

Mobile No. : 97838-21857

94143-19811

BHAGWAN SINGH CHOUDHARY

ADVOCATE

Residence/Office : 6A/46, K.K. colony, basni, first phase, Jodhpur-342005
Court Campus : O A Chamber 11, Opposite Jablee Chamber
Rajasthan High Court, Jodhpur.

Ref No.

Date 22.9.22

SEARCH REPORT

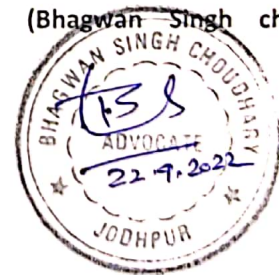
To,

The Manager,
Aashiyana Housing Ltd.,
Jodhpur.

Search report relates to search made in the office of Sub Registrar, Jodhpur. There is no system of issue of encumbrance certificate in the office of Sub Registrar, Jodhpur. Hence personal search was carried out for the purpose, inspection was made on 2013 & Receipts No.202202254012124 dated 22.09.2022 at the office of Sub Registrar (Fifth), Jodhpur and 2014-2022 & Receipts No.202202254012120 dated 22.09.2022 at the office of Sub Registrar (First), Jodhpur. The aforesaid property is free from all prior charges and encumbrances. Presently Shri Manoj Kuamr Vyas S/o Shri Dwarkadas Vyas is the owner of the said property and has right to create over the said Property.

(Bhagwan Singh choudhary)

Advocate



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Court Campus : O A Chamber 11, Opposite Jablee Chamber
Rajasthan High Court, Jodhpur.

Ref No.

Date : 22.9.22

CERTIFICATE

To,

The Manager,
Aasiyana Housing Limited.
Jodhpur.

Ref. : Report of immovable property bearing Property situated at Residential Converted land situated at Kh. No. 562/1, 562/2, 562/3, 562/4, 562/5 and 561/6 Village Dhinana Ki Dhani, Patwar Halka Pal, Tehsil & District Jodhpur belonging to Shri Manoj Kuamr Vyas S/o Shri Dwarkadas Vyas.

As requested, I have conducted the legal investigation of the title and made search of records in the registration office and other offices as required in the matter. I have answered all the queries in the Special Report, which is enclosed.

I hereby certify that the registration particulars number, date and page particulars etc. as shown in the original title deeds and contents thereof tally with the information as stated in the records of office of Sub-Registrar, Jodhpur as well as with certified copies of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of owners/intending affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deeds.

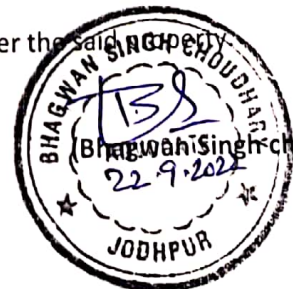
Chain of title relating to the property is complete as given in the annexed hereto.

I hereby certify tallied and compared these document from the record of the office of Sub-Registrar, Jodhpur.

A Search conducted by me for a period from 2013-2022 do not disclose any encumbrances over the said property. Search of last 10 is years not required to be conducted in the present matter.

Earlier I have not maintaining any record of given opinions issued from my office. So it could not be tallied and verified that earlier any opinion on investigation on the title relating to the same property was issued or not. After keep maintaining such record w.e.f. Shri Manoj Kuamr Vyas S/o Shri Dwarkadas Vyas it is certified that I have not issued opinion on investigation of the title relating to the same property.

I hereby certify that the property have clear, valid and marketable title over the said property.



Advocate

	applicable in the State where the property is located.	
12	Whether any permission of Income Tax Authorities/ Assessing Officer is the required under provisions of Income Tax Act for of creation mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department.	No Required.
13	In respect of agriculture land, whether land is declared surplus on under consolidation of holdings.	No Applicable.
14	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgage.	No Applicable.

Place : Jodhpur

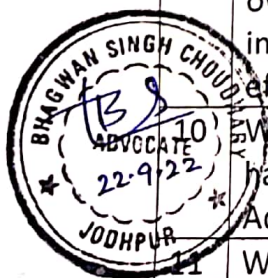
Date : 22.09.2022



(BHAGWAN SINGH CHOUDHARY)

Advocate

	original title deeds raise any doubt or suspicion.	
3	Whether the registration particulars number & date and page particulars as given in the title deeds shown to the counsel tally with the particulars as stated in the records of the registrar's office.	YES
4	Whether the registration particulars number & date and page particulars as given in the title deeds tally with the particulars as stated in the certified copy as obtained from the registrar's office.	Yes
5	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office.	Yes
6	Whether contents of the as given in the title deeds tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations by specified. What is its effect?	Yes
7	Whether the property has been mutated.	No, Not required
8	Whether there is any bar under any local law for creation of the lease deed/sale deed of the property.	No
9	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	No
10	Whether the property to be lease has been acquired under Land Acquisition Act, 1894.	No
11	Whether Urban Ceiling Act is	No



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Court Campus : O A Chamber 11, Opposite Jablee Chamber

Rajasthan High Court, Jodhpur.

Date : 22.09.2022

SPECIAL REPORT ON TITLE

Reference :- Report of immovable property bearing property situated at Residential Converted land situated at Kh. No. 562/1, 562/2, 562/3, 562/4, 562/5 and 561/6 Village Dhinana Ki Dhani, Patwar Halka Pal, Tehsil and District Jodhpur belonging to Shri Manoj Kumar Vyas S/o Shri Dwarkadas Vyas, R/o E-57, Shastri Nagar, Jodhpur.

Aspects to be considered		COUNSEL'S STATEMENT
A	PARTICULARS	
1	Name of the Development Agreement holder Company	Aashiana Housing Ltd.
2	Name of Owner	Shri Manoj Kumar Vyash S/o Shri dwarkadas Vyas.
3	Name of Power of Attorney Holder	Aashiana Housing Ltd. through Jitendra Bohra
4	Details of the property	Property situated at Residential Converted land situated at Kh. No. 562/1, 562/2, 562/3, 562/4, 562/5 and 561/6 Village Dhinana Ki Dhani, Patwar Halka Pal, Tehsil and District Jodhpur.
B	INVESTIGATION :-	
1	Details of the title deeds/documents (including Link Deed/Parent Deeds), date of execution and details.	1 Photo Copy of Power of Attorney dated 31-01-2014 by Manoj Kumar Vyas in favour of Aashiana Housing Ltd. 2 Photo Copy Supplementary Development Agreement. 3 Photo Copy registered Patta Vilekh issued by JDA, Jodhpur dated 25-09-2013. 4 Photo Copy Development Agreement dated 17-01-2013.
Whether documents given as		NO



Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JODHPUR-V

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 22-09-2022 4:16 PM

Fee Receipt No	: 202202254012125	Receipt Date	: 22/09/2022
Name	: BHAGWAN SING CHOUDHARY ADV, MANOJ KUMAR VYAS	Document S. No.	: 202201254012132
Address	: GRAM DHINANA KI DHANI JODHPUR		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2013 To Year 2013		Total Amount	: ₹ 50

Mode of Payment (#Mode Number Amount#)

e-Gras Challan 66845760 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

जोधपुर

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JODHPUR-I**

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 22-09-2022 4:05 PM

Fee Receipt No	: 202202051012419	Receipt Date	: 22/09/2022
Name	: BHAGWAN SING CHOUDHARY ADV, MANOJ KUMAR VYAS	Document S. No.	: 202201051012366
Address	: GRAM DHINANA KI DHANI JODHPUR		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 450
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 450
		Total Amount	: ₹ 450

From Year 2014 To Year 2022

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 66848929 ₹ 450

Signature of presenter or applicant for
copy of Search certificate

Cashier



Signature of recipient
and date of return receipt

उप पंजीयक (प्रथम)
जोधपुर

{ नियम 7 (1) देखिए }

मामला सं. 13/2013

1. श्री मनोजकुमार व्यास पुत्र श्री द्वारकादास व्यास, शास्त्री नगर, जिला जोधपुर

आदेश

मामले के संक्षिप्त तथ्य निम्नानुसार हैं:-

- | तहसील और जिले का नाम | राजस्व ग्राम का नाम | खसरा सं | क्षेत्र |
|----------------------|---------------------|-------------------------------|-------------------|
| जोधपुर | धिनाणा की ढाणी | 562,
562 / 1 से
562 / 5 | 21 बीघा 08 बिस्वा |

2. आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जमाबंदी की प्रति, राजस्व खसरा र सम्यक् रूप से अनुप्रमाणित क्षतिपूर्ति बंधपत्र और शपथपत्र, की-मैप, अभिन्यास र सर्वेक्षण नक्शा और अन्य सुसंगत दस्तावेज प्रस्तुत किये हैं।
3. यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर है। मैंने संबंधित तहसीलदार की रिपोर्ट और स्थानीय प्राधिकारी की सहमति रिक् परीक्षण कर लिया है। मेरी यह राय है कि आवेदित भूमि का गैर-कृषिक प्रयोत् लिए वांछित उपयोग मास्टर योजना/विकास योजना/स्कीम के अनुरूप है और अ के आवेदन को, राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क और राट के अधिनियम अधिनियम की धारा 63 और तदधीन बनाये गये नियमों के उपबंधों के 3 ऐसी भूमि पर अभिवृत्ति अधिकार निर्वापित करके भूमि का आवासीय एकल पट्टा प्र लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सका वरिष्ठ नगर नियोजक द्वारा उक्त कृषि भूमि का मास्टर प्लान में भू-उपयोग आः बताया है तथा संपरिवर्तन के लिए अपनी सहमति प्रदान की है।

4. अतः अब इसके द्वारा आदेश दिया जाता है कि खसरा सं. 562, 562/1 से 562/5 रकबा 21 बीघा 08 बिसवा की ग्राम धिनाणा की ढाणी तहसील जोधपुर में स्थित भूमि पर आवेदक के अभिधृति अधिकारों को उक्त भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु निर्वापित किया जायेगा और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदक/आवेदक द्वारा नामनिर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी पर लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आबंटन के लिए, स्थानीय प्राधिकारी के व्ययनाधीन रखा गया समझा जायेगा।
5. आवेदक द्वारा उस भूमि को, जिसके लिए यह अनुज्ञा दी गयी है, यथाविहित प्रीमियम, नगरीय निर्धारण के साथ ही विनिर्दिष्ट अन्य प्रमारों के निक्षेप और सुसंगत विधि के अधीन अभिन्यास योजना के अनुमोदन के पश्चात्, स्थानीय प्राधिकारी द्वारा सम्यक् आबंटन किये जाने के पश्चात् ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।
6. इन नियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित निबंधनों और शर्तों की आवेदक द्वारा पालना की जायेगी।
- यह आदेश अधोहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 5/3/2016 को पारित किया गया।

उपायुक्त (दक्षिण)
जोधपुर विकास प्राधिकरण
जोधपुर

सं. 631

दिनांक 5/3/2

प्रति सूचना एवं आवश्यक कार्रवाई के लिए निम्नलिखित को अग्रेषित की गयी-

1. सचिव, जोधपुर विकास प्राधिकरण, जोधपुर।
2. तहसीलदार, जोधपुर तहसील को पूर्वोक्त भूमि को स्थानीय प्राधिकारी के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर स्थानीय प्राधिकारी और अधोहस्ताक्षरी को इसकी प्रति भेजने के लिए।

3. श्री मनोजकुमार व्यास पुत्र श्री द्वारकादास व्यास, शास्त्री नगर, जिला जोधपुर।

उपायुक्त (दक्षिण)
जोधपुर विकास प्राधिकरण
जोधपुर

{ नियम 7 (1) देखिए }

प्राधिकृत अधिकारी का कार्यालय

मामला सं. 13/2013

और वर्ष 2013.

1. श्री नारायणराम पुत्र श्री हरजीराम, मील बस्ती, फनौदी, जिला जोधपुर।

आवेदक

विषय :- राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क के अधीन कृषि भूमि का गैर-कृषिक प्रयोजन के उपयोग हेतु अनुज्ञा प्रदान करने।

आदेश

दिनांक 21/3/2013

मामले के संक्षिप्त तथ्य निम्नानुसार हैं:-

- ऊपर नामित आवेदक ने राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नलिखित भूमि का आवासीय एकल पट्टा प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है:-

तहसील और जिले का नाम	राजस्व ग्राम का नाम	खसरा सं	क्षेत्र
जोधपुर	धिनाणा की ढाणी	561/6	01 बीघा 05 बिस्वा

- आवेदक ने आवेदन के साथ चक्कीमत्तम प्रमाणित जमाबंदी की प्रति, राजस्व खसरा अनुरेख, सम्यक् रूप से अनुप्रमाणित क्षतिपूर्ति बंधपत्र और शपथपत्र, की-मैप, अभिन्यास योजना, सर्वेक्षण नक्शा और अन्य सुसंगत दस्तावेज प्रस्तुत किये हैं।
- यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है। मैंने संबंधित तहसीलदार की रिपोर्ट और स्थानीय प्राधिकारी की सहमति रिपोर्ट का परीक्षण कर लिया है। मेरी यह सत्य है कि आवेदित भूमि का गैर-कृषिक प्रयोजन के लिए वांछित उपयोग मास्टर योजना/विकास योजना/स्कीम के अनुरूप है और आवेदक के आवेदन को, राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क और राजस्थान अभिवृत्ति अधिनियम की धारा 63 और तदधीन बनाये गये नियमों के उपबंधों के अनुसार अभिवृत्ति पर अभिवृत्ति अधिकार निर्वापित करके भूमि का आवासीय एकल पट्टा प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।
- वरिष्ठ नगर नियोजक द्वारा उक्त कृषि भूमि का मास्टर प्लान में भू-उपयोग आवासीय बताया है तथा संपरिवर्तन के लिए अपनी सहमति प्रदान की है।

अभिधृति अधिकारी (क्षेत्रीय) जोधपुर जिला

4. अतः अब इसके द्वारा आदेश दिया जाता है कि खसरा सं. 561/6 रकबा 01 बीघा 05 बिस्वा की ग्राम धिनाणा की ढाणी तहसील जोधपुर में स्थित भूमि पर आवेदक के अभिधृति अधिकारों को उक्त भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु चर्चिर्वापित किया जायेगा और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदक/आवेदक द्वारा नामनिर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी पर लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आबंटन के लिए, स्थानीय प्राधिकारी के ब्ययनाधीन रखा गया समझा जायेगा।
5. आवेदक द्वारा उस भूमि को, जिसके लिए यह अनुज्ञा दी गयी है, यथाविहित प्रीमियम, नगरीय निर्धारण के साथ ही विनिर्दिष्ट अन्य प्रभारों के निक्षेप और सुसंगत विधि के अधीन अभिन्यास योजना के अनुमोदन के पश्चात्, स्थानीय प्राधिकारी द्वारा सम्यक् आबंटन किये जाने के पश्चात् ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।
6. इन नियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित निबंधनों और शर्तों की आवेदक द्वारा पालना की जायेगी।
- यह आदेश अधोहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 5/3/13 को पारित किया गया।

उपायुक्त (दक्षिण)
जोधपुर विकास प्राधिकरण
जोधपुर

सं. 634

दिनांक 5/3/24

प्रति सूचना एवं आवश्यक कार्रवाई के लिए निम्नलिखित को अग्रपिठ की गयी-

1. सचिव, जोधपुर विकास प्राधिकरण, जोधपुर।
2. तहसीलदार, जोधपुर तहसील को पूर्वोक्त भूमि को स्थानीय प्राधिकारी के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर स्थानीय प्राधिकारी और अधोहस्ताक्षरी को उसकी प्रति भेजने के लिए।

3. श्री नारायणराम पुत्र श्री हरजीराम, भील बस्ती, फलोदी, जिला जोधपुर।

उपायुक्त (दक्षिण)
जोधपुर विकास प्राधिकरण
जोधपुर

REGISTRATION & STAMPS DEPARTMENT
OFFICE OF THE SUB REGISTRAR JODHPUR-I
JODHPUR-I

(Rule 75 & 131)
FEE RECEIPT

Dated : 27/09/2013
Page Value : 109700000

2013010735
MANOJ KUMAR VYAS
104 KILDEEP VIHAR OFF B R BIRLA SCHOOL JODHPUR
LEASE DEED FOR LOCAL BODIES (PATTI)

Document Type : 12A, 13A
Claimant Name :
Document S.No. : 2013010093

Stamp Value : 500

Ordinary Registration Fee	: 20000	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandum u/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 0
Surcharge on Stamp Duty	: 50		
Late Fee u/s 25-34	: 0		
		TOTAL	: 50350

Amount Rs. Fifty Thousand Three Hundred Fifty only



Sub Registrar, JODHPUR (FIRST)
सुब रजिस्ट्रार (प्रथम)
जोधपुर

जोधपुर विकास प्राधिकरण, जोधपुर

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

5764

23/9/2013

पट्टा विलेख



यह विलेख आज वर्ष के माह के दिनांक को जोधपुर विकास प्राधिकरण, जोधपुर (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री

श्री कांठारका दामोदर

व्यवसाय निवासी जाति (जिनको इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इयादत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और मुत्तकिल अलैह भी सम्मिलित होंगे) के मध्य निम्नलिखित 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 निम्नलिखित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह तमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना राजस्व ग्राम के खसरा संख्या 562, 562/1 से 562/5 व 561/6 क्षेत्रफल 42680.72 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 दिशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिसे पूर्ण स्वामित्व संबंधी स्वत्वां 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, अर्थात् :-

- 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 2738370/- अंके के अनुसार पेशगी अदा करेगा, परन्तु लीजधारक यदि चाहे तो एक वार्षिक नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा कर सकेंगा, 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।
- एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष 20 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।
- पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होंगे।
- उक्त भूखण्ड का उपयोग केवल (आवासीय/उप-प्राधिका) 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।
- इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बतलाने दी जावे, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
- लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट विधियों 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 पृथक् आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगे।
- उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकाय को 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 प्रभांरित नहीं की जायेगी।
- 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।
- यदि आवंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आवंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्यपदेशन द्वारा अभिप्राप्त किया गया है या आवंटन या पट्टा विलेख के

(क.प.उ.)

निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहत करेगा जो सभी प्रभारों से रहित नगर निकाय में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।

10. 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 भवन निर्माण के ऋण के लिए बंधक रखा जा सकेगा।

*जो लागू नहीं हो उसे काट दें। अवकाश सं. 13/2013 दिनांक 5/3/13 नमूने सं. 443 व 444
परिशिष्ट

कस्बे का नाम :
राजस्व ग्राम : वि.न.१११/३/६/०११
खसरा नम्बर : 562, 562/1 से 562/5
योजना का नाम : व 561/6
विस्तृत नाम सहित क्षेत्रफल वर्गगज/वर्गमीटर : 42630.72 वर्गमीटर

सीमा पूर्व 100' Road सीमा पश्चिम 60' Road
सीमा उत्तर K.No. 561 सीमा दक्षिण K.No. 563 मानचित्र संलग्न है।
भूखण्ड की संख्या यदि कोई हो आवासीय (ग्रुप हाउसिंग) प्रयोजनार्थ
खुप पट्टा

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

नगरीय निकाय की ओर से

आज सन् 20 20/9/13 माह के वें दिन
श्री (१) शशि शर्मा (उपायुक्त दमिण)
निम्न की उपस्थिति में जोधपुर में हस्ताक्षर किये।

जोधपुर विकास प्राधिकरण
(सह-अध्यक्ष के हस्ताक्षर एवं मोहर)
जोधपुर

साक्षी :-

1. नाम
पिता/पति का नाम सजीव मोहम्मद
व्यवसाय कमिष्ठ लिफ्टि
निवास स्थान
साक्षी के हस्ताक्षर

2. नाम
पिता/पति का नाम
व्यवसाय
निवास स्थान
साक्षी के हस्ताक्षर

आज दिनांक सन् 20 के माह के
वें दिन को निम्नलिखित की उपस्थिति में उक्त श्री
लीजधारक द्वारा कार्यालय, जोधपुर विकास प्राधिकरण, जोधपुर में हस्ताक्षर किये गये।

लीजधारक -द्वितीय पक्ष

साक्षी :-

1. नाम जितेन्द्र प्रसाद
पिता/पति का नाम श्री राजे प्रसाद प्रसाद
व्यवसाय 221 B, 221A नमूने, डिमांडेड नमूने 5 फीट
निवास स्थान जोधपुर
साक्षी के हस्ताक्षर

2. नाम
पिता/पति का नाम
व्यवसाय
निवास स्थान
साक्षी के हस्ताक्षर

आज दिनांक 27 माह September सन् 2013 को 15:30 बजे
श्री/श्रीमती/सुश्री MANOJ KUMAR VYAS पुत्र/पुत्री/पत्नी श्री DWARKA DAS
उम्र 36 वर्ष, जाति BRAHMIN व्यवसाय BUSI
निवासी 106 KULDEEP VIHAR OPP B R BIRLA SCHOOL JODHPUR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2013016893)

हस्ताक्षर उप पंजीयक JODHPUR (FIRST)
(पंजीयक (प्रथम))

(LEASE DEED FOR LOCAL BODIES (PATTA)) जोधपुर

हस्ताक्षर

फोटो

अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)
1-MANOJ KUMAR VYAS/DWARKA DAS
Age:36, Caste-BRAHMIN
Ocu.-BUSI
R/O-106 KULDEEP VIHAR OPP B R BIRLA SCHOOL
JODHPUR

(And Claimant)
1-JDA/JODHPUR
Age:0, Caste-
Ocu.-
R/O-RAJ

ने लेख्यपत्र LEASE DEED FOR LOCAL BODIES (PATTA)
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिफल राशी रु0 10920888/- पूर्व में/मेरे
समक्ष/मे से रु0 10920888/-पूर्व में
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

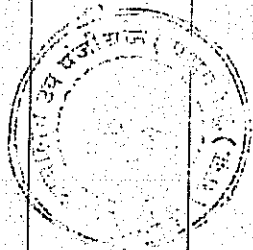
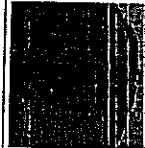
1. श्री/श्रीमती/सुश्री SUNIL ARORA
पुत्र/पुत्री/पत्नी श्री GOVIND RAM JI उम्र 48 वर्ष
जाति ARORA व्यवसाय BAUSI
निवासी 17/25 CHB JODHPUR

2. श्री/श्रीमती/सुश्री LALIT VYAS
पुत्र/पुत्री/पत्नी श्री VASU DEV VYAS उम्र 37 वर्ष
जाति BRAHMIN व्यवसाय ADV
निवासी RHC JODHPUR{R.NO.1160/1999} ने की है जिनके

समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये गये हैं।

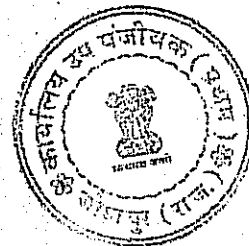
(2013016893)

उप पंजीयक JODHPUR (FIRST)
(LEASE DEED FOR LOCAL BODIES (PATTA)) जोधपुर



रसीद नं० 2013017395 दिनांक 27/09/2013
पंजीयन शुल्क रू० 50000/-
प्रतिलिपि शुल्क रू० 300/--
पृष्ठांकन शुल्क रू० 0/-
अन्य शुल्क रू० 50/-
कमी स्टाम्प शुल्क रू० 0/-
कुल योग रू० 50350/-

(2013016893) उप-पंजीयक, JODHPUR (FIRST)
(LEASE DEED FOR LOCAL BODIES (PATTA))
जोधपुर



आज दिनांक 27/09/2013 को
पुस्तक संख्या 1 जिल्द संख्या 628
में पृष्ठ संख्या 187 क्रम संख्या 2013012400 पर
पंजीबद्ध किया गया तथा आतिरेकित
पुस्तक संख्या 1 जिल्द संख्या 2512
के पृष्ठ संख्या 287 से 293 पर
चस्पा किया गया।

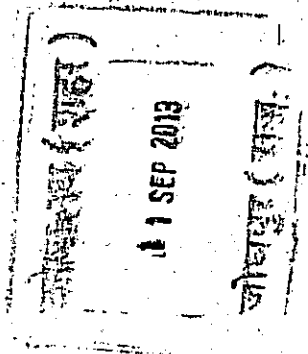
(2013016893) उप-पंजीयक, JODHPUR (FIRST)
(LEASE DEED FOR LOCAL BODIES (PATTA))
जोधपुर





राम मुद्रांक विक्रेता। शिव कुमार साहसवत अनुशासन सं-43/11
 वि. क्र. सं. 1720 दिनांक 27/9/13 मु. वेल्फेयर क्र. सं. SW
 मुद्रांक क्रेता का नाम म. नोज कुमार व्यास
 पति / पति का नाम श्री द्वारकादास जी
 पत्नी - श्रीमती कल्याणी देवी
 प्रयोजन पट्टा पट्टा
 हस्तों की दया से हस्तों का नाम पत्नी - श्रीमती कल्याणी देवी

हस्ता / हस्तों के हस्ताक्षर मुद्रांक विक्रेता के हस्ताक्षर
 दाहिम नगर, जोधपुर

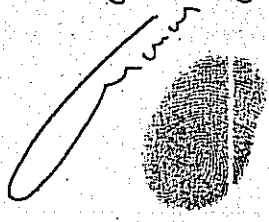


जोधपुर विकास प्राधिकरण, जोधपुर
 उपायुक्त (दक्षिण)

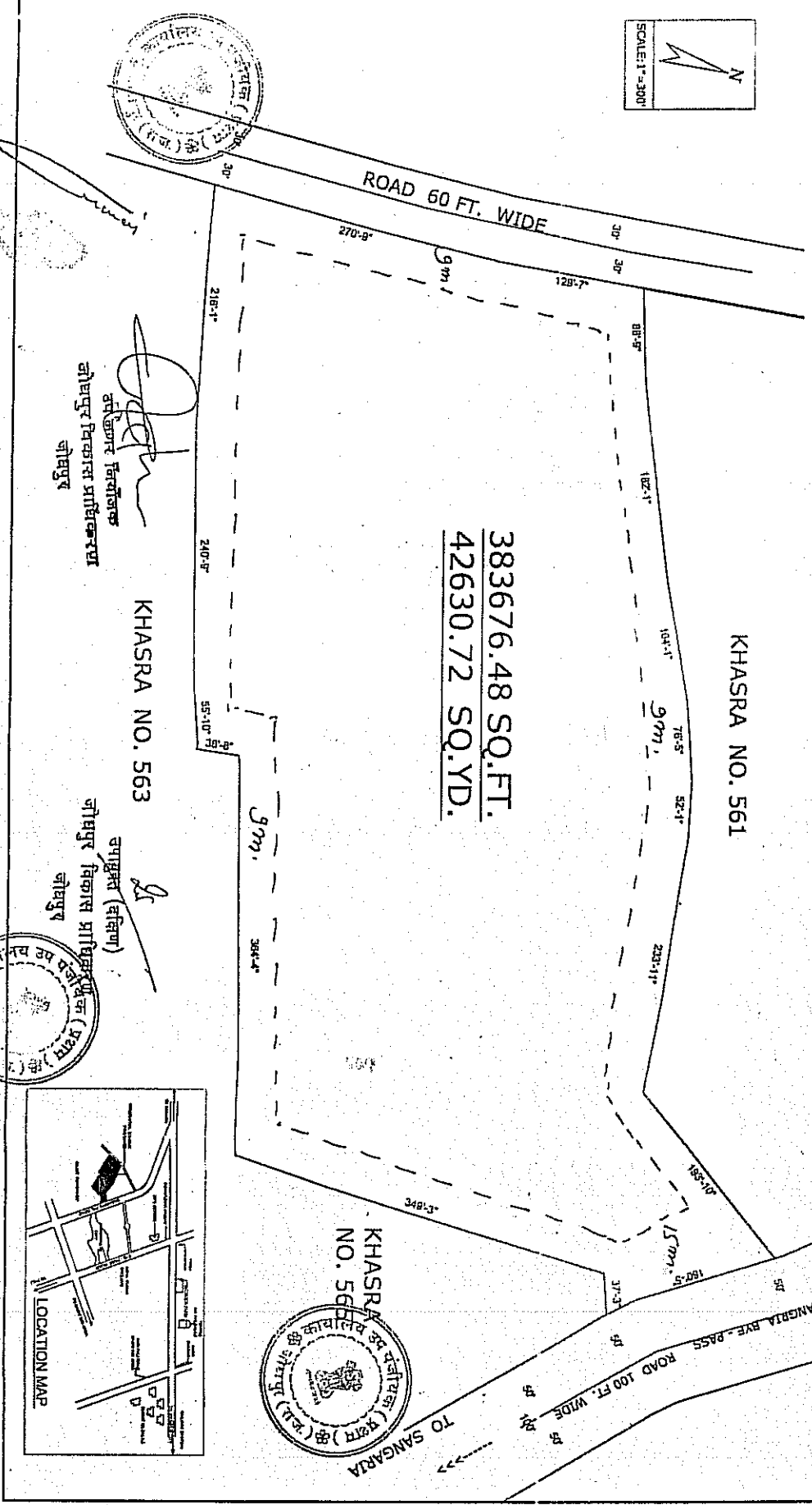
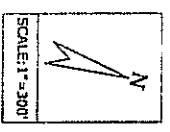
ब ह क

मनोज कुमार व्यास पुत्र श्री द्वारकादास जी निवासी- 57 ई शास्त्री
 नगर, जोधपुर के नाम से जोधपुर विकास प्राधिकरण जोधपुर द्वारा

वाके ग्राम पाल (धीनाणा की ढाणी) खसरा नंबर 561/6 व-562,
 562/1 से 562/5 बनाप 42630.72 वर्गगज के जारी पट्टा विलेख
 डिस्पेच संख्या 5764 दिनांक 23-09-2013 को जारी किया को
 पंजीयन हेतु स्टाम्प शुल्क संलग्न है।



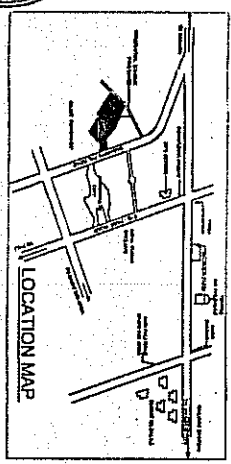
SITE PLAN ON KHASRA NO. 561/6 & 562 ^{562/1} to ^{562/5} OF VILLAGE PAL { DHINANA KI DHANI }
AT JODHPUR




जोधपुर विकास प्राधिकरण
जोधपुर

KHASRA NO. 563


जोधपुर विकास प्राधिकरण
जोधपुर



REGISTRATION & STAMPS DEPARTMENT
SUB REGISTRAR (FOURTH)
JODHPUR
(Rule 75 & 131)
FEE RECEIPT

Fee Sr. No. : 2013001284
Presenter Name : MANOJ KUMAR VYAS
Presenter Address : E 57 SHASTRI NAGAR JODHPUR
Document Type : Agreement of Developer
Claimant Name : M/S ASHIYANA HOUSING LTD TH= DGM= D.N. SENGUPTA , 5 F EVEREST 46/C
CHOWRINGHEE ROAD KOLKATA 700071PN.O=AADCA9093P
Document S.No. : 2013001277
Dated : 14/02/2013
Face Value : 0
Stamp value : 2179590

Ordinary Registration Fee	: 50000	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandum u/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 0
Surcharge on Stamp Duty	: 217960		
Late Fee u/s 25-34	: 0		

TOTAL : 268260

Amount Rs. Two Lakh Sixty Eight Thousand Two Hundred sixty only

CB
Cashier

Sub Registrar, JODHPUR (FOURTH)

उप पंजीयक (चतुर्थ)

जोधपुर





11946 SPLADH राजस्थान
160311 FEB 14 2013
14:58
R.0379590/-PB6873

UTI INFRASTRUCTURE TECHNOLOGY
AND SERVICES LTD
B-13, 2ND FLOOR
ASHAY CHAMBER, JALORI GATE
JODHPUR - 342 001
F-4(300)(F)(G)STAMP/FRANK(09)/90

STAMP DUTY RAJASTHAN



STED

DEVELOPMENT AGREEMENT

Sharma
ADVOCATE



STED

Sharma
ADVOCATE

THIS DEVELOPMENT AGREEMENT is made on this 17 day of
JANUARY 2013

BETWEEN

Shri Manoj Kumar Vyas (having PAN no ACCPV2038H) son of Shri Dwarka Das Vyas, age 35 years, by caste Brahmin, resident of E-57, Shastri Nagar, Jodhpur, Rajasthan, hereinafter referred to as "**the OWNER**" (which expression shall unless repugnant to the context mean and include his respective successors, representatives and assigns) of the ONE PART

AND

ASHIANA HOUSING LIMITED (having PAN no AADCA9093P), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 5F Everest, 46/C, Chowringhee Road, Kolkata-700071 and Corporate office at 304, Southern Park, Plot no. D-2 Saket District Centre, Saket, New Delhi and represented by its Deputy General Manager (Project), **Shri D N Sengupta** son of Late R. N. Sengupta resident of N-43, Ashiana Amarbagh, Pali Road,

For Ashiana Housing Limited



Authorised Signatory.



S. No. 11944 Date 14/2/13
Name of Purchaser Ashiana Housing LTD.
Address D-2, Saket DIST. Centre, New Delhi.
By Whom Purchased Jitendra Bohra
Amount 9,00,000/-

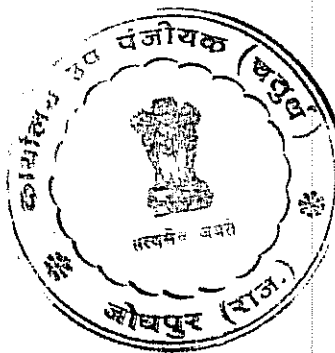

Authorised Signatory

S. No. 11945 Date 14/2/13
Name of Purchaser Ashiana Housing LTD.
Address D-2, Saket DIST. Centre, New Delhi.
By Whom Purchased Jitendra Bohra
Amount 9,00,000/-


Authorised Signatory

Authorised Signatory

S. No. 11946 Date 14/2/13
Name of Purchaser Ashiana Housing LTD.
Address D-2, Saket DIST. Centre, New Delhi.
By Whom Purchased Jitendra Bohra
Amount 3,79,597/-



Jodhpur, Rajasthan and hereinafter referred to as "**ASHIANA**" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the OTHER PART

In this Agreement the following additional expressions unless repugnant to the context shall have the meaning assigned thereto:

I. "**The Said Land**" means ALL THAT pieces or parcels of land measuring 21(Twenty One) Bighas and 8 (Eight) Biswa under khasra no. 562^(562, 562/1, 562/2, 562/3, 562/4 & 562/5) situated in village Dhinanon Ki Dhani, Patwar Halka : Pal Tehsil- Jodhpur, District Jodhpur in the State of Rajasthan and more fully described in the **First Schedule** hereunder and delineated in the plan attached hereto and bordered in red colour therein.

II. "**Project**" means a residential housing project to be constructed and developed on the Said Land by Ashiana as stated in Article 2.0 hereunder.

III. "**Project Complex**" means the Said Land together with the buildings and other structures constructed or developed thereon upon execution and construction of the Project.

IV. "**Building Plan**" means the plan for construction of the Buildings and other structures on the Said Land as may be sanctioned by the Sanctioning Authority.

V. "**Sanctioning Authority**" means the Jodhpur Development Authority or any other authority as may be appointed by the Government of Rajasthan for granting approval and/or sanction of the Building Plan of the Project Complex.

VI. "**Units**" means residential flats or commercial spaces comprised in the Project Complex and intended to be sold to the Customers.

VII. "**Parkings**" means covered and open car or motorcycle parking spaces comprised in the Project Complex.

For Ashiana Housing Limited

Authorised Signatory.



For Asma Housing Limited


Authorised Signatory.

(श्री डी.एन सैन गुप्ता)





(मनोज कुमार व्यास)

VIII. **"Built Up Area"** shall mean the area measured at the floor level of the flat comprised in the Unit taking the external dimension of such flat including the area of the balcony and the verandah provided however in case of the common walls separating one flat from the other only 50% of the area covered by such common walls shall be taken.

IX. **"Super Built-Up Area"** shall mean an area equivalent to 1.25 times of the built up area of the flat comprised in the Unit and the said multiplication factor has been arrived at after taking into account the proportionate area comprised in common areas and common facilities in the Building and in the Complex and other relevant parameters and for commercial considerations.

X. **"Saleable Area"** means the super built up area of the Units except the units built for EWS housing comprised in the Project Complex.

XI. **"Saleable Property"** means the Saleable Area together with the total Parkings comprised in the Project Complex.

XII. **"Common Areas"** means the areas in the Project Complex meant for common use and enjoyment and includes roads, gardens, passages, open spaces, lobby, staircase, lift, and more fully described in the Second Schedule hereunder but does not include the Saleable Property.

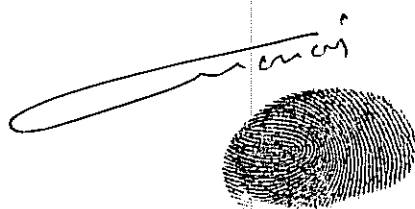
XIII. **"Common Services and Facilities"** means all essential services, facilities and utilities in the Project Complex such as, water and electricity in the Common Areas, lift, plumbing, sanitation, drainage, sewerage etc. and shall include all equipments, apparatus, fittings, plumbings required for providing such services facilities and utilities.

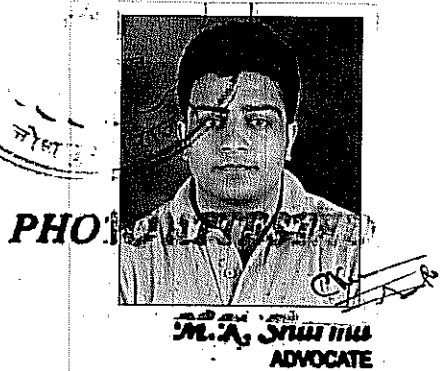
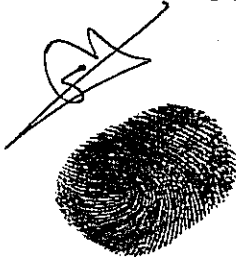
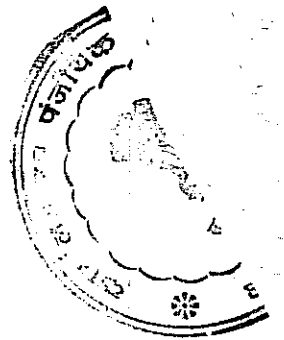
XIV. **"Marketing"** means marketing of the Project Complex and more fully stated in Article 5.0 hereunder.

XV. **"Owner Area Share" or "Owner's Allocation"** means 25% (Twenty Five percent) of Total Saleable Area in the Project Complex

For Ashiana Housing Limited

Authorised Signatory.

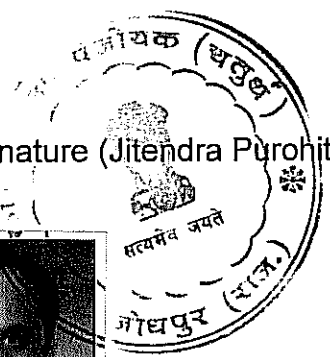




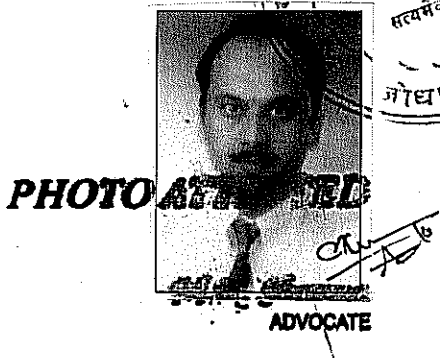
Ritesh



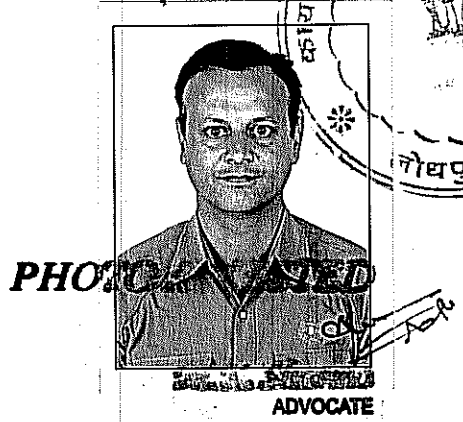
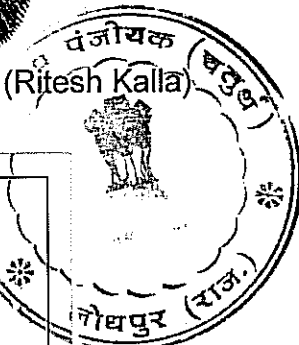
2. Witnesses Signature (Ritesh Kalia)



1. Witnesses Signature (Jitendra Purohit)



3. Witnesses Signature (Jitendra Bohra)



Jitendra



4. Witnesses Signature (Jitendra Singh Bhada)

which shall be receivable by the Owner as stated in Articles 3 and 4 hereunder.

XVI. **"Ashiana Area Share" or "Ashiana's Allocation"** means total Saleable Area in the Project Complex as reduced by Owner's Area that is to say 75% (seventy five percent) of total area.

XVII. **"Development Commencement Date"** means the date on which approval of the Building Plan for the Project Complex is received from the Sanctioning Authority.

XVIII. **"Customers"** means the persons who have booked and/or entered into agreements for purchasing and acquiring or have purchased and acquired Units and/or Parkings in the Project Complex.

XIX. **"Proportion" or "Proportionate"** in the context of Owner's Area Share and Ashiana's Area Share shall be the ratio of **25:75** and in the context of the Customers shall be the ratio which the Saleable Area of the Units of the Customers bears to the total saleable area of the Units comprised in the Project Complex.

XX. **"Services"** means the services of management and maintenance of Common Areas and providing all Common Services and Facilities in the Project Complex.

XXI. **"Maintenance Agency"** means Ashiana or any agency appointed by Ashiana for rendering services as stated in Article 8.0 hereunder.

XXII. **"Maintenance Charge"** means all costs, charges and expenses that shall be incurred by the Maintenance Agency for rendering services together with Service Charge as stated in Article 8.0 hereunder.

For Ashiana Housing Limited

Authorised Signatory.



WHEREAS**A. The Owner have represented to Ashiana as follows:-**

I. The Owner owns 21(Twenty One) Bighas and 8 (Eight) Biswa under khasra no. 562 (hereinafter referred to as "the said Land" and as described in the **First Schedule** hereunder and are in vacant possession thereof ;

II. The Said Land is free from all charges, encumbrances, liens, lispens, loans, other party's share and attachments whatsoever ;

III. The Owner is in a position to obtain appropriate approvals from the Government of Rajasthan under Section 90A of the Rajasthan Land Revenue Act and to get single patta for the Said Land for group housing project;

IV. There is no impediment on the Owner entering into this Agreement for execution and construction of the Project on the Said Land.

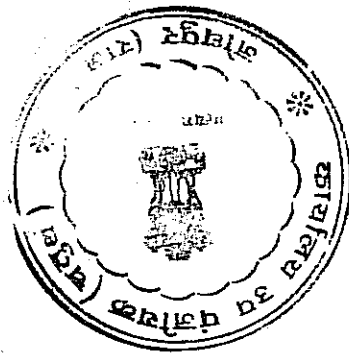
V. There is no master plan road / sector road passing through the said Land.

B. Ashiana has represented to the Owner that it has successfully executed several housing projects in the States of Bihar, Jharkhand, Rajasthan, etc., and has expertise in construction and development of residential housing projects.

C. Relying on mutual representations, the parties desire to collaborate with each other for construction and development of a residential housing project on the Said Land on area sharing basis and thereafter on October 26, 2012, a Term Sheet was executed recording broad understanding made by and between the parties and, simultaneously with execution of the Term Sheet, Ashiana has paid a sum of Rs. 51,00,000/- (Rupees Fifty One Lacs only) to the

For Ashiana Housing Limited

Authorised Signatory.



Owner towards the payment of Refundable Deposit (receipt whereof the Owner does hereby admit and acknowledge).

D. The Term Sheet provided for execution of a Development Agreement by and between the parties subject to certain conditions precedent being fulfilled and in pursuance thereof it is hereby recorded that Ashiana has made necessary enquiries and searches and has satisfied itself with the right, title and interest of the Owner in the Said Land.

E. The parties are therefore desirous of executing a Development Agreement for execution and construction of the Project on the Said Land and setting out their respective rights, liabilities and obligations by executing a Agreement for Transfer of Development Rights, in relation to the Said Land.

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

1.0. Development of the Said Land

1.1. The Owner hereby grant exclusive right of construction, execution and development of the Project on the Said Land unto and in favour of Ashiana with an object and intent that after completion of construction of Project Complex on the Said Land the entire Saleable Area comprised in the Project, shall be shared by and between the parties on the terms and conditions hereinafter stated. Area of EWS/LIG housing built under the Rajasthan Township Policy shall not be part of Saleable Area, and therefore shall not be subject of sharing between the owner and Ashiana as EWS/LIG housing will be provided to the Local Regulatory Authority for further allotment. Ashiana alone shall be entitled for the revenue derived from the allotment of EWS/LIG housing by the Local Regulatory Authority.

1.2. Ashiana shall execute and construct the Project in accordance with the Building Plan to be sanctioned by the Sanctioning Authority.

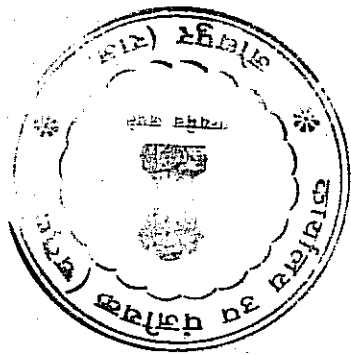
For Ashiana Housing Limited

Authorised Signatory.



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1.3. The Owner shall obtain approval from the government of Rajasthan under Section 90A of the Rajasthan Land Revenue Act for group housing and obtain single patta from Jodhpur Development Authority or any other appropriate Authority. The Owner shall be responsible for follow up and liasioning with Jodhpur Development Authority or other Authority at Jodhpur level, whereas follow up and liasioning at Jaipur level, if any, shall be the responsibility of Ashiana. However, entire government charges on obtaining 90A approval and single patta shall be borne by Ashiana and consultant charges at Jodhpur shall be borne and paid by the Owner.

1.4. Ashiana shall obtain Building Plan approval and also obtain other requisite approval for the Project Complex on the said Land at its own cost and expenses.

1.5. Within a period of 45 days from the date of issue of patta for group housing project, Ashiana at its own costs and expenses shall prepare the Building Plan and forward the same to the Owner for its signature. The Owner shall be obliged to sign the Building Plan.

1.6. Ashiana, after obtaining signatures of the Owner on the Building Plan, shall submit the same within ten days to the Sanctioning Authority for sanction of the Building Plan. All costs and expenses for sanction of the Building Plan shall be borne and paid by Ashiana.

2.0. Project & Project Complex

2.1. The Project shall be a residential housing project comprising of several residential units and Parking as may be permitted by the Sanctioning Authority.

2.2. Simultaneously with execution of this agreement –

- I. The Owner has permitted Ashiana to enter in to the Said Land to commence and complete development of residential housing project to be constructed and developed on the Said Land and do activities related or incidental thereto. It is



For Ashiana Housing Limited

Authorised Signatory.

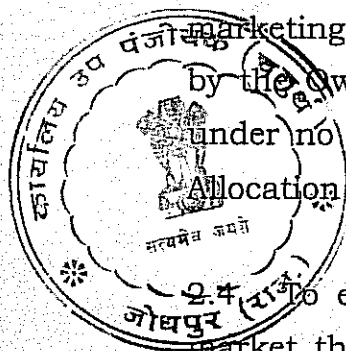





clear intent of the parties that aforesaid permission to enter in to the Said Land is not to be construed as delivery of possession under section 53 A of the Transfer of Property Act, 1982 read with Section 2(47) of the Income Tax Act, 1961

- II. The Owner and Ashiana agreed to obtain a Bank Locker in Jodhpur in joint name and keep all original title deeds of the Said Land in the said Locker till the currency of this Agreement.

2.3. Save as provided in Clause 1.3 hereinabove, Ashiana shall be solely liable and responsible for execution of the Project and marketing of the Saleable Area of Ashiana Area Share. Marketing of Owner's Area Share in the saleable area shall be done exclusively by the Owner and all cost and expenses relating to the sale and marketing of the units falling under Owner's Allocation shall be borne by the Owner. It has been agreed by and between the parties that under no circumstances, the Owner shall sell units under Owner's Allocation at a price lower than Ashiana's Allocation.



2.4. To enable Ashiana to execute and construct the Project and market the Saleable Area of Ashiana Area Share comprised in the Project Complex, the Owner shall execute appropriate power of attorney in favour of Ashiana or any nominee or representative of Ashiana. Under such power of attorney, Ashiana and/or its nominee or representative shall have a right to make bookings, enter into agreements for sale and also execute sale deeds of various Units and Parking comprised in the Ashiana Allocation in the Project Complex in the name and on behalf of the Owner.

2.5. With effect from the Development Commencement Date and upto the date of handing over of physical possession of the unit under Owner's Allocation by Ashiana to the Owner, Ashiana shall bear and pay the municipal taxes, land revenue or any other taxes on the Said Land. Post handing over of the Units under Owner's Allocation by Ashiana to the Owner, the Owner or its customers, as the case may be shall be liable and responsible for above charges.



For Ashiana Housing Limited

[Signature]
Authorised Signatory.





The Owner shall inform or make aware its customers for payment of these charges.

2.6. Ashiana shall complete construction of the Project and make the Project Complex ready for use and occupation within a period of four years from the Development Commencement Date subject to force majeure circumstances.

3.0. Consideration

3.1. In consideration of the Owner providing the Said Land and carrying out their other obligations as stated in this agreement the Owner shall be exclusively entitled to the Owner's Allocation in the Saleable Area.

3.2. In consideration of Ashiana carrying out execution and construction of the Project at its own costs and expenses Ashiana shall be exclusively entitled to Ashiana's Allocation in the Saleable Area.

3.3. Nothing contained in this agreement shall be construed or deemed to be a partnership between the Owner and Ashiana.

4.0. Distribution of Owner's Area Share and Ashiana's Area Share in the Saleable Area

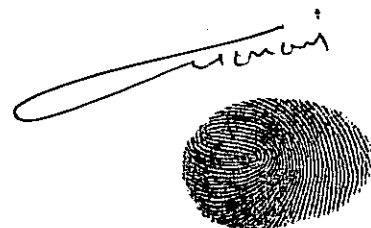
4.1. It is agreed by and between the parties that area sharing in the saleable area in the Project Complex between the Owner and Ashiana shall be done mutually after receipt of approval of Building Plans from the Sanctioning Authority.

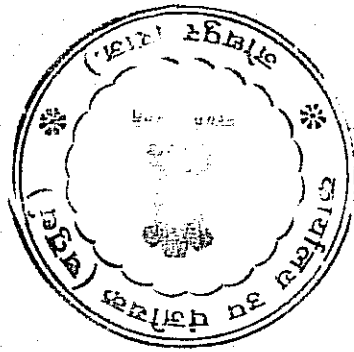
4.2. Sale and marketing of Owner's Area Share in the Saleable Area shall be responsibility of the Owner. However, he will not sell more than 25% of its total share in first nine months from the Development Commencement Date. In case of launching or opening of booking of flats in phases, he will not sell more than 25% of its total share in the



For Ashiana Housing Limited

[Signature]
Authorised Signatory.

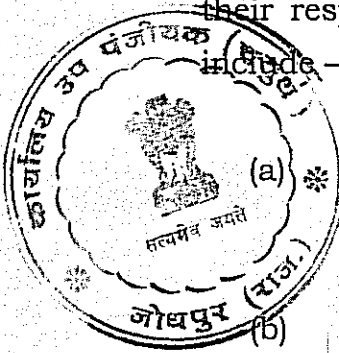




area of a particular phase in first nine months from launch of that particular phase. If the Owner elects to sell more than 25% of its total area share then Ashiana shall have right to extend the time period of completion of the project from 48 (Forty Eight) months to 60 (sixty) months. However, the Owner shall inform to Ashiana about its decision of selling more than 25% units in Owner's Allocation in first nine months from the date of launching of a particular phase of the project at the time of launch of that particular phase.

5.0. Marketing of the Project Complex

5.1. It is agreed and understood by and between the parties that both the Owner and Ashiana shall be entitled to sell their respective allocation in the saleable area and for that purpose shall do all activities relating to selling or marketing of the Saleable Property in their respective allocation of saleable area in the Project and shall include -



- (a) Booking of the Units and Parkings comprised in the Project Complex with the Customers ;
- (b) Entering into formal agreements for sale with the Customers
- (c) Receipt of all booking amounts, advances, purchase consideration and all other amounts from the Customers;
- (d) Advertisement of the Project/Project Complex ;
- (e) Appointment of the brokers and selling agents ;
- (f) Any other activity relating to sale or marketing of the Project Complex.

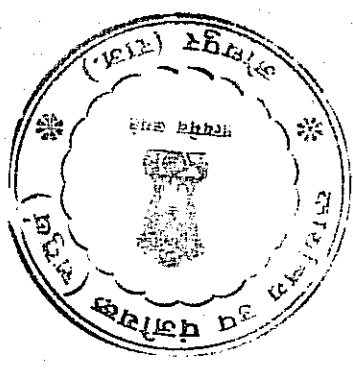
5.2. It is agreed by and between the parties that execution of sale deeds of the Units of their respective allocation in the saleable area in favour of their respective customers shall be done jointly by the Owner and Ashiana.

For Ashiana Housing Limited

Authorised Signatory.

[Signature]





5.3. It is agreed by and between the parties that the Owner shall be liable of service tax, vat, other government taxes, levies or any other tax as applicable on all the units under Owner's Allocation in the Saleable Area. The Owner shall be liable to pay Maintenance Deposit, Maintenance Charges to Ashiana or its nominee, External Electrification, Pipe Gas Charges, Water Connection Charges to Ashiana. Such charges payable by Owner shall be equivalent to what is payable by other customers of Ashiana.

6.0. Covenants of the Owner

6.1. The Owner hereby agree and covenant with Ashiana that-

(a) they shall not cause any interference or hindrance in the execution and construction of the Project by Ashiana ;

(b) they shall not let out, grant, lease, mortgage and/or charge or encumber the said Land or any part or portion thereof without prior consent in writing of Ashiana ; and

(c) they shall permit Ashiana, its architects, contractors, engineers, workmen uninterrupted access to the said Land so as to enable Ashiana to execute, develop and construct the Project.

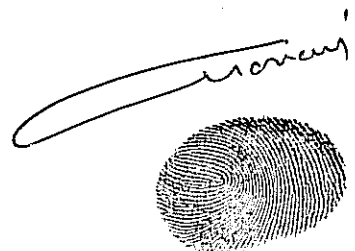
6.2. The Owner agree to execute and register appropriate power of attorney in favour of Ashiana or its representative for construction and development of the Project and for Marketing subject to the condition that the costs of stamp duty and all other charges on such power of attorney shall be borne and paid by Ashiana.

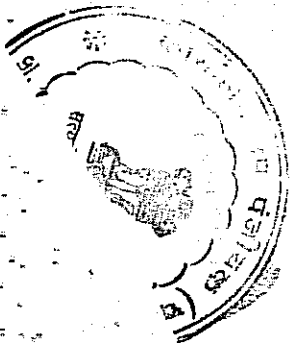
6.3. The Owner further agree:

- [a] To sign and execute the Building Plan and all necessary papers, undertakings, affidavits, documents, declarations, agreements and deeds which may be required for obtaining sanction of the Building Plan and construction of the Project; and

For Ashiana Housing Limited

Authorised Signatory.





- [b] To co-operate with Ashiana for execution and construction of the Project and Marketing;

7.0. Covenants of Ashiana

7.1. Ashiana agrees and covenants with the Owner that –

(a) Ashiana shall complete construction of the Project within a period of 48 (forty eight) months from the Development Commencement Date and for this purpose time shall be essence of the contract subject to force majeure circumstances. However, if the Owner elects to sell units of Owner's allocation as per above para 4.2 then Ashiana shall be entitled for extension of 1 (one) more year time to complete the construction and sell of the Project.

(b) Ashiana shall not transfer and/or assign its rights, benefits, duties and obligations under this agreement without prior written consent of the Owner.

(c) Ashiana shall construct the Project in accordance with the Building Plan and shall not violate and contravene the Building Rules & Regulation.

7.2. Ashiana agrees to keep the Owner saved, indemnified and harmless from or against all claims or actions that may be made or raised by any third party in any matter relating to or arising out of construction and execution of the Project or discharge of performance of any duty or obligation of Ashiana under this Agreement.

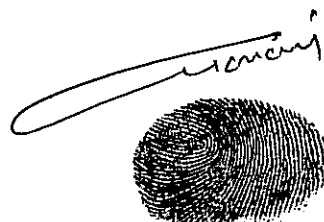
7.3. Ashiana shall be at liberty to dig deep tubewells and extract water from existing tubewells and erect temporary structures and carry on all lawful activities on the said Land as may be required or necessary for execution construction of the Project.

7.4. If Ashiana commits default subject to Force Majeure as defined elsewhere in this agreement in delivering the physical possession of the Owner's Allocation to the Owner within the stipulated time, Ashiana shall be liable to pay penalty at the rate of Rs. 4/- (Rupees

For Ashiana Housing Limited



Authorised Signatory.





Four only) per sq. ft. per month for the delay of undelivered saleable area to the Owner.

8.0. Maintenance of the Project Complex

8.1. Ashiana by itself or by any agency appointed by it (Managing Agency) shall have exclusive right to manage and maintain all Common Areas and provide all Common Services and Facilities (Services) in the Project Complex and the Owner shall not in any way interfere with such right of Ashiana.

8.2. Ashiana, in exercise of such right, shall have right to fix and determine the rate of Maintenance Charge payable by the Customers. The Maintenance Charge shall be based on estimated expenses and service charges of 20 % (Twenty Percent) of such expenses.

8.3. Over and above Maintenance Charge, Ashiana shall be entitled to receive and realise service tax or any other applicable taxes on Maintenance Charge.

8.4. Ashiana shall be entitled to all profits, if any, arising out of the Services and the Owner shall have no share or right therein.

8.5. The Customers shall pay proportionate Maintenance Charges and all taxes thereon. The Maintenance Charge shall be payable within 15th day of the month for which the same shall relate. In default, the unpaid Maintenance Charge shall attract interest at such rate as may be fixed by Ashiana.

9.0. Breaches

9.1. Ashiana shall not be treated in default if erection and completion of the Project is delayed due to reasons amounting force majeure or any act of God. The circumstances leading to force majeure shall be such as war, riot, civil commotion, change in law or

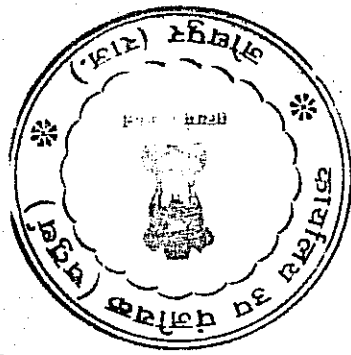
For Ashiana Housing Limited



Authorised Signatory.

[Signature]





non availability of any building material. The acts of God shall include earthquake, storm, flood and fire.

9.2. In case the Owner commits any breach of this agreement, Ashiana shall be at liberty to initiate proceedings against the Owner either for specific performance of this agreement or terminate and rescind this agreement and claim all moneys paid and/or incurred by Ashiana together with appropriate damages.

10.0. Special Covenants

10.1. Ashiana shall endeavour to coin the name of the project by incorporating the word "Dwarka".

10.2. The brand name and/or Logos of Ashiana and Welhome Developers Private Limited (the brand name under the directorship of the Owner) shall be displayed on all advertisements related to the

project that may be issued by or in the name of Ashiana. Ashiana owns the corporate Logo of "ASHIANA". The Owner shall not use the corporate Logo or trademark of Ashiana or brand name "ASHIANA" in any of their other ventures.

11.0. Miscellaneous

11.1. All disputes and differences by and between the Ashiana on the one hand and the Owner on the other hand as regards construction or interpretation of any term and condition herein contained or in any way touching or relating to this agreement or any respective rights, duties or obligations of the parties hereto or their privileges shall be referred to arbitration of a sole arbitrator as may be mutually agreed by the parties. If the parties are unable to agree upon appointment of a sole arbitrator within a period of ten days then the reference shall be made to an arbitral tribunal comprising of three arbitrators; one to be appointed by the Owner and the other to be

For Ashiana Housing Limited



Authorised Signatory.

[Handwritten signature]





11.2. Such arbitration shall be conducted in accordance with the provisions contained in the Arbitration & Conciliation Act, 1996 or any statutory modification thereof.

11.3. The arbitral tribunal shall be at liberty to frame its own procedure including summary procedure.

11.4. The arbitration sittings shall be held at Jodhpur.

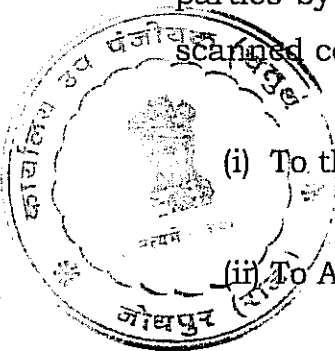
11.5. Notices on behalf of the Owner shall be given to the first Owner at its registered office stated hereinabove and any notice so given shall be deemed to be a valid and proper notice given to the Owner.

11.6. Notices to Ashiana shall be given by sending the same at its corporate office stated hereinabove.

11.7. Unless otherwise agreed the notices shall be given to the parties by sending the same by Speed Post or Registered Post and a scanned copy thereof by Email.

(i) To the Owner at Email Id manojkvyas1977@gmail.com

(ii) To Ashiana at Email Id varun.gupta@ashianahousing.com



THE FIRST SCHEDULE HEREINABOVE REFERRED TO

(Description of the said Land situated in village Dhinanon Ki Dhani,
Patwar Halka : Pal, Tehsil – Jodhpur, District Jodhpur (Rajasthan))

IN WITNESS WHEREOF the parties hereto have executed this AGREEMENT on the day month and year first above written.

Sr. No.	Name of Khatedar	Khasra No.	Area	
			Bigha Biswa	
01.	Shri Manoj Kumar Vyas S/O Shri Dwarka Dass ji Vyas R/O 57-E, Shastri Nagar, Jodhpur	562, 562/1, 562/2, 562/3, 562/4, 562/5	21	08
	Total		21	08

For Ashiana Housing Limited



Authorised Signatory.

[Signature]



आज दिनांक 14 माह February सन् 2013 को 16:19 बजे
श्री/श्रीमती/सुश्री MANOJ KUMAR VYAS पुत्र/पुत्री/पत्नी श्री DWARKA DASS VYAS
उम्र 35 वर्ष, जाति BRAHMIN व्यवसाय BUSINESS
निवासी E 57 SHASTRI NAGAR JODHPUR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2013001277)

(Agreement of Developer)

हस्ताक्षर उप पंजीयक, JODHPUR (FOURTH)

उप पंजीयक (चतुर्थ)

जोधपुर

हस्ताक्षर

फोटो

अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)

1-MANOJ KUMAR VYAS/DWARAKA DASS VYAS

Age:35, Caste-BRAHMIN

Ocu.-BUSINESS

R/O-E 57 SHASTRI NAGAR JODHPUR

ने लेख्यपत्र Agreement of Developer

को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री/श्रीमती/सुश्री JITENDRA PUROHIT

पुत्र/पुत्री/पत्नी श्री RAJENDRA PRASAD उम्र 40 वर्ष

जाति BRAHMIN व्यवसाय BUSI

निवासी 221 SHYAM NAGAR CHOPASNI JODHPUR

2. श्री/श्रीमती/सुश्री SUMER SINGH

पुत्र/पुत्री/पत्नी श्री GULAB SINGH उम्र 27 वर्ष

जाति RAJPUT व्यवसाय SERVICE (M.K. SHARMA ADV.)

निवासी CITY PALZA JODHPUR ने की है जिनके

समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये गये हैं।

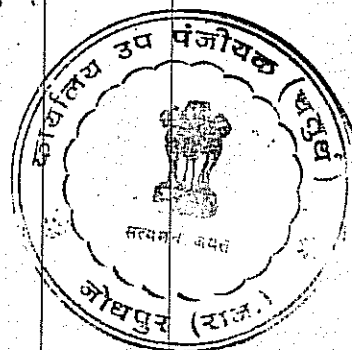
(2013001277)

(Agreement of Developer)

उप पंजीयक, JODHPUR (FOURTH)

उप पंजीयक (चतुर्थ)

जोधपुर



IN WITNESS WHEREOF the parties hereto have executed this AGREEMENT on the day month and year first above written.

EXECUTED by and on behalf of the
Owner at Jodhpur

Witnesses

1. Signature :

Name :

Address :

Jitendra Purrohit S/o Shri Rajendra Prasad
221-B, Shyam Nagar opp. B.R. Birla day school
Jodhpur

2. Signature :

Name :

Address :

Ritesh Kalia S/o Late Sh. Keshav Prasad Kalia
D-88, Shastri Nagar JODHPUR.

EXECUTED on behalf of ASHIANA
HOUSING LIMITED at Jodhpur

For Ashiana Housing Limited

Authorised Signatory.

1. Signature :

Name :

Address :

Jitendra Bhatia S/o Sh. Virendra Bhatia
Hallu Chauri, Talay Mohalla, Jodhpur

2. Signature :

Name :

Address :

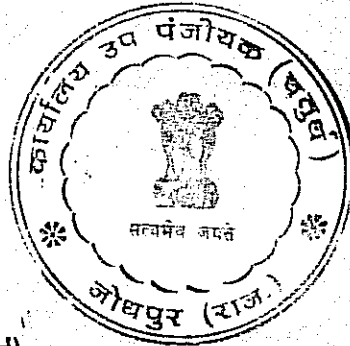
Jitendra Singh Bhatia S/o Sh. Kishor Singh Bhatia
C-65 Pratal Nagar Jodhpur (Raj)

रसीद नं० 2013001284 दिनांक 14/02/2013
पंजीयन शुल्क रू० 50000/-
प्रतिलिपि शुल्क रू० 300/-
पृष्ठांकन शुल्क रू० 0/-
अन्य शुल्क रू० 217960/-
कमी स्टाम्प शुल्क रू० 0/-
कुल योग रू० 268260/-

(2013001277) उप पंजीयक, JODHPUR (FOURTH)
(Agreement of Developer)

उप पंजीयक (चतुर्थ)
जोधपुर

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मालियत रुपये 43591800
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क
रुपये 50000 कुल रुपये 268260
जरिये रसीद संख्या 2013001284 दिनांक 14/02/2013
में जमा किये गये हैं।
अतः दस्तावेज को रुपये 2179590
के मुद्रांकों पर निष्पादित माना जाता है।



(2013001277) उप पंजीयक, JODHPUR (FOURTH)
(Agreement of Developer)

उप पंजीयक (चतुर्थ)
जोधपुर

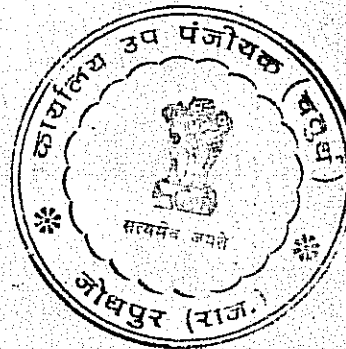
आज दिनांक 14/02/2013 को
पुस्तक संख्या 1 जिल्द संख्या 79
में पृष्ठ संख्या 180 क्रम संख्या 2013001161 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 316
के पृष्ठ संख्या 335 से 346 पर
चस्पा किया गया।

(2013001277) उप पंजीयक, JODHPUR (FOURTH)
(Agreement of Developer)

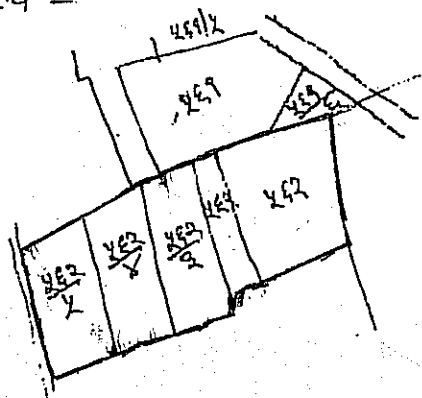
उप पंजीयक (चतुर्थ)
जोधपुर

आज दिनांक 14/02/2013 को
पुस्तक संख्या 1 जिल्द संख्या 79
में पृष्ठ संख्या 180 क्रम संख्या 2013001161 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 316
के पृष्ठ संख्या 335 से 346 पर
चस्पा किया गया।

(2013001277) उप पंजीयक, JODHPUR (FOURTH)
(Agreement of Developer)
उप पंजीयक (चतुर्थ)
जोधपुर



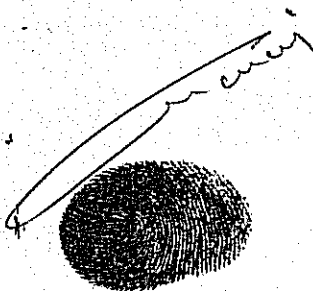
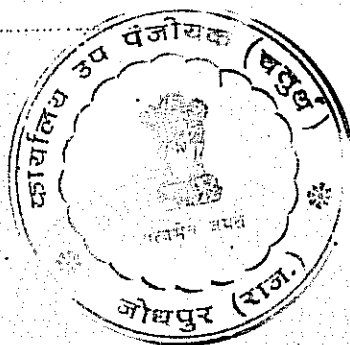
नगदा



NO/P35/7934
20/11/12

सत्यप्रतिनिधि

20/11/12
पटवारी (मू.अ.)
पं० म०, पाल



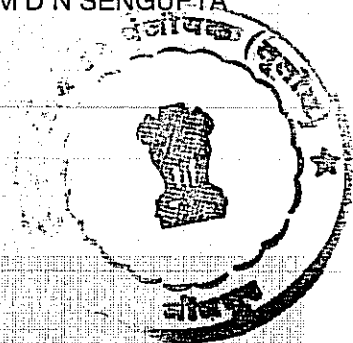
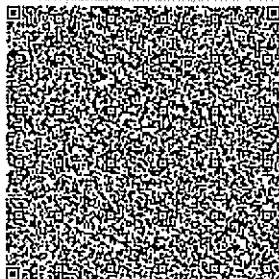


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ00971416743881L
Certificate Issued Date	: 08-Nov-2013 02:24 PM
Account Reference	: SHCIL (FI)/ rjshcil01/ PAOTA/ RJ-JU
Unique Doc. Reference	: SUBIN-RJRSHCIL0101013858569999L
Purchased by	: JITENDRA BOHRA
Description of Document	: Article 5(e) Developer Agreement
Property Description	: KH NO 561/6 (1.5 BIGHA) VILL DHINANON KI DHANI PAL TEH DIST JODHPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SHRI MANOJ KUMAR VYAS
Second Party	: ASHIANA HOUSING LTD THR DGM D N SENGUPTA
Stamp Duty Paid By	: ASHIANA HOUSING LTD THR DGM D N SENGUPTA
Stamp Duty Amount(Rs.)	: 1,30,000 (One Lakh Thirty Thousand only)



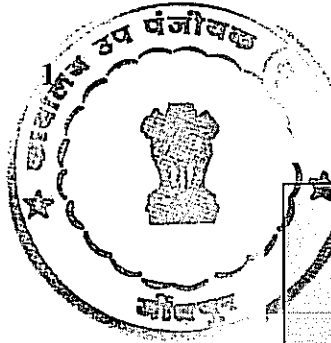
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उपपंजीयक (पुनः)
जोडपुर

ZK 0001339834

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.



SUPPLEMENTAL DEVELOPMENT AGREEMENT

THIS SUPPLEMENTAL DEVELOPMENT AGREEMENT made this
8th day of Nov-2013

BETWEEN

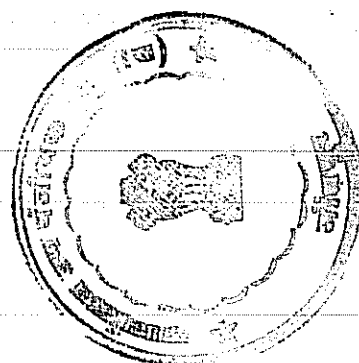
Shri Manoj Kumar Vyas (having PAN No. ACCPV2038H) son of Shri Dwarka Das Vyas resident of E-57, Shastri Nagar, Jodhpur, Rajasthan, hereinafter referred to as "**the OWNER**" (which expression shall unless repugnant to the context mean and include his respective successors, representatives and assigns) of the ONE PART

AND

ASHIANA HOUSING LIMITED (having PAN NO. AADCA9093P), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 5F, Everest, 46/C, Chowringhee Road, Kolkata-700071 and Corporate office at 304, Southern Park, Plot no. D-2 Saket District Centre, Saket, New Delhi and represented by its Deputy General Manager (Project), **Shri D N Sengupta** son of Shri R N Sengupta resident of N-43, Ashiana Amarbagh, Pali Road, Jodhpur, Rajasthan and hereinafter

For Ashiana Housing Limited

Authorised Signatory.



referred to as "**ASHIANA**" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the OTHER PART

WHEREAS

I. That the Owner and Ashiana have entered into Development Agreement on 17.01.2013 for development and marketing of a project on ALL THAT pieces or parcels of land measuring 21 (Twenty One) Bighas 8 (Eight) Biswa (hereinafter referred to as the Existing Land) more or less lying and situated under Khasra No. 562, 562/1, 562/2, 562/3, 562/4 and 562/5 situated in village Dhinanon Ki Dhani, Patwar Halka, Pal, Tehsil-Jodhpur, District Jodhpur in the State of Rajasthan.

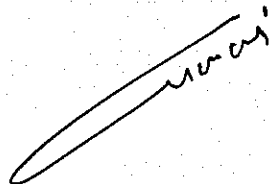
II. That the said Development Agreement is duly registered with the Sub- Registrar, Jodhpur vide document no. 2013001277 dt. 14/02/13 under Book No. 1, Zild No. 79, Page No. 180, S. No. 2013001161.

III. That the Owner acquired and possessed land admeasuring 1.5 Bighas bearing khasra number 561/6 (hereinafter referred to as Said Land) adjacent to Existing Land situated in village Dhinanon Ki Dhani, Patwar Halka, Pal, Tehsil-Jodhpur, District Jodhpur in the State of Rajasthan by virtue of a Lease Deed dated 23/09/13 registered with Sub Registrar, Jodhpur.

IV. That the Owner is willing to develop said Land also measuring 1.5 Bighas (21780 sqft approx) and therefore offered Said Land to Ashiana.

For Ashiana Housing Limited

Authorised Signatory.




आज दिनांक 8 माह November सन् 2013 को 17:05 बजे
श्री/श्रीमती/सुश्री MANOJ KUMAR VYAS पुत्र/पुत्री/पत्नी श्री DWARKA DAS VYAS
उम्र 36 वर्ष, जाति BRAHMIN व्यवसाय BUSINESS
निवासी E 57 SHASTRI NAGAR JODHPUR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2013025843)
(Agreement of Developer)

हस्ताक्षर उप पंजीयक, JODHPUR (THIRD)
उप पंजीयक (तृतीय)
जोधपुर

हस्ताक्षर फोटो अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)
1-MANOJ KUMAR VYAS /DWARKA DAS VYAS
Age:36, Caste-BRAHMIN
Ocu.-BUSINESS
R/O-E 57 SHASTRI NAGAR JODHPUR

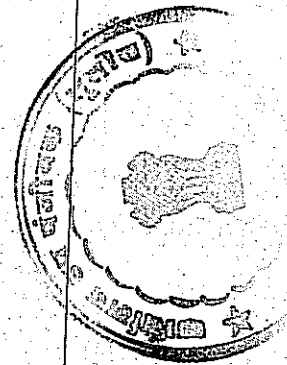
ने लेख्यपत्र Agreement of Developer
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
1. श्री/श्रीमती/सुश्री JITENDRA BOHRA
पुत्र/पुत्री/पत्नी श्री VIRENDRA BOHRA उम्र 42 वर्ष
जाति BRAHMIN व्यवसाय SERVICE
निवासी JALAP MOHALLA JODHPUR ने की है जिनके

समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये गये हैं।

(2013025843)
(Agreement of Developer)

उप पंजीयक, JODHPUR (THIRD)
उप पंजीयक (तृतीय)
जोधपुर



V. That both the parties are desirous of executing a Supplementary Development Agreement for execution and construction on Said Land and setting out their respective rights, liabilities and obligations by executing a Agreement for Transfer of Development Rights, in relation to the Said Land.

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

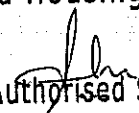
1.0. The Owner and Ashiana have agreed for the development of Said Land alongwith the Existing Land situated in village Dhimanon Ki Dhani, Patwar Halka, Pal, Tehsil-Jodhpur, District Jodhpur in the State of Rajasthan more particularly described in the schedule A annexed hereto alongwith Existing Land.

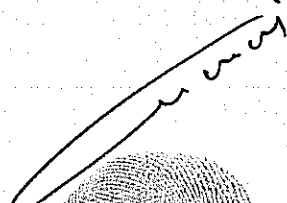
2.0 It is expressly agreed and understood by and between the parties that the Said Land and Existing Land will be developed together.

3.0 It is expressly agreed and understood by and between the parties that apart from the above addition all other terms, conditions and covenants contained in the Registered Agreement dated 17th January, 2013 will remain same and unchanged.

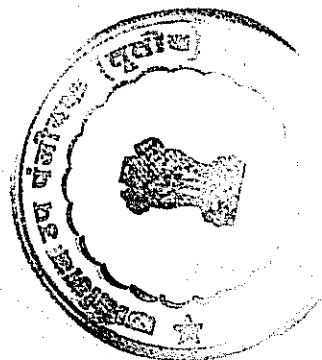
IN WITNESS WHEREOF the parties hereto have executed this AGREEMENT on the day month and year first above written in two original sets and exchanged.

For Ashiana Housing Limited


Authorised Signatory.





संस्कृत-विभाग

पुस्तकालय

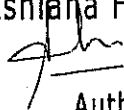
EXECUTED by and on behalf of
the Owner at Jodhpur

Witnesses

1. Signature : 
Name : Jitendra Purohit
Address : 221-B, Shyam Nagar, Opp- B.R. Birla Public School
Jodhpur
2. Signature : _____
Name : _____
Address : _____

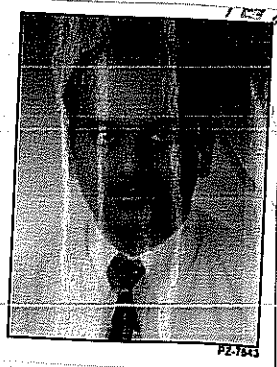
EXECUTED on behalf of ASHIANA
HOUSING LIMITED at Jodhpur

For Ashiana Housing Limited


Authorised Signatory.

Witnesses

1. Signature : 
Name : Jitendra Bhatia 90 Sh. Virendra Bhatia
Address : Hattvi Chowk, Talap Mohalla, Jodhpur
2. Signature : 
Name : JITENDRA SINGH BHATI 90 Sh. K.S. BHATI
Address : C-65, PRATAP NAGAR, JODHPUR



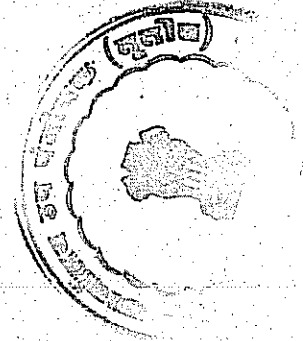
रसीद नं० 2013025676 दिनांक 08/11/2013
पंजीयन शुल्क रू० 50000/-
प्रतिलिपि शुल्क रू० 300/-
पृष्ठांकन शुल्क रू० 0/-
अन्य शुल्क रू० 2440/-
कमी स्टाम्प शुल्क रू० 0/-
कुल योग रू० 52740/-

(2013025843) उप पंजीयक, JODHPUR (THIRD)
(Agreement of Developer)

उप पंजीयक (तृतीय)

जोधपुर

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मालियत रुपये 12039420
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क
रुपये 50000 कुल रुपये 52740
जरिये रसीद संख्या 2013025676 दिनांक 08/11/2013
में जमा किये गये हैं।
अतः दस्तावेज को रुपये 120400
के मुद्रांकों पर निष्पादित माना जाता है।



(2013025843) उप पंजीयक, JODHPUR (THIRD)
(Agreement of Developer)

उप पंजीयक (तृतीय)

आज दिनांक 08/11/2013 को जोधपुर
पुस्तक संख्या 1 जिल्द संख्या 662
में पृष्ठ संख्या 5 क्रम संख्या 2013022008 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 2641
के पृष्ठ संख्या 33 से 42 पर
चस्पा किया गया।

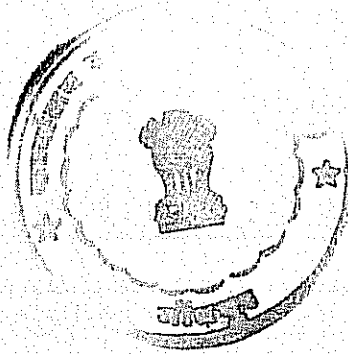
(2013025843) उप पंजीयक, JODHPUR (THIRD)
(Agreement of Developer)

उप पंजीयक (तृतीय)
जोधपुर

Khasara No. 561/6 situated at Dhinanoo ki Dhani, Village Pal, Jodhpur

562

Khasara No. 561/6



Other's Land

60' Road

For Ashiana Housing Limited

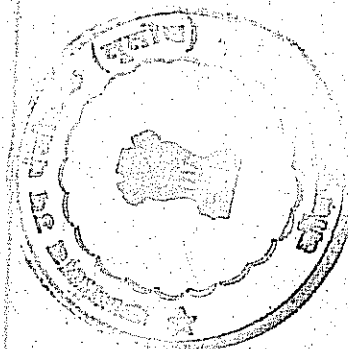
Authorised Signatory.



आज दिनांक 08/11/2013 को
पुस्तक संख्या 1 जिल्द संख्या 662
में पृष्ठ संख्या 5 क्रम संख्या 2013022008 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 2641
के पृष्ठ संख्या 33 से 42 पर
चस्पा किया गया।

(2013025843) उप पंजीयक, JODHPUR (THIRD)
(Agreement of Developer)

उप पंजीयक (तृतीय)
जोधपुर





SUPPLEMENTARY AGREEMENT

THIS **SUPPLEMENTARY AGREEMENT** to the Development Agreement dated 17th January, 2013 is made on this 10th day of January 2020

BETWEEN

Shri Manoj Kumar Vyas (having PAN no. ACCPV2038H) S/o Shri Dwarka Das Vyas resident of E-57, Shastri Nagar, Jodhpur, Rajasthan, hereinafter referred to as "**the OWNER**" (which expression shall unless repugnant to the context mean and include his respective successors, representatives and permitted assigns of the **ONE PART**

AND

Ashiana Housing Limited (having PAN no. AADCA9093P), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 11G, Everest, 46 C, Chowringhee Road, P S Chowringhee Road, Kolkata-700071 and Head Office at 304, Southern Park, Saket District Centre, Saket, New Delhi – 110017 and represented by its Authorised Signatory Preeti Bhandari, residing at Jupiter Apartments, Vikaspuri, New Delhi and hereinafter referred to as "**Ashiana**" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the **OTHER PART**.

WHEREAS

1. The Owner and Ashiana entered into a Development Agreement dated January 17, 2013 (hereinafter referred to as the **DA**) read with a Supplementary Development Agreement dated November 08, 2013 ("**SDA I**"), both duly registered before the Sub-Registrar-IV Jodhpur, Rajasthan for construction, development, sale and marketing of a residential housing project on area sharing basis on a piece of land measuring 22 (Twenty Two) Bighas 13 (Thirteen) Biswa more or less lying under Khasra No. 561/6, 562, 562/1, 562/2, 562/3, 562/4 and 562/5 situated in the village of Dhinanon Ki Dhani, Patwar Halka, Pal, Tehsil-Jodhpur, District Jodhpur in the State of Rajasthan (hereinafter referred to as the **Said Land**).

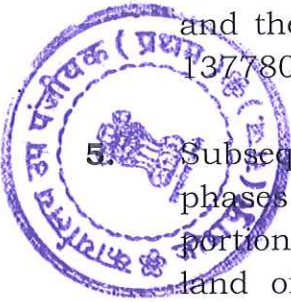
2. In terms of the DA, the Owner executed and got registered two deeds of Power of Attorney dated January 31st, 2014 and June 29th, 2016 in favour of Ashiana for designing, constructing, executing the Project,

For Ashiana Housing Limited

Authorised Signatory.

obtaining various approvals for the Project, sale and marketing of the Project, entering into agreements for sale and also for executing sale deeds of various Units/Flats comprised in the Ashiana allocation in the Project and entering into agreements with banks and financial institutions for securing home loan for customers, other documents incidental and ancillary for marketing and sale of the units/flats in the Project in the name and on behalf of the Owner and other rights mentioned therein.

3. In terms of the provisions of the DA, the Owner and Ashiana agreed to share the total saleable area of the Project in the proportion agreed between them. The Owner was entitled to an area share of 25 % in the total saleable area of the Project and Ashiana was entitled to 75% of the total saleable area of the Project to be developed in various phases under the name and style of Ashiana Dwarka.
4. Thereafter Ashiana commenced the construction and development of the project in various phases and accordingly initially approval of building plans for Phase I was obtained from Jodhpur Development Authority, Jodhpur. The total saleable area in Phase I was 183520 sqft and the Owner was allocated 45740 sqft and Ashiana was allocated 137780 sqft as their respective share.
5. Subsequently the Owner and Ashiana decided to construct remaining phases as high rise building i.e stilt + 12 storeys on the balance portion of the Said Land i.e the land remaining after segregating the land of Phase I (hereinafter referred to as Remaining Land) and accordingly building plan approval for the Remaining Land was obtained from the Authority. The total saleable area in the Remaining Land stood at 584160 sqft.
6. That Owner and Ashiana further demarcated their respective share in the remaining phases i.e Phase II, Phase III, Phase IV and Phase V of the Project developing /to be developed on the Remaining Land.
7. The development, construction and sale of the Project was taken up in phases and keeping in terms with the same, Ashiana constructed and developed Phase I and Phase II comprising of 140 units and 96 units respectively and have obtained completion certificate for both the phases. Owner was allocated 45740 sqft of saleable area comprising of 35 units in Phase I and 19000 sqft of saleable area comprising of 14



For Ashiana Housing Limited

Authorised Signatory.

Presentation Endorsement

आज दिनांक 10 माह 01 सन् 2020 को 05:24 PM बजे
श्री/श्रीमती/सुश्री Manoj Kumar Vyas पुत्र/पुत्री/पत्नि श्री Sh Dwarka Das Vyas
उम्र 40 वर्ष, जाति Vyas, व्यवसाय Business
निवासी House No.:E-57, Colony: SHASTRI NAGAR, Area: SHASTRI
NAGAR, City: JODHPUR, Pin code: 342003, District: JODHPUR,
State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202001051000678

Supplementary Deed/Correction Deed

हस्ताक्षर उप पंजीयक,
उप पंजीयक, JODHPUR-I
जाधपुर

Fees Receipt Endorsement

रसीद नं.	202002051000679
दिनांक	10-01-2020
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	100
कुल योग	1000

202001051000678

Supplementary Deed/Correction Deed

उप पंजीयक, JODHPUR-I
उप पंजीयक (प्रथम)
जाधपुर



units in Phase II. Ashiana represents that construction of Phase III comprising 128160 sqft saleable area i.e 96 units is underway.

8. That 96 units in Phase III comprising of 128160 sqft of the area are under construction and remaining phases of the Project are yet to be launched / commenced. Out of the 96 units, 17 units are under Owner's Allocation and 79 units are under Ashiana's Allocation.
9. As per Clause 1.1 of the DA, EWS/LIG housing units built under the Rajasthan Township Policy shall not be part of saleable area, and therefore is not a subject of sharing between the Owner and Ashiana. The parties agreed that Ashiana alone shall be entitled for the revenue derived from the allotment of EWS/LIG housing units by the Local Regulatory Authority. Ashiana has represented to the Owner that EWS/LIG Units have also been completed and completion certificate for the same as well has been obtained. In terms of the policy of the Rajasthan Government, Ashiana allotted EWS/LIG units to various eligible persons and have commenced handing over the possession of the units to them.
10. Upon completion of Phase I and Phase II, Ashiana handed over 49 units (35 units in Phase I and 14 units in Phase II) to the Owner under Owner's Allocation and also allocated 17 units under Phase III to the Owner.
11. However, at this stage when construction of Phase III is underway and construction of future phases of the Project is yet to begin, the Owner and Ashiana agreed to revise the area allocation between them and in order to record broad understanding made by and between the parties, the parties agreed to enter into this Supplemental Agreement.
12. All other expressions used in this Agreement shall have same meaning as assigned in the DA and SDA1.
13. All other terms not defined herein shall have the same meaning as assigned to them in the DA and the SDA 1.

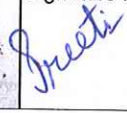
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -



For Ashiana Housing Limited

Authorised Signatory.

Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री Manoj Kumar Vyas, पुत्र/पुत्री/पत्नि श्री Sh Dwarka Das Vyas, व्यवसाय Businessजाति Vyas House No.:E-57, Colony: SHASTRI NAGAR, Area: SHASTRI NAGAR, City: JODHPUR, Pin code: 342003, District: JODHPUR, State: RAJASTHAN			Executant Age : 40 Signature : 
2	श्री/श्रीमती/सुश्री ASHIANA HOUSING LTD TH PREETI BHANDARI, पुत्र/पुत्री/पत्नि श्री SH R S BHANDARI, व्यवसाय Serviceजाति BHANDARI House No.:3, Colony: JUPITER APPARTMENT, Area: VIKASPURI, City: NEW DELHI, Pin code: 110018, District: WEST DELHI, State: DELHI			Claimant Age : 39 Signature : 

ने लेख्यपत्र Supplementary Deed/Correction Deed को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 0/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है , जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए है।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री JITENDRA BOHRA, पुत्र/पुत्री/पत्नि श्री SH VIRENDRA BOHRA जाति BOHRA Age: 48 Add: House No.:00, Colony: HATHI CHOWK, Area: JALAP MOHALLA, City: JODHPUR, Pin code: 342001, District: JODHPUR, State: RAJASTHAN			Signature 

202001051000678

Supplementary Deed/Correction Deed

उप मंजीयक, JODHPUR
जोधपुर



for Ashiana Housing Limited

Authorised Signatory

1.0 Effective Date-

- 1.1 That the date of execution of this Agreement shall be considered as the effective date for any and all obligation, rights and liabilities given in this Agreement.

2.0 Project& Project Complex-

- 2.1 That Ashiana has allocated 64740sq. ft. of salable area comprising 49units being area entitlement of the Owner in Phase I and II of the Project. The Owner hereby acknowledges the receipt of physical possession of the **49** nos. units of Phase I and Phase II. Out of the 14 units in Phase-II, Owner has already sold 12 units and 2 units bearing no. M-832 (1180 sqft) and M-834(1180 sqft) are still unsold.

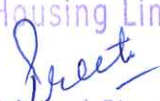
3.0 Owner's Area Share and Ashiana's Area Share in the Saleable Area of the Project

- 3.1 The Owner approached Ashiana that since the construction of the Project was taking longer time than expected and due to poor market conditions, the Owner requested Ashiana to provide Owner's area allocation in Phase-III only and offered to revisit the Owner's Allocation in the Project. It was decided between the parties that notwithstanding anything contained hereinbefore in any document, now the Owner shall be entitled to a consolidated area share of 15.35_% in the Project Ashiana Dwarka whereas Ashiana's consolidated Share shall be 84.65_%. Further, the parties agreed that Owner's entitlement in the Area Allocation shall be provided in Phase III of the Project only and he shall not have any right, title or interest in future phases of the Project. The detail of units under Owner's Allocation and Ashiana's Allocation, as revised, is annexed as **Annexure- I** of this Agreement.

- 3.3 It has been agreed by and between the parties that the Owner shall not be entitled for any share in the area to be constructed in Phase IV and V or future phases of the Project and Ashiana shall be solely liable and responsible, legally and/or otherwise, for development and execution of the Project and marketing of the **saleable area** of the Project under its allocation. A map depicting phases of the Project is annexed as Schedule- I

- 3.4 It is further agreed between the parties that if in future Ashiana re plans the Project or obtains fresh approval for additional development



For Ashiana Housing Limited

Authorised Signatory.





on the Said Land, the Developer shall be free to develop, construct and plan such development on its own without any interference or approval from the Owner.

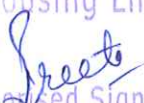
4.0 Owner's Covenant

4.1 It is agreed between the Owner and Ashiana that for designing, constructing, executing the Project, obtaining various approvals for the Project, sale and marketing of the Project, entering into agreements for sale and also for executing sale deeds of various Units/Flats comprised in the Ashiana Allocation in the Project and entering into agreements with banks and financial institutions for securing home loan for customers, other documents incidental and ancillary for marketing and sale of the Units/Flats in the Project in the name and on behalf of the Owner, the Owner hereby agrees to hereby assign and provide Ashiana to do all the acts, deeds and things in its name as referred to in **Schedule II** of this Agreement.

4.2 The Owner has given Two separate deeds of Power of Attorney dated January 31st, 2014 and June 29th, 2016 in favour of Ashiana for designing, constructing, executing the Project, obtaining various approvals for the Project, sale and marketing of the Project, entering into agreements for sale and also for executing sale deeds of various Units/Flats comprised in the Ashiana Allocation in the Project and entering into agreements with banks and financial institutions for securing home loan for customers, other documents incidental and ancillary for marketing and sale of the Units/Flats in the Project in the name and on behalf of the Owner and other rights mentioned therein. In view of the revision in area share, the Owner shall execute necessary / appropriate irrevocable Power of Attorney for all the phases in favour of Ashiana or its nominee for all those powers as given in earlier deed of power of attorney simultaneously with this agreement. This is the essence of this Agreement and the Owner shall not deny/ delay providing power of attorney or withdraw the power of attorney given for execution and registration of agreement to sale and receiving sale consideration, issuing possession certificate, executing sale deeds/conveyance deed to Ashiana on any ground. Under the circumstances of violation of this clause, Ashiana shall be at liberty to initiate appropriate action for breach of trust, civil or criminal against the Owner.






For Ashiana Housing Limited

Authorized Signatory.


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5.0 Maintenance Charges-

- 5.1 In terms of the DA, it was agreed by and between the parties that the customers of units under Owner's Allocation shall be liable to pay upfront maintenance charges, maintenance deposit, external electrification charges and pipe gas charges and water fund. It is represented by the Owner and agreed by Ashiana that the upfront maintenance charges, maintenance deposit, external electrification charges and pipe gas charges and water fund with respect to Phase III units shall be payable by the customers of Phase III units directly to Ashiana.
- 5.2 It is represented by Ashiana and agreed by the Owner that it is only the upfront maintenance charges that have been paid against the units bearing no. M-832, and M-834 in Phase-II of Ashiana Dwarka and once the upfront maintenance charges exhaust the buyers of the units shall be required to pay the monthly maintenance charges as applicable on the residents of Ashiana Dwarka.

6.0 Marketing -

- 6.1 It is agreed and understood by and between the parties that Ashiana shall be exclusively entitled to sell the units as agreed herein above and for that purpose shall do all activities relating to selling or marketing of the units without having any say of the Owner -

- (a) Booking of the Units and parkings comprised in the Project Complex with the Customers;
- (b) Entering into formal agreements for sale with the Customers
- (c) Receipt of all booking amounts, advances, purchase consideration and all other amounts from the Customers;
- (d) Advertisement of the Project/Project Complex;
- (e) Appointment of the brokers and selling agents;
- (f) Any other activity relating to sale or marketing of the Project.

7.0 Special Covenant-

- 7.1 That Clause 10 of the DA shall become inoperative and the parties further agree that after the execution of this agreement between parties, Ashiana shall have the exclusive right for marketing and



For Ashiana Housing Limited

Authorized Signatory.



selling the units in Phase IV and Vor subsequent phases if Phase IV & V are further sub divided in smaller phases alongwith the following-.

- a. The brand name and/or Logos of Welhome Developers Private Limited (Welhome) (the brand name under the directorship of the Owner') shall not be displayed on any of the advertisements related to the Project
- b. Reference of Wellhome shall be removed from all the marketing material including Phase I, II and III.
- c. The Owner shall not use the corporate Logo or trademark of Ashiana or brand name "ASHIANA" in any of their other ventures or anywhere in there communications.
- d. Owner shall not deal with units apart from the units under his allocation in Phase I, II and III
- e. Owner shall give to Ashiana all the powers to undertake development on the remaining portion of the land including obtaining any approvals, renewals etcand to execute, enter into agreement, sale deed with the prospective buyers.
- f. In future if more saleable area is built or higher FAR is availed, the additional area to be built due to increased FAR shall be exclusively retained by Ashiana and the Owner shall not have any right or interest in the same therein.



8. Handing Over of Original Documents

- 8.1 In terms of the provisions of the Clause 2.2 sub clause II of the DA, the Owner handed over original Lease Deed of the Land to Ashiana for its custody. Now it has been agreed by and between the parties that Ashiana shall retain the said original Lease Deed and keep in its custody and further the Owner shall handover all the Original Documents related to the Said Land, approvals taken and the project, if any to Ashiana on the day of signing of this Agreement and the same shall remain in the custody of Ashiana. Simultaneously with the handing over of the Original Documents, the Owner including his assigns, legal heir and nominee waive off his right to make any




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application before the concerned Sub- Registrar, to file any complain with any government Authority/ Police Station having jurisdiction in this regard, contesting the custody of Original Title Documents of the Said Land with Ashiana as illegal, unlawful acquired by force, fraud, coercion, misrepresentation and/ or without consent of the Owner.

9.0 Customer Documentation-

9.1. It is agreed by and between the Owner and Ashiana that with effect from the effective date Ashiana alone shall execute the necessary customer documentations for allotment of units, transfer, sale deed etc. in favor of the customer and shall also exercise powers of the Owner through the deed of Power of Attorney executed by the Owner in favor of Ashiana. The Owner shall not object at any point of time or create any hindrance in customer documentations on any ground whatsoever. If in future any documents are required to be signed for customers in respect of allotment, agreement, possession, conveyance etc. by the Owner, the owner shall not object to sign the same.



10. RERA Compliance

10.1 It has been agreed by and between the parties that Ashiana shall inform to the Rajasthan RERA about the supplementary agreement executed at between the parties and the Owner shall also extend its full support and execute and sign all the documents required by RERA

11.0 Mortgage-

11.1 Ashiana shall be entitled to, without the prior consent, permission or approval of the Owner, to raise working capital/give guarantee/ raise finance/borrow loan from bank/financial institutions/non-banking financial companies/ any Person, only for the execution, construction and development of the Project upon the Said Land . However, Ashiana shall keep the Owner indemnified in this regard. It is clarified that the obligation to repay the finance facility availed by Ashiana shall be that of Ashiana and the Owner shall not be liable for repayment in any manner. Further, all finances raised by Ashiana against its rights and entitlements under this Agreement, shall be utilized towards the Project solely.

12.0 Owner Covenants-

12.1 The Owner hereby agree and covenant with Ashiana that-

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- i) the Owner has agreed to transfer/assign and release his rights in the units under Owner's Allocation in future phases that is Phase IV onwards and both the parties have agreed that after the release of rights in the future phases i.e Phase IV and V or subsequent phases IV and V are further sub- divided into smaller phases, the Owner shall not have any entitlement in the units in future phases and Ashiana shall solely be entitled to the entire units in the future phases.
- ii) it shall not cause any interference or hindrance in the execution and construction of the Project by Ashiana;
- iii) it shall not cause any interference or hindrance in the marketing and sale of the units in the Project



iv) Owner undertakes that if in future any document, deed, authority or other paper would be required in order to facilitate Ashiana for sale of the units to the prospective customers or for getting the conveyance deed executed in favour of its customers, there shall not be any hindrance from their side to execute any desired documents.

v) they shall not sell, dispose off, alienate, charge, encumbrance, let out, grant, lease, mortgage and/or charge, otherwise transfer, enter into any kind of agreement with any person or encumber the Said Land or any part or portion thereof without prior consent in writing of Ashiana ;

vi) The Owner has disclosed all the facts in the Supplemental Agreement, and nothing has been concealed or hidden by the Owner. It is also assured by the Owner that there is no third party right created in the units transferred to Ashiana in this Supplemental Agreement.

12.2 The Owner agree to execute and/or register appropriate power of attorney as advised by the advocate of Ashiana in favor of Ashiana and/or its nominee or its representative as mentioned in the above Clause 4 for executing the agreement to sale, sale deeds in favor of its customers subject to the condition that the costs of stamp duty, if any, on such power of attorney shall be borne and paid by Ashiana.



For Ashiana Housing Limited

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12.3. Owner shall give to Ashiana all the powers to undertake development on the Remaining Land and to execute, enter into agreement, sale deed with the prospective buyers.

12.4 The Owner represents that units in Phase I and II under his allocation have been handed over to him by Ashiana. It is further agreed between the parties that once Ashiana has handed over the units in Phase III under Owner's Allocation to the Owner, Ashiana shall be relieved from all his responsibilities under the Development Agreements towards the Owner and the Owner shall not have any claim against Ashiana in the future.

13.0 Ashiana's Covenants-

13.1 Ashiana hereby agrees and covenant with the Owner that-

i) Ashiana shall make itself available for signing of documents with respect to units under Owner's Allocation in Phase I, II and III of the Project on receipt of all the amounts due to Ashiana.

ii) It shall not cause any interference or hindrance in the execution of documents for units under Owner's allocation;

iii) It shall not sell, dispose off, alienate, charge, encumbrance, let out, grant, lease, mortgage and/or charge, otherwise transfer, enter into any kind of agreement with any person or encumber the Said Land except as mentioned in Clause 11 or any part or portion thereof without prior consent in writing of Owner ;

14. Material Breach-

14.1 Notwithstanding anything contained anywhere in the DA/SDA I, if the Owner commits any breach by misrepresentation, warranty or covenants contained in this Agreement, then Ashiana shall be at liberty to initiate appropriate legal proceedings against the Owner for specific performance of this agreement and/or can claim reasonable and appropriate damages for the losses suffered by Ashiana.

14.2 Similarly, if Ashiana commits any breach by misrepresentation, warranty or covenants contained in this Agreement, then Owner shall be at liberty to initiate proceedings against Ashiana and/or can claim reasonable and appropriate damages for the losses suffered by Ashiana.



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best quality paper and ink

100% recycled paper

15. Indemnification

15.1 Both the parties agrees to keep each other saved, indemnified and harmless from or against all claims or actions, including but not limited to, any legal costs incurred by either party and compensation that may be arise on account of any third party in any matter relating to or arising out of discharge or performance of any duty or obligation of the parties under this Agreement.

15.2 The parties signing below agree to and concur with the corresponding amendment made to the Development Agreement, all other terms and conditions of the DA and SDA1 shall remain unchanged and in full force.

IN WITNESS WHEREOF the parties hereto have executed this AGREEMENT on the day month and year first above written in two original sets and exchanged.

EXECUTED by and on behalf of the Owner

EXECUTED by and on behalf of **Manoj Vyas** at Jodhpur

Witnesses

Signature :

Name :

Address :

Ritesh:

Ritesh Kalia.

D-88, S. Nagar JODHPUR.

2. Signature :

Name :

Address

Jitendra Purohit

221.B, Shyam Nagar,
OPP G.R. Birla Day School,
Jodhpur

EXECUTED on behalf of Ashiana

For Ashiana Housing Ltd.

Witnesses

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 0 मानते हुए इस पर देय कमी मुद्रांक राशि रु 500 पर कमी पंजीयन शुल्क रु 200, सरचार्ज राशि 100 कुल रु 800 रसीद संख्या 202002051000679 दिनांक 10-01-2020 में जमा किये गये हैं।

अतः दस्तावेज को रु 500 के मुद्रांकों पर निष्पादित माना जाता है।

202001051000678

Supplementary Deed/Correction Deed

उप पंजीयक, JODHPUR-I

उप पंजीयक (प्रथम)
जोधपुर

Registration Endorsement

आज दिनांक 10/01/2020 को
पुस्तक संख्या 1 जिल्द संख्या 867 में
पृष्ठ संख्या 81 क्रम संख्या 202003051100460 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3466 के
पृष्ठ संख्या 418 से 447 पर चरपा किया गया।

202001051000678

Supplementary Deed/Correction Deed

उप पंजीयक, JODHPUR-I

उप पंजीयक (प्रथम)
जोधपुर



1. Signature : 

Name : Titendra Bohra

Address : Talaj Mahalla, Jodhpur

2. Signature : 

Name : Armit S. Datta

Address :

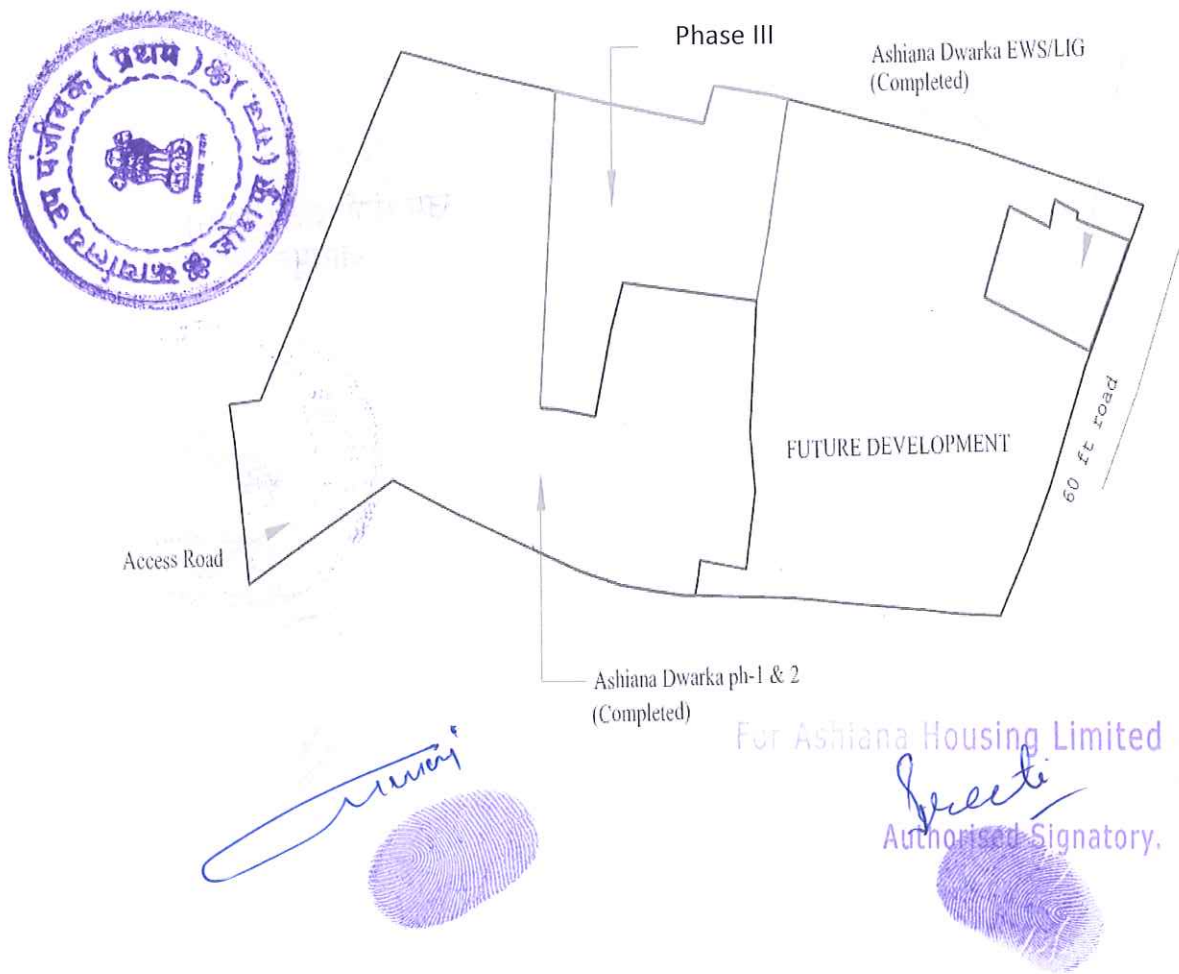
N-37, Ashwini Amarsingh Jodhpur





Schedule- I

The map showing the Said Land and various phases is shown as below-



Registration Endorsement

आज दिनांक 10/01/2020 को
पुस्तक संख्या 1 जिल्द संख्या 867 में
पृष्ठ संख्या 81 क्रम संख्या 202003051100460 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3466 के
पृष्ठ संख्या 418 से 447 पर चस्पा किया गया।

202001051000678

Supplementary Deed/Correction Deed

उप पंजीयक, JODHPUR-I

उप पंजीयक (प्रथम)

जोधपुर



Schedule II

1. to do all acts, deeds and things in its name and on its behalf for construction & development of the Project and marketing, booking, sale and/or transfer of the Units/Flats belonging to Ashiana **Area Share or Ashiana's Allocation** on the Said Land or future development to the customers and also to negotiate with and create charge over the Said Land or any part or portion thereof in favour of any Bank and/or Financial Institution at its own costs and expenses including the following acts, deeds and things, that is to say :-

2. To take all steps for construction and execution of the said Project on the Said Land as per the sanctioned building plans.

3. To appear and represent the OWNER before any Authority and to do all other acts, deeds and things as may be required or necessary for construction and execution of the Project including but not limited to obtaining approval or renewals from Airport Authority, Fire Department, Electricity Department, Notified Area Committee, Environmental Clearance.

4. To take all steps for protection and preservation of the Said Land, file complaints or initiate any civil or criminal proceeding against any unauthorised entry in the Said Land.

5. To discuss, negotiate with any Bank or Financial Institution and approving such Bank or Financial Institution for granting loans and advances to the Customers for purchasing units/flats under Ashiana's share on the Project and also to create charge, mortgage or encumber over any part or portion of the Said Land in favour of such Bank or Financial Institutions for this purpose.

6. To negotiate with and enter into any agreement and arrangement with the Customers for the purpose of booking, sale or transfer of the Units/Flats comprised in the Ashiana **Area Share or Ashiana's Allocation** as per **Annexure I** on the Said Land of the Project and to receive entire payment under such agreement from them and to issue valid and proper receipts for such payment.

7. To change the planning of the Project and the future development, to replan and obtain all approvals including building plan sanction, if required.

8. AND GENERALLY to do all acts, deeds, matters and things in any way touching or concerning the aforesaid



For Ashiana Housing Limited

Authorized Signatory.



- Ashiana Housing -

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Annexure 1- Owner's Area Allocation in Ashiana Dwarka

Phase 3 Unit Details

S.No.	Block	Unit No.	Area
1	B-16	L-464	1490
2	B-16	L-964	1490
3	B-16	L-1264	1490
4	B-16	M-161	1180
5	B-16	M-961	1180
6	B-16	M-1261	1180
7	B-16	M-162	1180
8	B-16	M-462	1180
9	B-16	M-962	1180
10	B-16	M-261	1180
11	B-16	M-262	1180
12	B-16	L-263	1490
13	B-16	L-264	1490
14	B-16	M-861	1180
15	B-16	M-862	1180
16	B-16	L-863	1490
17	B-16	L-864	1490
18	B-16	L-1163	1490
19	B-16	L-1164	1490
			25,210

Phase 2 Unit Details

S.No.	Block No	Unit No	Area
1	B-8	L-129	1490
2	B-8	L-130	1490
3	B-8	L-829	1490
4	B-8	L-830	1490
5	B-8	M-831	1180
6	B-8	M-832	1180
7	B-9	M-133	1180
8	B-9	M-134	1180
9	B-9	L-135	1490
10	B-9	L-136	1490
11	B-9	M-833	1180
12	B-9	M-834	1180
13	B-9	L-835	1490
14	B-9	L-836	1490
			19000

Phase-1 Unit Details

S.No.	Block	Unit No.	Area
1	B-15	L-558	1490
2	B-15	L-658	1490
3	B-15	L-1158	1490
4	B-15	M-459	1180
5	B-15	M-959	1180
6	B-15	M-360	1180
7	B-15	M-460	1180
8	B-15	M-960	1180
9	B-15	L-957	1490
10	B-15	L-158	1490
11	B-15	L-458	1490
12	B-15	L-1258	1490
13	B-15	M-1159	1180
14	B-15	M-1160	1180
15	B-15	L-257	1490
16	B-15	M-259	1180
17	B-15	M-260	1180
18	B-15	L-857	1490
19	B-15	L-858	1490
20	B-15	M-859	1180
21	B-15	M-860	1180
			27,880

S.No.	Unit No.	Area
1	M-003	1150
2	M-103	1220
3	M-203	1220
4	M-303	1220
5	M-403	1220
6	M-011	1150
7	M-111	1220
8	M-211	1220
9	M-311	1220
10	M-411	1220
11	M-012	1150
12	M-112	1150
13	M-212	1150
14	M-312	1150
15	M-412	1150
16	M-020	1150
17	M-120	1150
18	M-220	1150
19	M-320	1150
20	M-420	1150
21	L-001	1460
22	L-101	1530
23	L-201	1530
24	L-301	1530
25	L-401	1530
26	L-002	1460
27	L-102	1460
28	L-202	1460
29	L-302	1460
30	L-402	1460
31	L-024	1460
32	L-124	1460
33	L-224	1460
34	L-324	1460
35	L-424	1460

45740

Total Owner's Allocation-

117,830

For Ashiana Housing Limited

Sneeti
Authorised Signatory.



India Housing Ltd

Page 12

Annexure 2 - Ashiana's Area Allocation in Ashiana Dwarka

Phase-I

BLOCK NO 1		
Sr.No	Unit No	Area
1	M-004	1150
2	M-104	1150
3	M-204	1150
4	M-304	1150
5	M-404	1150
Ft.)		5750

BLOCK NO. 3		
S.No	Unit No	Area
1	M-009	1150
2	M-109	1220
3	M-209	1220
4	M-309	1220
5	M-409	1220
6	M-010	1150
7	M-110	1150
8	M-210	1150
9	M-310	1150
10	M-410	1150
Sub Total (Area in		11780
Total no. of Units		10

Block No 2					
S.No	Unit No	Area	Sr. No	Unit No	Area
1	M-005	1150	11	M-007	1150
2	M-105	1220	12	M-107	1220
3	M-205	1220	13	M-207	1220
4	M-305	1220	14	M-307	1220
5	M-405	1220	15	M-407	1220
6	M-006	1150	16	M-008	1150
7	M-106	1150	17	M-108	1150
8	M-206	1150	18	M-208	1150
9	M-306	1150	19	M-308	1150
10	M-406	1150	20	M-408	1150
		11780			11780
Sub Total (Area in Sq. ft.)				23560	
Total no. of Units				20	

Block No. 4					
S.No	Unit No	Area	S.No	Unit No	Area
1	M-013	1150	11	L-015	1460
2	M-113	1220	12	L-115	1530
3	M-213	1220	13	L-215	1530
4	M-313	1220	14	L-315	1530
5	M-413	1220	15	L-415	1530
6	M-014	1150	16	L-016	1460
7	M-114	1150	17	L-116	1460
8	M-214	1150	18	L-216	1460
9	M-314	1150	19	L-316	1460
10	M-414	1150	20	L-416	1460
		11780			14880
Sub Total (Area in Sq. ft.)				26660	
Total no. of Units				20	



Block No. 5					
S.No	Unit No	Area	S.No	Unit No	Area
1	L-017	1460	9	L-318	1460
2	L-117	1530	10	L-418	1460
3	L-217	1530	11	M-019	1150
4	L-317	1530	12	M-119	1220
5	L-417	1530	13	M-219	1220
6	L-018	1460	14	M-319	1220
7	L-118	1460	15	M-419	1220
8	L-218	1460			
		11960			8950
Sub Total (Area in Sq. ft.)				20910	
Total no. of Units				15	

Block No. 6					
S.No	Unit No	Area	S.No	Unit No	Area
1	M-021	1150	8	M-222	1150
2	M-121	1220	9	M-322	1150
3	M-221	1220	10	M-422	1150
4	M-321	1220	11	L-023	1460
5	M-421	1220	12	L-123	1530
6	M-022	1150	13	L-223	1530
7	M-122	1150	14	L-323	1530
			15	L-423	1530
		8330			11030
Sub Total (Area in Sq. ft.)				19360	
Total no. of Units				15	

Block No. 7					
S.No	Unit No	Area	S.No	Unit No	Area
1	L-025	1460	11	L-027	1460
2	L-125	1530	12	L-427	1530
3	L-225	1530	13	L-127	1530
4	L-325	1530	14	L-227	1530
5	L-425	1530	15	L-327	1530
6	L-026	1460	16	L-028	1460
7	L-126	1460	17	L-128	1460
8	L-226	1460	18	L-228	1460
9	L-326	1460	19	L-328	1460
10	L-426	1460	20	L-428	1460
		14880			14880
Sub Total (Area in Sq. ft.)				29760	
Total no. of Units				20	

For Ashiana Housing Limited

 Authorised Signatory.





२.१. शिवा हाउसिंग लिमिटेड

संस्थापक निदेशक

Annexure 2 - Ashiana's Area Allocation in Ashiana Dwarka

Phase II

Block No - 8											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-229	1490	11	L-230	1490	21	M-131	1180	32	M-132	1180
2	L-329	1490	12	L-330	1490	22	M-231	1180	33	M-232	1180
3	L-429	1490	13	L-430	1490	23	M- 331	1180	34	M-332	1180
4	L-529	1490	14	L-530	1490	24	M- 431	1180	35	M-432	1180
5	L-629	1490	15	L-630	1490	25	M-531	1180	36	M-532	1180
6	L-729	1490	16	L-730	1490	26	M- 631	1180	37	M-632	1180
7	L-929	1490	17	L-930	1490	27	M- 731	1180	38	M-732	1180
8	L-1029	1490	18	L-1030	1490	28	M- 931	1180	39	M-932	1180
9	L-1129	1490	19	L-1130	1490	29	M- 1031	1180	40	M-1032	1180
10	L-1229	1490	20	L-1230	1490	30	M- 1131	1180	41	M-1132	1180
						31	M- 1231	1180	42	M-1232	1180
		14900			14900			12980			12980
Sub Total (Area in Sq. Ft.)						55760					
Total No of units						42					

Block No - 9											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	M-233	1180	11	M-234	1180	21	L-235	1490	31	L-236	1490
2	M-333	1180	12	M-334	1180	22	L-335	1490	32	L-336	1490
3	M-433	1180	13	M-434	1180	23	L-435	1490	33	L-436	1490
4	M-533	1180	14	M-534	1180	24	L-535	1490	34	L-536	1490
5	M-633	1180	15	M-634	1180	25	L-635	1490	35	L-636	1490
6	M-733	1180	16	M-734	1180	26	L-735	1490	36	L-736	1490
7	M-933	1180	17	M-934	1180	27	L-935	1490	37	L-936	1490
8	M-1033	1180	18	M-1034	1180	28	L-1035	1490	38	L-1036	1490
9	M-1133	1180	19	M-1134	1180	29	L-1135	1490	39	L-1136	1490
10	M-1233	1180	20	M-1234	1180	30	L-1235	1490	40	L-1236	1490
		11800			11800			14900			14900
Sub Total (Area in Sq. Ft.)						53400					
Total No of units						40					

PHASE-III

Block No - 15											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-157	1490	10	L-258	1490	15	M- 159	1180	22	M-160	1180
2	L-357	1490	11	L-358	1490	16	M- 359	1180	23	M-560	1180
3	L-457	1490	12	L-758	1490	17	M- 559	1180	24	M-660	1180
4	L-557	1490	13	L-958	1490	18	M- 659	1180	25	M-760	1180
5	L-657	1490	14	L-1058	1490	19	M- 759	1180	26	M-1060	1180
6	L-757	1490				20	M- 1059	1180	27	M-1260	1180
7	L-1057	1490				21	M-1259	1180			
8	L-1157	1490									
9	L-1257	1490									
		13410			7450			8260			7080
Sub Total (Area in Sq. Ft.)						36200					
Total No of units						27					
Block No - 16											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
						15	L-163	1490	24	L-164	1490
1	M-361	1180	8	M-362	1180	16	L-363	1490	25	L-364	1490
2	M-461	1180	9	M-562	1180	17	L-463	1490	26	L-564	1490
3	M-561	1180	10	M-662	1180	18	L-563	1490	27	L-664	1490
4	M-661	1180	11	M-762	1180	19	L-663	1490	28	L-764	1490
5	M-761	1180	12	M-1062	1180	20	L-763	1490	29	L-1064	1490
6	M-1061	1180	13	M-1162	1180	21	L-963	1490			
7	M-1161	1180	14	M-1262	1180	22	L-1063	1490			
						23	L-1263	1490			
		8260			8260			13410			8940
Sub Total (Area in Sq. Ft.)						38870					
Total No of units						29					

For Ashiana Housing Limited

Authorised Signatory.



Annexure 2 - Ashiana's Area Allocation in Ashiana Dwarka

Future Development (Phase 4 &5)

Block No - 13											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-149	1490	13	L-150	1490	25	M-151	1180	37	M-152	1180
2	L-249	1490	14	L-250	1490	26	M-251	1180	38	M-252	1180
3	L-349	1490	15	L-350	1490	27	M-351	1180	39	M-352	1180
4	L-449	1490	16	L-450	1490	28	M-451	1180	40	M-452	1180
5	L-549	1490	17	L-550	1490	29	M-551	1180	41	M-552	1180
6	L-649	1490	18	L-650	1490	30	M-651	1180	42	M-652	1180
7	L-749	1490	19	L-750	1490	31	M-751	1180	43	M-752	1180
8	L-849	1490	20	L-850	1490	32	M-851	1180	44	M-852	1180
9	L-949	1490	21	L-950	1490	33	M-951	1180	45	M-952	1180
10	L-1049	1490	22	L-1050	1490	34	M-1051	1180	46	M-1052	1180
11	L-1149	1490	23	L-1150	1490	35	M-1151	1180	47	M-1152	1180
12	L-1249	1490	24	L-1250	1490	36	M-1251	1180	48	M-1252	1180
		17880			17880			14160			14160
Sub Total (Area in Sq. Ft.)						64080					
Total No of units						48					

Block No - 14											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	M-153	1180	13	M-154	1180	25	L-155	1490	37	L-156	1490
2	M-253	1180	14	M-254	1180	26	L-255	1490	38	L-256	1490
3	M-353	1180	15	M-354	1180	27	L-355	1490	39	L-356	1490
4	M-453	1180	16	M-454	1180	28	L-455	1490	40	L-456	1490
5	M-553	1180	17	M-554	1180	29	L-555	1490	41	L-556	1490
6	M-653	1180	18	M-654	1180	30	L-655	1490	42	L-656	1490
7	M-753	1180	19	M-754	1180	31	L-755	1490	43	L-756	1490
8	M-853	1180	20	M-854	1180	32	L-855	1490	44	L-856	1490
9	M-953	1180	21	M-954	1180	33	L-955	1490	45	L-956	1490
10	M-1053	1180	22	M-1054	1180	34	L-1055	1490	46	L-1056	1490
11	M-1153	1180	23	M-1154	1180	35	L-1155	1490	47	L-1156	1490
12	M-1253	1180	24	M-1254	1180	36	L-1255	1490	48	L-1156	1490
		14160			14160			17880			17880
Sub Total (Area in Sq. Ft.)						64080					
Total No of units						48					

Block No - 10											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-137	1490	13	L-138	1490	25	M-139	1180	37	M-140	1180
2	L-237	1490	14	L-238	1490	26	M-239	1180	38	M-240	1180
3	L-337	1490	15	L-338	1490	27	M-339	1180	39	M-340	1180
4	L-437	1490	16	L-438	1490	28	M-439	1180	40	M-4340	1180
5	L-537	1490	17	L-538	1490	29	M-539	1180	41	M-540	1180
6	L-637	1490	18	L-638	1490	30	M-639	1180	42	M-640	1180
7	L-737	1490	19	L-738	1490	31	M-739	1180	43	M-740	1180
8	L-837	1490	20	L-838	1490	32	M-839	1180	44	M-840	1180
9	L-937	1490	21	L-938	1490	33	M-939	1180	45	M-940	1180
10	L-1037	1490	22	L-1038	1490	34	M-1039	1180	46	M-1040	1180
11	L-1137	1490	23	L-1138	1490	35	M-1139	1180	47	M-1140	1180
12	L-1237	1490	24	L-1238	1490	36	M-1239	1180	48	M-1240	1180
		17880			17880			14160			14160
Sub Total (Area in Sq. Ft.)						64080					
Total No of units						48					

For Ashiana Housing Limited

Authorised Signatory.



Annexure 2 - Ashiana's Area Allocation in Ashiana Dwarka

Block No - 11											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	M-141	1180	13	M-142	1180	25	L-143	1490	37	L-144	1490
2	M-241	1180	14	M-242	1180	26	L-243	1490	38	L-244	1490
3	M-341	1180	15	M-342	1180	27	L-343	1490	39	L-344	1490
4	M-441	1180	16	M-442	1180	28	L-443	1490	40	L-444	1490
5	M-541	1180	17	M-542	1180	29	L-543	1490	41	L-544	1490
6	M-641	1180	18	M-642	1180	30	L-643	1490	42	L-644	1490
7	M-741	1180	19	M-742	1180	31	L-743	1490	43	L-744	1490
8	M-841	1180	20	M-842	1180	32	L-843	1490	44	L-844	1490
9	M-941	1180	21	M-942	1180	33	L-943	1490	45	L-944	1490
10	M-1041	1180	22	M-1042	1180	34	L-1043	1490	46	L-1044	1490
11	M-1141	1180	23	M-1142	1180	35	L-1143	1490	47	L-1144	1490
12	M-1241	1180	24	M-1242	1180	36	L-1243	1490	48	L-1244	1490
		14160			14160			17880			17880
Sub Total (Area in Sq. Ft.)						64080					
Total No of units						48					

Block No - 12											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-145	1490	13	L-146	1490	25	L-147	1490	37	L-148	1490
2	L-245	1490	14	L-246	1490	26	L-247	1490	38	L-248	1490
3	L-345	1490	15	L-346	1490	27	L-347	1490	39	L-348	1490
4	L-445	1490	16	L-446	1490	28	L-447	1490	40	L-448	1490
5	L-545	1490	17	L-546	1490	29	L-547	1490	41	L-548	1490
6	L-645	1490	18	L-646	1490	30	L-647	1490	42	L-648	1490
7	L-745	1490	19	L-746	1490	31	L-747	1490	43	L-748	1490
8	L-845	1490	20	L-846	1490	32	L-847	1490	44	L-848	1490
9	L-945	1490	21	L-946	1490	33	L-947	1490	45	L-948	1490
10	L-1045	1490	22	L-1046	1490	34	L-1047	1490	46	L-1048	1490
11	L-1145	1490	23	L-1146	1490	35	L-1147	1490	47	L-1148	1490
12	L-1245	1490	24	L-1246	1490	36	L-1247	1490	48	L-1248	1490
		17880			17880			17880			17880
Sub Total (Area in Sq. Ft.)						71520					
Total No of units						48					

For Ashiana Housing Limited
Greeti
 Authorised Signatory.





Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JODHPUR-I

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 03-03-2020 2:34 PM

: 202002051004084	Receipt Date	: 03/03/2020
: ASHIANA HOUSING	Document S. No.	: 202001051004059
LTD TH AUTH SIGN		
JITENDRA BOHRA,		
: 0 ,HATHI CHOWK ,JODHPUR ,JODHPUR		
: Supplementary Deed/Correction Deed		
: ₹ 19500000	Evaluated Value	: ₹ 16494192
: ₹ 195000	Fee for Memorandum Us_64_67	: ₹
: ₹ 300	Certified copying fees Us_57	: ₹ 0
: ₹	Reg (memorandum)	: ₹
: ₹ 234000	Stamp Duty	: ₹ 1170000
: ₹ 0	Inspection fee	: ₹ 0
: ₹ 0	Commission	: ₹ 0
: ₹	Others	: ₹ 0
	Cash Amount Received	: ₹ 0
	Other than Cash	: ₹ 1599300
	Total Amount	: ₹ 1599300

e Number Amount #)

6 ₹ 500000 # DD 595 ₹ 500000

applicant for

a

Signature of recipient
and date of return receipt

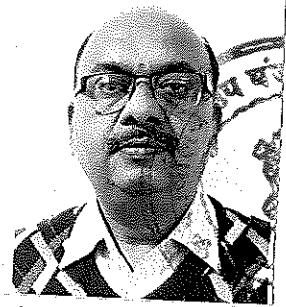
SUB-REGISTRAR

उप पंजीयक (प्रथम)
जोधपुर





SUPPLEMENTARY AGREEMENT



THIS **SUPPLEMENTARY AGREEMENT** is made on this 3rd March day of, 2020

BETWEEN

Shri Manoj Kumar Vyas (having PAN no. ACCPV2038H) S/o Shri Dwarka Das Vyas, aged 42 years, resident of E-57, Shastri Nagar, Jodhpur, Rajasthan, hereinafter referred to as "**the OWNER**" (which expression shall unless repugnant to the context mean and include his respective successors, representatives and permitted assigns of the **ONE PART**

AND

Ashiana Housing Limited (having PAN no. AADCA9093P), a Company incorporated under the Companies Act, 1956 and having its registered office at 11G, Everest, 46 C, Chowringhee Road, Kolkata-700071 and Head Office at 304, Southern Park, Saket District Centre, Saket, New Delhi - 110017 and represented by its authorised representative Jitendra Bohra and hereinafter referred to as "Ashiana" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the **OTHER PART**.

WHEREAS

1. The Owner and Ashiana entered into a Development Agreement dated 17th January, 2013 (hereinafter referred to as the **DA**) read with a Supplementary Development Agreement dated 8th November, 2013, (hereinafter referred to as **SDA-I**) both duly registered before the Sub-Registrar-IV Jodhpur, Rajasthan for construction, development, sale and marketing of a residential housing project on area sharing basis for a piece of land measuring 22 (Twenty Two) Bighas 13 (Thirteen) Biswa more or less lying under Khasra No. 561/6, 562, 562/1, 562/2, 562/3, 562/4 and 562/5 situated in the village of Dhinanon Ki Dhani, Patwar Halka, Pal, Tehsil-Jodhpur, District Jodhpur in the State of Rajasthan (hereinafter referred to as the **Said Land**).
2. In terms of the DA, the Owner executed and got registered Power of Attorney dated January 31st, 2014 and June 29th, 2016 in favor of Ashiana authorizing it for designing, construction, execution of project related work of the Project, to obtain various approvals for the Project, marketing of the Project and also to execute agreement to sale in favor of intending allottees and to execute sale deeds in favor of the buyers and present them for registration before the sub-registrar and receive consideration in respect of various units/flats falling in the Ashiana's Allocation in the Project under the said Development Agreement and also authorizing the Ashiana to enter into agreements with banks and financial institutions for securing home loan for customers, to execute other documents incidental and ancillary for marketing and sale of the units/flats in the Project in the name and on behalf of the Owner and other rights mentioned therein.

For Ashiana Housing Limited

Authorized Signatory.



3. In terms of the provisions of the DA, the Owner and Ashiana agreed to share the total saleable area of the Project in the proportion agreed between them. The Owner was entitled to an area share of 25 % whereas Ashiana was entitled to 75% of the total saleable area of the Project to be developed in various phases under the name and style of "Ashiana Dwarka".
4. Thereafter by a Supplementary Agreement dated 10th January, 2020 (**hereinafter referred to as SA-I**) both the parties revised the original ratio of area allocation between them. In terms of SA-I, the Owner was entitled to 15.35 % of the salable area and Ashiana was entitled to 84.65 % of the salable area in the Project.
5. As per SDA-II, Owner was allocated 45740 sq.ft of saleable area comprising of 35 units in Phase I, 19000 sq.ft of saleable area comprising of 14 units in Phase II and 53090 sq.ft of saleable area comprising of 40 units in Phase III.
6. However, at this stage when construction & development of Phase III is underway, the Owner and Ashiana have now entered into a new understanding and have negotiated and agreed to revise the area allocation in Phase III between them as per new terms & conditions agreed between them and in order to record the new broader understanding made by and between the parties, the parties agreed to execute this new Supplementary Agreement.
7. All other expressions used in this Supplementary Agreement shall have the same meaning as assigned in the DA, SDA-I and SA-I.
8. All other terms not specifically defined herein shall have the same meaning as assigned to them in the DA, SDA-I and SA-I.

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

1.0 Effective Date-

- 1.1 That the date of execution of this Agreement shall be considered as the effective date for any and all obligation, rights and liabilities given in this Agreement.

2.0 Owner's Area Share and Ashiana's Area Share in of the Project

- 2.1 The Owner and Ashiana have now decided that the Owner shall be entitled to a consolidated area share of 13.96% in the Project Ashiana Dwarka whereas Ashiana's consolidated Share shall be 86.04%.
- 2.2 The Owner and Ashiana have agreed that now the Owner is allocated 45740 sqft of saleable area comprising of 35 units in Phase I, 19000 sq.ft of saleable area comprising of 14 units in Phase II and 42410 sq.ft of saleable area comprising of 32 units in Phase III. The list of revised area share in Phase-III

For Ashiana Housing Limited

 
Authorized Signatory

is attached as per **Annexure-I**. Accordingly a statement containing a list of revised units and area under the Owner's Allocation and Ashiana's Allocation in Phase-III is attached as Annexure-I.

- 2.3 Accordingly eight units bearing Unit No's. M-459, M-462, M-1160, M-861, L-558, L-658, L-857 and L-458 in Phase-III aggregating saleable area of 10680 sq.ft shall be reduced from Owner's Allocation and will be added to Ashiana's allocation.

3.0 Consideration-

- 3.1 The parties agree that in consideration to enhancement in Ashiana's area share/area allocation as per the new understanding and revised area allocation in Phase III between the parties, Ashiana shall pay a consolidated amount of **Rs. 1,95,00,000/-** (One crore Ninety-Five Lakhs only) to the Owner via RTGS and to the bank account no. **02872413001193** held by the Owner Mr. Manoj Kumar Vyas with Oriental Bank of Commerce bearing IFSC Code: ORBC0100287 and having branch office at S.V. Road, Borivli (West), Mumbai, Maharashtra-400092, subject to deduction of applicable TDS within 7 days of signing of this Supplementary Agreement.

4.0 Owner's Covenant

- 4.1 It is agreed between the Owner and Ashiana that for designing, constructing, executing the Project, obtaining various approvals for the Project, sale and marketing of the Project and for entering into agreements for sale and also for executing sale deeds of various Units/Flats in favour of intending allottees/buyers in the Ashiana's area Allocation in the Project and entering into agreements with banks and financial institutions for securing home loan for customers, other documents incidental and ancillary for marketing and sale of the Units/Flats in the Project in the name and on behalf of the Owner, the Owner hereby agrees to assign and provide Ashiana to do all the acts, deeds and things in its name as referred to in **Schedule I** of this Agreement.
- 4.2 The Owner has given three separate deeds of Power of Attorney dated January 31st, 2014 and June 29th, 2016 and January 10th, 2020 in favour of Ashiana for designing, constructing, executing the Project, obtaining various approvals for the Project, sale and marketing of the Project, entering into agreements for sale and also for executing sale deeds of various Units/Flats comprised in the Ashiana Allocation in the Project and entering into agreements with banks and financial institutions for securing home loan for customers, other documents incidental and ancillary for marketing and sale of the Units/Flats in the Project in the name and on behalf of the Owner and other rights mentioned therein. In view of the revision in area share, the Owner shall execute necessary / appropriate Power of Attorney in favour of Ashiana or its nominee for all those powers as given in earlier deed of power of attorney simultaneously with this agreement. This is the essence of this Agreement and the Owner shall not deny/ delay providing power of attorney or withdraw the power of attorney given for execution and registration of agreement to sale and receiving sale consideration, issuing possession

For Ashiana Housing Limited



certificate, executing sale deeds/conveyance deed to Ashiana on any ground. Under the circumstances of violation of this clause, Ashiana shall be at liberty to initiate appropriate action for breach of trust, civil or criminal against the Owner.

- 4.3 The Owner agree to execute and/or register appropriate power of attorney as advised by the advocate of Ashiana in favor of Ashiana and/or its nominee or its representative for executing the agreement to sale, sale deeds in favor of its customers subject to the condition that the costs of stamp duty, if any, on such power of attorney shall be borne and paid by Ashiana.
- 4.4. Owner shall give to Ashiana all the powers to undertake development on the Remaining Land and to execute, enter into agreement, sale deed with the prospective buyers.

5.0 RERA COMPLIANCE

- 5.1 It has been agreed by and between the parties that Ashiana shall inform to the Rajasthan RERA about the supplementary agreement executed between the parties and the Owner shall also extend its full support and execute and sign all the documents required by RERA.

6.0 NO TERMINATION

- 6.1 Notwithstanding anything contained anywhere in any Agreement with the Owner, the Parties recognize and acknowledge that the Owner shall not be entitled to terminate this Agreement, and all or any Agreements executed before this Agreement between the parties for any reason whatsoever unless mutually agreed in writing.

7. MATERIAL BREACH

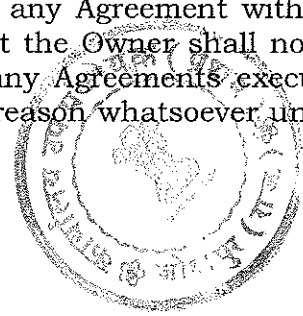
- 7.1 Notwithstanding anything contained anywhere in the DA/SDA-I/SA-I, if the Owner commits any breach by misrepresentation, warranty or covenants contained in this Agreement, then Ashiana shall be at liberty to initiate appropriate legal proceedings against the Owner for specific performance of this agreement and/or can claim reasonable and appropriate damages for the losses suffered by Ashiana.
- 7.2 If Ashiana fails to pay consideration as mentioned in the Clause 3.0 above Ashiana shall be liable to pay interest @ 15% p.a.

8. INDEMNIFICATION

- 8.1 Both the parties agrees to keep each other saved, indemnified and harmless from or against all claims or actions, including but not limited to, any legal costs incurred by either party and compensation that may be arise on account of any third party in any matter relating to or arising out of discharge or performance of any duty or obligation of the parties under this Agreement.
- 8.2 The parties signing below agree to and concur with the corresponding amendment made to the Development Agreement, all other terms and

For Ashiana Housing Limited

Authorized Signatory.



[Handwritten signature]



conditions of the DA, SDA-I and SA-I shall remain unchanged and in full force.

IN WITNESS WHEREOF the parties hereto have executed this **AGREEMENT** on the day month and year first above written in two original sets and exchanged.

EXECUTED by and on behalf of the Owner

EXECUTED by and on behalf of **Manoj Vyas** at Jodhpur

Witnesses

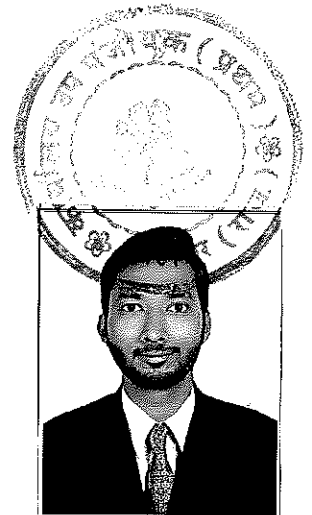
1. Signature : J. Tendur
Name : J. Tendur Phroluit
Address : 221B, Shyam Nagar, Opp Pinda Dam School
Jodhpur (Raj)
2. Signature : _____
Name : _____
Address : _____

EXECUTED on behalf of Ashiana

For Ashiana Housing Ltd.

Witnesses

1. Signature : Panchal H
Name : Harshik M Panchal
Address : Ashiana Dwarka, Jodhpur
2. Signature : _____
Name : _____
Address : _____



[Handwritten signature]

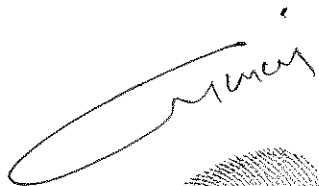


For Ashiana Housing Limited

Authorized Signatory.

Schedule- I

1. to do all acts, deeds and things in its name and on its behalf for construction & development of the Project and marketing, booking, sale and/or transfer of the Units/Flats belonging to Ashiana **Area Share or Ashiana's Allocation** on the Said Land or future development, to the customers and also to negotiate with and create charge over the Said Land or any part or portion thereof in favour of any Bank and/or Financial Institution at its own costs and expenses including the following acts, deeds and things, that is to say :-
2. To take all steps for construction and execution of development work of the said Project on the Said Land as per the sanctioned building plans.
3. To appear and represent the Owner before any Authority and to do all other acts, deeds and things as may be required or necessary for construction and execution of the Project including but not limited to obtaining approval or renewals from Airport Authority, Fire Department, Electricity Department, Notified Area Committee, Environmental Clearance.
4. To take all steps for protection and preservation of the Said Land, file complaints or initiate any civil or criminal proceeding against any unauthorized entry in the Said Land.
5. To discuss, negotiate with any Bank or Financial Institution and approving such Bank or Financial Institution for granting loans and advances to the Customers for purchasing units/flats under Ashiana's share on the Project and also to create charge, mortgage or encumber over any part or portion of the Said Land in favour of such Bank or Financial Institutions for this purpose.
6. To negotiate with and enter into any agreement with the Customers for the purposes of booking, sale or transfer of the Units/Flats comprised in the Ashiana **Area Share or Ashiana's Allocation** as per **Annexure I** on the Said Land of the Project, to present the same for registration before the sub-registrar and to receive entire payment/sale consideration under such agreements from them and to issue valid and proper receipts for such payment.
7. To change the planning of the Project and the future development, to re-plan and obtain all approvals including building plan sanction, if required.
8. AND GENERALLY to do all acts, deeds, matters and things in any way touching or concerning the aforesaid



For Ashiana Housing Limited



Authorized Signatory.

ANNEXURE-I

OWNER'S AREA ALLOCATION IN PHASE III OF ASHIANA DWARKA

S.No.	Block	Unit No.	Area
1	B-16	L-464	1490
2	B-16	L-964	1490
3	B-16	L-1264	1490
4	B-16	M-161	1180
5	B-16	M-961	1180
6	B-16	M-1261	1180
7	B-16	M-162	1180
8	B-16	M-962	1180
9	B-16	M-261	1180
10	B-16	M-262	1180
11	B-16	L-263	1490
12	B-16	L-264	1490
13	B-16	M-862	1180
14	B-16	L-863	1490
15	B-16	L-864	1490
16	B-16	L-1163	1490
17	B-16	L-1164	1490
Total			22,850

S.No.	Block	Unit No.	Area
1	B-15	L-1158	1490
2	B-15	M-959	1180
3	B-15	M-360	1180
4	B-15	M-460	1180
5	B-15	M-960	1180
6	B-15	L-957	1490
7	B-15	L-158	1490
8	B-15	L-1258	1490
9	B-15	M-1159	1180
10	B-15	L-257	1490
11	B-15	M-259	1180
12	B-15	M-260	1180
13	B-15	L-858	1490
14	B-15	M-859	1180
15	B-15	M-860	1180
Total			19,560

Total No. of Units=32, Total Area=42410 sq.ft

ASHIANA'S ALLOCATION IN PHASE-III OF ASHIANA DWARKA

BLOCK NO. 15											
S.No.	Unit Nos.	Area	S.No.	Unit Nos.	Area	S.No.	Unit Nos.	Area	S.No.	Unit Nos.	Area
1	L-157	1490	11	L-258	1490	19	M-159	1180	27	M-160	1180
2	L-357	1490	12	L-358	1490	20	M-359	1180	28	M-560	1180
3	L-457	1490	13	L-458	1490	21	M-459	1180	29	M-660	1180
4	L-557	1490	14	L-558	1490	22	M-559	1180	30	M-760	1180
5	L-657	1490	15	L-658	1490	23	M-659	1180	31	M-1060	1180
6	L-757	1490	16	L-758	1490	24	M-759	1180	32	M-1160	1180
7	L-857	1490	17	L-958	1490	25	M-1059	1180	33	M-1260	1180
8	L-1057	1490	18	L-1058	1490	26	M-1259	1180			
9	L-1157	1490									
10	L-1257	1490									

BLOCK NO. 16											
S.No.	Unit Nos.	Area	S.No.	Unit Nos.	Area	S.No.	Unit Nos.	Area	S.No.	Unit Nos.	Area
1	M-361	1180	9	M-362	1180	17	L-163	1490	26	L-164	1490
2	M-461	1180	10	M-462	1180	18	L-363	1490	27	L-364	1490
3	M-561	1180	11	M-562	1180	19	L-463	1490	28	L-564	1490
4	M-661	1180	12	M-662	1180	20	L-563	1490	29	L-664	1490
5	M-761	1180	13	M-762	1180	21	L-663	1490	30	L-764	1490
6	M-861	1180	14	M-1062	1180	22	L-763	1490	31	L-1064	1490
7	M-1061	1180	15	M-1162	1180	23	L-963	1490			
8	M-1161	1180	16	M-1262	1180	24	L-1063	1490			
						25	L-1263	1490			

Total No. of Units=64, Total Area=85750 sq.ft

[Signature]



For Ashiana Housing Limited
[Signature]
 Authorised Signatory.

Presentation Endorsement

आज दिनांक 03 माह 03 सन् 2020 को 02:11 PM बजे
श्री/श्रीमती/सुश्री MANOJ KUMAR VYAS पुत्र/पुत्री/पत्नि श्री SH DWARKA
DAS VYAS
उम्र 42 वर्ष, जाति BRAHMIN , व्यवसाय Business
निवासी House No.:389-90, Colony: SHYAM NAGAR, Area: PAL LINK
ROAD, City: JODHPUR, Pin code: 342008, District: JODHPUR, State:
RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202001051004059

Supplementary Deed/Correction Deed

हस्ताक्षर उप पंजीयक,
JODHPUR-I

उप पंजा (प्रथम)
जोधपुर

Fees Receipt Endorsement

रसीद नं.	202002051004084
दिनांक	03-03-2020
पंजीयन शुल्क ₹	195000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	1170000
कमी सारचार्ज शुल्क ₹	234000
कुल योग	1599300

202001051004059

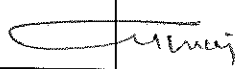
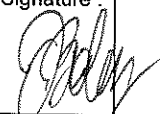
Supplementary Deed/Correction Deed

उप पंजीयक, JODHPUR-I

उप पंजीयक (प्रथम)
जोधपुर



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री MANOJ KUMAR VYAS, पुत्र/पुत्री/पत्नि श्री SH DWARKA DAS VYAS, व्यवसाय Businessजाति BRAHMIN House No.:389-90, Colony: SHYAM NAGAR, Area: PAL LINK ROAD, City: JODHPUR, Pin code: 342008, District: JODHPUR, State: RAJASTHAN			Presenter Age : 42 Signature : 
2	श्री/श्रीमती/सुश्री ASHIANA HOUSING LTD TH AUTH SIGN JITENDRA BOHRA, पुत्र/पुत्री/पत्नि श्री SH VIRENDRA BOHRA, व्यवसाय Serviceजाति BRAHMIN House No.:0, Colony: HATHI CHOWK, Area: JALAP MOHALLA, City: JODHPUR, Pin code: 342001, District: JODHPUR, State: RAJASTHAN			Claimant Age : 48 Signature : 

ने लेख्यपत्र Supplementary Deed/Correction Deed को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 19500000/- पूर्व में / मेरे समक्ष / में से रु 19500000/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री HARDIK PANCHAL, पुत्र/पुत्री/पत्नि श्री MAHENDRA BHAI जाति KAYASTH Age: 30 Add: House No.:0, Colony: NEAR SUTHAR FALIYA, Area: PAREKH FALIYA, City: HALOL, Pin code: 389350, District: PANCH MAHALS, State: GUJARAT			Signature 

202001051004059

Supplementary Deed/Correction Deed

उप पंजीयक, JODHPUR-I

उप पंजीयक (प्रथम)
जोधपुर



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 19500000 मानते हुए इस पर देय कमी मुद्रांक राशि रु 1170000 पर कमी पंजीयन शुल्क रु 195000, सरचार्ज राशि 234000 कुल रु 1599000 रसीद संख्या 202002051004084 दिनांक 03-03-2020 में जमा किये गये हैं।
अतः दस्तावेज को रु 1170000 के मुद्रांकों पर निष्पादित माना जाता है।

202001051004059

Supplementary Deed/Correction Deed

उप पंजीयक, JODHPUR-I

उप पंजीयक (प्रथम)
जोधपुर

Registration Endorsement

आज दिनांक 03/03/2020 को
पुस्तक संख्या 1 जिल्द संख्या 878 में
पृष्ठ संख्या 95 क्रम संख्या 202003051102674 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3510 के
पृष्ठ संख्या 684 से 699 पर चस्पा किया गया।

202001051004059

Supplementary Deed/Correction Deed

उप पंजीयक, JODHPUR-I

उप पंजीयक (प्रथम)
जोधपुर





राजस्थान RAJASTHAN

X 548275



W-8717



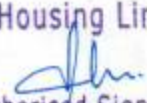
POWER OF ATTORNEY

THIS POWER OF ATTORNEY created this day of 31st of January 2014 By **Shri Manoj Kumar Vyas** son of Shri Dwarka Das Vyas resident of E-57, Shastri Nagar, Jodhpur, Rajasthan, hereinafter referred to as "the OWNER"

In this Power of Attorney the following additional expressions unless repugnant to the context shall have the meaning assigned thereto:

1. "The Said Land" means ALL THAT pieces or parcels of land measuring 22(Twenty Two) Bighas and 13

For Ashiana Housing Limited


Authorised Signatory.

(Thirteen) Biswa under khasra no. 562/1, 562/2, 562/3, 562/4, 562/5 and 561/6 situated in village Dhinanon Ki Dhani, Patwar Halka: Pal, Tehsil- Jodhpur, District Jodhpur in the State of Rajasthan and more fully described in the **First Schedule** hereunder and delineated in the plan attached hereto and bordered in red colour therein.

II. **"Ashiana"** means Ashiana Housing Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata-700071 and Corporate office at 304, Southern Park, Plot no. D-2 Saket District Centre, Saket, New Delhi.

III. **"the Project"** means the Housing Complex to be constructed by Ashiana on the Said Land.

IV. **"the Customers"** means the persons would be booking the Flats or Units in the Project for buying or purchasing the same.

V. **"the Building Plan"** means the plan for construction of the Housing Complex on the Said Land.

VI. **"the Agreement"** means the Development Agreement dated 17TH January, 2013 and Supplementary Agreement dated 8th November, 2013 both agreements executed between the OWNER and Ashiana and duly registered with the Sub-Registrar, Jodhpur whereby and where under the





For Ashiana Housing Limited


Authorised Signatory.



आज दिनांक 31 माह January सन् 2014 को 14:34 बजे

श्री/श्रीमती/सुश्री MANOJ KUMAR VYAS पुत्र/पुत्री/पत्नी श्री DWARKA DAS JI

उम्र 36 वर्ष, जाति BRAHMIN व्यवसाय BUSINESS

निवासी E 57 SHASTRI NAGAR JODHPUR

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2014001744)

हस्ताक्षर उप पंजीयक, JODHPUR (THIRD)

(Power of Att.Gen.(oth. then blood))

उप पंजीयक (तृतीय)

जोधपुर

हस्ताक्षर

फोटो

अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)

1-MANOJ KUMAR VYAS/DWARKA DAS JI

Age:36, Caste-BRAHMIN

Ocu.-BUSINESS

R/O-E 57 SHASTRI NAGAR JODHPUR

(And Claimant)

1-ASHIANA HOUSING LTD TH AUTH SIG D N

SENGUPTA /

Age:0, Caste-

Ocu.-

R/O-5 F EVEREST 46/C CHOWRINGHI ROAD
KOLKATTA

ने लेख्यपत्र Power of Att.Gen.(oth. then blood)

को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशी रु० ————— पूर्व में/मेरे

समक्ष/मे से रु० ————— पूर्व में

यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री/श्रीमती/सुश्री SHAHNAWAJ KHAN

पुत्र/पुत्री/पत्नी श्री उम्र 0 वर्ष

जाति व्यवसाय ADV

निवासी JODHPUR ने की है जिनके

समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये गये हैं।

(2014001744)

(Power of Att.Gen.(oth. then blood))

उप पंजीयक, JODHPUR (THIRD)

उप पंजीयक (तृतीय)

जोधपुर

OWNER agreed to transfer Development Rights in relation to the Said Land at the consideration and on the terms and conditions contained therein.

VI. "Owner Area Share" or "Owner's Allocation" means 25% (Twenty Five percent) of Total Saleable Area in the Project Complex which shall be receivable by the Owner as stated in Articles 4 and 5 hereunder.

VII. "Ashiana Area Share" or "Ashiana's Allocation" means total Saleable Area in the Project Complex as reduced by Owner's Area that is to say 75% (seventy five percent) of total area.



WHEREAS

I. the OWNER is the legal owner of the Said Land and by a registered Development Agreement dated 17th January, 2013 and Supplementary Agreement dated 8th November, 2013, the OWNER agreed to transfer Development Rights in relation to the Said Land to Ashiana at the consideration and on the terms and conditions contained therein.

II. the OWNER has transferred the Development Rights in relation to the Said Land for construction of a Housing Complex thereon.

III. Under Clause 6.2 of the Agreement, the OWNER has agreed to execute appropriate Power of Attorney in

For Ashiana Housing Limited

Authorised Signatory.

favour of Ashiana to do all acts, deeds and things in its name and on its behalf for construction and development of the Project and for marketing, booking, sale and transfer of the Units/Flats comprised in the **Ashiana Area Share or Ashiana's Allocation** in the Project Complex to the Customers and also to negotiate with and create charge over the Said Land or any part or portion thereof in favour of any Bank or Financial Institutions for development purpose.

IV. Ashiana has requested the OWNER to execute this Power of Attorney in pursuance of Clause 6.2 of the Agreement and therefore it has been agreed by and between the Owner and Ashiana that the Owner shall execute power of Attorney in favour of Ashiana for construction and development of the entire Project and for marketing, booking, sale and transfer of the units/ flats comprised in the **Ashiana Area Share or Ashiana's Allocation** initially under Phase I of the Project. It has been further agreed by and between the Owner and Ashiana that the Power of Attorney for marketing, booking, sale and transfer of the units/flats of remaining phases comprised in **Ashiana Area Share or Ashiana Allocation** shall be granted later on.

NOW THIS POWER OF ATTORNEY WITNESSETH that the OWNER doth hereby nominate, constitute and appoint Ashiana Housing Limited hereinafter referred to as "Ashiana"

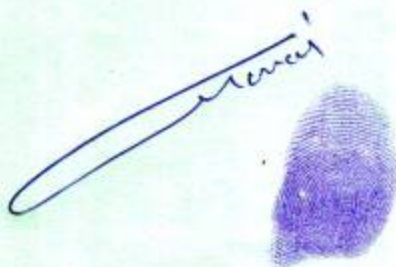


For Ashiana Housing Limited


Authorised Signatory.

as its true and lawful Attorney to do all acts, deeds and things in its name and on its behalf for construction & development of the Project and marketing, booking, sale and/or transfer of the 105 Units/Flats comprising of 60 nos. (Sixty) two BHK units/ flats bearing no. M-004 to M-404, M-005 to M-405, M-006 to M-406, M-007 to M-407, M-008 to M-408, M-009 to M-409, M-010 to M-410, M-013 to M-413, M-014 to M-414, M-019 to M-419, M-021 to M-421, M-022 to M-422 and 45 nos. (Forty Five) three BHK units/ flats bearing no. L-015 to L-415, L-016 to L-416, L-017 to L-417, L-018 to L-418, L-023 to L-423, L-025 to L-425, L-026 to L-426, L-027 to L-427, L-028 to L-428 belonging to **Ashiana Area Share or Ashiana's Allocation** under Phase I of the Project Complex to the Customers and also to negotiate with and create charge over the Said Land or any part or portion thereof in favour of any Bank and/or Financial Institution at its own costs and expenses including the following acts, deeds and things subject to the condition that the OWNER shall have no liability, financial or otherwise, that is to say :-

1. To take all steps for construction and execution of the said Project on the Said Land and for that purpose to obtain sanction of the building plan.
2. To appear and represent the OWNER before any Authority and to do all other acts, deeds and things as may be required or necessary for construction and



For Ashiana Housing Limited


Authorised Signatory.

execution of the Project including but not limited to obtaining approval from Airport Authority, Fire Department, Electricity Department, Notified Area Committee, Environmental Clearance.

3. To take all steps for protection and preservation of the Said Land and for that purpose to construct appropriate boundary wall, file complaints or initiate any civil or criminal proceeding against any unauthorised entry in the Said Land.

4. To discuss, negotiate with any Bank or Financial Institution and approving such Bank or Financial Institution for granting loans and advances to the Customers for purchasing units/flats in the Project and also to create charge, mortgage or encumber over any part or portion of the Said Land in favour of such Bank or Financial Institutions for this purpose.

5. To negotiate with and enter into any agreement and arrangement with the Customers for the purpose of booking, sale or transfer of the 105 Units/Flats comprising of 60 nos. (Sixty) two BHK units/flats bearing no. M-004 to M-404, M-005 to M-405, M-006 to M-406, M-007 to M-407, M-008 to M-408, M-009 to M-409, M-010 to M-410, M-013 to M-413, M-014 to M-414, M-019 to M-419, M-021 to M-421, M-022 to M-422 and 45 nos. (Forty Five) three BHK units/flats bearing no. L-015 to L-415, L-016 to L-416, L-017 to L-417, L-018 to L-418,





For Ashiana Housing Limited


Authorised Signatory.



L-023 to L-423, L-025 to L-425, L-026 to L-426, L-027 to L-427, L-028 to L-428 comprised in the Ashiana **Area Share or Ashiana's Allocation** under Phase I of the Project Complex and to receive entire payment under such agreement from them and to issue valid and proper receipts for such payment.

AND GENERALLY to do all acts, deeds, matters and things in any way touching or concerning the aforesaid

AND Ashiana shall exercise all such powers and authorities under this Power of Attorney through such of its directors or officers as the Board of Directors or Committee of Directors of Ashiana may from time to time appoint in this regard.

AND the OWNER hereby ratifies and confirms and agree to ratify and confirm all acts, deeds and things that shall be done or caused to be done by Ashiana to the end and intent as the OWNER itself could do through its own Committee members if personally present

AND the OWNER hereby declares that Ashiana having an interest in the subject matter of this agency, this Power of Attorney shall be irrevocable and co-exist with the Agreement and shall be fully binding upon the OWNER and all persons claiming through the OWNER.



For Ashiana Housing Limited

Authorised Signatory.

SCHEDULE ABOVE REFERRED TO:
(Description of the Said Land)

Sr No	Name of Khatedar	Khasra No.	Area	
			Bigha	Biswa
01	Shri Manoj Vyas S/O Shri Dwarka Dassji Vyas R/O 57- E, Shastri Nagar, Jhodpur	562/1, 562/2, 562/3, 562/4, 562/5	21	08
02	Shri Manoj Vyas S/O Shri Dwarka Dassji Vyas R/O 57- E, Shastri Nagar, Jhodpur	561/6	1	05
			22	13

IN WITNESS WHEREOF this Power of Attorney has been executed on behalf of **the OWNER** on the day, month and year first above written.

EXECUTED on behalf of **the OWNER**

Shri Manoj Kumar Vyas

in the presence of Witnesses :

For Ashiana Housing Limited

Authorised Signatory.

1. Jitendra Purohit
201-B, Shyam Nagar
Jodhpur

2.

Jitendra Bohra S/O Sh. Virendra Bohra
Hathi Chowk, Talap Mohalla
Jodhpur.



रसीद नं० 2014001783 दिनांक 31/01/2014
पंजीयन शुल्क रू० 0/-
प्रतिलिपि शुल्क रू० 200/-
पृष्ठांकन शुल्क रू० 0/-
अन्य शुल्क रू० 50/-
कमी स्टाम्प शुल्क रू० 400/-
कुल योग रू० 650/-

(2014001744) उप पंजीयक, JODHPUR (THIRD)
(Power of Att.Gen.(oth. then blood))

उप पंजीयक (तृतीय)

जोधपुर

आज दिनांक 31/01/2014 को
पुस्तक संख्या 4 जिल्द संख्या 6
में पृष्ठ संख्या 17 क्रम संख्या 2014000017 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 4 जिल्द संख्या 11
के पृष्ठ संख्या 146 से 157 पर
चस्पा किया गया।



(2014001744) उप पंजीयक, JODHPUR (THIRD)
(Power of Att.Gen.(oth. then blood))

उप पंजीयक (तृतीय)

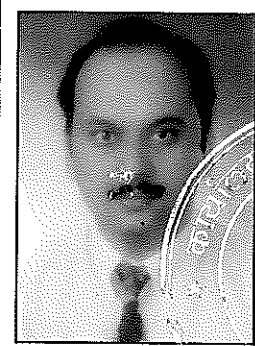
जोधपुर



राजस्थान RAJAS



POWER OF ATTORNEY



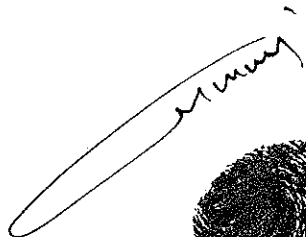
C 731215

THIS POWER OF ATTORNEY created this day of 29th day of JUNE 2016 By Shri Manoj Kumar Vyas son of Shri Dwarka Das Vyas resident of E-57, Shastri Nagar, Jodhpur, Rajasthan, hereinafter referred to as "the OWNER"

In this Power of Attorney the following additional expressions unless repugnant to the context shall have the meaning assigned thereto:

I. "The Said Land" means ALL THAT pieces or parcels of land measuring 22(Twenty Two) Bighas and 13





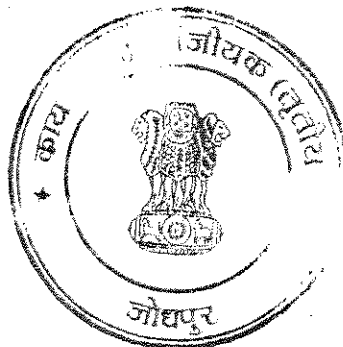

For Ashiana Housing, Ltd.

Authorized Signatory





नाम मुद्रांक विक्रेता सुमनेश व्यास अनुज्ञा पत्र संख्या 19/2011/जोधपुर/रह.
 रजिस्टर क्रम संख्या 875 दिनांक 22-5-2016 मुद्रांक वेतन व क्रम संख्या 500/-
 मुद्रांक क्रेता का नाम मनीष कुमार व्यास पिता/पति का नाम श्री करकादस व्यास
 पता E-57 शास्त्रीवाग/2 गा. धापुर
 प्रचोजक हारम सुभारनाम
 हस्ताक्षर की दशा ये हस्त का नाम प्रता जिनेन्द्र व्यास
 क्रेता/हस्ते के हस्ताक्षर मुद्रांक विक्रेता के हस्ताक्षर
 विक्रय स्थान:- 431, प्रथम 'सी' फेज, संस्कृतम, जोधपुर



Biswa under khasra no. 561/6, 562, 562/1, 562/2, 562/3, 562/4 and 562/5 situated in village Dhinanon Ki Dhani, Patwar Halka: Pal, Tehsil- Jodhpur, District Jodhpur in the State of Rajasthan and more fully described in the **First Schedule** hereunder.

II. "Ashiana" means Ashiana Housing Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata-700071 and Corporate office at 304, Southern Park, Plot no. D-2 Saket District Centre, Saket, New Delhi.

III. "the Project" means the Housing Complex named **"Ashiana Dwarka"** to be constructed by Ashiana on the Said Land.

IV. "the Customers" means the persons that would be booking the Flats or Units in the Project for buying or purchasing the same.

V. "Phase I" shall mean Phase I of the Project Complex developed/ being developed on the Phase I Land comprising 1,83,590 sq. ft. of saleable area.

VI. "the Phase I Land" shall mean portion of the Said Land measuring 10475 sq mtr approx. situated in the village of Dhinanon Ki Dhani, Patwar Halka, Pal, Tehsil-Jodhpur, District Jodhpur in the State of



For Ashiana Housing Ltd.

Authorised Signatory

Presentation Endorsement

आज दिनांक 29 माह 06 सन् 2016 को 02:36 PM बजे
श्री/श्रीमती/सुश्री MANOJ KUMAR VYAS पुत्र/पुत्री/पत्नि श्री DWARKA DAS
VYAS

उम्र 38 वर्ष, जाति BRAHMIN, व्यवसाय Business
निवासी House No.:E-57, Colony: SHASTRI NAGAR, Area: SHASTRI
NAGAR, City: JODHPUR, Pin code: 342001, District: JODHPUR,
State: RAJASTHAN

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
201601053009679

In any other case


हस्ताक्षर उप पंजीयक
उप पंजीयक (तृतीय) (पहली बार)
जोधपुर

Fees Receipt Endorsement

रसीद नं.	201602053009223
दिनांक	29-06-2016
पंजीयन शुल्क ₹	500
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	490
कमी सरचार्ज शुल्क ₹	10
कुल योग	1200

201601053009679

In any other case


उप पंजीयक, JODHPUR-III
उप पंजीयक (तृतीय)
जोधपुर



Rajasthan in which Phase I of the Project Complex has been developed.

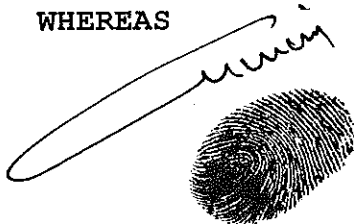
VIII. "Remaining Land" shall mean the land measuring 25182 sqmtr (approx) (the Said Land minus the Phase I Land) forming part and parcel of the Said Land on which Ashiana shall undertake further construction and development of the Project.

IX. "Remaining Phases" shall mean the future phases to be developed on the Remaining Land.

X. "Building Plan" means the plans approved by the authority for construction and development of the Project on the Remaining Land.

XI. "Agreement" means the Development Agreement dated 17TH January, 2013 and Supplemental Development Agreement dated 8th November, 2013 executed between the OWNER and Ashiana and duly registered with the Sub-Registrar, Jodhpur whereby and where under the OWNER agreed to transfer Development Rights in relation to the Said Land at the consideration and on the terms and conditions contained therein.

WHEREAS

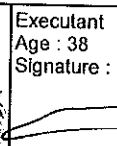
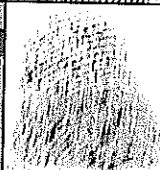
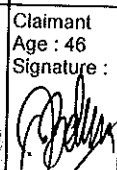



For Ashiana Housing Ltd.

Authorised Signatory



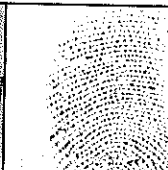
Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1 श्री/श्रीमती/सुश्री MANOJ KUMAR VYAS, पुत्र/पुत्री/पति श्री DWARKA DAS VYAS, व्यवसाय Business House No.:E-57, Colony: SHASTRI NAGAR, Area: SHASTRI NAGAR, City: JODHPUR, Pin code: 342001, District: JODHPUR, State: RAJASTHAN			Executant Age : 38 Signature : 
2 श्री/श्रीमती/सुश्री ASHIANA HOUSING LTD. TH. JITENDRA BOHRA, पुत्र/पुत्री/पति श्री VIRENDRA BOHRA, व्यवसाय Service House No.:0, Colony: JALAP MOHALLA, Area: JALORI GATE, City: JODHPUR, Pin code: 342001, District: JODHPUR, State: RAJASTHAN			Claimant Age : 46 Signature : 

ने लेख्यपत्र In any other case को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 0/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र. गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1 Name: श्री/श्रीमती/सुश्री VIVEK GIRI, पुत्र/पुत्री/पति श्री GHANSHYAM GIRI Age: 26 Add: House No.:M-214, Colony: ASHIANA DWARKA, Area: PAL SANGARIYA LINK ROAD, City: JODHPUR, Pin code: 342001, District: JODHPUR, State: RAJASTHAN			Signature : 

201601053009679

उप पंजीयक, JODHPUR-III

In any other case

उप पंजीयक (तृतीय)
जोधपुर

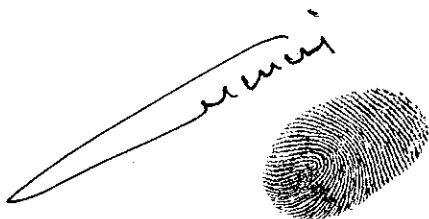


I. The OWNER is the legal owner of the Said Land and by a registered Development Agreement dated 17th January, 2013 read with Supplemental Development Agreement dated 8th November, 2013 the OWNER agreed to transfer Development Rights in relation to the Said Land to Ashiana at the consideration and on the terms and conditions contained therein.

II. the OWNER has transferred the Development Rights in relation to the Said Land for construction, development and marketing of a Housing Complex thereon.

III. Under Clause 6.2 of the Agreement, the OWNER has agreed to execute appropriate Power of Attorney in favour of Ashiana to do all acts, deeds and things in its name and on its behalf for construction and development of the Project and for marketing, booking, sale and transfer of the Units/Flats comprised in **the Ashiana Area Share or Ashiana's Allocation** in the Project Complex to the Customers and also to negotiate with and create charge over the Said Land or any part or portion thereof in favour of any Bank or Financial Institutions for development purpose.

IV. The Owner had executed a Power of Attorney dated 31st January 2014 in favour of Ashiana in pursuance of Clause 6.2 of the Agreement for construction and development of the entire Project and for marketing,




For Ashiana Housing Ltd.
 Authorized Signatory

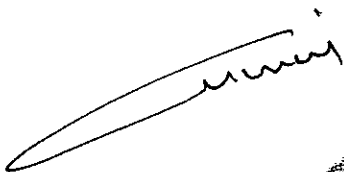




booking, sale and transfer of the units/ flats allocated to Ashiana initially under **Phase I** of the Project. It was further agreed by and between the Owner and Ashiana that the Power of Attorney for marketing, booking, sale and transfer of the units/flats to be developed on the Remaining Land comprised in **Ashiana Area Share or Ashiana Allocation** shall be granted later on.

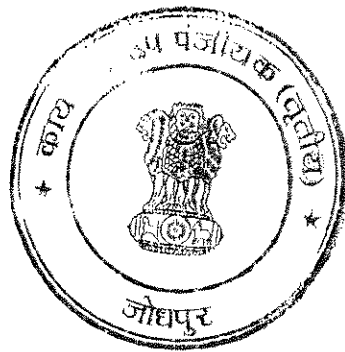
V. **Owner** and **Ashiana** have applied for approval of building plans for further construction on the Remaining Land from the authority. The Owner has further represented to Ashiana that the building plans on the Remaining Land have been approved by the Authority.

VI. Ashiana has requested the Owner to execute the Power of Attorney for marketing, booking, sale and transfer of the units/ flats comprised in the **Ashiana Area Share or Ashiana's Allocation** to be developed on the Remaining Land and EWS/LIG Units for the Project, in pursuance of Clause 6.2 of the Agreement and therefore it has been agreed by and between the Owner and Ashiana that the Owner shall execute power of Attorney in favour of Ashiana for construction and development of the entire Project and for marketing, booking, sale and transfer of the units/ flats comprised in the **Ashiana Area Share or Ashiana's**




For Ashiana Housing Ltd.

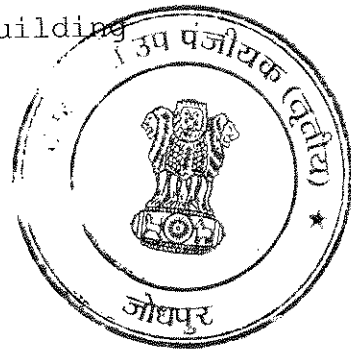
Authorized Signatory



Allocation and entire EWS/LIG Units to be developed on the Remaining Land.

NOW THIS POWER OF ATTORNEY WITNESSETH that the OWNER doth hereby nominate, constitute and appoint Ashiana Housing Limited hereinafter referred to as "Ashiana" as its true and lawful Attorney to do all acts, deeds and things in its name and on its behalf for construction & development of the Project on the Remaining Land and marketing, booking, sale and/or transfer of the units belonging to **Ashiana Area Share or Ashiana's Allocation** as per **Annexure 1** attached hereto and entire EWS/LIG Units of the Project to be developed on the Remaining Land to the Customers and also to negotiate with and create charge over the Remaining Land or any part or portion thereof in favour of any Bank and/or Financial Institution at its own costs and expenses including the following acts, deeds and things subject to the condition that the OWNER shall have no liability, financial or otherwise, that is to say :-

1. To take all steps for construction and execution of the said Project together with the development of EWS/LIG Units on the Remaining Land and for that purpose to obtain sanction/resanction of the building plans.

For Ashiana Housing Ltd.

 Authorised Signatory

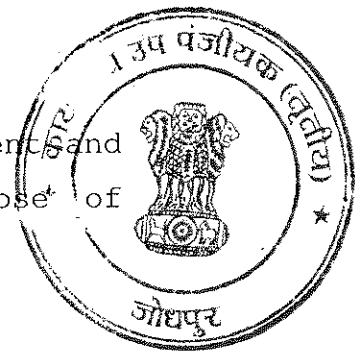


2.To appear and represent the OWNER before any Authority and to do all other acts, deeds and things as may be required or necessary for construction and execution of the Project including but not limited to obtaining approval from Airport Authority, Fire Department, Electricity Department, Notified Area Committee, Environmental Clearance.

3.To take all steps for protection and preservation of the Said Land and for that purpose to construct appropriate boundary wall, file complaints or initiate any civil or criminal proceeding against any unauthorised entry in the Said Land.

4.To discuss, negotiate with any Bank or Financial Institution and approving such Bank or Financial Institution for granting loans and advances to the Customers for purchasing units/flats in the Project, to issue No. Objection Certificate to such bank/financial institution, according to the format prescribed by such bank or financial institution, with respect to the home loan being issued to customers of the Project and also to create charge, mortgage or encumber over any part or portion of the Said Land in favour of such Bank or Financial Institutions for this purpose.

5. To negotiate with and enter into any agreement and arrangement with the Customers for the purpose of






For Ashiana Housing Ltd.

Authorized Signatory



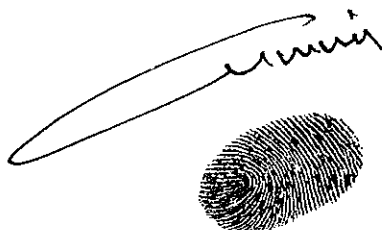
booking, sale or transfer of the Units/Flats comprised in the **Ashiana Area Share or Ashiana's Allocation** under the Remaining Phases of the Project Complex and to receive entire payment under such agreement from them and to issue valid and proper receipts for such payment.

6. To execute and convey/transfer the Units to the Customers through sale deed / sub lease deed/ conveyance deeds and present the sale deed / sub lease deed/ conveyance deed for registration in respect of the units constructed/ to be constructed on the Remaining Land in favour of the customers including EWS/LIG allottees.

7. To issue advertisement or initiate applications from eligible candidates for allotment of EWS/LIG Units in terms of Rajasthan Affordable Housing Policy or Chief Minister Jan Awas Yojana 2015 and allot EWS/LIG Units to the eligible candidates as per Policy and to enter into any agreement and arrangement with the allottees for the sale and transfer of units and to receive payment under such agreement from them and to issue valid and proper receipts for such payments.

8. To execute, present and admit execution of the sale, conveyance, lease, assignment deeds and power of attorneys for registration before the sub registrar





For Ashiana Housing Ltd.

Authorised Signatory 



and obtain duly registered documents from the office of the sub-registrar for and on behalf of Ashiana and the Owner.

9. To execute lease deeds, leave and license agreements with respect to the Units under Ashiana's Allocation in favour of prospective allottees.

10. To appear in person to represent before the officers of all concerned local authority(ies), and to give any statement, affidavit, application, undertaking, indemnity bond or any other documents that may be required by Ashiana for the purpose of construction and development of the Project on the Remaining Land.

AND GENERALLY to do all acts, deeds, matters and things in any way touching or concerning the aforesaid

AND Ashiana shall exercise all such powers and authorities under this Power of Attorney through such of its directors or officers as the Board of Directors or Committee of Directors of Ashiana may from time to time appoint in this regard.

AND the OWNER hereby ratifies and confirms and agree to ratify and confirm all acts, deeds and things that shall be done or caused to be done by Ashiana to the



A handwritten signature in black ink, followed by a circular fingerprint impression.

For Ashiana Housing Ltd.

Authorised Signatory

A handwritten signature in black ink, followed by a circular fingerprint impression.



end and intent as the OWNER itself could do through its own Committee members if personally present

AND the OWNER hereby declares that Ashiana having an interest in the subject matter of this agency, this Power of Attorney shall be revocable and co-exist with the Agreement and shall be fully binding upon the OWNER and all persons claiming through the OWNER.

Sr No	Name of Khatedar	Khasra No.	Area	
			Bigha	Biswa
01	Shri Manoj Vyas S/O Shri Dwarka Dassji Vyas R/O 57-E, Shastri Nagar, Jhodpur	561/6, 562/1, 562/2, 562/3, 562/4, 562/5	22	13

SCHEDULE ABOVE REFERRED TO:
(Description of the Said Land)

IN WITNESS WHEREOF this Power of Attorney has been executed on behalf of the OWNER on the day, month and year first above written.



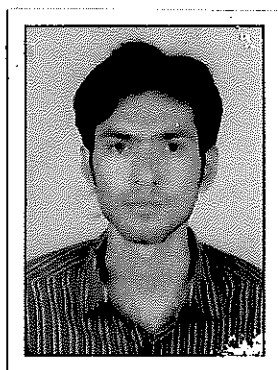
EXECUTED on behalf of the OWNER

Shri Manoj Kumar Vyas

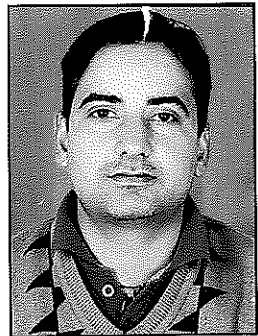
in the presence of Witnesses :

[Signature]
[Fingerprint]

1. Vivek Gori
M-214
ASHIANA DWARKA
JODHPUR.



2. *[Signature]*
Mukesh Sharma
3B2a, KBHB
Jodhpur



For Ashiana Housing Ltd.

Authorized Signatory

Registration Endorsement

आज दिनांक 29/06/2016 को
पुस्तक संख्या 4 जिल्द संख्या 8 में
पृष्ठ संख्या 160 क्रम संख्या 201603053400095 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 16 के
पृष्ठ संख्या 635 से 649 पर चस्पा किया गया।

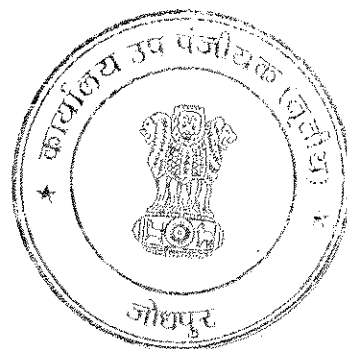
201601053009679

In any other case

उप पंजीयक, JODHPUR-III

उप पंजीयक (तृतीय)

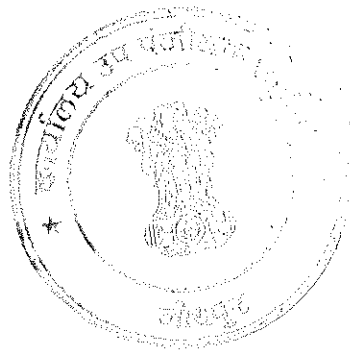
जोधपुर



ANNEXURE-I											
UNITS UNDER ASHIANA ALLOCATION											
Block No - 8											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-229	1490	10	L-230	1490	19	M-231	1180	28	M-232	1180
2	L-329	1490	11	L-330	1490	20	M- 331	1180	29	M-332	1180
3	L-429	1490	12	L-430	1490	21	M- 431	1180	30	M-432	1180
4	L-629	1490	13	L-630	1490	22	M- 631	1180	31	M-632	1180
5	L-729	1490	14	L-730	1490	23	M- 731	1180	32	M-732	1180
6	L-929	1490	16	L-930	1490	25	M- 931	1180	34	M-932	1180
7	L-1029	1490	17	L-1030	1490	26	M- 1031	1180	35	M-1032	1180
8	L-1129	1490	18	L-1130	1490	27	M- 1131	1180	36	M-1132	1180
9	L-1229	1490	15	L-1230	1490	24	M- 1231	1180	33	M-1232	1180
		13410			13410			10620			10620
Sub Total (Area in Sq. Ft.)						48060					
Total No of units						36					
Block No - 9											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	M-233	1180	10	M-234	1180	19	L-235	1490	28	L-236	1490
2	M-333	1180	11	M-334	1180	20	L-335	1490	29	L-336	1490
3	M-433	1180	12	M-434	1180	21	L-435	1490	30	L-436	1490
4	M-633	1180	13	M-634	1180	22	L-635	1490	31	L-636	1490
5	M-733	1180	14	M-734	1180	23	L-735	1490	32	L-736	1490
6	M-933	1180	16	M-934	1180	25	L-935	1490	34	L-936	1490
7	M-1033	1180	17	M-1034	1180	26	L-1035	1490	35	L-1036	1490
8	M-1133	1180	18	M-1134	1180	27	L-1135	1490	36	L-1136	1490
9	M-1233	1180	15	M-1234	1180	24	L-1235	1490	33	L-1236	1490
		10620			10620			13410			13410
Sub Total (Area in Sq. Ft.)						48060					
Total No of units						36					
Block No - 15											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-157	1490	10	L-158	1490	19	M- 159	1180	28	M-160	1180
2	L-357	1490	11	L-358	1490	20	M- 359	1180	29	M-360	1180
3	L-457	1490	12	L-458	1490	21	M- 459	1180	30	M-460	1180
4	L-557	1490	13	L-558	1490	22	M- 559	1180	31	M-560	1180
5	L-657	1490	14	L-658	1490	23	M- 659	1180	32	M-660	1180
6	L-757	1490	15	L-758	1490	24	M- 759	1180	33	M-760	1180
7	L-957	1490	16	L-958	1490	25	M- 959	1180	34	M-960	1180
8	L-1057	1490	17	L-1058	1490	26	M- 1059	1180	35	M-1060	1180
9	L-1257	1490	18	L-1258	1490	27	M-1259	1180	36	M-1260	1180
		13410			13410			10620			10620
Sub Total (Area in Sq. Ft.)						48060					
Total No of units						36					
Block No - 16											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	M-161	1180	10	M-162	1180	19	L-163	1490	28	L-164	1490
2	M-361	1180	11	M-362	1180	20	L-363	1490	29	L-364	1490
3	M-461	1180	12	M-462	1180	21	L-463	1490	30	L-464	1490
4	M-561	1180	13	M-562	1180	22	L-563	1490	31	L-564	1490
5	M-661	1180	14	M-662	1180	23	L-663	1490	32	L-664	1490
6	M-761	1180	15	M-762	1180	24	L-763	1490	33	L-764	1490
7	M-961	1180	16	M-962	1180	25	L-963	1490	34	L-964	1490
8	M-1061	1180	17	M-1062	1180	26	L-1063	1490	35	L-1064	1490
9	M-1261	1180	18	M-1262	1180	27	L-1263	1490	36	L-1264	1490
		10620			10620			13410			13410
Sub Total (Area in Sq. Ft.)						48060					
Total No of units						36					
Block No - 13											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-149	1490	10	L-150	1490	19	M- 151	1180	28	M-152	1180
2	L-249	1490	11	L-250	1490	20	M-251	1180	29	M-252	1180
3	L-449	1490	12	L-450	1490	21	M- 451	1180	30	M-452	1180
4	L-549	1490	13	L-550	1490	22	M- 551	1180	31	M-552	1180
5	L-749	1490	14	L-750	1490	23	M- 751	1180	32	M-752	1180
6	L-849	1490	15	L-850	1490	24	M- 851	1180	33	M-852	1180
7	L-949	1490	18	L-950	1490	27	M- 951	1180	36	M-952	1180
8	L-1049	1490	16	L-1050	1490	25	M- 1051	1180	34	M-1052	1180
9	L-1149	1490	17	L-1150	1490	26	M- 1151	1180	35	M-1152	1180
		13410			13410			10620			10620
Sub Total (Area in Sq. Ft.)						48060					
Total No of units						36					

For Ashiana Housing Ltd. Page 1/2

Authorised Signatory



Block No - 14											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	M-153	1180	10	M-154	1180	19	L-155	1490	28	L-156	1490
2	M-253	1180	11	M-254	1180	20	L-255	1490	29	L-256	1490
3	M-453	1180	12	M-454	1180	21	L-455	1490	30	L-456	1490
4	M-553	1180	13	M-554	1180	22	L-555	1490	31	L-556	1490
5	M-753	1180	14	M-754	1180	23	L-755	1490	32	L-756	1490
6	M-853	1180	15	M-854	1180	24	L-855	1490	33	L-856	1490
7	M-953	1180	18	M-954	1180	27	L-955	1490	36	L-956	1490
8	M-1053	1180	16	M-1054	1180	25	L-1055	1490	34	L-1056	1490
9	M-1153	1180	17	M-1154	1180	26	L-1155	1490	35	L-1156	1490
		10620			10620			13410			13410
Sub Total (Area In Sq. Ft.)						48060					
Total No of units						36					

Block No - 10											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-137	1490	10	L-138	1490	19	M-139	1180	28	M-140	1180
2	L-237	1490	11	L-238	1490	20	M-239	1180	29	M-240	1180
3	L-337	1490	12	L-338	1490	21	M-339	1180	30	M-340	1180
4	L-537	1490	13	L-538	1490	22	M-539	1180	31	M-540	1180
5	L-637	1490	14	L-638	1490	23	M-639	1180	32	M-640	1180
6	L-837	1490	15	L-838	1490	24	M-839	1180	33	M-840	1180
7	L-937	1490	16	L-938	1490	25	M-939	1180	34	M-940	1180
8	L-1137	1490	17	L-1138	1490	26	M-1139	1180	35	M-1140	1180
9	L-1237	1490	18	L-1238	1490	27	M-1239	1180	36	M-1240	1180
		13410			13410			10620			10620
Sub Total (Area In Sq. Ft.)						48060					
Total No of units						36					

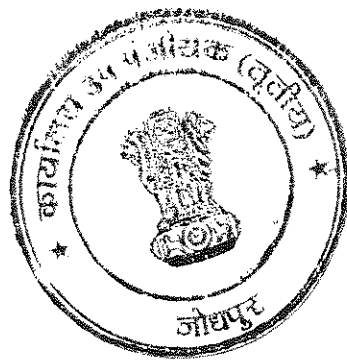
Block No - 11											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	M-141	1180	10	M-142	1180	19	L-143	1490	28	L-144	1490
2	M-241	1180	11	M-242	1180	20	L-243	1490	29	L-244	1490
3	M-341	1180	12	M-342	1180	21	L-343	1490	30	L-344	1490
4	M-541	1180	13	M-542	1180	22	L-543	1490	31	L-544	1490
5	M-641	1180	14	M-642	1180	23	L-643	1490	32	L-644	1490
6	M-841	1180	15	M-842	1180	24	L-843	1490	33	L-844	1490
7	M-941	1180	16	M-942	1180	25	L-943	1490	34	L-944	1490
8	M-1141	1180	17	M-1142	1180	26	L-1143	1490	35	L-1144	1490
9	M-1241	1180	18	M-1242	1180	27	L-1243	1490	36	L-1244	1490
		10620			10620			13410			13410
Sub Total (Area In Sq. Ft.)						48060					
Total No of units						36					

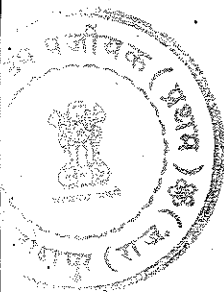
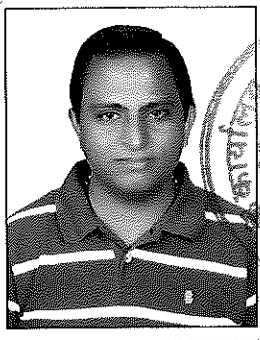
Block No - 12											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-145	1490	10	L-146	1490	19	L-147	1490	28	L-148	1490
2	L-345	1490	11	L-346	1490	20	L-347	1490	29	L-348	1490
3	L-445	1490	12	L-446	1490	21	L-447	1490	30	L-448	1490
4	L-545	1490	13	L-546	1490	22	L-547	1490	31	L-548	1490
5	L-645	1490	14	L-646	1490	23	L-647	1490	32	L-648	1490
6	L-745	1490	15	L-746	1490	24	L-747	1490	33	L-748	1490
7	L-945	1490	16	L-946	1490	25	L-947	1490	34	L-948	1490
8	L-1045	1490	17	L-1046	1490	26	L-1047	1490	35	L-1048	1490
9	L-1245	1490	18	L-1246	1490	27	L-1247	1490	36	L-1248	1490
		13410			13410			13410			13410
Sub Total (Area In Sq. Ft.)						53640					
Total No of units						36					

Block No	Sr. No	Unit No	Area	Block No	Sr. No	Unit No	Area	Block No	Sr. No	Unit No	Area
8	10	M-131	1180	8	1	M-531	1180	15	18	L-1157	1490
8	11	M-132	1180	9	2	L-536	1490	15	19	L-1158	1490
8	12	L-529	1490	13	3	L-355	1490	15	20	M-1159	1180
8	13	L-530	1490	11	4	M-741	1180	15	21	M-1160	1180
9	14	L-535	1490	12	5	L-245	1490	16	22	M-1162	1180
8	15	M-532	1180	10	6	L-1038	1490	Sub Total (Area In Sq. Ft.):			6520
9	16	M-533	1180	14	7	L-655	1490	Block No	Sr. No	Unit No	Area
9	17	M-534	1180	16	8	M-1161	1180	13	23	L-649	1490
Sub Total (Area In Sq. Ft.)				15	9	L-258	1490	13	24	M-653	1180
				Sub Total (Area In Sq. Ft.):				12480			
								Sub Total (Area In Sq. Ft.):			
								2670			

For Ashiana Housing Ltd.

Authorised Signatory





POWER OF ATTORNEY

THIS POWER OF ATTORNEY created this day of 10th of January, 2020 By Shri Manoj Kumar Vyas son of Shri Dwarka .Das Vyas resident of E-57, Shastri Nagar, Jodhpur, Rajasthan, hereinafter referred to as "the OWNER"

In this Power of Attorney the following additional expressions unless repugnant to the context shall have the meaning assigned thereto:

I. "The Said Land" means ALL THAT pieces or parcels of land measuring 22(Twenty Two) Bighas and 13 (Thirteen) Biswa under khasra no. 562/1, 562/2, 562/3, 562/4, 562/5 and 561/6 situated in village Dhinanon Ki Dhani, Patwar Halka: Pal, Tehsil-Jodhpur, District Jodhpur in the State of Rajasthan and more fully described in the **First Schedule** hereunder and delineated in the plan attached hereto and bordered in red colour therein.

II. "Ashiana" means Ashiana Housing Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 5F, Everest, 46/C, Chowringhee Road, Kolkata-700071 and Corporate office at 304, Southern Park, Plot no. D-2 Saket District Centre, Saket, New Delhi.

III. "the Project" means the Housing Complex named "Ashiana Dwarka" to be constructed by Ashiana on the Said Land.

For Ashiana Housing Limited

Authorized Signatory.

IV. **"the Customers"** means the persons that would be booking the Flats or Units in the Project for buying or purchasing the same.

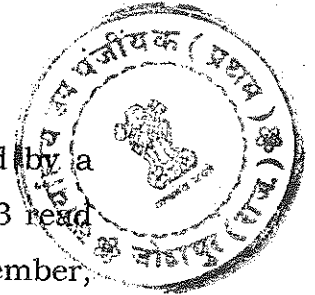
IX. **"the Agreement"** means the Development Agreement dated 17TH January, 2013 and Supplemental Development Agreement dated 8th November, 2013 and Supplementary Agreement dated 10th Jan, 2020 all agreements executed between the OWNER and Ashiana and duly registered with the Sub-Registrar, Jodhpur on the terms and conditions contained therein.

XI. **"Ashiana Area Share" or "Ashiana's Allocation"** means the total Saleable Area under Phase I, II, III, IV and V of the project developed/to be developed on the Said Land which is under Ashiana's Allocation.

WHEREAS

I. the OWNER is the legal owner of the Said Land and by a registered Development Agreement dated 17th January, 2013 read with Supplemental Development Agreement dated 8th November, 2013 the OWNER agreed to transfer Development Rights in relation to the Said Land to Ashiana at the consideration and on the terms and conditions contained therein.

II. the OWNER has transferred the Development Rights in relation to the Said Land for construction, development and marketing of a Housing Complex thereon.



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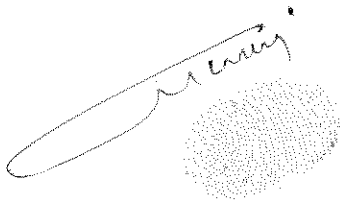

For Ashiana Housing Limited

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III. Under Clause 6.2 of the Development Agreement, the OWNER has agreed to execute appropriate Power of Attorney in favour of Ashiana to do all acts, deeds and things in its name and on its behalf for construction and development of the Project and for marketing, booking, sale and transfer of the Units/Flats comprised in **the Ashiana Area Share or Ashiana's Allocation** in the Project to the Customers and also to negotiate with and create charge over the Said Land or any part or portion thereof in favour of any Bank or Financial Institutions for development purpose.

IV. In terms of the Development Agreement, the Owner executed and got registered two deeds of Power of Attorney dated January 31st, 2014 and June 29th, 2016 in favour of Ashiana for designing, constructing, executing the Project, obtaining various approvals for the Project, sale and marketing of the Project, entering into agreements for sale and also for executing sale deeds of various Units/Flats comprised in the Ashiana allocation in the Project and entering into agreements with banks and financial institutions for securing home loan for customers, other documents incidental and ancillary for marketing and sale of the units/flats in the Project in the name and on behalf of the Owner and other rights mentioned therein.

VI. Now in terms of the Supplementary Agreement dated 10th January, 2020, Owner and Ashiana revised the Area Allocation between them wherein Owner shall be entitled to an area



For Ashiana Housing Limited



Signature

allocation of 15.35% and Ashiana shall be entitled to an area allocation of 84.65%

VII. Now the parties after mutual deliberations have agreed to execute a fresh POA for all the phases of the Whole Project for construction and development of the Project and for marketing, booking, sale and transfer of the Units/Flats comprised in **the Ashiana Area Share or Ashiana's Allocation** in the Project to the Customers and also to negotiate with and create charge over the Said Land or any part or portion thereof in favour of any Bank or Financial Institutions for development purpose.

NOW THIS POWER OF ATTORNEY WITNESSETH that the OWNER doth hereby nominate, constitute and appoint Ashiana Housing Limited hereinafter referred to as "Ashiana" as its true and lawful Attorney to do all acts, deeds and things in its name and on its behalf for construction & development of the Project and marketing, booking, sale and/or transfer of the Units/Flats belonging to **Ashiana Area Share or Ashiana's Allocation** on the Said Land to the customers and also to negotiate with and create charge over the Said Land or any part or portion thereof in favour of any Bank and/or Financial Institution at its own costs and expenses including the following acts, deeds and things subject to the condition that the OWNER shall have no liability, financial or otherwise, that is to say :-



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For Ashiana Housing Limited

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Authorized Signatory



1.To take all steps for construction and execution of the said Project on the Said Land as per the sanctioned building plans.

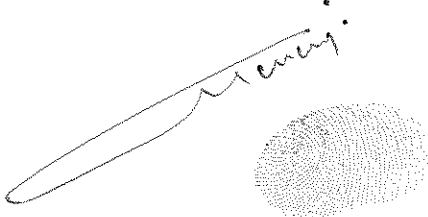
2.To replan the Project and undertake additional construction on the Said land and to obtain necessary approvals including building plan approval in this regard.

3. To appear and represent the OWNER before any Authority and to do all other acts, deeds and things as may be required or necessary for construction and execution of the Project including but not limited to obtaining approval or renewals from Airport Authority, Fire Department, Electricity Department, Notified Area Committee, Environmental Clearance.

4.To take all steps for protection and preservation of the Said Land, file complaints or initiate any civil or criminal proceeding against any unauthorised entry in the Said Land.

5.To discuss, negotiate with any Bank or Financial Institution and approving such Bank or Financial Institution for granting loans and advances to the Customers for purchasing units/flats under Ashiana's share on the Project and also to create charge, mortgage or encumber over any part or portion of the Said Land in favour of such Bank or Financial Institutions for this purpose.

6.To negotiate with and enter into any agreement and arrangement with the Customers for the purpose of booking, sale or transfer of the Units/Flats comprised in the Ashiana **Area Share**



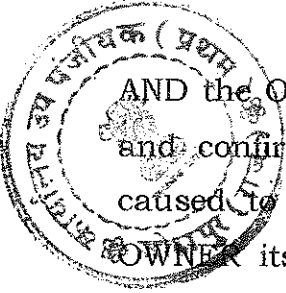
For Ashiana Housing Limited


Authorized Signatory

or Ashiana's Allocation as per Annexure I on the Said Land of the Project Complex and to receive entire payment under such agreement from them and to issue valid and proper receipts for such payment.

AND GENERALLY to do all acts, deeds, matters and things in any way touching or concerning the aforesaid.

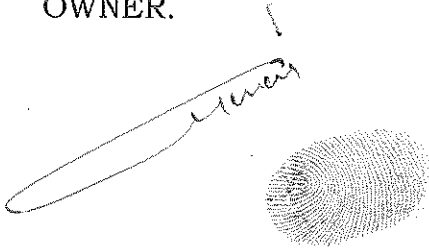
AND Ashiana shall exercise all such powers and authorities under this Power of Attorney through such of its directors or officers as the Board of Directors or Committee of Directors of Ashiana may from time to time appoint in this regard.



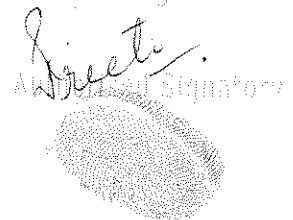
AND the OWNER hereby ratifies and confirms and agree to ratify and confirm all acts, deeds and things that shall be done or caused to be done by Ashiana to the end and intent as the OWNER itself could do through its own Committee members if personally present

AND the OWNER declares that this POA shall be limited to units under Ashiana's Area Share or Ashiana's allocation and OWNER shall be free to deal with the units under his allocation.

AND the OWNER hereby declares that Ashiana having an interest in the subject matter of this agency, this Power of Attorney shall be irrevocable and co-exist with the Agreement and shall be fully binding upon the OWNER and all persons claiming through the OWNER.



For Ashiana Housing Limited

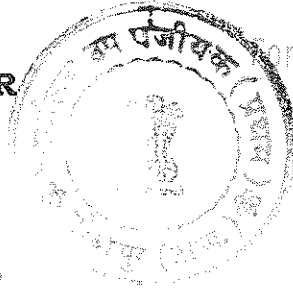


SCHEDULE ABOVE REFERRED TO:
(Description of the Said Land)

Sr No	Name of Khatedar	Khasra No.	Area	
			Bigha	Biswa
01	Shri Manoj Vyas S/O Shri Dwarka Dassji Vyas R/O 57-E, Shastri Nagar, Jhodpur	562/1,562/2, 562/3,562/4, 562/5	21	08
02	Shri Manoj Vyas S/O Shri Dwarka Dassji Vyas R/O 57-E, Shastri Nagar, Jhodpur	561/6	1	05
			22	13

IN WITNESS WHEREOF this Power of Attorney has been executed on behalf of the **OWNER** on the day, month and year first above written.

EXECUTED on behalf of the **OWNER**
Shri Manoj Kumar Vyas



Greesh
Authorized Signatory.

in the presence of Witnesses :

1.

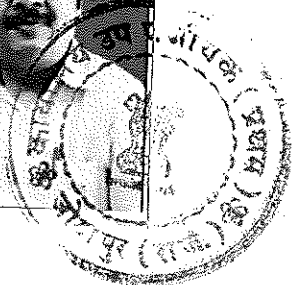
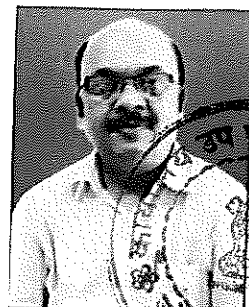
2.

(Signature)

(Jitendra Kumar)

(Signature)
(Fingerprint)

Jitendra Kumar
221-B, Shyam Nagar
opp. B.R. Birla Day School
Jodhpur



Annexure 7 - Ashiana's Area Allocation in Ashiana Dwarka

Phase-I

BLOCK NO. 1		
Sr.No	Unit No	Area
1	M-004	1150
2	M-104	1150
3	M-204	1150
4	M-304	1150
5	M-404	1150
Ft.)		5750

BLOCK NO. 3		
S.No	Unit No	Area
1	M-009	1150
2	M-109	1220
3	M-209	1220
4	M-309	1220
5	M-409	1220
6	M-010	1150
7	M-110	1150
8	M-210	1150
9	M-310	1150
10	M-410	1150
Sub Total (Area in		11780
Total no. of Units		10

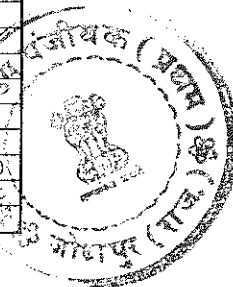
Block No. 2					
S.No	Unit No	Area	Sr. No	Unit No	Area
1	M-005	1150	11	M-007	1150
2	M-105	1220	12	M-107	1220
3	M-205	1220	13	M-207	1220
4	M-305	1220	14	M-307	1220
5	M-405	1220	15	M-407	1220
6	M-006	1150	16	M-008	1150
7	M-106	1150	17	M-108	1150
8	M-206	1150	18	M-208	1150
9	M-306	1150	19	M-308	1150
10	M-406	1150	20	M-408	1150
		11780			11780
Sub Total (Area in Sq. ft.)			23560		
Total no. of Units			20		

Block No. 4					
S.No	Unit No	Area	S.No	Unit No	Area
1	M-013	1150	11	L-015	1460
2	M-113	1220	12	L-115	1530
3	M-213	1220	13	L-215	1530
4	M-313	1220	14	L-315	1530
5	M-413	1220	15	L-415	1530
6	M-014	1150	16	L-016	1460
7	M-114	1150	17	L-116	1460
8	M-214	1150	18	L-216	1460
9	M-314	1150	19	L-316	1460
10	M-414	1150	20	L-416	1460
		11780			14880
Sub Total (Area in Sq. ft.)			26660		
Total no. of Units			20		

Block No. 5					
S.No	Unit No	Area	S.No	Unit No	Area
1	L-017	1460	9	L-318	1460
2	L-117	1530	10	L-418	1460
3	L-217	1530	11	M-019	1150
4	L-317	1530	12	M-119	1220
5	L-417	1530	13	M-219	1220
6	L-018	1460	14	M-319	1220
7	L-118	1460	15	M-419	1220
8	L-218	1460			
		11960			8950
Sub Total (Area in Sq. ft.)			20910		
Total no. of Units			15		

Block No. 6					
S.No	Unit No	Area	S.No	Unit No	Area
1	M-021	1150	8	M-222	1150
2	M-121	1220	9	M-322	1150
3	M-221	1220	10	M-422	1150
4	M-321	1220	11	L-023	1460
5	M-421	1220	12	L-123	1530
6	M-022	1150	13	L-223	1530
7	M-122	1150	14	L-323	1530
			15	L-423	1530
		8330			11030
Sub Total (Area in Sq. ft.)			19360		
Total no. of Units			15		

Block No. 7					
S.No	Unit No	Area	S.No	Unit No	Area
1	L-025	1460	11	L-027	1460
2	L-125	1530	12	L-427	1530
3	L-225	1530	13	L-127	1530
4	L-325	1530	14	L-227	1530
5	L-425	1530	15	L-327	1530
6	L-026	1460	16	L-028	1460
7	L-126	1460	17	L-128	1460
8	L-226	1460	18	L-228	1460
9	L-326	1460	19	L-328	1460
10	L-426	1460	20	L-428	1460
		14880			14880
Sub Total (Area in Sq. ft.)			29760		
Total no. of Units			20		



For Ashiana Housing Limited

Sacil
Used Signature

Annexure 2 - Ashiana's Area Allocation in Ashiana Dwarka

Phase II

Block No - 8											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-229	1490	11	L-230	1490	21	M-131	1180	32	M-132	1180
2	L-329	1490	12	L-330	1490	22	M-231	1180	33	M-232	1180
3	L-429	1490	13	L-430	1490	23	M-331	1180	34	M-332	1180
4	L-529	1490	14	L-530	1490	24	M-431	1180	35	M-432	1180
5	L-629	1490	15	L-630	1490	25	M-531	1180	36	M-532	1180
6	L-729	1490	16	L-730	1490	26	M-631	1180	37	M-632	1180
7	L-929	1490	17	L-930	1490	27	M-731	1180	38	M-732	1180
8	L-1029	1490	18	L-1030	1490	28	M-931	1180	39	M-932	1180
9	L-1129	1490	19	L-1130	1490	29	M-1031	1180	40	M-1032	1180
10	L-1229	1490	20	L-1230	1490	30	M-1131	1180	41	M-1132	1180
						31	M-1231	1180	42	M-1232	1180
		14900			14900			12980			12980
Sub Total (Area in Sq. Ft.)						55760					
Total No of units						42					

Block No - 9											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	M-233	1180	11	M-234	1180	21	L-235	1490	31	L-236	1490
2	M-333	1180	12	M-334	1180	22	L-335	1490	32	L-336	1490
3	M-433	1180	13	M-434	1180	23	L-435	1490	33	L-436	1490
4	M-533	1180	14	M-534	1180	24	L-535	1490	34	L-536	1490
5	M-633	1180	15	M-634	1180	25	L-635	1490	35	L-636	1490
6	M-733	1180	16	M-734	1180	26	L-735	1490	36	L-736	1490
7	M-933	1180	17	M-934	1180	27	L-935	1490	37	L-936	1490
8	M-1033	1180	18	M-1034	1180	28	L-1035	1490	38	L-1036	1490
9	M-1133	1180	19	M-1134	1180	29	L-1135	1490	39	L-1136	1490
10	M-1233	1180	20	M-1234	1180	30	L-1235	1490	40	L-1236	1490
		11800			11800			14900			14900
Sub Total (Area in Sq. Ft.)						53400					
Total No of units						40					

PHASE-III

Block No - 15											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-157	1490	10	L-258	1490	15	M- 159	1180	22	M-160	1180
2	L-357	1490	11	L-358	1490	16	M- 359	1180	23	M-560	1180
3	L-457	1490	12	L-758	1490	17	M- 559	1180	24	M-660	1180
4	L-557	1490	13	L-958	1490	18	M- 659	1180	25	M-760	1180
5	L-657	1490	14	L-1058	1490	19	M- 759	1180	26	M-1060	1180
6	L-757	1490				20	M- 1059	1180	27	M-1260	1180
7	L-1057	1490				21	M-1259	1180			
8	L-1157	1490									
9	L-1257	1490									
		13410			7450			8260			7080
Sub Total (Area in Sq. Ft.)						36200					
Total No of units						27					

Block No - 16											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
						15	L-163	1490	24	L-164	1490
1	M-361	1180	8	M-362	1180	16	L-363	1490	25	L-364	1490
2	M-461	1180	9	M-562	1180	17	L-463	1490	26	L-564	1490
3	M-561	1180	10	M-662	1180	18	L-563	1490	27	L-664	1490
4	M-661	1180	11	M-762	1180	19	L-663	1490	28	L-764	1490
5	M-761	1180	12	M-1062	1180	20	L-763	1490	29	L-1064	1490
6	M-1061	1180	13	M-1162	1180	21	L-963	1490			
7	M-1161	1180	14	M-1262	1180	22	L-1063	1490			
						23	L-1263	1490			
		8260			8260			13410			8940
Sub Total (Area in Sq. Ft.)						38870					
Total No of units						29					

For Ashiana Housing Limited

Rised Signatory

Annexure I: Ashiana's Area Allocation In Ashiana Dwarka

Future Development (Phase 4 & 5)

Block No - 13											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-149	1490	13	L-150	1490	25	M-151	1180	37	M-152	1180
2	L-249	1490	14	L-250	1490	26	M-251	1180	38	M-252	1180
3	L-349	1490	15	L-350	1490	27	M-351	1180	39	M-352	1180
4	L-449	1490	16	L-450	1490	28	M-451	1180	40	M-452	1180
5	L-549	1490	17	L-550	1490	29	M-551	1180	41	M-552	1180
6	L-649	1490	18	L-650	1490	30	M-651	1180	42	M-652	1180
7	L-749	1490	19	L-750	1490	31	M-751	1180	43	M-752	1180
8	L-849	1490	20	L-850	1490	32	M-851	1180	44	M-852	1180
9	L-949	1490	21	L-950	1490	33	M-951	1180	45	M-952	1180
10	L-1049	1490	22	L-1050	1490	34	M-1051	1180	46	M-1052	1180
11	L-1149	1490	23	L-1150	1490	35	M-1151	1180	47	M-1152	1180
12	L-1249	1490	24	L-1250	1490	36	M-1251	1180	48	M-1252	1180
		17880			17880			14160			14160
Sub Total (Area in Sq. Ft.)						64080					
Total No of units						48					

Block No - 14											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	M-153	1180	13	M-154	1180	25	L-155	1490	37	L-156	1490
2	M-253	1180	14	M-254	1180	26	L-255	1490	38	L-256	1490
3	M-353	1180	15	M-354	1180	27	L-355	1490	39	L-356	1490
4	M-453	1180	16	M-454	1180	28	L-455	1490	40	L-456	1490
5	M-553	1180	17	M-554	1180	29	L-555	1490	41	L-556	1490
6	M-653	1180	18	M-654	1180	30	L-655	1490	42	L-656	1490
7	M-753	1180	19	M-754	1180	31	L-755	1490	43	L-756	1490
8	M-853	1180	20	M-854	1180	32	L-855	1490	44	L-856	1490
9	M-953	1180	21	M-954	1180	33	L-955	1490	45	L-956	1490
10	M-1053	1180	22	M-1054	1180	34	L-1055	1490	46	L-1056	1490
11	M-1153	1180	23	M-1154	1180	35	L-1155	1490	47	L-1156	1490
12	M-1253	1180	24	M-1254	1180	36	L-1255	1490	48	L-1156	1490
		14160			14160			17880			17880
Sub Total (Area in Sq. Ft.)						64080					
Total No of units						48					

Block No - 10											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-137	1490	13	L-138	1490	25	M-139	1180	37	M-140	1180
2	L-237	1490	14	L-238	1490	26	M-239	1180	38	M-240	1180
3	L-337	1490	15	L-338	1490	27	M-339	1180	39	M-340	1180
4	L-437	1490	16	L-438	1490	28	M-439	1180	40	M-4340	1180
5	L-537	1490	17	L-538	1490	29	M-539	1180	41	M-540	1180
6	L-637	1490	18	L-638	1490	30	M-639	1180	42	M-640	1180
7	L-737	1490	19	L-738	1490	31	M-739	1180	43	M-740	1180
8	L-837	1490	20	L-838	1490	32	M-839	1180	44	M-840	1180
9	L-937	1490	21	L-938	1490	33	M-939	1180	45	M-940	1180
10	L-1037	1490	22	L-1038	1490	34	M-1039	1180	46	M-1040	1180
11	L-1137	1490	23	L-1138	1490	35	M-1139	1180	47	M-1140	1180
12	L-1237	1490	24	L-1238	1490	36	M-1239	1180	48	M-1240	1180
		17880			17880			14160			14160
Sub Total (Area in Sq. Ft.)						64080					
Total No of units						48					

For Ashiana Housing Limited

Sreet
Authorized Signatory

Annexure I Ashiana's Area Allocation in Ashiana Dwarka

Block No - 11											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	M-141	1180	13	M-142	1180	25	L-143	1490	37	L-144	1490
2	M-241	1180	14	M-242	1180	26	L-243	1490	38	L-244	1490
3	M-341	1180	15	M-342	1180	27	L-343	1490	39	L-344	1490
4	M-441	1180	16	M-442	1180	28	L-443	1490	40	L-444	1490
5	M-541	1180	17	M-542	1180	29	L-543	1490	41	L-544	1490
6	M-641	1180	18	M-642	1180	30	L-643	1490	42	L-644	1490
7	M-741	1180	19	M-742	1180	31	L-743	1490	43	L-744	1490
8	M-841	1180	20	M-842	1180	32	L-843	1490	44	L-844	1490
9	M-941	1180	21	M-942	1180	33	L-943	1490	45	L-944	1490
10	M-1041	1180	22	M-1042	1180	34	L-1043	1490	46	L-1044	1490
11	M-1141	1180	23	M-1142	1180	35	L-1143	1490	47	L-1144	1490
12	M-1241	1180	24	M-1242	1180	36	L-1243	1490	48	L-1244	1490
		14160			14160			17880			17880
Sub Total (Area in Sq. Ft.)						64080					
Total No of units						48					

Block No - 12											
Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area	Sr. No	Unit nos.	Area
1	L-145	1490	13	L-146	1490	25	L-147	1490	37	L-148	1490
2	L-245	1490	14	L-246	1490	26	L-247	1490	38	L-248	1490
3	L-345	1490	15	L-346	1490	27	L-347	1490	39	L-348	1490
4	L-445	1490	16	L-446	1490	28	L-447	1490	40	L-448	1490
5	L-545	1490	17	L-546	1490	29	L-547	1490	41	L-548	1490
6	L-645	1490	18	L-646	1490	30	L-647	1490	42	L-648	1490
7	L-745	1490	19	L-746	1490	31	L-747	1490	43	L-748	1490
8	L-845	1490	20	L-846	1490	32	L-847	1490	44	L-848	1490
9	L-945	1490	21	L-946	1490	33	L-947	1490	45	L-948	1490
10	L-1045	1490	22	L-1046	1490	34	L-1047	1490	46	L-1048	1490
11	L-1145	1490	23	L-1146	1490	35	L-1147	1490	47	L-1148	1490
12	L-1245	1490	24	L-1246	1490	36	L-1247	1490	48	L-1248	1490
		17880			17880			17880			17880
Sub Total (Area in Sq. Ft.)						71520					
Total No of units						48					

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For Ashiana Housing Limited

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Authorised Signatory.

