊक्त जमीन पर सामोरा का काम इस सहरीर इस्तफेज का बेसी कमिश्नर जमिनि से जो इस ओर करकार द्वारा बस दी जाये वः महीने की कमिश्नर के भीतर माहजम लगी कर दिया जाय तो करिफत द्वारा बस दी गई जमिनमे की सफा की बिना बीम बीमई एका मरिफत की जाकर यह बाकाय की जा सकेतो और सरकार बस पर कम्मा कर लेगी ।

(८) करिदार उच्चम अधिकारी को होने के तत्काल कारागार विशेष और स्थानीय कर दर व्यवस्था और सार्वजनिक भूदा आगत जमीन या उसके किसी भाग के सम्बन्ध में या उस पर बसाई गई किसी इमारत या इमारतों या बाग़ गृहों या बाड़ियों अन्य-समीरों के सम्बन्ध में उस समय लागू किए गए निर्धारित किए गए या लगाये गए हों और सम्बन्धित हों।

[illegible]

नोट:—इस फाट की साधना कदरी जवाबदारी की Capitalised Value का है।

दस्तावेज सं० १२, १६ सं० X नवीनियत बेचान (Conveyance) इसके साथ लगाये जाते हैं।

हटाव्य नं० १२, १६ सं० X

बर्हसियत बेखान (Conveyance) इसके साथ लगाये जाते हैं।

72 (2)
7-95

Ordnance Improvement Board
JALPUR.

Secretary,
Urban Improvement Board,
JALPUR.

५४० - १२ वी पाठ्याई
इन्दीया सी

पूर्व पश्चिम उत्तर दक्षिण } साष्टर व्याज
संलग्न है

राजस्थान सरकार की ओर से

पद-से-आदेशों के द्वारा निम्न की उपस्थिति सेक्रेटरी, नवंबर इष्टिबुमेन्ट बोर्ड, जयपुर।
से हस्ताक्षर किन्तु नय।
Secretary,
Urban Improvement Board.

Urban Improvement Board.
JALPUR.

साक्षी:-

साक्षी

1

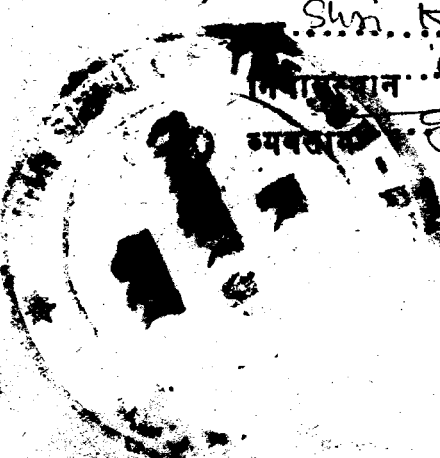
साक्षी- २५५७

Madam Lee Mew

बरीदार

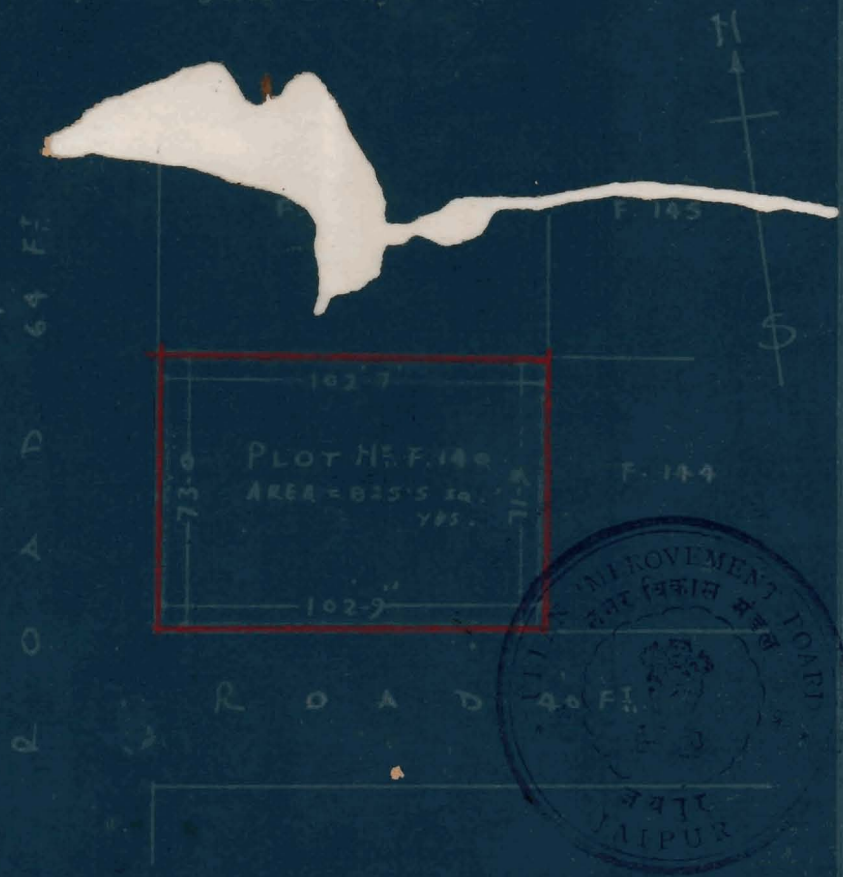
समाप्ती :

सापत्ति



SITE PLAN SHOWING THE PLOT NO. 140 IN SCHEME - C - JAIPUR.

SCALE 50 FT. = 1 INCH

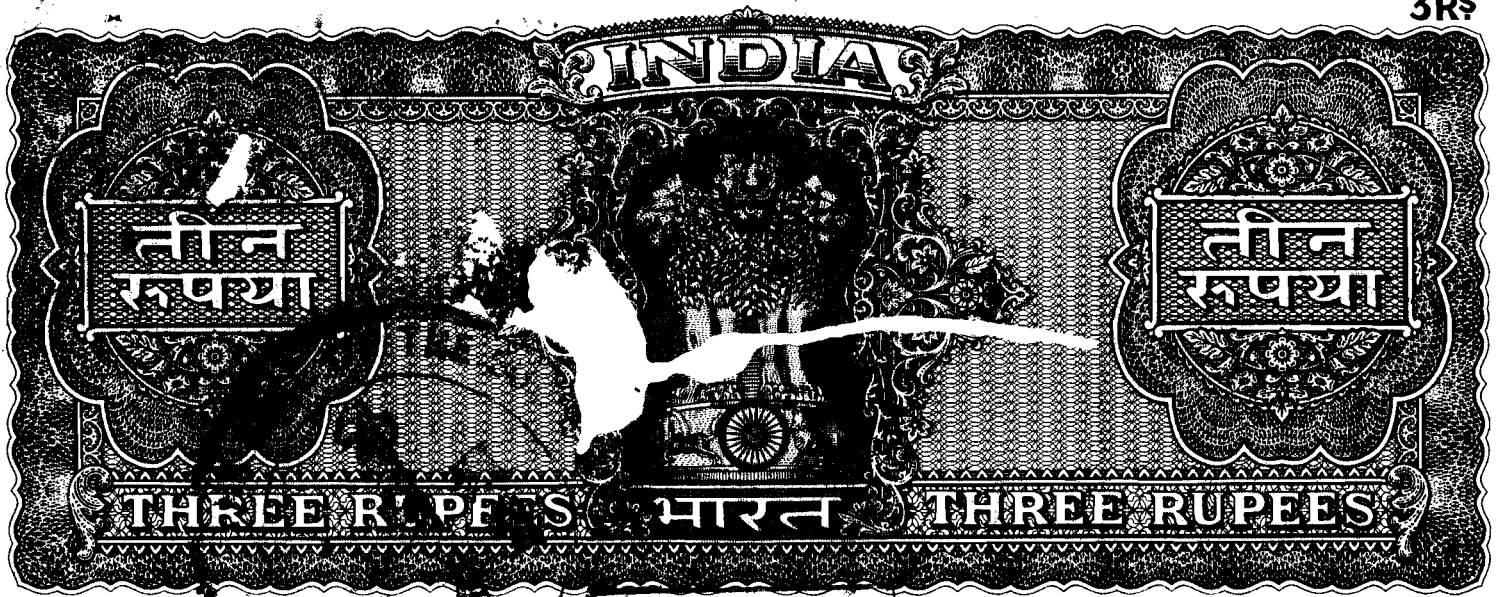


D. By
Buyal
17.7.58

Rehal
OVERSEER
U. B. JAIPUR

Thakur
ASSISTANT ENGINEER
U. B. JAIPUR

Mishra
SECRETARY
URBAN IMPROVEMENT BOARD
JAIPUR



GOVERNMENT OF RAJASTHAN

V/s

Shri Madan Lal Mathur S/o Lala Jeevan Bux of Jaipur.

1. No. 15 Denomination of Rs. 15/-

2. No. 16 Denomination of Rs. 3/-

Total Rs. 18/- are attached
herewith.

These furnish the requisite revenue stamp
duty for the attached sale-deed in respect of Plot
No. F 140 in Scheme C Jaipur allotted to Shri Madan
Lal Mathur S/o Lala Jeevan Bux of Jaipur.



M. R. G.
Secretary,
Urban Improvement Board,
Jaipur.



GOVERNMENT OF RAJASTHAN

V/s

Shri Madan Lal Mathur S/o Lala Jeewan Bux of Jaipur.

1. No. 15 Denomination of Rs. 15/-
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Total Rs. 18/- are attached
herewith.

These furnish the requisite revenue stamp
duty for the attached sale-deed in respect of Plot
No. F 140 in Scheme C Jaipur allotted to Shri Madan
Lal Mathur S/o Lala Jeewan Bux of Jaipur.



[Signature]
Secretary,
Urban Improvement Board,
Jaipur.

मा. २०-४-२०५१ - नौ गुरुपुत्रा मङ्गलार्क उत्तरु लाला गुवाला का बयान (का. ५११)
 १७/११/५१
 (प्रमाणित)

१५

Page 900
 Copy 2-50

Rs 12.50

Rs 12.50 Rupee R10-205

14/10

आज दिनांक १०-१०-१९५० को श्री
 श्री १२०० वजे के पत्र ज. १५४ सिटी के उपपञ्चीक के
 कार्यालय में श्री मदनलाल माधुल
 पुत्र श्री मदनलाल जी वन व्यवसाय जाति ज. १५४
 व्यवसाय अकाउन्टेन्ट: P.W.D. निवासी श्री प्रेममहाट ने F. 140
 द्वारा प्रस्तुत किया गया। ज. १५४

Madan Lal Maht
 18/10/50

Success 107
 बलवान पंजीक वदाधिकारी

उक्त श्री मदनलाल माधुल

को होलपत्र पुत्र श्री मदनलाल माधुल को उसने/उन्होंने
 पुत्र श्री मदनलाल माधुल को उसने/उन्होंने

Madan Lal Maht
 18-10-50

Success 187

सब रजिस्ट्रार,
 जयपुर

उक्त निष्पादन कर्ता/वर्तमान श्री मदनलाल माधुल
 पुत्र श्री मदनलाल जी माधुल जाति व्यवसाय
 व्यवसाय श्री मदनलाल माधुल निवासी श्री मदनलाल माधुल
 व श्री मदनलाल माधुल पुत्र श्री मदनलाल माधुल
 जाति श्री मदनलाल माधुल व्यवसाय श्री मदनलाल माधुल
 निवासी श्री मदनलाल माधुल ने शनास्त किया।
 नम्बर ७६ ज. १५४

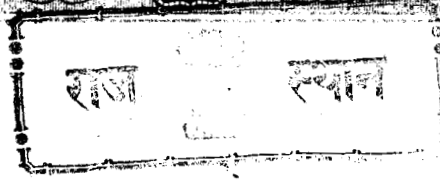
Success 152

सब रजिस्ट्रार,
 जयपुर

Sharma

श्री मदनलाल माधुल

2204
 Volume No. 180
 this day of 22-11-1960
 Addl. Bk. I. M. 29 at page No. 66
 SUB REGIS. 22/11/60
 JAIPUR CITY.



॥ श्री ॥

-: बसशीश - नामा :-



मैं मदन्ताल माथुर पुत्र जीवणाबरखानी माथुर काकूथ निवासी प्लाट

नम्बर एफ १४० आजाद मार्ग सी. स्कीम जयपुर का हूँ।

जो कि जयपुर नगर चौकड़ी हवाली शहर सी. स्कीम आजाद
मार्ग में प्लाट नम्बर एफ १४० पूर्व पश्चिम उत्तर की ओर १०२ फीट
दक्षिण
७ इंच पश्चिम की ओर १०२ फीट ६ इंच, उत्तर दक्षिण पूर्व की ओर
७१ फीट ६ इंच पश्चिम की ओर ७३ फीट मैंने इम्प्लूमेंट बोर्ड जयपुर
से विक्रय पत्र संख्या ७० सम्बत् २०१७ दिनांक २४ जून सन् १९६० जिसकी
तसदीक १८ अक्टूबर सन् १९६० को सब- रजिस्ट्रार कार्यालय जयपुर में होकर
रजिस्ट्री क्रम संख्या २२०४ पुस्तक संख्या १ के भाग १८० में पृष्ठ २१७ से
२१८ पर दर्ज होकर उसकी नकल सहायक पुस्तक संख्या १ के भाग २६ में पृष्ठ
६६ पर २२ नवम्बर सन् १९६० को चिपकाई जाकर हुई है के द्वारा ३४)६०

Mardan Lal Mathur

Vinay Mohan Mathur

25.2.72.

1242421

SECRET

माज २७ दिनांक १९७७ मधून हो आहे

बजे के मध्य श्री.....

प्राति दिनांकी

ने मेरे सन्मुख प्रस्तुत किया।

Mauden tell Mother?

इति श्री गणेशाय नमः

Y. quida

इस्ताख उप रंजिवक 25/7/22
नयपुर नकर



Registration No. 100

Copying Fee \$

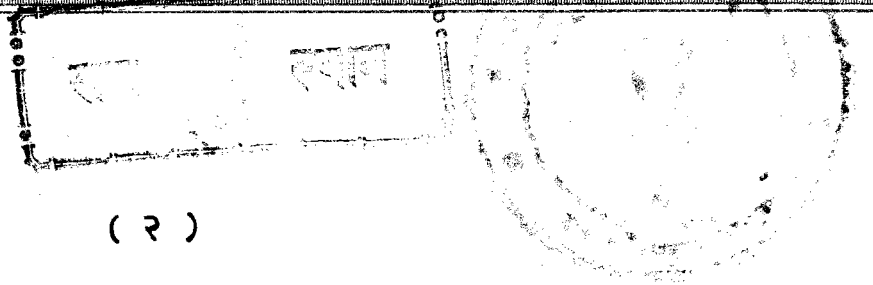
Endorsement

Miscellaneous

3.2.2

Lyns

Sub-Registrar, Jaipur



(२)

११ फी के हिसाब से खरीद किया और खरीद के बाद उसमें चारों तरफ पुराना कम्पाउण्डवाल्स बनवा कर सदर दरवाजे बतौर फाटक पश्चिम व दक्षिण की ओर बनवाये तथा एक मंजिला बिल्डिंग बनवाई और नल व बिजली के फिटिंग्स करवाये जिनमें तमाम रूपया मैंने अपनी स्वयमोपार्जित सम्पत्ति का लगाया जिसके विषय मैं मुझको प्रत्येक प्रकार से हस्तान्तरित करने के समस्त अधिकार प्राप्त हैं तथा जो आज तक समस्त प्रकार के भार व बन्धन राज्य सरकार एवं जन साधारण से मुक्त है ।

मेरे तीन पुत्र चि० नवरत्नलाल माथुर, राजमोहन माथुर, व विनय-मोहन माथुर हैं जो मेरी पूर्ण रूप से सेवा सुश्रुणा करते चले आ रहे हैं जिनको मुझको अत्यन्त स्नेह है । इस कारण मेरी हादिके इच्छा है कि मैं अपनी सम्पत्ति में से कुछ कुछ भाग अपने तीनों पुत्रों को बखशीश करदूँ ताकि वे अपने अपने हिस्से में अपनी इच्छानुसार तामीरात करा सकें तथा अपनी सहूलियत के अनुसार निवास कर सकें ।

Madan Lal Mathur

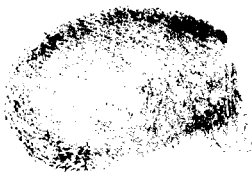
Vinay Mohan Mathur

6 25.2.72.
 કચ્છ સંસ્થા --- --- વિનાયક
 મેનાવાના --- મેનાવાના
 વિનાયક --- જીવણ વેદામાયુર
 વિનાયક --- સી. દ્વિની મેનાવા
 મુદ્રા --- રૂ. 17041
 પ્રાધિકાર --- વાતરૂની મેનાવા
 નરનાર દેરા
 રૂ. 17041
 રૂ. 17041

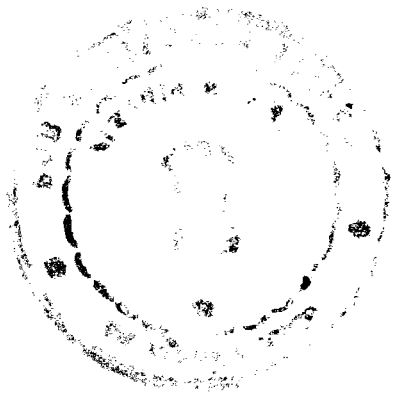
Y. J. J. J.
 25/2/72

Menden Hill Market

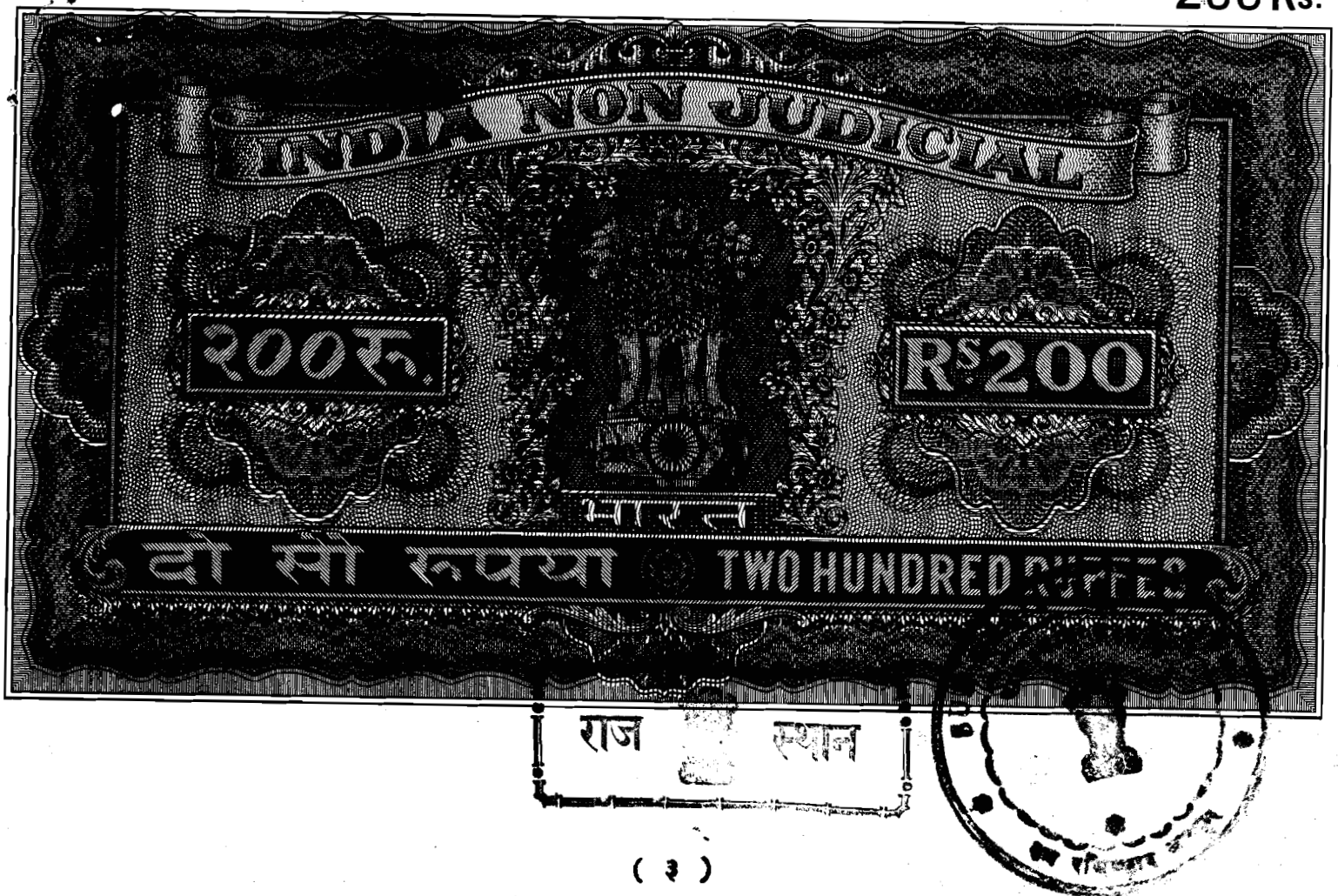
Ving Market Market



Y. J. J. J.
 25/2/72



739
 3561
 21-3
 197
 131
 135
 12
 70
 Y. J. J. J.
 21/3/72



(३)

श्रुतः मैंने अपने उक्त प्लेट में से निम्न लिखित सम्पत्ति जिसको संलग्न किये हुये मान चित्र में पीले रंग से दिखलाई है उसके समस्त स्वत्व बाहर, भीतर, नीचे, उपर, जोड़ियां किवांड साईवान टीन न्त व बिजली के फिटिंग्स उनके कनेक्शन्स सहित अपने तृतीय पुत्र चि० विनयमोहन माथुर को बखशीश करदी तथा बखशीश की हुई सम्पत्ति पर से अपना कब्जा हटा कर चि० विनयमोहन माथुर का कब्जा करा दिया । अब विनयमोहन माथुर बखशीश की हुई सम्पत्ति का मेरे समान पूर्णतया स्वामी व अधिकारी हो गया तथा विनयमोहन माथुर को बखशीश की हुई सम्पत्ति के विषय में मेरे समान समस्त स्वत्वाधिकार प्राप्त हो गये कि वह जिस प्रकार चाहे बखशीश की हुई सम्पत्ति से फाका उठावे । अब मेरा बखशीश की हुई सम्पत्ति में किसी भी प्रकार का कोई हक व हिस्सा तथा बखशीश की हुई सम्पत्ति से किसी भी प्रकार का कोई सम्बन्ध नहीं रहा और न भविष्य में हो सकेगा । अब विनयमोहन माथुर को न्त व बिजली के कनेक्शन्स अपने नाम करा लेने

Maharaj Lill Mathur

Vinay Mohan Mathur

क्रम संख्या ... 6 ... दिनांक ... 25.2.72.

ब्रेता का नाम ... मदन लाल ...

पिता का नाम ... जीवरा बहा माय्यर.

निवात स्थान ... सी. वि. जयपुर.

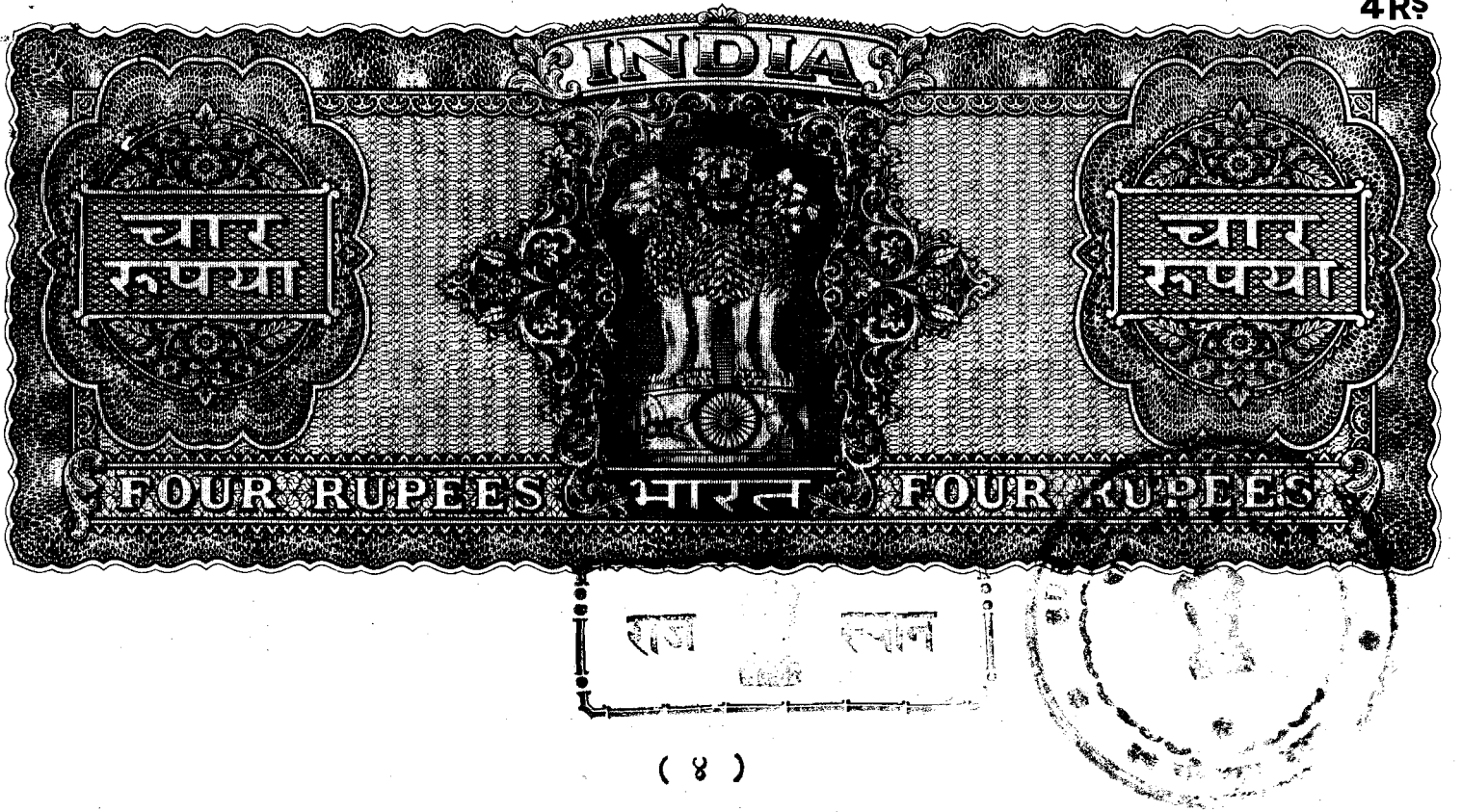
मुद्रांक मूल्य ... Rs 1704 ...

मुद्रांक स्थान ... बा 202/1 रागाद

मेजर दत्त

पदेन विक्रेता

जयपुर [राज.]



का अधिकार होगा उस विषय में मैं विनयमोहन माथुर को पूरा सहयोग दूंगा । चि० विनयमोहन माथुर ने भी इस बखशीश नामे को स्वीकार करते हुये तथा बखशीश की हुई सम्पत्ति का कबजा लेकर अपने हस्ताक्षर कर दिये हैं ।

-: बखशीश की हुई सम्पत्ति का विवरण :-

उक्त प्लॉट नम्बर एफ १४० का पश्चिमी भाग जिसमें दक्षिण की ओर का सदर फाटक व बने हुये ६ कमरे मय जमीन चौक जिनकी नाप इस प्रकार है बने हुये मकानात मय चौक व जमीन की पूर्व पश्चिम ६३ फीट ७ इंच उत्तर दक्षिण २८ फीट व चौक वाले जीने की नाप पूर्व पश्चिम १४ फीट उत्तर दक्षिण ३ फीट ६ इंच तथा बरण्डे मय अन्दरून कमरे तथा दक्षिण व पश्चिम की ओर की जमीन की नाप पूर्व पश्चिम ३८ फीट ५ इंच उत्तर दक्षिण ३६ फीट ६ इंच है ।

बखशीश की हुई सम्पत्ति के पूर्व में उक्त प्लॉट नम्बर एफ १४० का

शेष भाग मिला हुआ, पश्चिम में आमद रफ्त की सड़क , उत्तर में
Marden Lill Mather *Vinay Mohan Mathur*

कम संख्या --- 6 --- दिनांक 25.2.72

क्रेता का नाम मदन लाल

पिता का नाम जोरु लाल बड़मापुर.

निवास स्थान श्री. ज्योति न जयपुर.

मुद्रांक मूल्य --- 15 --- 1700

मुद्रांक बिस्म --- अरुणा 2 नाम

जुलुस दध
पदेन विक्रता
होय, जयपुर [राज०]

प्लॉट नम्बर एफ १४१ बीच में ५ फीट ६ इंच चौड़ा रास्ता जो मेरा व विनयमोहन का सोसारा रहेगा तथा दक्षिण में आमद रफ्त की सड़क व कुछ पूर्वी भाग में मेरे शेष मकानात बीच आसार सोसारा रहेगा ।

उक्त बखशीश की हुई सम्पत्ति के पूर्व में जो आसार बने हुये हैं वे मेरे व विनयमोहन के सोसारे रहेंगे तथा दक्षिण की ओर के आसार जो मेरे शेष मकानात की तरफ हैं वे भी मेरे व विनयमोहन के सोसारे रहेंगे ।

बखशीश की हुई सम्पत्ति का क्षेत्रफल ३६६.४३ वर्ग गज है जिसमें कवर्ड ऐरिया १२८.५२ वर्गगज व ओपन ऐरिया २३७.९१ वर्ग गज है । बखशीश की हुई सम्पत्ति ७०)६० मासिक पर किराये पर थी जो हाल ही में ४ फरवरी सन् १९७२ को खाली हुई है तथा जिसकी मार्केट वैल्यू ३५०००) ६० से अधिक नहीं है । उक्त सम्पूर्ण प्लॉट पर वाणिज्यिक लीज ३४) ६० ११ फी लगे हैं जिसमें से विनय मोहन माथुर उक्त सम्पत्ति के १७) ६० ५ फी वाणिज्यिक जमा कराता रहेगा जिसके हिसाब से २० वर्ष के ३४१) ६० होते हैं । इस प्रकार बखशीश की हुई सम्पत्ति की कैपीटलाइज्ड वैल्यू ३५३४१) ६० कायम की जाती है।

अतः यह बखशीश नामा १७०४) ६० के चार मुद्रा पत्र व एक पाई पेपर पर स्वस्थ चित्त तथा स्थिर बुद्धि की अवस्था में बिना किसी दबाव या आग्रह के इच्छापूर्वक लिख दिती कि प्रमाण रहे और समय पर काम आवे इति ।

दिनांक २५ फरवरी सन् १९७२ ई० । नोट :- पहले पृष्ठ की पांचवी पंक्ति में (पश्चिम) काट कर (दक्षिण) उपर बढ़ाया है ।

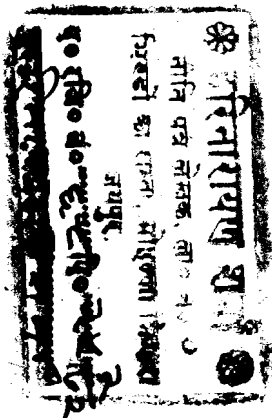
हस्ताक्षर बखशीश कर्ता :- *Manan Lal Mathur*
25-2-1972.

हस्ताक्षर बखशीश ग्रहिता :- *Vinay Mohan Mathur* 25.2.72.

१. गवाह :- *Prem Narain Mathur & Shri Mani Mathur*
bel Mathur Per No. D-483, Bapu Nagar, Jaipur.
२. गवाह :- श्री मा लाल पुत्र श्री गणेश लाल जी २५ ५/२
जन्म २०-११-१८८० कबीर मार्ग जमीन पाने २५-२-७२



३०/५८ नं०





वसीयत नामा

मैं मदनलाल माथुर पुत्र श्री जीवन बका जी माथुर आयु करीब 78 वर्ष निवासी प्लॉट नं० एफ-140, आजाद मार्ग, सी-स्कीम, जयपुर का हूँ। मेरे तीन पुत्र 1- श्री नवरत्न लाल माथुर, 2- श्री राज मोहन माथुर, 3- श्री विनय मोहन माथुर व एक पुत्री शकुन्तला धर्म पत्नी श्री गोपाल लाल माथुर है। मेरी पुत्री अपने सुसुराल में आराम से अपने पति के पास निवास करती है। मेरे तीनों ही पुत्र बहुत लायक हैं तथा मेरी सेवा करते हैं। मैंने अपनी अकल सम्पत्तियों में से मेरे सबसे बड़े पुत्र नवरत्न माथुर को प्लॉट नं० डी-143, बसन्त मार्ग, बनीपार्क, जयपुर जिसका कुल क्षेत्रफल 2000 वर्गगज है, में से दक्षिण का आधा हिस्सा व उस पर बने कुछ कुछ हिस्से में एक मजिल मकान दान कर दिया, जिसका क्षेत्रफल 996.67 वर्गगज है। जिसका दान पत्र सब रजिस्ट्रार, रजिस्ट्रेशन, जयपुर शहर, जयपुर के कार्यालय में क्रम संख्या 1450 पुस्तक संख्या एक वाल्यूम संख्या 361 बी पृष्ठ संख्या 91 से 94 दिनांक 3-5-72 को दर्ज है और नक्का पुस्तक संख्या एक वाल्यूम नम्बर 201 के पृष्ठ 10 पर फाईल किया गया।

(Rel) Ashok Mathur
19.2.94
S/o Mr. Madan Lal Mathur

जि.स. माथुर
19.2.94
(At Col. New Bafan)
Lal Mathur 810
810-Nadon Lal Mathur

उपरोक्त प्लॉट नं० डी-143, बसन्त मार्ग, बनी पार्क, जयपुर का उत्तर की तरफ काशेष बचा भाग 1003.33 वर्गगज जिस पर एक मजिला छोटा सा मकान भी बना हुआ है। पैमिनी सेटलमेंट के तहत मेरे दूसरे नम्बर के पुत्र राजमोहन के हिस्से में आया है। उक्त पैमिनी सेटलमेंट की अखन इम्पूवमेंट ट्रस्ट जिसे अब जयपुर विकास प्राधिकरण के नाम में जाना जाता है के कार्यालय में स्वीकार पत्र संख्या 32931 दिनांक 29-7-77 के द्वारा कर लिया है और इस भूमि पर राजमोहन माथुर मालिकाना तौर पर काबिज है।

Madan Lal Mathur
19.2.94

Madan Lal Mathur

Madan Lal Mathur

Madan Lal Mathur

Madan Lal Mathur

मेरी एक अन्य सम्पत्ति प्लॉट नम्बर एफ-140, आजाद मार्ग, सी- स्कीम, जयपुर में स्थित है। उक्त प्लॉट नं० एफ-140 में अरुन इम्प्लूमेंट बोर्ड के विक्रय पत्र संख्या 70 सम्बन्ध 2017 दिनांक 24-6-60 के जरिये स्वयं के रूपों से खरीद किया था, जिसके विक्रय पत्र की रजिस्ट्री सब रजिस्ट्रार रजिस्ट्रेशन जयपुर शहर के कार्यालय में दिनांक 18-10-60 को रजिस्ट्री क्रम संख्या 2204 पुस्तक संख्या 1 के भाग 180 में पृष्ठ 217-218 पर दर्ज होकर उसकी नकल सहायक पुस्तक एक के भाग 29 में पृष्ठ संख्या 66 पर 22-11-60 को चिपकाई गई। उक्त प्लॉट नम्बर एफ-140 का क्षेत्रफल 825.50 वर्गगज है। यह प्लॉट 34 रुपये प्रति सालाना लीज पर खरीद किया गया था तत्पश्चात् इस भूकान पर मैं अपने स्वयं के खर्च से निर्माण कार्य कराया। इस प्लॉट का नाप निम्न प्रकार से है :-

पूर्व पश्चिम उत्तर की ओर 102 फुट 7" इंच
दक्षिण की ओर 102 फुट 9" इंच
उत्तर दक्षिण पूर्व की ओर 71 फुट 9" इंच
दक्षिण की ओर 71 फुट।

उपरोक्त प्लॉट नम्बर एफ-140, आजाद मार्ग, सी- स्कीम, जयपुर विकास विवरण ऊपर दिया जा चुका है मैंने अपने तृतीय पुत्र श्री विनयमोहन माथुर को पश्चिमी हिस्सा की भूमि व उस पर बना मकान जिसका क्षेत्रफल 366.43 वर्गगज है और जिसको सलम नको में पीले रंग से दिखागया गया है, को दान करदी थी जिसका दान पत्र सब रजिस्ट्रार, रजिस्ट्रेशन जयपुर शहर के कार्यालय में रजिस्ट्रेशन क्रम संख्या 739 पुस्तक संख्या एक वाल्यूम नं० 356/सी पृष्ठ संख्या 131 से 135 पर दिनांक 21-3-72 को दर्ज है और मानचित्र फाईल पुस्तक संख्या एक वाल्यूम नम्बर 197 पृष्ठ 70 पर चिपकाया गया है। श्री विनय मोहन को यह सम्पत्ति स्थानान्तरण करने की स्वीकृति अरुन इम्प्लूमेंट ट्रस्ट, जयपुर ने अपने पत्र संख्या 5123-5124 दिनांक 21-3-73 द्वारा प्रदान की जिसके अनुसार सालाना लीज श्री विनय मोहन को रुपये 18.97 पैसे व मुझे रुपये 15.14 पैसे देय है।

उपरोक्त मकान एफ-140, आजाद मार्ग के शेष भाग जिसे इस वसीयत के साथ सलम नको में लाल रंग से दिखागया गया है, पर मैं मालिक व काबिज हूँ। इस मकान पर ऊपर की मन्जिल पर उत्तर - पूर्व की तरफ बने हुये कमरों के निर्माण के दौरान मेरे पुत्र श्री विनय मोहन माथुर ने अपने स्वयं के पास से 15,000/- रुपये खर्च किये थे वे श्री विनय

Mathur
19-2-94
(Rajasthan Mathur)
S. P. Mathur

जयपुर

(Dr. H. N. Ratan
Dr. Y. K. Ratan
Dr. Madan Lal
Mathur)

Mathur
14-2-94

Mathur

Mathur

Mathur

Mathur

मोहन माथुर ने मेरी स्वीकृति से पहली मजिल पर अपने छर्व से मकान बनवाया था व उसके बाद अपने ही छर्व से निर्माण कार्य शुरू किया था, लेकिन जयपुर विकास प्राधिकरण द्वारा आपत्ति किये जाने पर निर्माण कार्य अधूरा ही रोकना पड़ा जिसको वह पूरा करा लेगी।

यह कि उपरोक्त विवरण के अनुसार मेरे तीसरे पुत्र श्री विनय मोहन माथुर को केवल 366.43 वर्ग मीटर जमीन लीज हो व्ड प्लॉट नं० एफ-140, सी-स्कीम में मिली है। इसलिये मैं यह वसीयत करता हूँ कि प्लॉट नं० एफ-140, सी-स्कीम में मेरे नाम जो चार सौ बीस वर्ग मीटर है और सी-स्कीम में भी देखाई गई है वह समस्त जमीन मय इस पर बने मकानात का मालिक अपने जीवनकाल तक मैं हूँ व मेरी मृत्यु के बाद विनय मोहन माथुर मालिक होगा और जो मुझको हक है वह तमाम हक उसको होगी।

अतः इसप्रकार मेने उपरोक्त वसीयत 5/- रुपये के नॉन ज्यूरिडिकल पत्र एवं दो किता पाई पेपरों पर स्वस्थ चित्त व होशोहवास के तौर व तक्मोल करदी है जो सदा रहे और वक्त जरूरत काम आवे।

14-2-94

Mohana Lal Mathur

M. Mathur
19.2.94
g. Mohan Mathur
s/o Mohan Mathur
F-140, G. Mathur

वे.स.म. 13.2.94
Ratan Lal Mathur
Ratan Lal Mathur
143/1-2, Kaurhaya Marg,
Jai Park, Jaipur - 302005

मदनलाल माथुर
प्लॉट नं० एफ-140 आजाद मार्ग,
सी-स्कीम, जयपुर।

मोहन माथुर
14.2.94

(R. Mathur)
Ratan Lal Mathur
Ratan Lal Mathur
Jaipur

Is it right Mera

Mathur Mathur Mathur



सत्यमेव जयते

प्ररूप संख्या 6
FORM NO.6

राजस्थान सरकार
Government of Rajasthan
आर्थिक एवम् सांख्यिकी निदेशालय
Directorate of Economics & Statistics
मृत्यु प्रमाण पत्र
DEATH CERTIFICATE



(जन्म और मृत्यु रजिस्ट्रीकरण अधिनियम, 1969 की धारा 12/17 और
राजस्थान जन्म और मृत्यु रजिस्ट्रीकरण नियम, 2000 के नियम 8/13 के अधीन जारी किया गया)
Issued under Section 12/17 of the Registration of Births and Deaths Act, 1969 and Rule 8/13 of the Rajasthan
Registration of Births and Deaths Rules, 2000)

यह प्रमाणित किया जाता है कि निम्नलिखित सूचना मृत्यु के मूल अभिलेख से ली गई है जो कि (स्थानीय क्षेत्र/स्थानीय निकाय)
विध्याधरनगर जोन तहसील/खण्ड XXXX जिला जयपुर राज्य/संघ राज्य क्षेत्र राजस्थान, भारत का रजिस्टर है।

This is to certify that the following information has been taken from the original record of death which is the register
for (local area/local body) of Tehsil/Block of
District of State/Union Territory INDIA

नाम/Name : विनय मोहन माथुर

लिंग/Sex : पुरुष

मृतक का आधार नंबर /Deceased Aadhar No :

मृत्यु की तिथि /Date of Death : 12/04/2016

मृत्यु स्थान/Place of Death : सोनी मनीपाल हॉस्पिटल
विध्याधर नगर सेक्टर 5 जयपुर / SONI MANIPAL
HOSPITAL VIDHYADHAR NAGAR SECTOR
5 JAIPUR

माता का नाम/Name of Mother : अप्राप्त

माता का आधार नंबर /Mother Aadhar No :

पिता/पति का नाम/Name of Father/Husband : एम.एन. माथुर

पिता/पति का आधार नंबर / Father/Husband Aadhar No :

मृतक का मृत्यु के समय का पता

मृतक का स्थायी पता

Address of deceased at the time of death

Permanent address of the deceased

एफ 140 जीवन भवन आजाद मार्ग सी स्कीम जयपुर

एफ 140 जीवन भवन आजाद मार्ग सी स्कीम जयपुर

रजिस्ट्रीकरण संख्या/Registration No :

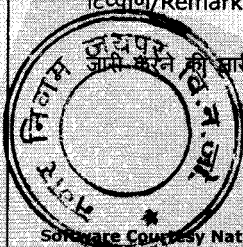
08110001000062501432/2016

रजिस्ट्रीकरण की तारीख/Date of Registration :

23/04/2016

टिप्पणी/Remarks (if any) :

जारी करने की तारीख / Date of issue : 26/04/2016



उप रजिस्ट्रार

जारी करने वाले प्राधिकारी के हस्ताक्षर/Signature of issuing authority

जारी करने वाले प्राधिकारी का पता/Address of issuing authority

विध्याधर नगर जोन

नगर निगम जयपुर

मुहर/seal

Software Courtesy National Informatics Centre (NIC), Rajasthan

Certificate can be tracked on <http://pehchan.raj.nic.in>



जयपुर विकास प्राधिकरण, जयपुर

www.jda.urban.rajasthan.gov.in

क्रमांक- जविप्रा/उपा./जोन-1/2021/डी-2468

दिनांक- 5/10/21

श्रीमती पिकी माथुर पत्नी स्व. श्री विनय मोहन माथुर,
श्रीमती मेघना माथुर पुत्री स्व. श्री विनय मोहन माथुर,
श्रीमती मानसी माथुर पुत्री स्व. श्री विनय मोहन माथुर,
श्रीमती मुदिता माथुर पुत्री स्व. श्री विनय मोहन माथुर,
भूखण्ड संख्या-एफ-140, आजाद मार्ग,
सी-स्कीम, जयपुर।

विषय:-भूखण्ड संख्या-एफ-140, आजाद मार्ग, सी-स्कीम, जयपुर का नाम
हस्तान्तरण किये जाने बाबत।

सन्दर्भ:-ऑनलाईन प्रार्थना पत्र क्रमांक 59860 दिनांक 20.07.2021 के क्रम में।

उपरोक्त विषयान्तर्गत एवं संदर्भित पत्र के क्रम में लेख है कि आप द्वारा प्रस्तुत
ऑनलाईन स्वघोषणा पत्र, मृत्यु प्रमाण पत्र, संजरा वंशावली व अखबार में जारी विज्ञप्ति,
अपंजीकृत वसीयत के आधार पर भूखण्ड संख्या-एफ-140, आजाद मार्ग, सी-स्कीम, जयपुर
का नाम हस्तान्तरण अन्य के अधिकारों को प्रभावित किए बिना उन्ही नियमों एवं शर्तों पर
आपके नाम स्वीकार किया जाता है, जिन नियमों एवं शर्तों पर उक्त भूखण्ड का पट्टा श्री
मदन लाल माथुर पुत्र स्व. श्री लाला जीवण बक्स नाम जारी किया था।

उपरोक्त हस्तान्तरण केवल प्राधिकरण द्वारा मानचित्र अनुमोदन करवाने एवं ऋण
इत्यादि प्राप्त करने के लिए प्राधिकरण रिकार्ड में इन्द्राज किया गया है। इस हस्तान्तरण से
आपको उपरोक्त भूखण्ड के स्वामित्व के सम्बन्ध में किसी प्रकार का कानूनी हक प्राप्त नहीं
होगा।

उपायुक्त, जोन-1
जयपुर विकास प्राधिकरण
जयपुर

Government of Rajasthan
GISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-II

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 14-02-2022 6:19 PM

	202202016002928	Receipt Date	: 14/02/2022
	ANAND MISHRA AS	Document S. No.	: 202201016002401
	DIR, MS TRIMURTY		
	LANDCON INDIA		
	PVT,LTD, ,		
Address	: D-120 ,KABIR MARG ,JAIPUR ,JAIPUR		
Document Type	: Agreement		
Face Value	: ₹ 0	Evaluated Value	: ₹ 26727060
Ord-Registration Fee	: ₹ 267300	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 100377	Stamp Duty	: ₹ 334590
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 1000
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 703567
		Total Amount	: ₹ 703567

Mode of Payment (#Mode Number Amount #)
Stamp N.A. ₹ 650 # e-Gras Challan 58820639 ₹ 702917

*Rebate U/S 9(1) : ₹ 1269536

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0058820639



Payment Date: 14/02/2022 17:25:09

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 14/02/2022-To-28/02/2022

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	33409.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	33409.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	33409.00
4	0030-03-800-01-00-अन्य प्रप्तियां	1300.00
5	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	267300.00
6	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	334090.00
Commision(-):		0.00
Total/NetAmount:		702917.00

Seven Lakh Two Thousand Nine Hundred Seventeen Rupees and Zero Paise Only

Payee Details:

Full Name: TRIMURTY LANDCON INDIA PVT LTD	Tin/Actt.No./VehicleNo./Taxid DEVELOPER AGREEMENT
Pan No.(If Applicable):	City(Pincode): jaipur(302001)
Address:F-140, Azad Marg, C-Scheme, Jaipur-302001	Remarks:PINKY MATHUR AND OTHERS V/S TRIMURTY LANDCON INDIA PVT.LTD.

Payment Details:

Bank:	State Bank Of India	Challan No. -	0
Date:	14/02/2022 17:25:09	Bank CIN No:	000632697830914022022
		Refrence No:	IK0BNMSIL3

Computer generated copy on : 14/02/2022

Courtesy : <https://Egras.raj.nic.in>







DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT IS BEING MADE AND EXECUTED ON THIS date 12th February 2022 at Jaipur, Rajasthan, India by & between:

Rankey Talwar *Sharma* *Sharma*

[Signature]
उप पंजीयक द्वितीय
जयपुर

For Trimurty Landcon (India) Pvt.Ltd.

[Signature]
Director/Auth.Sign.



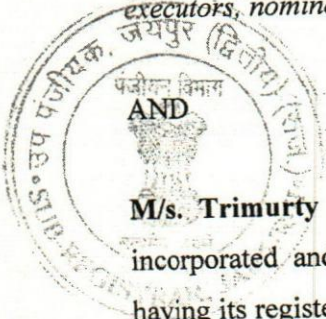
150/-	...
100	...
50/-	...
1008	...

55-97

12 FEB 2022

34839

(1) **Smt. Pinky Mathur** W/o Late Shri. Vinay Mohan Mathur R/o F-140, Azad Marg, C-Scheme, Jaipur – 302001, Rajasthan, India having Aadhar No. XXXX XXXX 0446 and Pan No. ANRPM8153G (2) **Smt. Meghna Mathur** D/o Late Shri. Vinay Mohan Mathur R/o EC-264, Maya Enclave, New Delhi having Aadhar No. XXXX XXXX 0554 and Pan No. AIEPM1959N (3) **Smt. Mansi Mathur** D/o Late Shri. Vinay Mohan Mathur R/o B-4/B, Shiv Marg, Banipark, Jaipur having Aadhar No. XXXX XXXX 6304 and Pan No. AKWPM9559J & (4) **Smt. Mudita Mathur** D/o Late Shri. Vinay Mohan Mathur R/o E-177, Shiv Park, Ambabari, Jaipur having Aadhar No. XXXX XXXX 6602 and Pan No. APOPM1475L, hereinafter jointly referred to as the '**Owners**' [which expression shall, unless repugnant to the subject or context or meaning hereof, be deemed to mean and include their respective legal heirs, successors, legal representatives, assignees, legatees, executors, nominees, constituted attorney(s)], of the One Part.



AND

M/s. Trimurty Landcon (India) Pvt. Ltd., a private limited company duly incorporated and registered under the provisions of the Companies Act, 1956 having its registered office at 601, Geeta Enclave, G-8, Vinobha Marg, C-Scheme, Jaipur – 302001, Rajasthan, India having PAN No.: AACCT4388D hereinafter being referred to as the '**Developer & Builder**' [which expression shall, unless repugnant to the subject or context or meaning hereof, be deemed to mean and include its successors-in interest, permitted assignees, etc.] of the Other Part through Authorized Director **Mr. Anand Mishra** aged 45 Years S/o Mr. Udaikant Mishra, R/o Plot No. D-120, Kabir Marg, Banipark, Jaipur.

Pinky Mathur

Mansi Mathur

Mudita Mathur

Meghna Mathur

उप पंजीयक द्वितीय
जयपुर

For Trimurty Landcon (India) Pvt.Ltd.

Anand Mishra
Director/Auth.Sign.



Presentation Endorsement

आज दिनांक 14 माह 02 सन् 2022 को 06:17 PM बजे
श्री/श्रीमती/सुश्री SMT, PINKY MATHUR पुत्र/पुत्री/पत्नि श्री LATE, VINAY
MOHAN MATHUR
उम्र 69 वर्ष, जाति O KAYASTH, व्यवसाय Housewife
निवासी House No.: F-140, Colony: AZAD MARG, Area: C-SCHEME
JAIPUR, City: JAIPUR, Pin code: 302001, District: JAIPUR, State:
RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202201016002401

Developer Agreement (Sale power)

हस्ताक्षर उप पंजीयक,
JAIPUR-II
उप पंजीयक द्वितीय
जयपुर

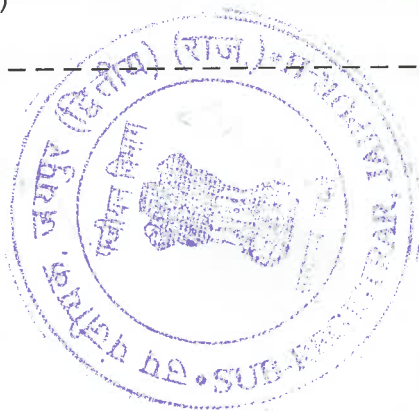
Fees Receipt Endorsement

रसीद नं.	202202016002928
दिनांक	14-02-2022
पंजीयन शुल्क ₹	267300
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	1000
कमी स्टाम्प शुल्क ₹	334590
कमी सरचार्ज शुल्क ₹	100377
कुल योग	703567

202201016002401

Developer Agreement (Sale power)

हस्ताक्षर उप पंजीयक,
JAIPUR-II
उप पंजीयक द्वितीय
जयपुर



AND

WHEREAS:

The Owners owns and possess residential Plot No. F-140, Azad Marg, C-Scheme, Jaipur-302001, Rajasthan, India admeasuring 825.50 Sq. Yds. bounded as under:

North: Plot no. F-141

South: Road 40ft. wide (Gautam Marg)

East: Plot no. F-144

West: Road 64ft. wide (Azad Marg)



Late Shri. Madan Lal Mathur had purchased from Urban Improvement Board, Jaipur the said Plot No. F140 vide their sale letter (Vikray Patra) No. 70 Samwat 2017 dated 24 Jun 1960 which was verified and registered on 18-10-1960 in the office of the sub-Registrar Jaipur registry serial number 2204, Book number 1, Page 180, Page 217 to 218 and copy pasted in Book Number 1, Part 29, Page 66 on 22 November 1960 for annual lease Rs. 34 and paise 11 only. Compound walls, main gates in south and west directions one storeyed building and water and electricity connections and fittings were done by Late Shri. Madan Lal Mathur out of his own self earned income. He had all the rights over this property for transfer and the property was free of all legal charges and encumbrances of the state government and the public.

Vide a registered gift deed dated 25 February 1972 Late Shri. Madan Lal Mathur gifted the west portion of the plot area admeasuring 366.43 Sq. Yds. out of the total plot area of 825.90 Sq. Yds. to late Shri. Vinay Mohan Mathur and remaining 459.07 Sq. Yds. i.e, east portion was retained for his own use. The capitalized value of the gifted land and building thereon was Rs. 35,341/- stamp duty of Rs. 1704/- was paid. The Jaipur Development Authority, Jaipur divided the lease

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Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता

- 1 श्री/श्रीमती/सुश्री SMT, MEGHNA MATHUR , पुत्र/पुत्री/पत्नि श्री LATE, VINAY MOHAN MATHUR , व्यवसाय Housewife जाति 0 -KAYASTH
House No.:EC-264, Colony: MAYA ENCLAVE , Area: NEW DELHI , City: DELHI, Pin code: 110001, District: CENTRAL DELHI, State: DELHI
- 2 श्री/श्रीमती/सुश्री SMT, PINKY MATHUR , पुत्र/पुत्री/पत्नि श्री LATE, VINAY MOHAN MATHUR , व्यवसाय Housewife जाति 0- KAYASTH
House No.:F-140, Colony: AZAD MARG , Area: C- SCHEME JAIPUR, City: JAIPUR, Pin code: 302001, District: JAIPUR, State: RAJASTHAN
- 3 श्री/श्रीमती/सुश्री SMT, MANSI MATHUR , पुत्र/पुत्री/पत्नि श्री LATE, VINAY MOHAN MATHUR , व्यवसाय Housewife जाति 0 -KAYASTH
House No.:B-4/B, Colony: SHIV MARG BANI PARK , Area: BANI PARK JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 4 श्री/श्रीमती/सुश्री SMT, MUDITA MATHUR , पुत्र/पुत्री/पत्नि श्री LATE, VINAY MOHAN MATHUR , व्यवसाय Housewife जाति 0 -KAYASTH
House No.:E-177, Colony: SHIV PARK , Area: AMBABARI JAIPUR, City: JAIPUR, Pin code: 302039, District: JAIPUR, State: RAJASTHAN
- 5 श्री/श्रीमती/सुश्री ANAND MISHRA AS DIR, MS TRIMURTY LANDCON INDIA PVT,LTD, , पुत्र/पुत्री/पत्नि श्री UDAIKANT MISHRA , व्यवसाय Business जाति 0-BRAHMIN
House No.:D-120, Colony: KABIR MARG , Area: BANI PARK JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN

छायाचित्र	अंगुठा	पक्षकारों का प्रकार
		Executant Age : 46 Signature :
		Executant Age : 69 Signature :
		Executant Age : 44 Signature :
		Executant Age : 40 Signature :
		Claimant Age : 45 Signature :

अनु क्र. गवाहों का नाम व पता

- 1 Name: श्री/श्रीमती/सुश्री VINAY MATHUR , पुत्र/पुत्री/पत्नि श्री G C MATHUR जाति KAYASTH
Age: 48
Add: House No.:4-B, Colony: SHIV MARG , Area: BANI PARK JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 2 Name: श्री/श्रीमती/सुश्री SHARAD MISHRA , पुत्र/पुत्री/पत्नि श्री UDAI KANT MISHRA जाति BRAHMIN
Age: 38
Add: House No.:D-120, Colony: KABIR MARG , Area: BANI PARK JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN

छायाचित्र	अंगुठा	हस्ताक्षर
		Signature
		Signature

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Developer Agreement (Sale power)

उप पंजीयक, जयपुर-II
जयपुर

money liability accordingly fixing Rs. 18.97 per year for late Shri. Madan Lal Mathur and Rs. 15.14 per year for Late Shri. Vinay Mohan Mathur vide their letter no. 5123 dated 17.03.1973, noted as 5124 dated 21-03-1973.

Shri. Madan Lal Mathur executed a will in favour of Shri. Vinay Mohan Mathur dated 19-2-1994 regarding the East portion of the above said plot and building thereon construed on 459.07 Sq. Yds.

Shri. Madan Lal Mathur expired on 05-02-1997.

Late Shri. Vinay Mohan Mathur inherited the East portion of the above said plot and building thereon construed on 459.07 Sq. Yds. vide Will dated 19-2-1994, executed in favour of Late Shri. Vinay Mohan Mathur, like this Mr. Vinay Mohan Mathur became the owner of the total plot no. F-140 admeasuring 825.50 Sq.Yds. and building thereon through the gift deed and will both executed by Late Shri. Madan Lal Mathur.

Late Shri. Vinay Mohan Mathur applied to the Jaipur Development Authority (JDA) for transfer of the said property to his name. The JDA elected the transfer of the said property to his name on the same terms and conditions as were applicable to his father after inviting objections if any from the members of the public through advertisement in a leading newspaper, Danik Bhaskar at his cost Rs. 3900/- for the advertisement and issued letter No. जविप्रा/उपा/जोन-1/2008/डी 1519 दिनांक 24-04-2008, to him convening the matter. Thus, Late Shri. Vinay Mohan Mathur gained all the rights over the land and building over the plot F-140 East Portion as were available to his late father Shri. Madan Lal Mathur.

Shri. Vinay Mohan Mathur expired on 12th April 2016, leaving behind his wife Smt. Pinky Mathur, age 67 years, and his three daughters only namely Meghna Mathur age 44 years, Mansi Mathur age 42 years and Mudita Mathur age 38 years

Pinky Mathur *Mansi* *Mudita*

For Trimurty Landcon (India) Pvt.Ltd.

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Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 26727060 मानते हुए इस पर देय कमी मुद्रांक राशि रु 334590 पर कमी पंजीयन शुल्क रु 267300, सरचार्ज राशि 100377 कुल रु 702267 रसीद संख्या 202202016002928 दिनांक 14-02-2022 में जमा किये गये हैं।

अतः दस्तावेज को रु 334590 के मुद्रांकों पर निष्पादित माना जाता है।

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Developer Agreement (Sale power)

उप पंजीयक, JAIPUR II
जयपुर

Registration Endorsement

आज दिनांक 15/02/2022 को

पुस्तक संख्या 1 जिल्द संख्या 1399 में

पृष्ठ संख्या 91 क्रम संख्या 202203016102236 पर पंजीबद्ध किया गया तथा

अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5582 के

पृष्ठ संख्या 686 से 705 पर चस्पा किया गया।

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Developer Agreement (Sale power)

उप पंजीयक, JAIPUR II
जयपुर



He had no son. All the daughters are happily married and settled. He had lots of love and affection for all the family members. Family members are respectful and well behaved towards him. He retired from the Army as a colonel and got sufficient pension to look after himself and his wife including all other routine liabilities, thus, Late Shri. Vinay Mohan Mathur during his life time proposes to subdivide the above said property between his wife and 3 daughters according to the attached family settlement hand written by Late Shri. Vinay Mohan Mathur during his life time.

(1) Smt. Pinky Mathur W/o Late Shri. Vinay Mohan Mathur (2) Smt. Meghna Mathur (3) Smt. Mansi Mathur & (4) Smt. Mudita Mathur all 3 D/o Late Shri. Vinay Mohan Mathur became Owners as per the family settlement.

Looking to the trend and success of developing lands into multi-storied residential complex, Owners and Developer & Builder have agreed to get the said property developed as a multi-storied residential complex, so as to derive maximum benefit from the said property in accordance with the rules, regulations and by-laws of the local authority and live separately and peacefully in the complex & also accommodate decent persons in the remaining Flats in the multi-storeyed complex. The Owners accordingly discussed the matter with Mr. Anand Mishra, Managing Director of the Developer & Builder Company, who possesses the requisite expertise and infrastructure and team consisting of technically competent personnel to carry out the desired development of the said property;

AND

M/S. Trimurty Landcon (India) Pvt. Ltd. is a Private Limited Company, which vide Board Resolution passed on 24-02-2021 resolved to authorize its Director **Mr. Anand Mishra** to enter into these presents for and on behalf of the Developer &

Pinky Mathur *Mansi* *Mudita*

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Builder and to do all other acts, deeds and things as may be required to give effect to these presents. Mr. Anand Mishra has also been authorized to negotiate and settle the terms of the proposed developmental work of the said property and to enter into these presents for and on behalf of the Developer & Builder. A true copy of the Board Resolution so passed on 24-02-2021 is being annexed herewith and the same shall form an integral part of these presents; AND

NOW, THEREFORE, THESE PRESENTS WITNESSETH AS UNDER:

1. That the Owners herein hereby declare the following:

a. That the Owners shall duly get the said residential plot which they own and possess bearing plot no. F-140, Azad Marg, C-Scheme, Jaipur-302001, Rajasthan, India admeasuring 825.50 Sq. Yds. as per the family settlement, transferred in their name in the records of the concerned authority. The copy of the name transfer letter shall be provided to the Developer & Builder within 60 days (or the most reasonable time frame as provided by competent Authority) from the date of execution of this developer agreement.

b. That the Owners right, title & interest in the said property is without any interference or encumbrance, whatsoever of anyone, whomsoever and that the Owners title thereto is absolutely clear and marketable which the Developer & Builder have found to their satisfaction before entering into these presents. It is further declared that no dispute, whatsoever arose or is pending in respect of the boundaries of the said property with the Owners/Occupants of the surrounding properties or the Government or any Local Authority, whomsoever.

Pratik Mishra *Manoj* *Anand* *Anand*

For Trimurty Landcon (India) Pvt.Ltd.

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जयपुर

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- c. That the Owners are in possession of the title deeds of the said property and that a duly attested photocopy of the plenary set of title deeds are annexed herewith as **Annexure-1**. The Owners further declare and assure to keep the original title deeds of the said property always in the Owners safe custody and to safeguard the same against fire, water, etc. and produce the same whenever required for the development of the said property and APF from the housing finance banks/institutions etc.
- d. That the actual physical possession of the land has been with the Owners and that neither of them have mortgaged / charged nor encumbered the lands in any manner, whatsoever and that the said property is completely free from all or any encumbrances, whatsoever. The Owners further declare to keep the said property free from all kinds of encumbrances, whatsoever during the subsistence of these presents.
- e. That the Owners have neither agreed nor committed to or contracted / entered into any agreement or arrangement for sale / lease / development, etc. of the said property or any part thereof with any other entity, whomsoever.
- f. That the Owners have not done any act, thing, or executed any deed or writing whereby or by reason whereof the development and construction of the said property in the manner proposed may get adversely affected or prevented in any manner, whatsoever to the detriment of either party hereto.
- g. That till date the Owners have neither received any notice nor to the best of their knowledge; the Government, local municipal authority or

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any other authority has ever issued any notice, whatsoever adversely affecting their legal right over the said property or any part thereof and no restrictions, whatsoever have ever been imposed on the use of the said property in the manner proposed herein.

h. That none of the Owners have any pending loan on the property, whatsoever either in the Owners own name and/or based on the property, where the said property may be required to be kept as primary and/or collateral security either in full or in part and neither of them have ever given any personal guarantee securing loan and/or any financial assistance taken by anyone, whomsoever and that no dues falling within the ambit of 'public dues' is due against any of the Owners herein and/or in respect of whole or part of the said property.

i. That no dues falling within the category of 'statutory dues' are outstanding against any of the Owners and/or in respect of the said property and that in case, if ever, in future any demand with respect thereto is raised against all or any of the Owners herein and/or in respect of the said property till the date of handing over of actual physical and vacant possession of the subject property as enumerated in these presents, the liability to pay the same shall be of the Owners and the Owners herein hereby undertake to keep the Developer & Builder fully indemnified in this regard.

j. That the Owners hereby further assured the Developer & Builder that the said property is not attached under any decree/ Recovery Certificate passed by any Court/ Tribunal and that no proceedings, whatsoever for acquisition of whole or any part of the said property were ever initiated and/or is pending at the time of execution of these presents. The Owners hereby undertake to inform the Developer &

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Builder herein in case any such notice is ever received by any of them and/or they derive knowledge of any such proceeding and/or of passing of any such decree / Recovery Certificate against any of them and/ or against the said property. However, the Owners herein hereby undertake to abstain from doing anything contrary to these presents as the liability in that case shall be solely of the Owners herein.

2. That it has also been mutually agreed to by and between both the parties to these presents that the Developer & Builder shall be responsible for the following:

a. The Building plans as sanctioned by the concerned authority of Jaipur shall be in accordance with the Rules & Regulations made in this regard and that complete charges on various heads as required to be paid shall be paid by them and if ever any demand on any count in this regard is ever raised, the same shall also be paid by them and Owners in this regard shall not be liable for anything whatsoever and shall stand fully indemnified for the above against all.

b. To carry out construction of an earth-quake resistant building strictly in accordance with the duly approved building plans from the local authority as applicable within 18 (Eighteen) months + 6 (Six) months grace period from the date of handing over of possession of vacant land. The Developer & Builder shall make use of 'A' Grade/best quality material available in the market in construction of the residential complex and to make the structure earthquake resistant seismic Zone-II compliant structure and to be solely responsible to meet out any civil or criminal vicarious or tortuous liabilities, claims for losses , damages and defects of whatsoever nature and/or any complaints made with regard to quality of the construction raised by

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any owner/occupant of any unit/ flat of the construction so raised relating to the above and shall in this regard keep the Owners fully indemnified against all or any breach of the above terms; and

- c. To not infringe and to strictly conform to every single stipulation/ restriction and direction contained in any sanction, clearance or direction of local or other authorities with respect to the project & construction and undertake to keep the Owners fully indemnified in this regard in whatsoever manner; and
- d. To comply with all directions of the Government, Nagar Nigam and any other government body or authority that may be issued during the course of the project & construction and undertake to keep the Owners indemnified against all for any breach of the above; and
- e. To be solely responsible for all and every civil and criminal vicarious or tortious liabilities, relating to any act done in respect of various sanctions or approvals relating to the project undertaken by it even though the same was applied or approved in the name of the Owners and the builder and developer expressly and specifically declares that in no event / case whatsoever shall the Owners herein be held responsible for the above; and
- f. To not do any act, deed, matter or thing in the name of the Owners and/or on behalf of the Owners that may under any Central, State and Local Rule, Law or Direction be illegal or improper and undertake to keep the Owners indemnified against all for any breach of the above specifically; and

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- g. From the date and time of permission granted to the Developer & Builder by the owners and till such time the entire project is completed, to pay and bear rates, dues, water and electricity bills and other public outgoings and impositions whatsoever payable with respect to the said property and/or the project of construction of residential complex either directly to the concerned authorities or to the Owners on demand, as the case may be and undertake to keep the Owners indemnified against all for any breach of the above; and
- h. To bear at its own cost, all penalties, fines, compounding charges and any other expense and/or demands which may be levied, incurred and/or imposed with respect to any matter concerning the project or construction of buildings. However, any penalties/fines related to the land for any period prior to the signing of this agreement will be the responsibility of the Owners.
- i. To ensure that the Owners are completely indemnified and protected at all time from Third Party Claims of any nature whatsoever in respect of quality & workmanship of the construction work of Developer & Builder, any Developer & Builder's transferee(s) allottee(s), employees, labourers or any other persons, local body or authority and undertake to keep the Owners indemnified against all for any breach of the above; and
- j. In so far as not specifically provided herein or otherwise authorized, not to use the Owners name or to represent themselves as the Owners representative without prior written approval of the Owners; and
- k. To ensure that all Labour and other applicable laws, rules and regulations are duly complied with and proper and statutory payments

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are made to its workmen and employees with whom the Owners shall not have any privity of contract whatsoever and towards whom the Owners shall have no obligations whatsoever and further undertake to keep the Owners fully indemnified against all or any breach of the above; and

1. To be solely responsible in each and every respect for all actions of Civil or Criminal nature, Claims, losses, damages or expenses payable in consequence to any injury or death or physical or bodily harm of whatsoever nature and extent to any Officer, Staff member, employee, workmen, Labour casual or otherwise , invitee and in fact anyone whomsoever in connection to or in relation to the project or while in or upon the said premises during the course of development and construction over the said property or also otherwise due to unforeseen acts and omissions irrespective of any cause whatsoever and further undertakes and declare that in no event / case whatsoever shall the Owners herein be held responsible for the above of any claim/liability and the builder and developer furthermore undertakes to keep the Owners fully indemnified against all of the above acts; and

- m. To bear solely at its own cost and peril all losses and damages arising due to any natural calamities like drought, floods earthquake, fire, water logging, storms, hail storms, high speed winds, lightning strikes, electrocution, pandemic etc. or any other unforeseen calamities and to also bear all third party claims in each and every respect for the above and it expressly undertakes that in no event/ case whatsoever shall the Owners herein be held responsible for losses caused to any one whomsoever in respect of the above and furthermore the Owners for all times shall stand fully indemnified against all; and

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- n. To act as a responsible neighbour and shall not cause any nuisance of any nature affecting the neighbours or the neighbourhood and shall take all and every precaution for avoiding any complaints from the neighbours or the neighbourhood and shall be solely responsible and liable for any claims suits, actions in civil and/ or criminal and/or of whatsoever nature made if any by the neighbours or the neighbourhood and expressly undertakes that in no event/ case whatsoever the Owners herein shall be held responsible and shall remain indemnified;
- o. The Developer and Builder shall be alone and solely responsible and liable for violation of any Air, Water or Noise Pollution Laws and the Owners herein shall in no event/ case be held responsible for violation of the above laws and the Developer & Builder shall be solely responsible for all consequences of whatsoever nature arising thereof in respect of the above and keep the Owners fully indemnified against all for the above; and
- p. To construct the building within the time stipulated hereinabove and undertake to pay all damages, penalties and/or compounding fees payable to the Nagar Nigam or any other body or authority concerned relating to any deviation with respect to the entire project. Developer & Builder shall also pay and bear any development charge(s) that may be levied and/or demanded on the said project pursuant to and/or connected with construction of the building on the said property. The owner will be kept indemnified against any demand raised.
- q. To conform to all building regulations that may be applicable and undertake to construct strictly in accordance with the sanctioned plan

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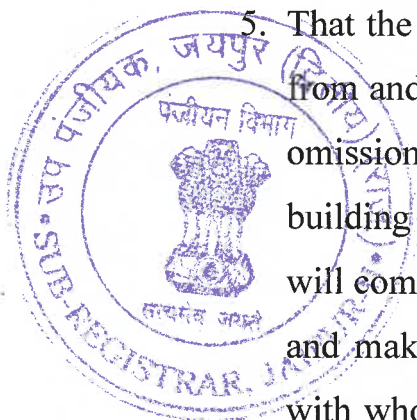
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and keep the Owners indemnified against all or any breach of statutory regulations or deviations there from.

3. That the Owners and Developer & Builder herein hereby further assure each other herein that no litigation, arbitration, administrative, taxation or any such other or related proceeding(s), whatsoever is or are pending with regard to the said property or threatened to be enforced against it which is likely to adversely affect the proposed developmental work of the said property.
4. That the Developer & Builder also assures the owners that the Developer & Builder shall not encumber/mortgage in any manner the land of the said property on which building is to be developed and the constructed portions coming to the share of the Owners nor shall the Owners encumber/mortgage all or any part of the said property in any manner.
5. That the Developer & Builder undertakes to keep the Owners indemnified from and against all third party claims and actions arising out of any act or omission of the Developer & Builder in or related to the construction of the building or otherwise. The Developer & Builder shall ensure that they/it will comply with all labour and other applicable laws, rules and regulations and make proper and statutory payments to its workmen and employees with whom the Owners shall not have any privity of contract, whatsoever and towards whom the Owners shall have no obligations, whatsoever.
6. That the Developer & Builder undertakes to construct and complete the said buildings at its own cost, risk and responsibility. The Developer & Builder does hereby indemnify and keep indemnified the Owners against breach thereof and against any and all third party claims and actions arising out of any act or omission or commission of the Developer & Builder during and after the execution of the project and further indemnify and



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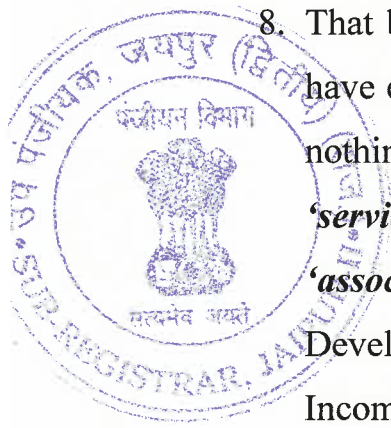
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keep indemnified the Owners against all losses, damages, and costs which the Owners may have to bear or incur or actions that the Owners may have to suffer on account of any action that may be taken against the Owners by any person, Developer & Builder's transferee(s), and/or Municipal or other authorities in any manner relating to and/or concerning the construction on the said property.

7. That it has been further agreed to by and between both the parties hereto that the Owners shall sign and execute from time-to-time all additional or modified necessary plans and applications for lay-outs, construction of the residential complex on the said property and all other documents that might be necessary for getting the plans approved at the cost and expense of the Developer & Builder.
8. That both the parties hereto hereby jointly and severally declare that they have entered into these presents on '**principal-to-principal basis**' only and nothing contained herein shall be deemed or construed as constituting a '**service contract**' or '**partnership**' or '**sale**' or in any way constitute an '**association of persons**' or '**joint venture**' between the Owners and the Developer & Builder herein. Each shall be strictly responsible for its own Income Tax, GST, Value Added Tax or any other tax, if any, liabilities or any other statutory or other liabilities, whatsoever and each shall keep the other party hereto completely indemnified from and against such tax liabilities at all times during and after the subsistence of these presents. It is to make clear that GST in respect of the flats of the Owner's share shall be borne by them or by their transferees as the case may be. It is also being made clear that as in law as the GST is required to be deposited through the Builder & Developer against the bill raised by the builder and developer, therefore, the GST relating to the flats & other sellable areas of the Owners' share will be paid by the Owners/ Transferees to the Builder &



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Developer for depositing with the appropriate authorities or as per the prevailing law on such date.

9. That the Developer & Builder shall be absolutely free to enter into any agreement to sell any of the portions of their share at a price they deem it proper looking to the market conditions. Right of Developer & Builder to sell/transfer/alienate all developed property area in the multi-storeyed residential complex in terms of this agreement in respective share ratio so agreed shall always remain or is irrevocable and uninterrupted.
10. That although requisite authority for exclusive selling rights of the share of builder and developer developed area in residential complex that may be made or shall be made on the project land have been conferred and given by virtue of this Development Agreement to the Developer & Builder that too irrevocable in terms of this Development Agreement have been given. In spite a separate irrevocable General Power of Attorney shall be executed by the Owners in favour of the Developer & Builder.
11. That it is hereby being made further clear that these presents shall not be treated as a '*conveyance*' or '*demise*' or '*transfer*' of any right, title or interest in the whole or any part of the said property in favour of the Developer & Builder except a license to develop and/or construct residential complex thereon after demolition of the existing structures whatever on the terms and conditions contained in these presents.
12. That the Developer & Builder has agreed to give the Owners an interest free refundable Security Deposit on the Owners permitting the Developer & Builder to develop the said plot on the conditions & stipulations contained herein. The details of the interest free refundable security

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deposits amounting to Rs. 51,00,000/- [Rupees Fifty-One Lacs Only] are as under: -

S.No.	Chq. No.	Amount in Rs.	Date	Paid To Owners	Bank
1.	371072	21,00,000/-	28-02-2021	Pinky Mathur	PNB, Nehru Place, Tonk Road, Jaipur
2.	253765	30,00,000/-	10-02-2022	Pinky Mathur	PNB, Nehru Place, Tonk Road, Jaipur
Total			51,00,000/- (Rupees Fifty-One Lacs Only)		

13. That as has been agreed the existing building will be demolished and the open land will be available for the development after approval of building plans by the competent authority.

14. That the Building shall be deemed to be complete for all intents and purposes after fixtures, fittings, lifts, electric connection, water arrangements, paint work, finishing and installation of firefighting equipment and sewage facilities etc. are installed and are functioning i.e. building becomes liveable/habitable.

15. That it has also been agreed to that the interest free refundable security deposit amount paid/ to be paid by the Developer & Builder to the Owners herein shall be refunded by the Owners on completion of the building which would mean when the flats become habitable in every respect as specified in Clause above. It has been clearly agreed to that the Developer & Builder shall give at least Thirty days written notice to the Owners herein for taking over possession of the aforesaid flats. In case, the Owners herein fail to refund the security deposit within Thirty days, interest @18% p.a. on the security deposit shall become payable by the Owners to the Developer & Builders for the delayed period. It is clearly agreed herein

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that the Developer & Builder shall give possession of the Owners share of flats to the Owners only after the Owners have refunded the interest free security deposit to the builder.

16. That it has been duly agreed to by and between both the parties hereto that the residential complex so raised on the said property shall be named as as **“Trimurty’s Valeria”** and that this name shall not be changed/alterd/modified unless all the parties hereto for any reason whatsoever, deem it necessary to do so. Similarly, the external colour scheme, elevation, addition or alteration of any nature in the balconies etc. of the residential complex and the boundary wall of the said property shall not be altered by any party hereto, from that which is agreed at the first instance without taking written consent of all the parties to these presents.

17. That the parties have agreed to share the 'saleable area' in the form of flats constructed at the project property excluding the common areas, common facility areas between the Land Owners and the Developer in the ratio of 50%:50% respectively. That the parties have agreed to divide the developed property as per Floor Plan, a copy of which is marked as **Annexure-2** to this Supplementary Agreement and the same shall form an integral part of the said development agreement, this supplementary agreement and these presents as under:

Floor	Owners Share (Flat No.'s)	Developer and Builder Share (Flat No.'s)
1st (First)	NIL	101, 102
2nd (Second)	201, 202	NIL
3rd (Third)	301, 302	NIL
4th (Fourth)	NIL	401, 402




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5th (Fifth)	NIL	501, 502
6th (Sixth)	601, 602	NIL
Total	6 Flats	6 Flats

18. That Flat wise: Area wise division of Flats between the parties in square feet is as follows:

First Floor				
S.No.	Flat No.	Saleable Area (in Sq.Ft.)	Type (BHK)	Allocation
1	101	2346.50	4BHK	Developer & Builder
2	102	2346.50	4BHK	Developer & Builder
Total		4693.00		
Second Floor				
S.No.	Flat No.	Saleable Area (in Sq.Ft.)	Type (BHK)	Allocation
1	201	2346.50	4BHK	Owners
2	202	2346.50	4BHK	Owners
Total		4693.00		
Third Floor				
S.No.	Flat No.	Saleable Area (in Sq.Ft.)	Type (BHK)	Allocation
1	301	2346.50	4BHK	Owners
2	302	2346.50	4BHK	Owners
Total		4693.00		
Fourth Floor				
S.No.	Flat No.	Saleable Area (in Sq.Ft.)	Type (BHK)	Allocation



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1	401	2346.50	4BHK	Developer & Builder
2	402	2346.50	4BHK	Developer & Builder
Total		4693.00		
Fifth Floor				
S.No.	Flat No.	Saleable Area (in Sq.Ft.)	Type (BHK)	Allocation
1	501	2346.50	4BHK	Developer & Builder
2	502	2346.50	4BHK	Developer & Builder
Total		4693.00		
Sixth Floor				
S.No.	Flat No.	Saleable Area (in Sq.Ft.)	Type (BHK)	Allocation
1	601	2346.50	4BHK	Owners
2	602	2346.50	4BHK	Owners
Total		4693.00		
Gross Total	28156	Owners	Developer & Builder	
		14079	14079	

19.That Stores in the basement have been divided in between the Owners and Developer & Builder as follows :

S.No.	Store No.	Saleable Area (in Sq.Ft.)	Allocation
1	01	144.00	Owner
2	02	138.00	Owner
3	06	107.00	Owner

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4	03	145.00	Developer & Builder
5	04	155.00	Developer & Builder
6.	05	114.00	Developer & Builder

20. That in case, due to change in the laws, byelaws, regulations of the appropriate authorities, the total saleable area increases or reduces, then the parties shall get their respective share of saleable area (increased/reduced) in the ratio of 50%:50% between the Owners and the Developer & Builder respectively.

21. That the club portion in the basement floor and terrace area, except for the portion owned by the owners (marked with purple colour) of the finished developed project shall be common for all residents as per the requirement laid down in statutory laws and provisions and will be non-saleable area.

22. That the owners, in the terrace portion owned/ possessed by him, will not do any kind of construction work and it will remain an open air area forever.

23. That the stores in the basement floor are to be divided among the owners and the builder as described in point no. 19 and the revenue, if any in the parking slots at the stilt floor and open area of the said residential complex shall be shared between the parties in the sharing ratio of 50%:50% respectively.

24. That the Developer & Builder specifically warrants, assures and undertakes that they shall remove the shortcomings if any and rectify structural & mechanical defects, if any, repairs, replacement of defective fittings and fixtures, subject to fair wear and tear, if any, in the buildings / project

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noticed within a period of 12 (Twelve) months from the date of completion of construction of the building/project as per Clause No. 31 herein.

25. That the Developer & Builder assures to make use of 'A' Grade quality material available in the market in construction of the residential complex and shall make the structure earthquake resistant seismic Zone-II compliant structure. However, it is being made absolutely clear by and between both the parties hereto that the Developer & Builder alone shall be responsible to meet out defects, if any, and/ or any complaints made with regard to quality of the construction raised by any owner/occupant of any unit/ flat of the construction so raised. The Developer & Builder hereby also undertakes to keep the Owners herein indemnified in this regard. It has been very categorically agreed to that the entire cost of construction of the residential complex i.e. cost of construction, architect's fee, consultancy charges, engineer(s)'s fee, contractor's fee, fee payable to the Competent Authorities for the approval of maps and getting the required sanctions and any other cost ancillary or incidental thereto, shall be borne exclusively by the Developer & Builder and in no circumstances, any such cost or any such similar cost shall be expected to be borne by the Owners.

26. That it has also been duly agreed to by and between both the parties hereto that the Developer & Builder shall select one of the well-known & good Architect and Structural Engineer for the execution of the Project. It is further agreed to that if for any reason the Architect so appointed is required to be changed then the change shall also be made by mutual consent of both the Parties and that the Developer & Builder shall at all times ensure that (1) Smt. Pinky Mathur W/o Late Shri. Vinay Mohan Mathur (2) Smt. Meghna Mathur D/o Late Shri. Vinay Mohan Mathur (3) Smt. Mansi Mathur D/o Late Shri. Vinay Mohan Mathur & (4) Smt. Mudita Mathur D/o Late Shri. Vinay Mohan Mathur together as Owners,

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are involved in all important discussions in order to arrive at decisions related with the planning, development and architectural work. The suggestions of the owner will be considered appropriately. However, it has also been agreed to that the total cost, expenses, damages, etc. as shall be required to be paid to the Architect & the Structural Engineer so appointed, shall be paid and incurred solely by the Developer & Builder and the decision of the Developer & Builder related with the planning, development and architectural work shall be final.

27. That it has also been agreed to by and between both the parties hereto that as and when the building plans shall be sanctioned and the possession of the vacant land as stated hereinbefore shall be given to the Builder & Developer after the building plan approval, the Developer & Builder has agreed to develop the land on the terms & conditions enumerated in these presents.

28. That the Developer & Builder shall be solely responsible and liable for any claims, suits, actions both civil and/or criminal arising due to any unforeseen event or mishap, damage, destruction or loss caused to any portion of any building or buildings, structure, boundary walls or to any other construction of whatsoever nature whether immediately adjacent or elsewhere due to the construction of the multi-storeyed buildings, demolition of the existing structure or during excavation and/ or construction of the basement or otherwise and expressly undertake that in no event/ case whatsoever shall the Owners herein be held responsible for any of the above by any whomsoever more particularly the neighbours and the Developer & Builder shall be exclusively and solely responsible for all consequents of whatsoever nature in respect of the above thereof and keep the Owners fully indemnified against all for the above.

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29. That if, any accident or mishap or any unforeseen act occurs during the development work the Developer & Builder herein declares and undertakes to be solely responsible to bear all such damages, consequences, cost, etc. along with all types of losses caused to any third party and in no case, whatsoever shall the Owners herein be held responsible for the same.

30. That the Developer & Builder hereby further undertakes and indemnifies the Owners in respect of all claims, losses, damages or expenses payable in consequence to any injury to any employee, workmen, invitee, etc. while in or upon the said premises during the course of development and construction over the said property till the completion of project.

31. That it has also been agreed to by and between both the parties hereto that the Owners have executed an irrevocable General Power of Attorney in favour of the Developer & Builder to enable them to comply with the stipulations of these presents for completing the project within the stipulated time frame.

32. That it has also been mutually agreed to by and between both the parties hereto that the Developer & Builder shall complete the project, within a period of 18 (Eighteen) months from the date of handing over of the possession of the land. However, the period during which, due to interference by third parties, the local authorities, or actions of the Owners, the construction activity is stopped, such period shall not be counted in the period of 18 (Eighteen) months. It is also agreed that the period during which the development and construction work cannot be carried out due to force majeure viz. earthquake, flood, riot, war, storm, tempest, civil commotion, blast, malicious damages, fire, pandemic or any other act or omission, including the general strike of workmen or labour beyond the control of the Developer & Builder, provided that the cause is not induced

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by the Developer & Builder itself and for any cause relating to the Owners then such period shall also be excluded from the calculation of the period of 18 (Eighteen) months from the date of handing over of possession of the land.

33. That it has further been agreed to by and between both the parties hereto that in case, the Developer & Builder is unable to complete the project within the stipulated period of 18 (Eighteen) months from the date of handing over of the possession, a further period of + 6 (Six) months over and above the stipulated period of 18 (Eighteen) months may be allowed to the Developer & Builder to complete the project. However, in case, the Developer & Builder is unable to complete the project within the extended period also i.e. total of 24 (Twenty-Four) months, unless due to any force majeure or any cause, which is completely beyond the control of the Developer & Builder, additional 6 (Six) months over and above 24 (Twenty Four) months may be allowed to the Developer & Builder to complete the project at the cost of Rs. 5000/- (Rupees Five Thousand) per day, still if the Developer & Builder is unable to complete the project within the extended period also i.e. total of 30 (Thirty) months it will be deemed that the Developer & Builder has abandoned the project. In such an event, such situation shall be dealt with as per the provision of The Real Estate (Regulation and Development) Act, 2016.

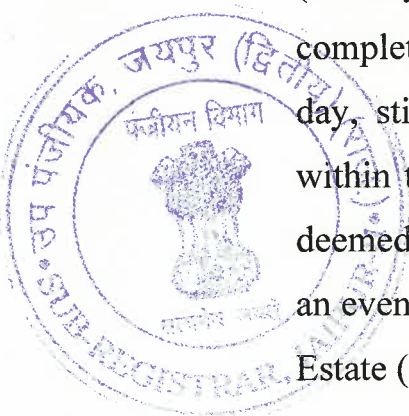
34. That it has also been agreed to by and between both the parties hereto that the Developer & Builder alone shall be responsible for the marketing and advertisement of the project, etc. at its own cost and expense. The Developer & Builder shall be entitled to 50% of the total built up & sellable areas in the whole Project as compensation towards the cost incurred and in lieu of the efforts made by them in developing the project on behalf of the Owners which shall come to its share. It is made clear that











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the Developer & Builder shall be entitled to sell any sellable area of his share only and it is further made clear that in no case shall the Developer & Builder be entitled to market and/ or agree to sell or sell any of the remaining portions of constructed area, which shall fall in the share of the Owners herein. However, it is made clear that the Developer & Builder shall be free to make bookings, execute agreements to sale, registration of agreement & execution of the sale deed and other related documents of the sellable areas of his share even before completing the Project.

35. That the Developer & Builder agrees and undertakes that the Owners shall not be responsible in any manner whatsoever for any claim which may be made by any third party in respect of booking/provisional sale or any dealing by the Developer & Builder with the third person with regard to the portion in the project building which fall in the share of the Developer & Builder.

36. That it has been also agreed to by and between both the parties hereto that the Developer & Builder shall advertise the said project in its own name and shall be entitled to put-up its name & advertisement boards on the said property but only up to the time as the Developer & Builder's share of the constructed area is disposed off. It is further agreed that the Developer & Builder shall be entitled to affix neon sign of the name of the building and its logo at the front of the building as a permanent fixture. It is further agreed that the expenses of affixing any type of name & advertisement boards, of whatsoever nature which also includes the government charges/taxes/fees/etc. will be borne by the developer & builder only.

37. That it has been specifically agreed to that the Owners shall not interfere in the day-to-day development work, which is to be done by the Developer & Builder and that the Owners shall not create any hindrance or do any

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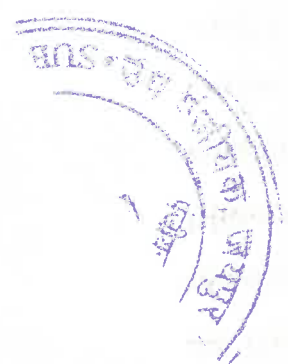
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activity which will adversely affect the development and/or construction work. However, the Owners or their representatives shall have a right to inspect the progress of the development and ongoing construction work at the site at all reasonable hours as and when they may so desire, which will not be deemed as interference in the construction activity as stated above. The Owners shall be entitled to point-out to the architect(s) any defect(s) in the construction work, quality of workmanship or materials used when such work is in progress or is being executed or about any inferior material brought at site. If, the architect/engineer will be technically satisfied about the objections so raised by them, the said architect/engineer shall rectify the same and take the necessary required measures.

38. That it is agreed that the Owners or their prospective buyers, shall pay proportionate share against meter connection charges & cost of obtaining water connection from PHED to the Developer & Builder for the flats in their portions.

39. That the Developer & Builder shall install the required fire-fighting arrangement in the residential complex as prescribed by the local authorities or as may be required by the statute and otherwise as may be required. The consequences of any contravention of statutory provisions in this regard shall be borne by the Developer & Builder, and the Owners shall stand indemnified in this regard.

40. That both the parties hereto hereby agree to constitute a Maintenance Society of the flat owners/occupiers with payment of its joining fee shall be compulsory for the Owners and the Developer & Builder too. Each and every buyer, occupant and their representatives, if any, shall be bound to become its members for the overall purpose of maintenance, upkeep, cleanliness and safety of common area, facilities and the building complex

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to hand over all common portions, amenities and facilities for the purpose of maintenance to the Maintenance Society. It has also been specifically agreed to that the flat owners shall be bound to pay the deposits as may be decided by the Developer & Builder initially and the monthly maintenance charges, in advance on a quarterly basis, as may be decided by the Developer & Builder and the Owners herein and later on, by the maintenance society from time-to-time. It is made clear that all the owners/occupiers including the land Owners and the Developer & Builder shall be equally bound to pay/deposit the required sums according to their occupied areas. It is also made clear that the Developer and builder will be responsible for initial maintenance of the building for a period of at least 3 months from the date of handing over the building subject to receiving timely monthly maintenance from the flat owners.

41. That it has also been agreed to that both the parties hereto shall ensure and incorporate in the agreements and sale deeds as may be executed with the prospective purchasers of the saleable area falling in their respective share that such purchaser shall not use or permit to be used his or her unit or flat occupied by him or her agents for carrying on any commercial, illegal, or immoral trade or activity or to do or allow anything to be done that might cause any nuisance or annoyance or hazard to anybody inside the residential complex or outside the same or to store any inflammable or explosive material, goods or products inside the unit/flat or anywhere in the common area. The decision of the Maintenance Society formed for maintenance as to whether any act shall cause nuisance or annoyance or any substance is inflammable or explosive or hazardous, shall be final and binding on the Owners, Developer & Builder and all other users, occupants and owners of any flat in the residential complex proposed to be so constructed.

Trimurthy Builders

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42. That it is further being agreed to by and between both the parties hereto that any unit/flat in the residential complex as may be sold or allowed to be used and occupied shall be on the pre-condition that the transferees/purchasers shall pay to the Maintenance Society a fixed sum of money initially and thereafter periodically as may be decided by the Developer & Builder hereto before handing over possession to any such transferees/ purchasers besides the agreed sale consideration/ rent/ lease money, etc. towards maintenance, sufficient to cover regular maintenance of the common areas and for creation of fund looking to the future needs.

43. That it is specifically understood between the parties that the entire risks & liabilities of any nature whatsoever in relation to any accident mishap or unforeseen act or omission which may happen prior to obtaining of the Fire NOC(if applicable) shall be solely of the builder & developer till and until the Builder & Developer obtains and presents the fire NOC from the competent authority and in no event/ case shall the Owners be responsible for any risk, liability or consequences arising due to the failure of the Builder & Developer in obtaining the Fire-NOC and the Builder & Developer expressly undertakes that in no event/ case whatsoever shall the Owners herein be held responsible for any breach of the above.

44. That it is specifically understood between the parties that the entire risks & liabilities of any nature whatsoever in relation to the Project shall be of the Builder & Developer till & until the Builder & Developer obtains & presents to the Owners the Completion Certificate from the competent authority and in no event/ case shall the Owners be responsible for any risk, liability, damages or consequences arising due to the failure of the Builder & Developer in not obtaining the Completion Certificate and the Builder & Developer expressly undertakes to indemnify the Owners for any default in this regard.

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45. That on performing the obligations under these presents if, the Owners or Developer & Builder on transfer of any unit/flat out of their respective allocations, the same shall be subject to the terms and conditions, restrictions and covenants contained herein and any document or conveyance that might be executed should recite about the specific stipulations contained herein and relevant for the document executed.

46. That All disputes and differences arising out of this agreement or in respect of this agreement shall be referred to the sole arbitration of Advocate Shri. Shashank Sharma S/o Late Shri. Sudhakar Sharma R/o C-135, Dashrath Marg, Hauman Nagar, Vaishali Nagar, Jaipur-302021, Rajasthan, India and whose decision shall remain final and binding on both the parties. The arbitration proceedings will be governed by the provisions of the arbitration and conciliation Act, 1996 with all modifications for the time being in force. The arbitration proceedings will be conducted at Jaipur only.

47. That the Real Estate (Regulation and Development) Act, 2016 and the Rajasthan Apartment Ownership Act, 2015 has come into force, as such provisions of these Act will regulate the transaction and in case, any specific provision is made in the Act governing the relationship of the Developer & Builder and the Buyer, Owner and the Buyer and is required to be adhered mandatorily then that clause shall prevail and override the agreement to such an extent unless the Act provides that the agreement shall prevail and only in the absence of the agreement, the Act shall prevail.

48. That All revenue which shall be received from sale of share of any party i.e, either Owners or Developer & Builder will directly go or shall be

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deposited in the designated bank account that shall be required to be opened as per RERA requirement for the project. Owners and Developer & Builder confirms that all withdrawals from this Account shall be done in accordance with the provisions of RERA.

49. That Owner further confirm, assure and undertake that in view of the existing requirements of law under the Real Estate Regulation Act (RERA), the Owner shall be obligated to provide a legal undertaking about encumbrance free title of the Said Property from a legal practitioner of repute.

50. That all the expense and professional fee in relation to the project and preparation of all the documents related to development of the project and sale of flats including agreements and all other related and ancillary documents, their execution and registration related legal work as may be done till the project is complete and all the flats are sold shall be borne and paid by the Developer & Builder only. This agreement has been prepared in two sets, one each to be retained in original by both the parties hereto.

51. That it is further made clear that other than GST liability of owner, no other charges/taxes/expenses/or whatsoever will be payable by the owner.

52. That the builder and developer will also pay monthly rent upto Rs. 35,000/- per month to the owner for the peaceful residential purpose of the owner till the completion of building as mentioned in above paragraphs.

SCHEDULE-1

Residential plot no. F-140, Azad Marg, C-Scheme, Jaipur-302001, Rajasthan, India admeasuring 825.50 Sq. Yds. bounded as under: -

North: Plot no. F-141



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South: Road 40ft. wide (Gautam Marg)

East: Plot no. F-144

West: Road 64ft. wide (Azad Marg)

SCHEDULE-2

List of Specifications is as under: -

1. RCC Structure
2. Copper tubing for air-conditioning
3. Attractive entrance hall on ground floor
4. Solar Panel for power generation 9KW
5. Living/Dining:
 - a. Floor: Imported Marble
 - b. Walls: Low VOC paint on Gypsum Plaster
 - c. Ceiling: Low VOC paint on Gypsum Plaster
6. Bedrooms:
 - a. Floor: Laminated wooden flooring
 - b. Walls: Acrylic emulsion paint on POP punning
 - Ceiling: Acrylic emulsion paint
7. Kitchen:
 - a. Modular Kitchen: Wall tiles / lacquered glass up to 2' above counter & acrylic paint in balance area
 - b. Floor: Anti-skid tiles
 - c. Ceiling: Acrylic emulsion paint
 - d. Counter: Made in granite stone
 - e. Fitting / Fixtures: CP fittings, S.S sink, hob and chimney
8. Balcony:
 - a. Floor: Anti-skid ceramic tiles
 - b. Ceiling: Exterior paint
9. Toilets:
 - a. Walls: Combination of tiles, acrylic emulsion paint & mirror



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- b. Floor: Anti-skid tiles
- c. Ceiling: Low VOC paint on POP punning
- d. Counter: Granite / composite stone
- e. Fixtures: Glass shower-partition in toilet (7'ft)
- f. Exhaust Fan
- g. Sanitary Ware / CP Fittings:

- i. Single Lever CP fittings, wash basin, wall-hung WC

10.Plumbing: CPVC & UPVC piping for water supply inside the toilet &kitchen

and vertical down takers.

11.Firefighting System: Firefighting system with sprinklers system etc. as per NBC norms.

12.Doors: Internal & external wooden door frames with laminated doors.

13.External Glazing: UPVC / Aluminium windows with single glass unit.

14.Electrical Fixtures / Fittings: Modular switches premium make, copper wiring and ceiling light fixtures in balconies. Geysers in toilets.

15.Power Back-Up - DG Power: For common facilities and lighting only in the apartments.

16.Security System: Building secured gated community with access control at building and at lobby entry, on and inside the car of elevators, one intercom point in each apartment plus at entrance and service area.

17.Lift Lobby (2 in number of brand like Otis, Kone, Johnson, Shcindler etc.)

- a. Lifts: Passengers and service elevators
- b. Lift Lobby Floor: Granite
- c. Lift Lobby Walls: Combination of granite / glass / acrylic emulsion paint on POP punning / textured paint

18.Staircases:

- a. Floor: Marble / Granite
- b. Walls: Flat oil paint

19.Water Softener



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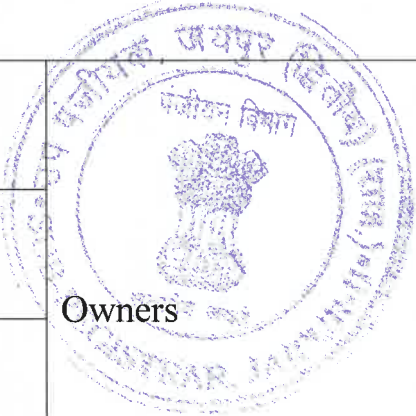
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IN WITNESS WHEREOF both the parties hereto hereby set and subscribe their respective hands and seals on these presents on the day, month and the year first above mentioned:

Smt. Pinky Mathur	 Owners	Pinky Mathur	
Smt. Meghna Mathur		Meghna	
Smt. Mansi Mathur		Mansi	
Smt. Mudita Mathur		Mudita	
Mr. Anand Mishra (Authorized Director)	Developer & Builder M/s. Trimurty Landcon (India) Pvt. Ltd.	For Trimurty Landcon (India) Pvt.Ltd.  Director/Auth.Sign.	
Witness 1. Shri. Vinay Mathur S/o Shri. G C Mathur R/o B-4-B, Shiv Marg, Bani Park, Jaipur			
Witness 2. Sharad Mishra S/o Shri. Udai Kant Mishra R/o D-120, Kabir Marg, Bani Park, Jaipur		 	


उप पंजीयक द्वितीय
जयपुर

