

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

Fee Receipt

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

Print Date : 21-08-2023 4:38 PM

Fee Receipt No	: 202302019020787	Receipt Date	: 21/08/2023
Name	: ASHOK AGARWAL URF ASHOK KUMAR AGARWAL,	Document S. No.	: 202301019016831
Address	: GH-9 ,A-502 CONNOISSEUR TWIN TOWER, NEAR GOLD SOUK ,FARRUKH NAGAR ,GURGAON		
Document Type	: New Lease on Freehold/Leasehold basis after land use change		
Face Value	: ₹ 15808625	Evaluated Value	: ₹ 171301339
Ord-Registration Fee	: ₹ 158087	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 284595	Stamp Duty	: ₹ 948650
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
			Cash Amount Received : ₹ 0
			Other than Cash : ₹ 1391632
			Total Amount : ₹ 1391632

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 79729430 ₹ 158387 # eStamp IN-RJ06618955887539V ₹ 1233245

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0079729430



Payment Date: 21/08/2023 15:59:54

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

Location: JAIPUR (CITY)

Period: 01/04/2023-To-31/03/2024

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	300.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	158087.00

Commision(-):

0.00

Total/NetAmount:

158387.00

One Lakh Fifty Eight Thousand Three Hundred Eighty Seven Rupees and Zero Paise Only

Payee Details:

Full Name: Ashok Agarwal Urf Ashok Kumar Agarwal

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(000000)

Address:Khasra No. 111/2 Part-B, Brijlalpura,

Remarks:Lease Deed Patta of JDA to Ashok Agarwal Urf Ashok Kumar Agarwal.



Payment Details:

Bank: State Bank Of India

Challan No. - 0

Date: 21/08/2023 15:59:54

Bank CIN No: SBIN7972943021082023

Refrence No: IK0CKMLFT8

Computer generated copy on : 21/08/2023

Courtesy : <https://Egras.rajasthan.gov.in>





Government of Rajasthan

Certificate No.	: IN-RJ06618955887539V
Certificate Issued Date	: 18-Aug-2023 05:59 PM
Account Reference	: NONACC (SV)/ rj3189104/ MANSAROVAR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ318910401729778071116V
Purchased by	: ASHOK AGARWAL
Description of Document	: Article 33 Rajasthan Land Revenue Act, 1956 under 90A : Lease deed after regularization under 90A
Property Description	: KHASRA NO. 111/2, PART-B, VILLAGE BRIJLALPURA, TEHSIL AND DISTRICT-JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: JDA JAIPUR
Second Party	: ASHOK AGARWAL
Stamp Duty Paid By	: ASHOK AGARWAL
Stamp Duty Payable (Rs.)	: 9,48,650 (Nine Lakh Forty Eight Thousand Six Hundred And Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 94,865 (Ninety Four Thousand Eight Hundred And Sixty Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 94,865 (Ninety Four Thousand Eight Hundred And Sixty Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 94,865 (Ninety Four Thousand Eight Hundred And Sixty Five only)
Stamp Duty Amount(Rs.)	: 12,33,245 (Twelve Lakh Thirty Three Thousand Two Hundred And Forty Five only)



निजी स्वतन्त्रता
गृह निर्माण सहकारी समिति
की स्वरूप नं० योजना के मुख्य (पार्ट-बी)
संख्या ५८२२२
वर्गमीटर
५५८६५०
+५०१

सब राजस्तर जयपुर
पंचम

KC 0036712133

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Warning

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जयपुर विकास प्राधिकरण

पट्टा-विलेख (फ्री होल्ड)

व्यवसायिक

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

क्रमांक / 1071

दिनांक 21.8.23

पट्टा धारक का नाम

श्री अशोक अग्रवाल & स्वश्री श्याम सुन्दर

पत्नी

पति

निवासी

1 आनन्दविहार गोपालपुरा बड़ियास जयपुर

अथवा

पट्टा धारक मैसर्स

कार्यालय पता

जरिये

(पदनाम) श्री / श्रीमती / सुश्री

पुत्र / पुत्री

निवासी

भूखण्ड सं.

ख. नं. 111/2 (पार्ट-बी) 4582.21 वर्ग मीटर

राजस्व ग्राम

हजलालपुरा

खसरा सं.

111/2 (पार्ट-बी)

योजना

(निजी स्वामित्व)

में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक 21.8.23 को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

उपायुक्त जान - 5

जयपुर विकास प्राधिकरण

नोट - शर्तें पीछे पृष्ठ पर अंकित है।

सब रजिस्ट्रार जयपुर
पंचम



व्यवसायिक

पट्टा विलेख की शर्तें (फ्री होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जाए।
2. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
3. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
4. पट्टा विलेख को सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास बंधक (मोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय के अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
5. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
6. पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
7. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
8. पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
9. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
10. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
11. अन्य...

नोट :- निर्मित भूखण्ड में शर्त नं. 7 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि 15808625/-

फ्री होल्ड राशि=

11455525/-

स्टाम्प राशि=948650+50/-

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व..... पश्चिम.....

उत्तर..... दक्षिण.....

समष्टि प्लान संलग्न है।

पट्टा धारक के हस्ताक्षर

1. [Signature]
2. [Signature]



साक्षी :-

हस्ताक्षर

नाम

पता

ANADIA MEHIA
A-34 Jn Colony
KABIRAPUR BARI PALK
JAIPUR



प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

उपायुक्त जान - 5
जयपुर विकास प्राधिकरण



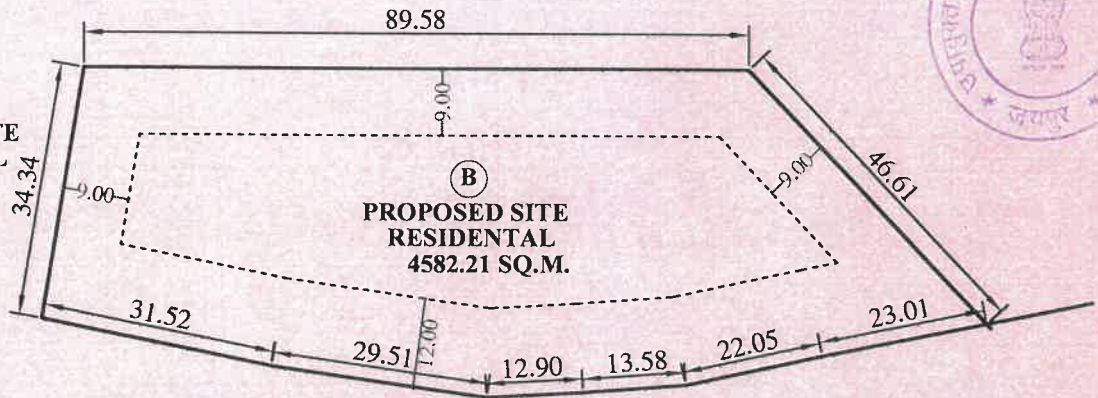
जयपुर विकास प्राधिकरण

साईट प्लान



भूखण्ड संख्या KHA.NO.-111/2 (PART-B) भूखण्ड का क्षेत्रफल 4582.21 SQ.M.
योजना का नाम BRIJLALPURA पैमाना
विकासकर्ता (NIJI KHATEDARI) भू-उपयोग COMMERCIAL

(A)
PROPOSED SITE
COMMERCIAL
985.17 SQ.M.



**GOPALPURA BYPASS 48.00 MT. WIDE
GOPALPURA BYPASS ROAD**

- (अ) अन्य पैरामीटर जयपुर विकास प्राधिकरण, जयपुर (जयपुर रीजन भवन) भवन विनियम 2020 के अनुसार देय होंगे।
(ब) निर्माण अवधि:—लीजडीड में अंकित शर्त अनुसार।

कनिष्ठ / सहायक अभियंता

सहायक / उप नगर नियोजक

उपायुक्त जान - 5
जयपुर विकास प्राधिकरण

Registration Endorsement

आज दिनांक 23/08/2023 को
पुस्तक संख्या 1 जिल्द संख्या 1421 में
पृष्ठ संख्या 200 क्रम संख्या 202303019113121 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5684 के
पृष्ठ संख्या 503 से 514 पर चस्पा किया गया।

202301019016831

New Lease on Freehold/Leasehold basis after land use change

उप पंजीयक, JAIPUR

सब रजिस्ट्रार जयपुर
पंचम

Presentation Endorsement

आज दिनांक 21 माह 08 सन् 2023 को 04:28 PM बजे
श्री/श्रीमती/सुश्री ASHOK AGARWAL URF ASHOK KUMAR AGARWAL
पुत्र/पुत्री/पत्नि श्री LATE SHRI SHYAM SUNDER
उम्र 66 वर्ष, जाति 0-MAHAJAN, व्यवसाय Business
निवासी House No.:GH-9, Colony: A-502 CONNOISSEUR TWIN
TOWER, NEAR GOLD SOUK, Area: SECTOR-43, GURGAON, City:
FARRUKH NAGAR, Pin code: 122003, District: GURGAON, State:
HARYANA

मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301019016831

New Lease on Freehold/Leasehold basis after land use change

हस्ताक्षर उप पंजीयक,
JAIPUR-V

सब रजिस्ट्रार जयपुर
पंचम

Fees Receipt Endorsement

रसीद नं.	202302019020787
दिनांक	21-08-2023
पंजीयन शुल्क ₹	158087
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	948650
कमी सरचार्ज शुल्क ₹	284595
कुल योग	1391632

202301019016831

New Lease on Freehold/Leasehold basis after land use change

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 79729430 ₹ 158387 #
eStamp IN-RJ06618955887539V ₹
1233245

उप पंजीयक, JAIPUR-V

सब रजिस्ट्रार जयपुर
पंचम



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री ASHOK AGARWAL URF ASHOK KUMAR AGARWAL, पुत्र/पुत्री/पत्नि श्री LATE SHRI SHYAM SUNDER, व्यवसाय Businessजाति 0-MAHAJAN House No.:GH-9, Colony: A-502 CONNOISSEUR TWIN TOWER, NEAR GOLD SOUK, Area: SECTOR-43, GURGAON, City: FARRUKH NAGAR, Pin code: 122003, District: GURGAON, State: HARYANA			Executant Age : 66 Signature : 

ने लेख्यपत्र New Lease on Freehold/Leasehold basis after land use change को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 15808625/- पूर्व में / मेरे समक्ष / मैं से रु 15808625/- 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 ANANT MEHTA, पुत्र/पुत्री/पत्नि श्री JAGDISH PRASAD SHARMA जाति BRAHAMAN Age: 41 Add: House No.:A-34, Colony: SEN COLONY, Area: KABIR MARG, POWER HOUSE ROAD, BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature : 

202301019016831

New Lease on Freehold/Leasehold basis after land use change

सब पंजीयक JAIPUR-V
पंचम जयपुर



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 15808625 मानते हुए इस पर देय कमी मुद्रांक राशि रु 948650 पर कमी पंजीयन शुल्क रु 158087, सरचार्ज राशि 284595 कुल रु 1391332 रसीद संख्या 202302019020787 दिनांक 21-08-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 948650 के मुद्रांकों पर निष्पादित माना जाता है।

202301019016831

New Lease on Freehold/Leasehold basis after land use change

उप पंजीयक, JAIPUR-V

सब रजिस्ट्रार जयपुर
पंचम

Registration Endorsement

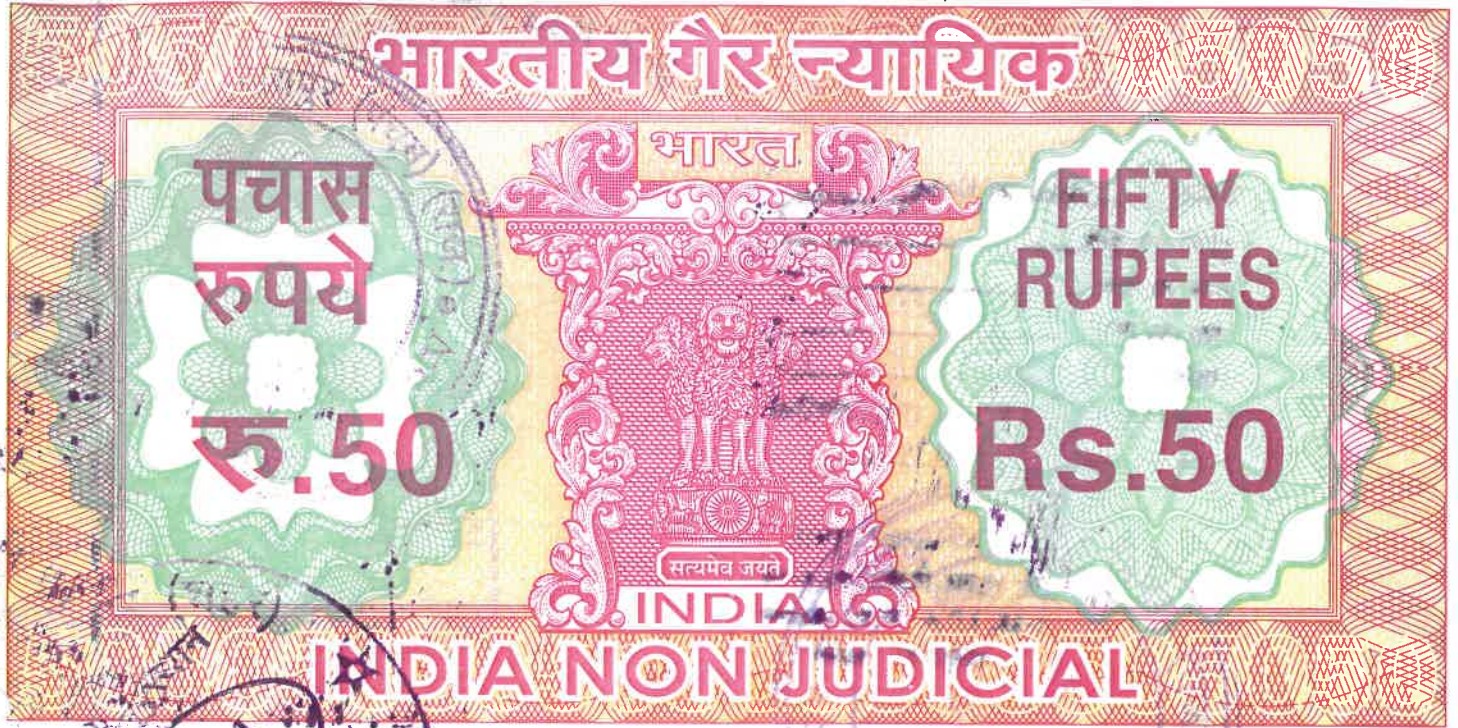
आज दिनांक 23/08/2023 को
पुस्तक संख्या 1 जिल्द संख्या 1421 में
पृष्ठ संख्या 200 क्रम संख्या 202303019113121 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5684 के
पृष्ठ संख्या 503 से 514 पर चस्पा किया गया।

202301019016831

New Lease on Freehold/Leasehold basis after land use change

उप पंजीयक, JAIPUR-V

सब रजिस्ट्रार जयपुर
पंचम



राजस्थान RAJASTHAN

BL 099493



निजी स्वामित्व
को. स्व. नं. 1111 (पार्ट-बी)
संख्या 4582.21 वर्ग मीटर
458650
+50/-
जयपुर के लिए जीज और
करों के स्टाम्प सत्यापन हेतु
उपस्थित जैन-8
अ.वि.प्र. जयपुर

सब निरीक्षक जयपुर

21 AUG 2023

073
 मुद्रांक का प्रकार 02
 केता का नाम
 केता का पता
 नवाब
 मुद्रांक
 ने का मुद्रांक

श्याम सुन्दर गुप्ता
एड. एलएन विभागात ए-४/७०
B-18, I.O.A. स्टॉक अकादमी
मुंबई-२०, महाराष्ट्र

१. नाम
 २. पता
 ३. विवरण
 ४. दिनांक
 ५. हस्ताक्षर



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0082289868



Office Name: Sub Registrar X Registration & Stamps Jaipur

Location: JAIPUR (CITY)

Period: 01/04/2023-To-31/03/2024

Payment Date: 01/11/2023 15:20:48

S.No

Purpose/Budget Head Name

1 0030-03-800-01-00-अन्य प्रतियां

Amount (₹)

2 0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति

300.00

Commision(-):

0.00

Total/NetAmount:

2443256.00

Twenty Four Lakh Forty Three Thousand Two Hundred Fifty Six Rupees and Zero Paise Only

Payee Details:

Full Name: MS NAVJEEVAN BUILDERS PVT LTD THRO DIR ANANT MEHTA

Tin/Actt.No./VehicleNo./Taxid DEVELOPER AGREEMENT

Pan No.(If Applicable):

City(Pincode): Jaipur(000000)

Address:KHASRA NO. 111/2, PART-B,, VILLAGE BRIJLALPURA, GOPALPURA BYEPASS MAIN ROAD, JAIPUR

Remarks:DEVELOPER AGREEMENT WITH SALE POWER-ASHOK AGARWAL TO MS NAVJEEVAN BUILDERS PVT LTD THRO DIR ANANT MEHTA

Payment Details:

Bank: State Bank Of India

Challan No. - 0

Date: 01/11/2023 15:20:48

Bank CIN No: SBIN8228986801112023

Refrence No: CKY4610475

Computer generated copy c.n : 01/11/2023

Courtesy : <https://Egras.rajasthan.gov.in>




FOR NAVJEEVAN BUILDERS PVT LTD

Director

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0082295574



Payment Date: 01/11/2023 16:45:22

Office Name: Sub Registrar X Registration & Stamps Jaipur
Location: JAIPUR (CITY)
Period: 01/04/2023-To-31/03/2024



S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	10.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	10.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	10.00
4	0030-03-800-01-00-अन्य प्रप्तियां	100.00
5	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	100.00
Commission(-):		0.00
Total/NetAmount:		230.00

Two Hundred Thirty Rupees and Zero Paise Only

Payee Details:

Full Name: MS NAV JEEVAN BUILDERS PVT LTD DIR ANANT MEHTA

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(000000)

Address:JAIPUR

Remarks:COUNTER COPY

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN8229557401112023

Date: 01/11/2023 16:45:22

Refrence No: CKY4621323

Computer generated copy on : 01/11/2023

Courtsy : <https://Egras.rajasthan.gov.in>



FOR NAVJEEVAN BUILDERS PVT. LTD.

Director

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-X

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 01-11-2023 4:55 PM

Fee Receipt No	: 202302190025075	Receipt Date	: 01/11/2023
Name	: ANANT MEHTA AS DIR MS NAVJEEVAN SUILDERS PVT LTD.	Document S. No.	: 202302190018901
Address	: A-34 ,SEN COLONY POWER HOUSE, ROAD JAIPUR, JAIPUR		
Document Type	: Agreement		
Face Value	: ₹ 0	Evaluated Value	: ₹ 244295410
Ord-Registration Fee	: ₹ 2442956	Fee for Memorandum Us	: ₹ 0
CSI	: ₹ 300	Certified copying fees Us	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 916110	Stamp Duty	: ₹ 3050695
Penalty	: ₹ 0	Inspection	: ₹ 0
Us 25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 6413061
		Total Amount	: ₹ 6413061

Mode of Payment (#Mode Number Amount #)

eStamp IN-RJ17456476355038V ₹ 3969805 # e-Gras Challan 82289868 ₹ 2443256

*Rebate U/S 9(1)

₹ 11604033

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

सप पंजीयक
जयपुर दसम

INDIA NON JUDICIAL

Government of Rajasthan

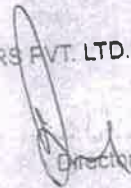
e-Stamp

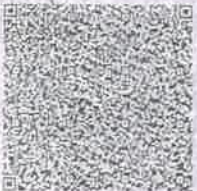


Certificate No. : IN-RJ17456476355038V
Certificate Issued Date : 01-Nov-2023 03:31 PM
Account Reference : NONACC (SV) / 13199804/ JAIPUR IV/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ319980423078296217342V
Purchased by : MS NAVJEEVAN BUILDERS PVT LTD THRO DIR ANANT MENTA
Description of Document : Article 5(e) Developer Agreement (Sale power)
Property Description : KHASRA NO. 111/2, PART-B,, VILLAGE BRIJLALPURA, GOPALPURA
BYEPASS MAIN ROAD, JAIPUR
Consideration Price (Rs.) : 0
(Zero)
First Party : ASHOK AGARWAL
Second Party : MS NAVJEEVAN BUILDERS PVT LTD THRO DIR ANANT MENTA
Stamp Duty Paid By : MS NAVJEEVAN BUILDERS PVT LTD THRO DIR ANANT MENTA
Stamp Duty Payable (Rs.) : 30,53,695
(Thirty Lakh Fifty Three Thousand Six Hundred And Ninety Five only)
Surcharge for Infrastructure Development (Rs.) : 3,05,370
(Three Lakh Five Thousand Three Hundred And Seventy only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 3,05,370
(Three Lakh Five Thousand Three Hundred And Seventy only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 3,05,370
(Three Lakh Five Thousand Three Hundred And Seventy only)
Stamp Duty Amount(Rs.) : 39,69,805
(Thirty Nine Lakh Sixty Nine Thousand Eight Hundred And Five only)




FOR NAVJEEVAN BUILDERS PVT. LTD.


Director



JD 0042363761

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.sceatrust.com or Stamp India App.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy, please inform the Competent Authority.



राजस्थान RAJASTHAN



DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL THIS AGREEMENT FOR DEVELOPMENT (hereinafter referred to as "the Agreement") IS BEING MADE AND EXECUTED ON THIS day of 31st October, 2023 at Jaipur by and between Shri Ashok Agarwal S/o Shri Shyam Sunder Agarwal, aged about 66 years, R/o A-501, Connoisseur Twin Towers, Sector 43, Gurgaon; hereinafter being referred to as "the Owner" (which expression shall, unless repugnant to the context, be deemed to mean and include all his legal heirs, successors, legal representatives, assignees, legatees, executors, nominees, constituted attorney(s) etc.)

AND

M/s Navjeevan Builders Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 7, Navjeevan Chambers, G-4 Vinoba Marg, C-Scheme, Jaipur, through its Director, Shri Anant Mehta, S/o Late Sri Jagdish Prasad Sharma aged about 40 years,



FOR NAVJEEVAN BUILDERS PVT. LTD.

उप-पंजीयक
जयपुर दसम

16957 31 OCT 2023

मुद्राको का मूल्यांकन 5000

क्रेता का नाम राजेश कुमार

विक्रेता का नाम राजेश कुमार (उन्हाडा का)

निकात स्थान नुहाडा

मुद्राको खरीदने सम्बन्धित कार्य का मूल्यांकन

राजेश कुमार

नया किशोर गुप्ता

राजस्थान स्टाम्प वेण्डर

पूजा दाईया, जयपुर

31 OCT 2023



राजस्थान स्टाम्प अधिनियम 1983 के अन्तर्गत
स्टाम्प राशि पर प्रभाविता अधिभार

1. आधारभूत आयकरवर्षा राशियाँ हेतु 50
(धारा 3-क)-10% रुपये.....

2. गाय और उसकी बाल के संरक्षण और संवर्धन हेतु
(धारा 3-ख)/प्राकृतिक आपदाओं एवं मानव निर्मित
आपदाओं के निवारण हेतु-20% रुपये.....

कुल राशि 150

राजस्थान स्टाम्प वेण्डर



R/o A-34, Sen Colony, Power House Road, Jaipur, who has been vide board resolution dated _____ duly authorized to sign the Agreement on behalf of the company, hereinafter being referred to as "the Developer" (which expression shall unless repugnant to the context, be deemed to mean and include its successors, assignee, constituted attorney(s) etc.)

The Party of the First Part and the Party of the Second Part are hereinafter individually referred to as the "Party" and collectively as the "Parties".

WHEREAS the parties have now agreed to enter into an agreement to develop a complex on the land parcel described in Schedule "A" for commercial purpose. The developer have made the following payments to or on-behalf of the owner:

- The interest-free deposit of Rs. 5,00,00,000/- (Rs. Five Crores) Crores made by the Developer to the Owner on earlier occasion (vide cheque no 797631 and cheque no 797632);
- The developer has incurred expenses for a sum of Rs. 22,00,000/- (Rs. Twenty Two Lacs Only) in acquiring the Lease Deed issued by the JDA for the property in issue in favour of the owner which shall also be treated as additional interest free security deposit along with an additional sum of Rs. 1,87,000/- (Rs. One Lac Eighty Seven Thousand only) incurred by the developer for securing free hold patta of the land in issue which shall also be treated as interest free security deposit;
- Apart from above the developer has also incurred expenses to the tune of Rs. 2,89,52,988/- (Two crore and Eighty Nine lakhs Fifty Two Thousand Nine Hundred Eighty Eight only) on behalf of the Owner towards residential to commercial conversion charges & registration stamp duty charges which shall also be treated as interest free security deposit

Thus, in aggregate a sum of Rs. 8,13,39,988/- (Rs. Eight crores Thirteen Lakhs and Thirty Nine Thousand Nine Hundred Eighty Eight only) now the owner has received interest free security deposit under the above 3 heads for the said Project.

FOR NAVJEEVAN BUILDERS PVT. LTD.


Director

Registration Endorsement

आवृत्ति दिनांक 01 माह 11 सन् 2023 को 04:45 PM बजे
श्री/श्रीमती/श्री श्री ASHOK KUMAR AGARWAL पुत्र/पुत्री/पति श्री SHYAM
SUNDER
उम्र 66 वर्ष, जाति Q-MAHAJAN, व्यवसाय Business
निवासी House No.:A-502, Colony: CONNOISSEUR TWIN TOWER P
NO.GH9 NEAR GOLD SOUK SECTOR 43 KANAHI 73 GURGAON
SECTOR 45, Area: FARRUKHNAGAR, City: GURGAON, Pin code:
122003, District: GURGAON, State: HARYANA

ने मेरे सम्पूर्ण दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रमाणित
202301190918901

Developer Agreement- (ii) with sale power

हस्ताक्षर जय पंजीयक
JAN
छप पंजीयक
जयपुर दसम

Fees Receipt Endorsement

रसीद नं.	202302190025075
दिनांक	01-11-2023
पंजीयन शुल्क ₹	2442986
प्रतिनिधि शुल्क ₹	0
पुस्तक शुल्क ₹	300
अन्य शुल्क ₹	0
कुल स्टाम्प शुल्क ₹	3053695
कुल चरचार्ज शुल्क ₹	918110
कुल रसीद	6413051

202301190918901

Developer Agreement- (ii) with sale power

Mode of Payment (#Mode Number Amount #)

eStamp ID-RJ17466476355038V ₹
3969805 # e-Gras Challan 32289868 ₹
2443256

हस्ताक्षर JAIDUR-X
छप पंजीयक
जयपुर दसम



DEFINITIONS: In this Agreement the following words and expressions shall have the following meanings:

- "Project Land"** is defined and referred to as "said property" or "said land" or "Scheduled Property" in this Agreement and shall mean the pieces or parcels of land fully described in Schedule A hereunder written;
- (ii) **"Agreed Ratio"** shall mean the ratio stipulated in the table under clause 14 hereto.
- (iii) **"Minimum Commitment Area"** shall mean the area of construction which is approved by the Jaipur Development Authority while approving the site plans and building construction maps of the said projects.
- (iv) **"Project"** shall mean the New buildings and structures to be constructed on the project land along with all basic infrastructure like landscaping etc., fit for occupation by prospective buyers thereon in accordance with the building plans and wherever the context so permits or intends include any other developments.
- (v) **"Owner's Allocation"** shall mean the share of the Owner in the Project as per the agreed Ratio between the Owner and Developer.
- (vi) **"Developer's Allocation"** shall mean the share of the Developer in the Project as per the Agreed Ratio between the Owner and Developer.
- (vii) **"Saleable Areas"** shall mean Units, covered parking spaces, open parking spaces, terraces, roofs, open spaces and all other areas in the Project capable of being transferred independently or by being added to the area of any Unit or making appurtenant to any Unit or otherwise and shall also include any area, right or privilege at the Complex capable of being commercially exploited or transferred for consideration in any manner.
- (viii) **"Security Deposit"** shall mean an interest free deposit which shall be the aggregate of payment made by the Developer to the Owner including the initial deposit, the expenses incurred for securing



FOR NAVJEEVAN BUILDERS PVT. LTD.



Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता

छायाचित्र

अंगूठा

पक्षकारों का प्रकाशित

1 श्री/श्रीमती/सुश्री ASHOK KUMAR AGARWAL, पुत्र/पुत्री/पति श्री SHYAM SUNDER, व्यवसाय Business जति 0-MAHAJAN House No.:A-502, Colony: CONNOISSEUR TWIN TOWER P NO.GH9 NEAR GOLD SOUK SECTOR 43 KANAHI 73 GURGAON SECTOR 45, Area: FARRUKHNAGAR, City: GURGAON, Pin code: 122003, District: GURGAON, State: HARYANA



Executant
Age : 66
Signature :

2 श्री/श्रीमती/सुश्री ANANT MEHTA AS DIR MS NAVJEEVAN BUILDERS PVT LTD, पुत्र/पुत्री/पति श्री JAGDESH PRASAD SHARMA, व्यवसाय Business जति 0-BHARMAN House No.:A-34, Colony: SEN COLONY POWER HOUSE ROAD, Area: BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN



Claimant
Age : 40
Signature :

ने लेख्यपत्र Developer Agreement- (ii) with sale power 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 PRIYANK GARG, पुत्र/पुत्री/पति श्री PRAMOD GARG जति HINDU Age: 37 Add: House No.:192, Colony: SECTOR 15 PART 1, Area: GURGAON, City: GURGAON, Pin code: 122001, District: GURGAON, State: HARYANA



Signature

2 Name: श्री/श्रीमती/सुश्री SHIV PRASAD SHRMA, पुत्र/पुत्री/पति श्री RAM GOPAL SHARMA जति BRAHMAN Age: 55 Add: House No.:A-34, Colony: SEN COLONY POWER HOUSE ROAD, Area: BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN



Signature

202301190018901

Developer Agreement- (ii) with sale power

पंजीयक, JAIPUR-X

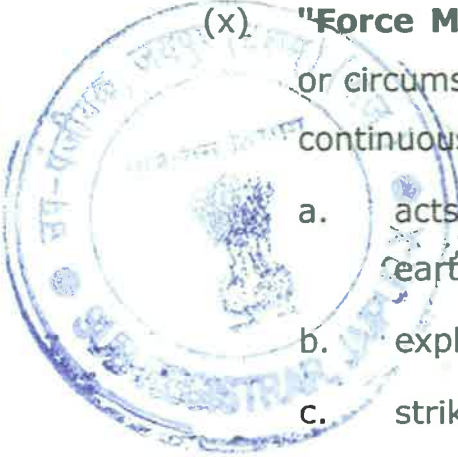
उप पंजीयक
जयपुर दसम





lease hold and subsequently free hold patta of the land, the expenses incurred towards residential to commercial conversion & registration stamp duty charges, and the Owner's 50% share of the charges towards registration stamp duty of the development agreement. It shall further include the Owner's portion of the costs for the purchase of B.A.R/F.A.R after due adjustment of the additional B.A.R/F.A.R received from JDA against surrender of land for road widening and Dravyawati river.

(ix) **"Effective Project Commencement Date"** shall mean the date of approval of building plans and grant of all approvals required for starting construction of the Project or 12 (twelve) months from the date of signing this agreement, whichever is earlier;



(x) **"Force Majeure"** shall mean any event or combination of events or circumstances beyond the control of a Party and continuing for a continuous period of 30 days or more including:

- a. acts of God i.e. fire, draught, flood, storms, lightening, earthquake, epidemics and other natural disasters;
- b. explosions or accidents, air crashes and shipwrecks;
- c. strikes, lock-outs, civil disturbances, curfew, lockdowns etc.;
- d. war or enemy action or terrorist action;
- e. change in Law, Rules and Regulations, injunctions or stay granted by court of law or interim order by Arbitrator;
- f. any event or circumstances analogous to the foregoing or any other event or circumstance which is beyond the control of the parties and which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures be prevented or caused to be prevented, and which materially and adversely affects a Party's ability to perform obligations under this Agreement.

WHEREAS the facts about the Party of the First Part deriving title to the said property has been represented to the Party of the Second Part as follows:



FOR NAVJEEVAN BUILDERS PVT. LTD.





Under §4 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 244295410 मानते हुए इस पर देय कमी मुद्रांक राशि रु 3053695 पर कमी पंजीयन शुल्क रु 2442956, सरचार्ज राशि 916110 कुल रु 6412761 रसीद संख्या 202302190025075 दिनांक 01-11-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 3053695 के मुद्रांकों पर निष्पादित माना जाता है।

202301190018901

Developer Agreement- (ii) with sale power

पंजीयक, JAIPUR-X
उप पंजीयक
जयपुर दसम

Registration Endorsement

आज दिनांक 02/11/2023 को
पुस्तक संख्या 1 जिल्द संख्या 375 में
पृष्ठ संख्या 183 क्रम संख्या 202303190116514 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1500 के
पृष्ठ संख्या 515 से 546 पर चस्पा किया गया।

202301190018901

Developer Agreement- (ii) with sale power

पंजीयक, JAIPUR-X
उप पंजीयक
जयपुर दसम



SCHEDULE "A"

Description of Project Land, admeasuring 4582 Square meters

जयपुर विकास प्राधिकरण

साईट प्लान

मुखण्ड संख्या **KHA.NO.-111/2 (PART-B)**

मुखण्ड का क्षेत्रफल **4582.21 SQ.M.**

योजना का नाम **BRIJLALPURA**

पैमाना

विकासकर्ता **(NIJI KHATEDARI)**

भू-उपयोग **COMMERCIAL**



**PROPOSED SITE
COMMERCIAL
985.17 SQ.M.**

**PROPOSED SITE
RESIDENTIAL
4582.21 SQ.M.**

**GOPALPURA BYPASS 48.00 MT. WIDE
GOPALPURA BYPASS ROAD**

(अ) अन्य पैरामीटर जयपुर विकास प्राधिकरण, जयपुर (जयपुर रीजन भवन) भवन विनियम 2020 के अनुसार देय होंगे।

(ब) निर्माण अवधि:—लीजडीड में अंकित शर्त अनुसार।

कनिष्ठ/सहायक अभियंता

सहायक/उप नगर नियोजक

उपायुक्त ज्ञान - 5
जयपुर विकास प्राधिकरण

FOR NAVJEEVAN BUILDERS PVT. LTD.

Director



Registration Endorsement

आज दिनांक 02/11/2023 को
पुस्तक संख्या 1 जिल्द संख्या 375 में
पृष्ठ संख्या 183 क्रम संख्या 202303190116514 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1500 के
पृष्ठ संख्या 515 से 546 पर चस्पा किया गया।

202301190018901

Developer Agreement- (ii) with sale power


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Mr. Shyam sunder Agarwal and one Mr. Biharilal Agarwal, who were brothers and were sons of Mr. Chandrabhan Agarwal were joint owners of various properties in Jaipur as well as outside Jaipur. By an oral partition between the two brothers the property at Jaipur bearing Khasra Nos. 111, 112, 113, 114, 111/147, 111/148 to 111/156 totally admeasuring 45 Bighas and 19 Biswas came to the share of the said Mr. Shyamsunder Agarwal and the remaining properties were allotted to Mr. Biharilal Agarwal; **AND**

WHEREAS the said Mr. Shyamsunder Agarwal was enjoying the possession of the said property coming to his share as an Owner thereof but as the same was still standing in the name of his Brother Mr. Biharilal Agarwal, the said Mr. Shyamsunder Agarwal initiated proceedings with the Up Khand Adhikari, Jaipur being Case No. 58 of 1990 for declaring him as the Khatedar and Kashtkar of the said properties situated in Jaipur which came to his share; **AND**

WHEREAS in the said proceedings Mr. Shyamsunder Agarwal and Mr. Biharilal Agarwal entered into consent Terms on 23.3.1992 whereby it was agreed that Mr. Shyamsunder Agarwal would be the sole and absolute Owner of the Agricultural Land situated at Gram Brajralpura, Tehsil and District Jaipur bearing Khasra Nos. 111, 112, 113, 114, 111/147, 111/148, 111/149, 111/150, 111/151, 111/152, 111/153, 111/154, 111/155 and 111/156 totally admeasuring 45 Bighas and 19 Biswas and pursuant to the said Consent Terms the said Upkhand Adhikari passed an order dated 8.10.1992 whereby Mr. Shamsunder Agarwal was declared as the Khatedar and Kashtakar of a total agricultural land admeasuring 45 Bighas and 19 Biswas situated and lying and being at Gram Brajralpura, Patwar, Halka, Hirapura,, Halka, Sirsi, Jaipur West, Tehsil and District Jaipur and hereinafter referred to as the said Agricultural Lands' and the said Mr. Shyamsundar Agarwal was therefore seized and possessed of and well and sufficiently entitled to the same as an Owner thereof; **AND**

WHEREAS the said Shyamsunder Agarwal during his lifetime by an Oral Partition, partitioned all his said agricultural lands between himself, his four sons Nirmal Agarwal, Ashok Agarwal, Manoj Agarwal, Alok Agarwal and two daughters Mrs. Suman Bansal and Mrs. Neelam Jalan whereby

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the said agricultural lands were divided into seven plots out of which the Plot Nos. 1 and 7 were earmarked for the repayment to the joint family liabilities and the Plot No. 2 was allotted to Ashok Agarwal, Plot No. 3 was allotted to Nirmal Agarwal, Plot No. 5 was allotted to Manoj Agarwal, Plot No. 6 was allotted to Mr. Alok Agarwal, Plot No. 4 was retained by Shyamsunder Agarwal; **AND**

WHEREAS pursuant to the said oral partition between the family members of the family of Mr. Shyamsunder Agarwal in order to avoid any future disputes between the family members all the family members, Mr. Shyamsunder Agarwal, his four sons and two daughters had by an agreement appointed Shri Ramlal Poddar as the Mediator for the actual division and partition of the said agricultural lands; **AND**

WHEREAS the said Mediator Shri Ramlal Poddar had issued a written Panchat dated 28th. October 1996 to the said Shyamsunder Agarwal, Smt. Suman Bansal, Smt. Neelam Jalan, Mr. Nirmal Agarwal, Mr. Ashok Agarwal, Mr. Alok Agarwal and Mr. Manoj Agarwal whereby the Plot Nos. 1 and 7 were earmarked for the repayment of the joint family liabilities and the Plot No. 2 was allotted to Ashok Agarwal, Plot No. 3 was allotted to Nirmal Agarwal, Plot No. 5 was allotted to Manoj Agarwal, Plot No. 6 was allotted to Mr. Alok Agarwal, Plot No. 4 was retained by Shyamsundar Agarwal. The said Panchat dated 28.10.1996 was duly accepted by all the parties and the said Mr. Shyamsunder Agarwal, Mr. Nirmal Agarwal, Mr. Ashok Agarwal, Mr. Alok Agarwal and Mr. Manoj Agarwal took actual physical possession of the respective plots allotted to their shares as per the partition as Owners thereof; **AND**

WHEREAS the said Mr. Ashok Agarwal thus acquired the vacant and peaceful possession and the ownership and khatedari rights of khasra numbers 111/2, 111/147, 111/148, 111/191, 111/193, 111/195 and 111/197; **AND**

WHEREAS the Owner applied for the conversion of land use of the land under the khasra number 111/2, admeasuring 5 bigha 6 biswa on July 28th, 2014, under provision of Section 90A of Rajasthan Land Revenue Act, 1956. Accordingly, JDA reserved the portion of the land for road widening & Amanishah nallah, (DRAVYAWATI RIVER) earmarked the




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portion of the land for G2 area, and converted the remaining portion of the agricultural land into commercial use by issuing the pattas/lease deeds in the following manner:-

- a. JDA issued the commercial patta admeasuring 985 Square meters, vide order no 8413 on 2nd January, 2015.
- b. JDA issued the commercial patta admeasuring 4582 sq. Meters vide no. 1071 on 21/08/2023.

WHEREAS the land for the purpose of this Agreement and the project, whereupon the project can be developed, corresponds to the patta admeasuring 4582 sq. mtrs, issued by JDA vide no. 1071 on 21/08/2023 and is more particularly described in the Schedule "A" and is defined and referred to as "said property" or "said land" or "Project Land" or "Scheduled Property" in this Agreement; **AND**

WHEREAS mutual discussions were held between both the parties and an understanding was formed for the development of the said land for which the party of the first part and of the second part have expressed their consent on the terms and conditions mentioned in this Agreement hereunder;

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

Developer's obligations:

1. THAT it has been agreed to by and between the parties that the Developer shall develop commercial units in accordance with the Building by-laws of Jaipur Development Authority on the project land admeasuring 4582 sq.mtrs (herein after referred to as Project). Parties hereto agree that presently the permissible BAR is 2.0 The Developer has also agreed to attain maximum height of the proposed building, to attain maximum construction and saleable area.
2. THAT the Developer would be required to utilize the transfer of development rights or extra BAR/F.A.R to put up additional construction on the said property for which said B.A.R/ F.A.R has to be purchased from any third party or Jaipur Development Authority.

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The Developer shall purchase such B.A.R/F.A.R and construct the Complex by utilizing such additional B.A.R./FAR. It is agreed that the costs, charges and expenses for the purchase of B.A.R/F.A.R would be borne by both Developer and Owner in the agreed ratio of 50:50. However, the Owner would reimburse his share of costs to the Developer on the successful completion of the project.

3. THAT in case the Owner obtains/derives additional B.A.R/F.A.R from JDA against surrender of land for road widening & Dravyawati river, then that B.A.R/F.A.R would be credited to Owner's share of 50%, as stipulated in Point#2 above.

4. THAT the Developer shall get the building plans and designs prepared by an architectural firm duly appointed by the Developer for the said project. However, the Developer will consult to the Owner regarding name(s) of the architectural firms. But the final decision will be of the Developer. The Developer alone is liable to pay the entire cost, expenses, fees etc. to the said firm who will be engaged & employed at the Developer's responsibility. The architectural firm should be of national repute and should have completed at least 3 similar projects. The plans prepared by the architectural firm shall be finalized by both the parties mutually within a period of 15 days, project specifications & features as described in Schedule B. It is also agreed that if there is no concern raised by either of the parties within the period of 15 days, then the plans would be deemed to be approved by both the parties.

5. THAT the Developer shall be liable to get the building plans of the said building approved at its own cost, and shall submit all blue prints, applications and obtain all sanctions, permissions, clearances, approvals or any other authorizations as required by the Jaipur Development Authority/ Jaipur Nagar Nigam or any other concerned authority, in order to implement the said project of construction & development of Multi Storied Complex.

6. THAT the Developer shall duly appoint external contractor(s) for the purpose of constructing basic building structure, finishing, landscaping etc. for the said project by a formal bidding process.

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The bid documents would be prepared by the architect and the bids would be requested from the contractors. The architect would then evaluate the technical bids of the contractors. Only for those bidders who are technically qualified, the Developer and the Owner would get into the negotiation process on the financial bids and select contractor(s) for the purpose of constructing basic building structure, finishing, landscaping etc. The final decision would be of the Developer. The contractor for constructing the basic building structure should have adequate equipment/ latest technology to complete the said project and should have completed at least 3 projects in the past, constructing towers with height equal to or more than 75 meters and the total area of at least four lacs square feet in each of the projects.

7. THAT the development and construction shall be done in accordance with the details, particulars, features and specifications contained in Schedule B of this agreement, regulating such development and the entire responsibility in this respect shall be that of Developer who shall keep the Owner indemnified in the matter of development of property in accordance with specification as approved in this Agreement. Further, it is agreed that the Developer would build a high-rise tower (achieving a maximum height, which has already been approved by the competent authority in Jaipur). If the Developer wants to make any changes to the project features and/or specifications for any reason whatsoever, then a written consent has to be taken from the Owner. In absence of written consent, the changes to the project features and/or specifications will be deemed as violation of the agreement by the Developer.
8. THAT the Developer at his own cost will get the project registered with the RERA authorities as per the provisions of The Real Estate (Regulation and Development) Act, 2016 and the applicable Rules made thereunder.



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Owner's responsibilities and permissions

9. THAT upon signing of this agreement, any time hereafter, the Owner shall not sell, mortgage, rent lease or gift the "Project Land" to any other party after entering into this agreement with Developer till this agreement is in force and shall not enter into any agreement, understanding or arrangement with any Person (other than with the Developer as set out herein) concerning the Project Land or alienate the Project Land and shall make the project land available to the Developer as per the covenants of this agreement.
10. THAT the Owner shall give permission to the Developer to enter the said land to survey it, to demarcate the necessary layouts, to mark the necessary points and to carry out such other incidental work in order to carry out a preliminary survey work for getting the building plans prepared, in consultation with the Owner, by architectural firm appointed by the Developer and get the project plans prepared, in consultation with the Owner, by architectural firm appointed by the Developer and get the project plans approved by the concerned authorities.
11. THAT with effect from the date of sanction of building plans in the Committee of JDA or other appropriate authority, the Developer shall have the license to enter upon the Project Land to carry out the development of the Project in terms hereof as per the applicable rules and regulations and as per the plan sanctioned by the authorities concerned. However, such license shall not imply possession under Section 53A of the Transfer of Property Act, 1882) to the Developer until the same is specifically delivered by the Owner.
12. THAT the Owner shall appoint his representative(s) on the project site, who would be free to inspect, without any restriction, progress of work and in case of any inconsistency shall bring the same to the notice of Developer who shall take appropriate action in this regard to the satisfaction of Owner
13. THAT the Owner shall fully co-operate with the Developer as and when required by filing affidavits, signing requisite forms giving

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statement and providing the legal documents in connection with the development work.

Project allocation

14. THAT on account of the time spent, efforts made, technical know-how invested and cost incurred by the Developer towards construction, planning for the development of said project by raising construction and steps to be taken for completion of the said project, and considering the value of land of Owners it is agreed between the parties that the Owner and Developer would share the total constructed area in equal ratio of 50% : 50% (hereinafter referred to as the Agreed ratio). It is agreed that out of the total constructed area on the said property upon development and construction of the Multi Storied Complex, 50% (Fifty percent) saleable component of the constructed area of the said Building / Buildings constructed upon the said property will be allotted and handed over by the Developer to the Owner. The balance 50% (Fifty percent) saleable component of the constructed area shall exclusively belong to the Developer. The Owner and the Developer will be free to execute agreement to sell, lease, mortgage, charge or deal with their respective allocated areas and to receive sale consideration fully and partly as the case may be in their respective names upon the execution of the Earmarking Agreement in any manner as the Owner and the Developer may deem fit. It is however made clear that in all the common spaces, open spaces, balance open area and amenities in the building like passages, staircase, stilt, parking spaces, terraces, lift etc. the Owner shall have 50% undivided right title and interest and the Developer shall have 50% undivided right title and interest.

15. THAT it has also been agreed upon between the Owner and Developer that they shall be entitled to get the Ownership rights of the entire roof top, unused parking area and all other common facilities and amenities etc. in the Project in the Agreed Ratio of 50:50 respectively. If any surplus is generated from these common facilities including club house charges and membership fees etc. will be shared in the ratio 50:50 respectively.



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16. THAT once the building plans are approved by the JDA, the parties shall enter into a separate Earmarking Agreement which will form a part and parcel of Development agreement, earmarking all saleable area and all space in the Project and thus indicating the Owner's Allocated Area of 50% and the Developer's Allocated Area of 50%. At the time of entering into the Earmarking agreement, an Area of 10,000 sq. ft. out of the Owners allocated area shall be earmarked as the secured area (hereinafter referred to as "Secured area"), and the Owner shall not be entitled to sell, lease, use or dispose off such Secured area till the time the security deposit paid by the Developer to the Owner is refunded as per the terms & conditions of the Agreement.

Project expenses

17. THAT the Developer shall bear the costs and expenses for all government approvals, permissions, sanctions including but not limited to Airport authority clearance, environmental clearance, payment of map approval charges and approvals / permission of commencing / carrying out and completion of the said project. The entire amount of expenses incurred during the course of construction and development of the said Project (including the expenses for building material, construction machineries and equipment, labor and professional charges and other charges and premiums payable to any authorities etc, other than the charges of purchase of BAR/FAR) shall be exclusively borne and paid by the Developer alone and the Owner shall not be liable for the same in any manner.
18. THAT the Owner shall be responsible for any dues of UD Tax, house tax, property tax etc before the date of development agreement. After date of development agreement the Developer shall be responsible for payment of all charges, UD Tax, house tax, property tax etc. Which may become payable in respect of the said project. After completion of the project, all the taxes and dues shall be paid proportionately by the prospective purchaser/occupiers of various units as per the actual assessment by the competent authority.





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However, GST and Income Tax shall be respectively borne by each party as per their respective liabilities.

19. That the major materials to be used for construction are as per best prevailing market practices. However, if any prospective Buyer of unit requests for some modifications, the Developer shall be free to entertain such request for such modifications, provided the concerned buyer of unit agrees to pay the additional cost as may be mutually decided between the Developer and the Buyer.

Project marketing

20. THAT the project name for the said Project has been agreed to be named mutually. Both parties hereby covenant that once decided, the name of the project shall not be changed in future and the future Buyer of various units shall also be bound by this stipulation.
21. THAT the parties have mutually decided to deal with, transfer and market the Project as joint owners through a common marketing office to be constructed and managed at site by Developer. It is agreed that the cost of construction and managing the common marketing office including the salary of sales staff would be borne by Developer alone. The project will be marketed under one Marketing Campaign or arrangements and all marketing expenses, printing of brochures, advertisement etc., shall be borne by Developer only. All advertisements and brochures or any other publicity material exclusively used for this Project will carry the name of the Owner as well as Developer. Owner will have the right to appoint a person at his own cost in the marketing office to oversee his interest and the said person shall be given space in the marketing office to sit and shall be informed about the sale of any unit/s on a daily basis.
22. THAT the Owner and Developer would jointly decide on the rates at which the saleable areas in the Project will be sold. Such rates once finalized will be revised quarterly or as may be mutually agreed between the parties.
23. THAT all the saleable area allocated to the Developer and the Owner shall be sold by executing tripartite sale deeds with the

 
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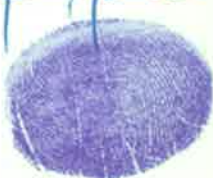
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prospective purchasers, whereby the Owner shall transfer their proportionate rights in the Project Land in favour of the prospective purchaser and Developer shall transfer its proportionate rights in respect of the development over the Project Land in favour of the prospective purchaser. The consideration for sale of the units separately identified under Owner's Allocation shall be received by the Owner and the consideration for sale of the units separately identified under Developer's Allocation shall be received by the Developer independently.

Project time frame

24. THAT the Developer shall start the construction within 3 months of the Effective project commencement date. In the event that the Developer is not able to start the construction within 3 months of the Effective project commencement date, then the Developer shall be granted a 3 months grace period to start the construction and in case the construction is not started even in such extended grace period then the Agreement shall stand terminated.
25. THAT the Developer shall construct and complete the said building project within a period of 36 months from the Effective project commencement date. It is agreed that time is the essence of this agreement and in case the construction is not completed within 36 months from the Effective project commencement date on account of any other terms and conditions of this agreement then the Developer shall be granted a 12 months grace period for completion of the building project and in case the building project is not completed even in such grace period then the Developer shall be liable to pay to the Owner pre determined liquidated damages equivalent to penalty/compensation of Rs. 20,000/- (Rupees Twenty Thousand only) per day for the period of delay in completion of the project after the expiry of such grace period. Such compensation (Rs. 20,000 per day) shall be payable on monthly basis. Such compensation shall not be payable if the delay is attributable to Force Majeure events.


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26. THAT in the event of occurrence of any Force Majeure event which continues for a period of more than 30 days the period of fulfilling obligation as per this Agreement by either party shall be extended for the period till such time the force majeure conditions continue.

Post completion responsibilities

27. THAT for the purpose of this development agreement, the completion of project shall mean that the project should be complete in all respect as per specification agreed in this agreement and should be fully habitable and shall be treated as complete when the Architect of the Project issues a completion certificate in respect thereof. The Developer shall obtain completion and structural engineering certificate from the Architect of the Project and shall also obtain necessary Building Completion/ Occupancy Certificate from the appropriate person or authority and any other permission, if required, for commencing occupation of the Project.
28. That the Developers shall be exclusively responsible to rectify all the construction defects, leakages, if any at its own cost and expenses which arise due to the defects in construction and noticed within a period of 12 months from the date of possession to the respective occupants. However, the Developer will not be responsible to rectify any damage due to negligence of the occupants or third party of any consumable item.
29. THAT the owner and developer will form a company with equal shareholding for maintenance of the Project once the completion certificate is issued by the competent authority. The Project shall be initially maintained by any professional agency like JLL, CBRE etc., hired and appointed by such company. Such Company shall be entitled to charge the buyers/owners of units in the Project for the fees, costs and expenses in respect thereof. At an appropriate time the maintenance of the Project shall be handed over by such Company to the Maintenance Society if any such maintenance society is formed by and with the consent of all the buyers/owners. A maintenance corpus fund shall be created by collection of maintenance charges (One time or recurring or both). The Owner &

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Developer shall be required to contribute only to the extent and proportionately towards maintenance of their unsold allocation at such rate which is applicable for all. On formation of the society of the owners/buyers/occupants the balance remaining in any maintenance corpus fund so collected along with interest if accrued and upon adjustment of dues and arrears left by the owners/buyers/occupants, shall be handed over to the society by such Company.

POA and other legal documents

30. THAT the Owner shall execute power of attorney in favour of the Developer or his representative for getting all kinds of sanctions permissions approvals, quotas of various commodities, as may be required in construction of the project including rights of getting water, electricity, telephone connection or to do any/all other incidental and ancillary works in relation to the development of the said land by construction said project.
31. THAT the Owner shall provide the Xerox copies of all legal documents related to the land. Whenever original copies of the documents of said land are required by the Developer for various concerned departments (e.g. Municipal Corporation, Jaipur Development Authority, Jaipur Vidyut Vitran Nigam Ltd., PHED etc.), the Owner will cooperate immediately by accompanying with the Developer with original papers to various concerned departments within shortest possible time. It is also agreed by and between the parties that the original map, duly approved by the local authorities / duly submitted to local authority shall remain in possession of the Developer, however, the Developer shall provide certified copies of the approved / submitted map to the Owner.
32. THAT the Owner will retain one copy of all documents/drawings etc. submitted to or received from the concerned authorities for their record.

Other conditions

33. That in the event of occurrence of any Force Majeure event which continues for a period of more than 30 days the period of fulfilling

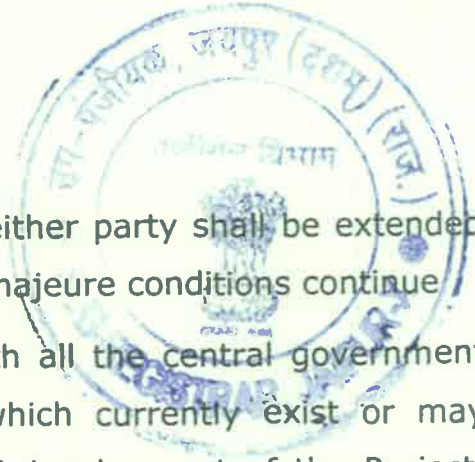
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obligation as per this Agreement by either party shall be extended for the period till such time the force majeure conditions continue

34. THAT the Developer shall comply with all the central government and state government regulations which currently exist or may come into force during the course of development of the Project. Any liability on the cost of the Project or any requirements on escrow account/endowment fund arising from the regulations shall be exclusively borne and fulfilled by the Developer alone and the Owner shall not be liable for the same in any manner.
35. THAT each party shall strictly be responsible for its own Income Tax Liability, GST Liability or other statutory liabilities, if any, and shall keep the other Party thereto indemnified from and against the same at all times.
36. That the parties agree to indemnify each other from and against any action or proceedings, cost or claim that may arise against the other by reason of any breach, default, contravention, non-observance, or non-performance of any terms, covenants and conditions contained in this Agreement, to be observed and performed by either party, as a result of, arising from, or in connection with or relating to any matter inconsistent with, or any breach or inaccuracy of any representation, warranty, covenant or agreement made or failure to perform (whether in whole or part) any obligation required to be performed by either party pursuant to this Development Agreement.
37. THAT the Developer shall keep the Owner indemnified against all the labour laws, laws relating to construction and liabilities towards any person on account of any loss or accident that may occur during development of the said project. The Developer shall clear all such liabilities from their own resources and the Owner will not be responsible for any loss or damages paid or payable to any person directly or indirectly arising on account of such accidents during and after the development of the said project.
38. THAT it is made clear that the prospective purchaser shall be given undivided, proportionate and variable rights in the said building



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[Signature]



alongwith the land there under according to the salable built-up area of particular unit.

39. THAT both the parties have agreed to put their signatures on all the agreement to sales / possession letters/ sale deeds as joint owners of the project.
40. THAT party of the first part and party of the second part have entered into this agreement on a principal of principal basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership or a sale or a joint venture or in any manner constitute an association of persons between the party of the second part and the party of the first part. Each party shall be strictly responsible for its own income tax liabilities, if any and shall keep the other party thereof indemnified from and against the same at all time.
41. THAT nothing in these presents shall be construed as constituting a demise of assignment or conveyance in law of the Project land of (or) any part thereof to the Developer or as creating any right or interest thereof in favour of the Developer other than an exclusive license to Developer to develop the Project, subject to the mutually agreed terms as set out in this Agreement.
42. THAT the Developer is not entitled to transfer, confer and/or assign its rights, benefits, duties and obligations under this Agreement to any third party/ group company till this Agreement is in force unless decided otherwise mutually in writing.
43. THAT this Agreement may be amended only by an instrument in writing signed by the parties hereto or by the duly authorized representatives of each of the Parties. All notices, statements, and other communications to be given under this agreement shall be in writing and delivered (i) by hand against a written receipt, (ii) by Registered Post A.D. or, (iii) by a reputed courier service, and addressed to the parties as follows:

i. Owner: Sh. Ashok Agarwal,
Apartment# A-501/502,
Connoisseur Twin Towers

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ii. Developer: Sector-43, Gurgaon-122002
Sh. Anant Mehta,
7 Navjeevan chambers
G-4 vinoba marg ,c-scheme
Jaipur 302001.

44. THAT any such notice, statements and other communications that is delivered in accordance herewith shall be deemed received when delivery is received or refused, as the case may be. That any correspondence between the parties shall be addressed at their respective address mentioned hereinabove
45. THAT both the parties have agreed to get the development agreement registered in terms of the provisions of Rajasthan Stamp Act, 1998 and Registration Act, 1908. Cost in respect of registration and stamp duty and registration fee shall be borne by the Owner and the Developer in the ratio of their shares, i.e. 50: 50.
46. THAT all or any disputes that may arise with respect to the provisions of this Agreement including the interpretation and validity of the terms thereof and the respective rights and obligations of the parties shall be settled by mutual discussion, failing which the same shall be referred to arbitration. The arbitration proceedings shall be carried out by an arbitrator, to be appointed by the parties by mutual agreement or as per the provisions of the Arbitration and conciliation Act, 1996 (as amended from time to time).
47. THAT the venue of Arbitration shall be Jaipur and only the courts at Jaipur shall have the jurisdiction in all matters arising out this Agreement.
48. THAT the parties to the agreement agree that the agreement entered into and/or the terms and conditions herein shall be subject and interpreted according to the prevailing Indian laws, rules and regulations.
49. THAT the captions/headings in this Agreement are for easy reading and convenience and are of indicative nature only and in no way define, limit or describe the scope of this agreement to the intent of

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any provision hereof. The true interpretation of any matter/clauses in this Agreement shall be done by reading the various clauses in this Agreement as a whole and not in isolation or in parts or in terms of captions provided.

IN WITNESS WHEREOF all the parties have executed this agreement and put their hands and seals on the 31st day of October, 2023. The agreement is executed on one stamp paper of Rs.500/- and 19 number of simple green papers.

PART PARTY OF THE FIRST PART "OWNER"



(Signature)
(SH. ASHOK AGARWAL)



PARTY OF THE SECOND PART "DEVELOPER"

SH. Anant Mehta

FOR NAVJEEVAN BUILDERS PVT. LTD.

FOR NAVJEEVAN BUILDERS PVT. LTD.

(Signature)
Director

WITNESS:-

1.

(Signature)

2.

(Signature)

SHIV PRASAD SHARMA
S/O Sh. Ram Gopal Sharma
A34 SEN COLONY
POWER HOUSE Road JALANDHAR

Anant Mehta
S/O Sh. Prasad Mehta
192, Sector 15 Part-1
Gurgaon - 122001 [M. 9818768700]

(Signature)
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SCHEDULE "B"

SPECIFICATIONS AND FEATURES OF THE PROJECT

STRUCTURE

- R.C.C. frame structure – flat slab and beam structure combination

LIFT & ESCALATORS –

- High speed lifts with a minimum speed of 2m/s (Brand: Mitsubishi, Thyssenkrupp, Schindler Or Equivalent)
- Luxurious cab finished of good quality

FLOORING

- Retail And Office spaces – 70mm screed flooring
- Common Area – Granite & Tiles (Brand: Kajaria, Qutone, Asian, Vermora Or Equivalent)
- Ground Floor Office Lobby – Italian/Imported marble combination
- Driveway & Landscape - Granite, Sandstone, Interlock Pavers

GROUND FLOOR OFFICE LOBBY

- Designer furniture And luxurious decor

COMMON TOILETS

- Modern design with hands-free operations
- Fixtures (Brand: TOTO, Grohe OR equivalent)
- Sanitary ware (Brand: TOTO, Kohler or equivalent)

DOORS

- Toughened glass with Aluminium profile for Main Doors, Entry & Exit Doors for common areas and all the units in Retail and Office Spaces
- Automatic Polycarbonate / MS rolling shutters wherever necessary

WALLS

- Common areas to be finished with either POP punning with acrylic emulsion paint or imported marble (as per design requirements)

ELEVATION

- Glass Façade with Aluminium Profile

ELECTRICAL

FOR NAVJEEVAN BUILDERS PVT. LTD.

उप पंजीयक
जयपुर दसम

Director



- Transformer (Brand: Uttam Bharat, CG Or equivalent)
- 100% Power back-up using silent generators (Brand: Kirloskar, Sudhir or equivalent)
- Electric wire ISI mark multi stranded copper wire of reputed makes like Finolex / Skytone / RR Kabel etc
- Switch plate modular switch socket of Schneider / Legrand / MK
- MCB of Schneider / Legrand / Hager
- MCB DBs (Same brand as MCB)
- Conduit – AKG / Dauphin / BEC / Polypack
- LED lightings in common areas
- **AIR CONDITIONING**
 - 100% building to be air conditioned. Brand: DIAKIN VRV or equivalent in common areas, Retail And Office Spaces
- **STAIR RAILING**
 - SS/MS Railing (As Per Design)
- **OFFICE SPACES –**
 - Server room And Dry pantry provisions on each floor
- **SECURITY**
 - 24 hour digital video recording & surveillance of building
 - CCTV in secluded areas (including lobby area) for continuous monitoring & recording
 - Implement adequate security system (3 tier / 4 tier)
 - Boomer gates, Intercom system at main gate
 - 24 hour manual patrolling in the premises
- **WATER & SOLID WASTE**
 - Soil, waste, vent and Rain water pipe & fittings (Brand Supreme / B-Sure by Jain Irrigation / Prince)
 - CPVC pipe & fittings (Brand Astral / Ashirvad)
 - Water treatment plant should have basic essentials like Sandfilter, disinfection and additional treatment (if any) as per water quality
 - All water bodies should have filtration plant

उप पंजीयक
जयपुर दसम

FOR NAVJEEVAN BUILDERS PVT. LTD.

Director

- STP - Should be based on aerobic biological system, meet local PCB norms and be fit for recycling for flushing and landscape irrigation
- All water supply drainages, electricals and fire protection system are to be as per the standards of local statutory bodies

• **OTHERS**

- R.O water purification unit
- Dedicated super high speed internet connection through high speed fibre cables
- Dedicated DTH through master Antenna




FOR NAVJEEVAN BUILDERS PVT. LTD.


Director




उप पंजीयक
जयपुर दसम

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-X

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

Print Date : 17/07/2025 2:15 PM

Fee Receipt No	: 202502190014409	Receipt Date	: 17/07/2025
Name	: ASHOK AGARWAL	Document S. No.	: 2025011900139
Address	PLOT NO GH9 ,A-502, CONNOISSEUR TWIN TOWERS, GURGAON, GURGAON		
Document Type	Supplementary Deed/Correction Deed		
Face Value	: ₹ 0	Evaluated Value	: ₹ 208490555
Ord-Registration Fee	: ₹ 200	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 150	Stamp Duty	: ₹ 500
Penalty	: ₹ 0	Inspection fee	: ₹
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1150
		Total Amount	: ₹ 1150

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 107992797 ₹ 1150

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

e-Challan

Registration and Stamps department

Government of Rajasthan

GRN: 0107992797



Payment Date: 17/07/2025 11:22:09

Office Name: Sub Registrar X Registration & Stamps Jaipur

Location: JAIPUR (CITY)

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	50.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	50.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	50.00
4	0030-03-800-01-00-अन्य प्रप्तियां	300.00
5	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	200.00
6	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	500.00

Commision(-):

0.00

Total/NetAmount:

1150.00

One Thousand One Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: ASHOK AGARWAL

Tin/Actt.No./VehicleNo./Taxid SUPPLEMENTARY DEED

Pan No.(If Applicable):

City(Pincode): Jaipur(000000)

Address:KHASRA NO.111/2 PART-B BRAJLAPURA GOPALPUR
BYEPASS JAIPURRemarks:SUPPLEMENTARY DEED-ASHOK AGARWAL
V/S ANANT MEHTA

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN10799279717072025

Date: 17/07/2025 11:22:09

Refrence No: CK00JPFRW6

Computer generated copy on : 17/07/2025

Courtys : <https://Egras.rajasthan.gov.in>

SUPPLEMENTARY DEVELOPMENT AGREEMENT

This Supplementary Development Agreement ("Supplementary Agreement") is made and executed on this 10th day of July 2025, by and between:

1. The Owner:

Ashok Agarwal, S/o Shri Shyam Sunder Agarwal, aged about 68 years, R/o A-501, Connoisseur Twin Towers, Sector 43, Gurgaon hereinafter referred to as the "Owner" (which expression shall, unless repugnant to the context or meaning thereof, include all his legal heirs, successors, legal representatives, assignees, legatees, executors, nominees, constituted attorney(s) etc.)

FOR NAVJEEVAN BUILDERS PVT. LTD

AND

Director

FOR NAVJEEVAN BUILDERS PVT. LTD

2. DEVELOPER:

M/s Navjeevan Builders Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 7, Navjeevan Chambers, G-4, Vinoba Marg, C-Scheme, Jaipur, through its Director, Sh. Anant Mehta, S/o Late Sh. Jagdish Prasad Sharma, aged about 43 years, R/o A-34, Sen Colony, Power House Road, Jaipur, who has been vide board resolution dated _____ duly authorised to sign this agreement on behalf of the company, hereinafter referred to as the "Developer" (which expression shall, unless repugnant to the context or meaning thereof, include its successors, assignees, constituted attorney(s) etc.)

WHEREAS, a Development Agreement was earlier executed between the Owner and Developer on 31.10.2023 (hereinafter referred to as the "Original Agreement"), which was duly registered on 02.11.2023 in Book No. 1, Vol. No. 375 at Page No. 183, at Sl. No. 202303190116514 and additionally kept in Book No. 1, Vol. No. 1500, at Page 515 to 546 with the Sub-Registrar Office at Jaipur-X.

WHEREAS, Clause 24 & 25 of the Original Agreement dealt with Project Time Frame stipulated that the effective commencement date would be 3 months from the date of the agreement, and the project was to be completed within 36 months from such effective date, with a further grace period of 12 months. Delay beyond this period attracted a penalty of ₹20,000/- per day subject to Force Majeure conditions stipulated therein.

WHEREAS, the building plans were approved by the JDA only on 27.05.2025 in its BPC meeting, and therefore, construction could not be initiated earlier.

AND WHEREAS, Both parties have mutually agreed to revise and amend the project commencement and completion timelines due to the delay in plan approval, while keeping the remaining terms of the Original Agreement unchanged.

FOR NAVJEEVAN BUILDERS PVT. LTD.

✓ 



Director

Presentation Endorsement

Print Date: 7/17/2025 3:41:10 PM

आज दिनांक 17 माह 07 सन् 2025 को 02:13 PM बजे
श्री/श्रीमती/सुश्री ASHOK AGARWAL पुत्र/पुत्री/पत्नि श्री SHYAM SUNDER
AGARWAL
उम्र 68 वर्ष, जाति 0-MAHAJAN, व्यवसाय Business
निवासी House No.: PLOT NO GH9, Colony: A-502, CONNOISSEUR
TWIN TOWERS, Area: SCETOR-43, City: GURGAON, Pin code:
123003, District: GURGAON, State: HARYANA
ने मेरे सम्मुख हस्ताक्षर पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुत किया
202501190011391

पंजीयक
उप पंजीयक
JAIPUR

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Fees Receipt Endorsement

Print Date: 7/17/2025 3:41:10 PM

रसीद नं.	202502190014409
दिनांक	17-07-2025
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
मौका निरीक्षण शुल्क ₹	0
कुल योग	1150

202501190011391

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 107992797 ₹ 1150

पंजीयक
उप पंजीयक
JAIPUR-X



NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS FOLLOWS:

1. Effective Date:

The Effective Project Commencement Date shall now be reckoned as three (3) months from the date of execution of this Supplementary Agreement, i.e., with effect from _ day of ____, 2025. In the event the Developer is not able to start the construction within 3 months of the effective project commencement date, then the developer, shall be granted further period of 3 months grace period to start the construction.

2. Project Duration:

The Developer shall construct and complete the said building project mentioned in the original agreement within a period of 48 months from the Effective project commencement date. It is agreed that time is the essence of the agreement and in case the construction is not completed within 48 months from the Effective project commencement date on account of any other terms and condition of the original agreement then the developer shall be granted a 12 months grace period for completion of the building project and in case the building project is not completed even in such grace period then the Developer shall be liable to pay to the Owner predetermined liquidated damages equivalent to penalty / compensation of Rs. 20,000/- (Rupees Twenty Thousand only) per day for the period of delay in completion of the project after the expiry of such grace period. Such compensation (Rs. 20,000/- per day) shall be payable on monthly basis. Such compensation shall not be payable if the delay is attributable to Force Majeure Events as set out in the original agreement.

✓ 


FOR NAVJEEVAN BUILDERS PVT. LTD.


Director

Endorsement of Execution

Print Date: 7/17/2025 3:11 PM

अनु क्र. पक्षकारों का नाम व पता

छायाचित्र

अंगूठा

पक्षकारों का प्रकार

1 श्री/श्रीमती/सुश्री ASHOK AGARWAL , पुत्र/पुत्री/पति श्री SHYAM SUNDER AGARWAL, व्यवसाय Business जाति 0-MAHAJAN House No.:PLOT NO GH9, Colony: A-502, CONNOISSEUR TWIN TOWERS, Area: SCETOR-43, City: GURGAON, Pin code: 122003, District: GURGAON, State: HARYANA



Executant
Age : 68
Signature :

2 श्री/श्रीमती/सुश्री ANANT MEHTA, पुत्र/पुत्री/पति श्री LATE SHRI JAGDISH PRASAD SHARMA, व्यवसाय Business जाति 0-BRAHAMAN House No.:B-9, Colony: HARI MARG, Area: PANCHSHEEL VIHAR, CIVIL LINES, STATION ROAD, City: JAIPUR, Pin code: 302006, District: JAIPUR, State: RAJASTHAN



Claimant
Age : 42
Signature :

ने लेख्यपत्र Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / मैं 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

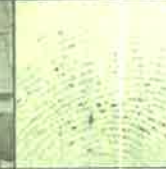
हस्ताक्षर

1 Name: श्री/श्रीमती/सुश्री GAURI SHANKAR SHARMA, पुत्र/पुत्री/पति श्री LATE SHRI S R SHARMA जाति BRAHAMAN Age: 63 Add: House No.:00, Colony: COLLECTORATE CAMPUS, Area: BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN



Signature

2 Name: श्री/श्रीमती/सुश्री SUWA LAL SHARMA, पुत्र/पुत्री/पति श्री MAHADEV PRASAD SHARMA जाति BRAHAMAN Age: 50 Add: House No.:8, Colony: DHYAWANA NAGAR, Area: AGRA ROAD, PALADI MEENA, City: JAIPUR, Pin code: 302031, District: JAIPUR, State: RAJASTHAN



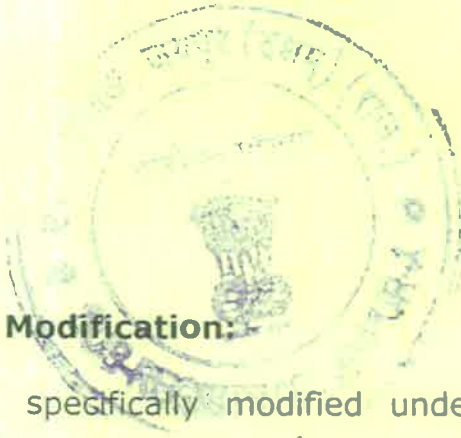
Signature

202501190011391

उप मजिस्ट्रेट, JAIPUR

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property





3. **No Other Modification:**

Except as specifically modified under this Supplementary Agreement, all other terms, conditions, covenants, rights and obligations of the parties as recorded in the Original Agreement shall remain unchanged and in full force and effect.

4. **Binding Nature:**

This Supplementary Agreement shall form an integral part of the Original Agreement and shall be binding on both parties and their respective successors, legal representatives and permitted assigns.

5. **Registration:**

This Supplementary Agreement shall be registered with the concerned Sub-Registrar Office, and the cost of such registration shall be borne by the parties in the manner mutually agreed.

IN WITNESS WHEREOF, the parties hereto have executed this Supplementary Agreement on the date first written above in the presence of the following witnesses:

OWNER

Signature: 

Name: **ASHOK AGARWAL**

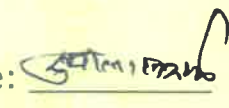
Address: A-501, CONNOSSEUR
TIWN TOWERS, SECTOR-43,
GURGAON

WITNESSES:

1. Signature: 

Name: **Gaurish Kumar**

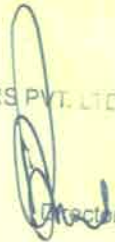
Address: **Collectorate**

2. Signature: 

Name: **Anant Mehta**

Address: **P-8, 2nd Floor, 1st Main Road, Sector 43, Gurgaon**

DEVELOPER
FOR NAVJEEVAN BUILDERS PVT. LTD.

Signature: 

Name: **ANANT MEHTA**

Designation: **DIRECTOR**

Registration Endorsement

Print Date:7/18/2025 11:55:07 AM

आज दिनांक 18/07/2025 को
पुस्तक संख्या 1 जिल्द संख्या 539 में
पृष्ठ संख्या 43 क्रम संख्या 202503190109860 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2153 के
पृष्ठ संख्या 626 से 634 पर चस्पा किया गया।

202501190011391

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to
transfer of interest in any property

उप पंजीयक, JAIPUR-X

उप पंजीयक
जायपुर



Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-X

Fee Receipt
Appendix Form No. 9 (Rule 75 & 131) Print Date : 17/07/2025 2:15 PM

Fee Receipt No	: 202502190014409	Receipt Date	: 17/07/2025
Name	: ASHOK AGARWAL	Document S. No.	: 20250419001439
Address	PLOT NO GH9 A-502, CONNOISSEUR TWIN TOWERS, GURGAON, GURGAON		
Document Type	Supplementary Deed/Correction Deed		
Face Value	: ₹ 0	Evaluated Value	: ₹ 208490555
Ord-Registration Fee	: ₹ 200	Fee for Memorandum Us_64_67	: ₹ 0
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹ 0	Reg (memorandum)	: ₹ 0
Surcharge	: ₹ 150	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹ 0	Others	: ₹ 0
Siteinspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1150
		Total Amount	: ₹ 1150

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 107992797 ₹ 1150

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0107992797



Payment Date: 17/07/2025 11:22:09

Office Name: Sub Registrar X Registration & Stamps Jaipur

Location: JAIPUR (CITY)

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	50.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	50.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	50.00
4	0030-03-800-01-00-अन्य प्रप्तियां	300.00
5	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	200.00
6	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	500.00

Commision(-):

0.00

Total/NetAmount:

1150.00

One Thousand One Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: ASHOK AGARWAL	Tin/Actt.No./VehicleNo./Taxid SUPPLEMENTARY DEED
Pan No.(If Applicable):	City(Pincode): Jaipur(000000)
Address:KHASRA NO.111/2 PART-B BRAJLAPURA GOPALPUR BYEPASS JAIPUR	Remarks:SUPPLEMENTARY DEED-ASHOK AGARWAL V/S ANANT MEHTA

Payment Details:

Challan No. - 0

Bank: State Bank Of India	Bank CIN No: SBIN10799279717072025
Date: 17/07/2025 11:22:09	Refrence No: CK00JPFRW6

Computer generated copy on : 17/07/2025

Courtesy : <https://Egras.rajasthan.gov.in>



SUPPLEMENTARY DEVELOPMENT AGREEMENT

This Supplementary Development Agreement ("Supplementary Agreement") is made and executed on this 10th day of July 2025, by and between:

1. The Owner:

Ashok Agarwal, S/o Shri Shyam Sunder Agarwal, aged about 68 years, R/o A-501, Connoisseur Twin Towers, Sector 43, Gurgaon hereinafter referred to as the "Owner" (which expression shall, unless repugnant to the context or meaning thereof, include all his legal heirs, successors, legal representatives, assignees, legatees, executors, nominees, constituted attorney(s) etc.)

FOR NAVJEEVAN BUILDERS PVT. LTD.

AND

Director

FOR NAVJEEVAN BUILDERS PVT. LTD.


उप पजीयक
जयपुर दक्षिण


Director



2. DEVELOPER:

M/s Navjeevan Builders Pvt. Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 7, Navjeevan Chambers, G-4, Vinoba Marg, C-Scheme, Jaipur, through its Director, Sh. Anant Mehta, S/o Late Sh. Jagdish Prasad Sharma, aged about 43 years, R/o A-34, Sen Colony, Power House Road, Jaipur, who has been vide board resolution dated _____ duly authorised to sign this agreement on behalf of the company, hereinafter referred to as the "Developer" (which expression shall, unless repugnant to the context or meaning thereof, include its successors, assignees, constituted attorney(s) etc.)

WHEREAS, a Development Agreement was earlier executed between the Owner and Developer on 31.10.2023 (hereinafter referred to as the "Original Agreement"), which was duly registered on 02.11.2023 in Book No. 1, Vol. No. 375 at Page No. 183, at Sl. No. 202303190116514 and additionally kept in Book No. 1, Vol. No. 1500, at Page 515 to 546 with the Sub-Registrar Office at Jaipur-X.

WHEREAS, Clause 24 & 25 of the Original Agreement dealt with Project Time Frame stipulated that the effective commencement date would be 3 months from the date of the agreement, and the project was to be completed within 36 months from such effective date, with a further grace period of 12 months. Delay beyond this period attracted a penalty of ₹20,000/- per day subject to Force Majeure conditions stipulated therein.

WHEREAS, the building plans were approved by the JDA only on 27.05.2025 in its BPC meeting, and therefore, construction could not be initiated earlier.

AND WHEREAS, Both parties have mutually agreed to revise and amend the project commencement and completion timelines due to the delay in plan approval, while keeping the remaining terms of the Original Agreement unchanged.

FOR NAVJEEVAN BUILDERS PVT. LTD.

✓ 



Director

Presentation Endorsement

Print Date: 7/17/2025 3:41:10 PM

आज दिनांक 17 माह 07 सन् 2025 को 02:13 PM बजे
श्री/श्रीमती/सुश्री ASHOK AGARWAL पुत्र/पुत्री/पत्नि श्री SHYAM SUNDER
AGARWAL

उम्र 68 वर्ष, जाति 0-MAHAJAN , व्यवसाय Business
निवासी House No.:PLOT NO GH9, Colony: A-502, CONNOISSEUR
TWIN TOWERS, Area: SCETOR-43, City: GURGAON, Pin code:
122003, District: GURGAON, State: HARYANA
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202501190011391

उप पंजीयक
JAIPUR

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Fees Receipt Endorsement

Print Date: 7/17/2025 3:41:10 PM

रसीद नं.	202502190014409
दिनांक	17-07-2025
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
मौका निरीक्षण शुल्क ₹	0
कुल योग	1150

202501190011391

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Mode of Payment (#Mode Number Amount #)
e-Gras Challan 107992797 ₹ 1150

उप पंजीयक
JAIPUR-X



NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS FOLLOWS:

Effective Date:

The Effective Project Commencement Date shall now be reckoned as three (3) months from the date of execution of this Supplementary Agreement, i.e., with effect from _ day of _____, 2025. In the event the Developer is not able to start the construction within 3 months of the effective project commencement date, then the developer, shall be granted further period of 3 months grace period to start the construction.

2. Project Duration:

The Developer shall construct and complete the said building project mentioned in the original agreement within a period of 48 months from the Effective project commencement date. It is agreed that time is the essence of the agreement and in case the construction is not completed within 48 months from the Effective project commencement date on account of any other terms and condition of the original agreement then the developer shall be granted a 12 months grace period for completion of the building project and in case the building project is not completed even in such grace period then the Developer shall be liable to pay to the Owner predetermined liquidated damages equivalent to penalty / compensation of Rs. 20,000/- (Rupees Twenty Thousand only) per day for the period of delay in completion of the project after the expiry of such grace period. Such compensation (Rs. 20,000/- per day) shall be payable on monthly basis. Such compensation shall not be payable if the delay is attributable to Force Majeure Events as set out in the original agreement.

FOR NAVJEEVAN BUILDERS PVT. LTD.

Endorsement of Execution

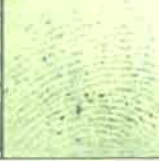
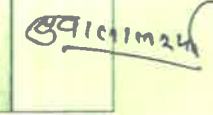
Print Date: 7/17/2025 3:41:08 PM

अनु क्र. पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1 श्री/श्रीमती/सुश्री ASHOK AGARWAL , पुत्र/पुत्री/पति श्री SHYAM SUNDER AGARWAL, व्यवसाय Business जाति 0-MAHAJAN House No.:PLOT NO GH9, Colony: A-502, CONNOISSEUR TWIN TOWERS, Area: SCETOR-43, City: GURGAON, Pin code: 122003, District: GURGAON, State: HARYANA			Executant Age : 68 Signature : 
2 श्री/श्रीमती/सुश्री ANANT MEHTA, पुत्र/पुत्री/पति श्री LATE SHRI JAGDISH PRASAD SHARMA, व्यवसाय Business जाति 0-BRAHAMAN House No.:B-9, Colony: HARI MARG, Area: PANCHSHEEL VIHAR, CIVIL LINES, STATION ROAD, City: JAIPUR, Pin code: 302006, District: JAIPUR, State: RAJASTHAN			Claimant Age : 42 Signature : 

ने लेख्यपत्र Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property 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।

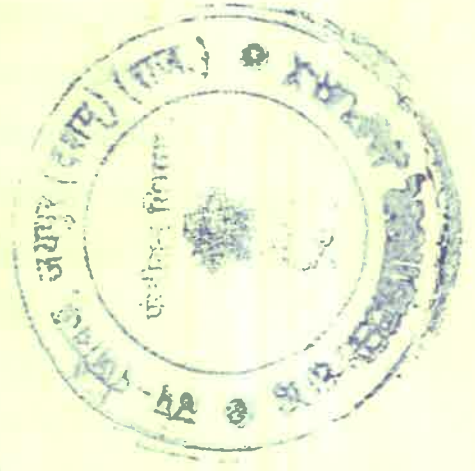
उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र. गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1 Name: श्री/श्रीमती/सुश्री GAURI SHANKAR SHARMA, पुत्र/पुत्री/पति श्री LATE SHRI S R SHARMA जाति BRAHAMAN Age: 63 Add: House No.:00, Colony: COLLECTORATE CAMPUS, Area: BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature 
2 Name: श्री/श्रीमती/सुश्री SUWA LAL SHARMA, पुत्र/पुत्री/पति श्री MAHADEV PRASAD SHARMA जाति BRAHAMAN Age: 50 Add: House No.:8, Colony: DHYAWANA NAGAR, Area: AGRA ROAD, PALADI MEENA, City: JAIPUR, Pin code: 302031, District: JAIPUR, State: RAJASTHAN			Signature 

202501190011391

उपस्थित, JAIPUR-X

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property





3. **No Other Modification:**

Except as specifically modified under this Supplementary Agreement, all other terms, conditions, covenants, rights and obligations of the parties as recorded in the Original Agreement shall remain unchanged and in full force and effect.

4. **Binding Nature:**

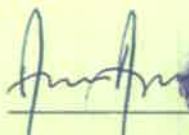
This Supplementary Agreement shall form an integral part of the Original Agreement and shall be binding on both parties and their respective successors, legal representatives and permitted assigns.

5. **Registration:**

This Supplementary Agreement shall be registered with the concerned Sub-Registrar Office, and the cost of such registration shall be borne by the parties in the manner mutually agreed.

IN WITNESS WHEREOF, the parties hereto have executed this Supplementary Agreement on the date first written above in the presence of the following witnesses:

OWNER

Signature: 

Name: **ASHOK AGARWAL**

Address: A-501, CONNOSSEUR
TIWN TOWERS, SECTOR-43,
GURGAON

DEVELOPER
FOR NAVJEEVAN BUILDERS PVT. LTD.

Signature: 

Name: **ANANT MEHTA**

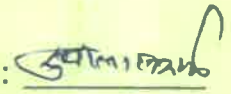
Designation: **DIRECTOR**

WITNESSES:

1. Signature: 

Name: **Gaurish Kumar Shrivastava**

Address: **Collector's Office**

2. Signature: 

Name: **Gopal Lal Sharma**

Address: **P-8, 2nd Floor, 1st Main, Sector-43, Gurgaon**

Registration Endorsement

Print Date:7/18/2025 11:55:07 AM

आज दिनांक 18/07/2025 को
पुस्तक संख्या 1 जिल्द संख्या 539 में
पृष्ठ संख्या 43 क्रम संख्या 202503190109860 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2153 के
पृष्ठ संख्या 626 से 634 पर चस्पा किया गया।

202501190011391

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

उप पंजीयक, JAIPUR-X

उप पंजीयक
जायपुर



Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 26/09/2023

Certificate No. G0Z2023I2486



GRN No. 107518750



Stamp Duty Paid : ₹ 500
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Ashok Agarwal

H.No/Floor : A501/502

Sector/Ward : 43

LandMark : Connoisser twin towers

City/Village : Gurgaon

District : Gurgaon

State : Haryana

Phone: 98*****53

Buyer / Second Party Detail

Name : Anant Mehta

H.No/Floor : 7

Sector/Ward : Na

LandMark : Navjeevan chambers g4

City/Village: Jaipur

District : Jaipur

State : Rajasthan

Phone : 98*****53

Purpose : General Power of Attorney



The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>



GENERAL POWER OF ATTORNEY

BE IT KNOWN TO all that I, **SHRI ASHOK AGARWAL S/O SHRI SHYAM SUNDER AGARWAL, R/O A-501/502, Connoisser Twin Towers, Sector-43, Gurgaon, Haryana** having been duly authorized to sign and execute this general Power of Attorney, do hereby appoint, nominate and constitute **SHRI ANANT MEHTA S/O SHRI JAGDISH PRASAD SHARMA** residing at 7, NAVJEEVAN CHAMBERS, G-4, VINOBA MARG, C-SCHEME, JAIPUR, has our attorney to act for and on behalf of Shri Ashok Agarwal and authorize to do the following acts, deeds or things.

That whereas Shri Ashok Agarwal in order to develop his land, Commercial Patta (Free Hold) issued by JDA admeasuring 4582.21 Sq. Mtrs. vide No. 1071 on 21 Aug. 2023 situated in Brijlalpura, Gopalpura Bypass, Opp. New Atish Market, Jaipur.

Now by this power of attorney I, expressly authorize my said attorney to act in the name of the aforesaid to do all such acts and deeds that may be necessary to be done for property development and do all things, acts and functions that are usual in order to effectuate the said purpose.

AND without prejudice to the generally of the foregoing I authorize my said attorney to do all or any of the following act or things.

1. To represent in the office of the Jaipur Development Authority, Government of Rajasthan State of Rajasthan, Competent Authority and exemption Authority, appointed under the Urban Land (Ceiling and Regulation) Act. 1976 or any other Authority or body whether local, Municipal or Government and to sign and execute any application representation, bond, security, deposition, petition and submit and pursue the same and to apply and obtain any permission, sanction or clearance.
2. To submit the key plans, layout plans, contours, building plans, or for any other development work or otherwise sign, execute any application, deposition to receive the sanctioned building plans and any other permission or clearance and for the said purpose, to sign and execute any guarantee indemnity security or any other bond.
3. To apply for and obtain sanction of water, electric, power connection in -the name of the company and for the said purposes to deposit any fee with the concerned authorities.
4. Generally to deposit all the fee for any construction, permission, sanction, submission and to receive receipts.
5. Generally to appear and act before any Authority Local, Municipal Government and any other body including the competent Authority under the ULCR Act any other authority dealing with the approval of plans and to make any such application deposition as may be required for the purposes of development of the said property.
6. To engage any Architect, planner, Draughtsman, Structural Engineer and other competent person, employ, labour, sub-contractor, contractor, electrician, surveyors, plumber and sanitary Engineer for the purposes of the construction of the commercial building of other development work over the said property and to pay their remuneration.
7. To apply for permits/ quotas/licensee for the building material, cement, bricks, steel and any other controlled items and to issue receipt and to secure supply under the said permits etc. from any competent authority in the name of the company.
8. To carry on the construction of commercial building(s) on the said property in accordance with layout plans as are approved by the competent authorities.
9. To institute, defend, prosecute, enforce or resist any suit or other actions and proceedings, appeals in any court whether civil, criminal, revenue, revisional or before any Tribunal or Arbitration or Industrial Court, whether by or on behalf of or against, to give Vakalatnama and other authority, to appear and act, sign and verify



any plaint, written statement, petition or any other pleadings and any writ or memorandum of appeal, to accept services of summons, notices and other legal processes, enforce judgment, execute any decree or order to appoint and engage any Advocate or Attorney to adjust, settle all accounts, to refer to arbitration or disputes and differences, to compromise cases, to withdraw the same or to be non suited and to receive delivery of documents of payments of any money or moneys from any court, office of opposite party either in execution of decree or order or otherwise as the Attorney/Attorneys shall think fit and proper and to do all acts, deeds and things that may be necessary and required in connection therewith in respect of the aforesaid property and wherever the proceedings are instituted against or to be instituted.

It is, hereby acknowledged, admitted and made clear and so recorded that the courts include original, appellate and revisional and the higher authorities and Tribunals.

10. To advertise, make publicity, issue leaflets/brochures in by giving details of specifications of construction of said building, layout out of various areas/ apartment/ block and any other details that may be useful to prospective purchasers.
11. To act in respect of all matters repaired to be done complied and performed in connection with the development, construction and completion of the said building(s).
12. This power of attorney is pertaining to development and construction on the land and the designated attorney will not use it for any sale or purchases of the described land.

AND to do all acts things or execute any deeds or document or other instruments or assurance as may be necessary expedient of appropriate in the said matters.

I, hereby undertake to ratify and confirm all such acts, things, deeds and assurances that may be done or execute by the said attorney.

IN WITNESS WHEREOF I have signed this General Power of Attorney on this 26th September 2023 at Gurgaon in the presence of the witnesses hereinafter mentioned.

WITNESSES :

1. 
JURESH KUMAR
Kauhai Gaon,
Sector 45, Gurgaon.


EXECUTANT



ATTESTED
JOGINDER SINGH
ADVOCATE & NOTARY
Teh. Wazirabad, Distt. Gurugram (Hr.)

26 SEP 2023

Y.M.S

पुनः नाम 1/2

क्षेत्र = 4.5

गुरुगांव