

# e-Challan

## Registration and Stamps department Government of Rajasthan

GRN: 0101625090



Payment Date: 04/03/2025 12:25:27

Office Name: Sub Registrar X Registration & Stamps Jaipur

Location: JAIPUR (CITY)

Period: 01/04/2024-To-31/03/2025

| S.No | Purpose/Budget Head Name          | Amount ( ₹ ) |
|------|-----------------------------------|--------------|
| 1    | 0030-03-800-01-00-अन्य प्रप्तियां | 650.00       |

Commision(-): 0.00

Total/NetAmount: 650.00

Six Hundred Fifty Rupees and Zero Paise Only

### Payee Details:

Full Name: Hemant Kumar Sharma

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302021)

Address:GROUP HOUSING PLOT PART-A OF KHASRA NO. 2520, 2521, 2535, 2536, VILLAGE GONER, TEHSIL SANGANER, JAIP

Remarks:LEGAL SEARCH AND INSPECTION

### Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN10162509004032025

Date: 04/03/2025 12:25:27

Refrence No: IK0DDKJFH0

Computer generated copy on : 04/03/2025

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

  
Hemant Kumar Sharma  
Advocate



**Hemant Kumar Sharma**  
Advocate  
Rajasthan High Court, Jaipur



(M) 9413332288  
**GARGI'S LAW CHAMBER**  
A-36, Pratap Stadium,  
Chitrakoot Scheme, Jaipur

Date: 04.03.2025

### **LEGAL TITLE REPORT**

**Name of Project :** SHUBHASHISH MARINA  
**Land Owner Name :** Shubhashish Homes Realty Jagatpura LLP  
**Developer Name :** Shubhashish Homes Developer Pvt. Ltd.  
**Property address :** Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan, admeasuring 8904.61 sq. mtrs.

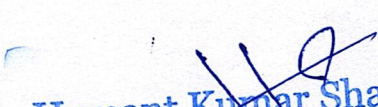
**Legal Description :**

A Free Hold Patta Vilekh (Lease Deed) No. D-62 dated 21.01.2025 was executed by Jaipur Development Authority ("JDA") in favour of M/s. Shubhashish Homes Realty Jagatpura LLP (Land Owner) in respect of Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan, admeasuring 8904.61 sq. mtrs., which was registered in the office of Sub-Registrar Jaipur-VII on 21.01.2025 at Book No. 1, Volume No. 1153 at Page No. 138, Serial No. 202503021101496 and the copy of deed filed in Additional Book No. 1, Volume No. 4612 at Page No. 613 to 622.

Accordingly, the Land Owner (M/s. Shubhashish Homes Realty Jagatpura LLP) became the absolute owner of Group Housing Plot Part-A of Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan, admeasuring 8904.61 sq. mtrs. Thereafter M/s. Shubhashish Homes Realty Jagatpura LLP being the absolute owner of the above said property entered into Development Agreement dated 27.02.2025 with the M/s. Shubhashish Homes Developer Pvt. Ltd., which was duly registered in the office of Sub-Registrar, Jaipur-X on dated 03.03.2025 in Book No. 1, Volume No. 506, Page No. 111, Serial No. 202503190103331 and Additional Book No. 1, Volume No. 2023, Page No. 167 to 190, whereby, Land Owner authorised the Developer to develop the Project upon the above said property.

**Conclusion:** The title of the above-named Land Owner i.e. M/s. Shubhashish Homes Realty Jagatpura LLP is free, clear and marketable.

The fee receipt GRN No. 101625090 dated 04/03/2025 for the relevant search is enclosed herewith.

  
**Hemant Kumar Sharma**  
Advocate  
**Hemant Kumar Sharma**  
Advocate



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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)      Print Date :      21-01-2025 5:36 PM

|                      |                                                                           |                              |                   |
|----------------------|---------------------------------------------------------------------------|------------------------------|-------------------|
| Fee Receipt No       | : 202502021002049                                                         | Receipt Date                 | : 21/01/2025      |
| Name                 | : SHUBHASHISH HOMES REALTY JAGATPURA LLP THROUGH ITS PARTNER MOHIT JAJOO, | Document S. No.              | : 202501021001752 |
| Address              | : 12-13 ,RATHORE NAGAR QUEENS ROAD,JAIPUR ,JAIPUR                         |                              |                   |
| Document Type        | : Lease Deed Free Hold                                                    |                              |                   |
| Face Value           | : ₹ 500                                                                   | Evaluated Value              | : ₹ 20569649      |
| Ord-Registration Fee | : ₹ 550                                                                   | Fee for Memorandum Us_64_67  | : ₹               |
| CSI                  | : ₹ 300                                                                   | Certified copying fees Us_57 | : ₹ 0             |
| Stamp (Memorandum)   | : ₹                                                                       | Reg (memorandum)             | : ₹               |
| Surcharge            | : ₹ 150                                                                   | Stamp Duty                   | : ₹ 500           |
| Penalty              | : ₹ 0                                                                     | Inspection fee               | : ₹ 0             |
| Us_25_34             | : ₹ 0                                                                     | Commission                   | : ₹ 0             |
| Custody              | : ₹                                                                       | Others                       | : ₹ 0             |
| SiteInspection Fees  | : 0                                                                       | Cash Amount Received         | : ₹ 0             |
|                      |                                                                           | Other than Cash              | : ₹ 1500          |
|                      |                                                                           | Total Amount                 | : ₹ 1500          |

Mode of Payment (#Mode Number Amount #)

# Stamp T326223 ₹ 650 # e-Gras Challan 99759567 ₹ 250 # e-Gras Challan 99757575 ₹ 600

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

SUB-REGISTRAR

बंजीबन एवं मुद्रांक विभाग  
जयपुर-सप्तम





# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0099757575



Payment Date: 21/01/2025 16:45:14

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

Location: JAIPUR (CITY)

Period: 01/04/2024-To-31/03/2025

| 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 | 300.00       |
| Commission(-):   |                                             | 0.00         |
| Total/NetAmount: |                                             | 600.00       |

Six Hundred Rupees and Zero Paise Only

## Payee Details:

Full Name: SHUBHASHISH HOMES REALTY LLP

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

Pan No.(If Applicable):

City(Pincode): Jaipur(000000)

Address:KHASRA NO 2520, 2521, 2535, 2536 AT VILLAGE  
GONER TEHSIL SANGANER, JAIPUR

Remarks:PATTA REGISTRATION

## Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN9975757521012025

Date: 21/01/2025 16:45:14

Refrence No: IK0DCAREH4

Computer generated copy on : 21/01/2025

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





14 जयते

STRAR, JAIPUR-VII

## e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0099759567



Payment Date: 21/01/2025 17:10:59

Office Name: SUB REGISTRAR-VII REGISTRATION &amp; STAMPS, JAIPUR

Location: JAIPUR (CITY)

Period: 01/04/2024-To-31/03/2025

| S.No             | Purpose/Budget Head Name                    | Amount (₹) |
|------------------|---------------------------------------------|------------|
| 1                | 0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति | 250.00     |
| Commission(%)    |                                             | 0.00       |
| Total/NetAmount: |                                             | 250.00     |

Two Hundred Fifty Rupees and Zero Paise Only

## Payee Details:

Full Name: SHUBHASHISH HOMES REALTY LLP

Tin/Act No./VehicleNo./Taxi:

Pan No.(If Applicable):

City(Pincode): Jaipur(000000)

Address:KHASRA NO 2520, 2521, 2535, 2536 AT VILLAGE GONER  
TEHSIL SANGANER, JAIPUR

Remarks:PATTA REGISTRATION

## Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN9975956721012025

Date: 21/01/2025 17:10:59

Reference No: IK0DCASLT4

Computer generated copy on : 21/01/2025

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





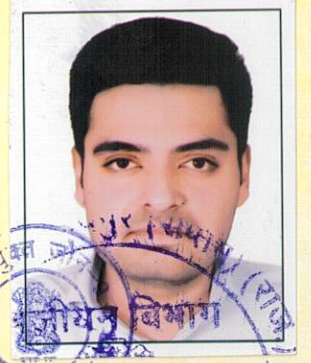
सत्यमेव जयते

## जयपुर विकास प्राधिकरण

पट्टा-विलेख (लीज होल्ड से फ्री होल्ड)

आवासीय

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



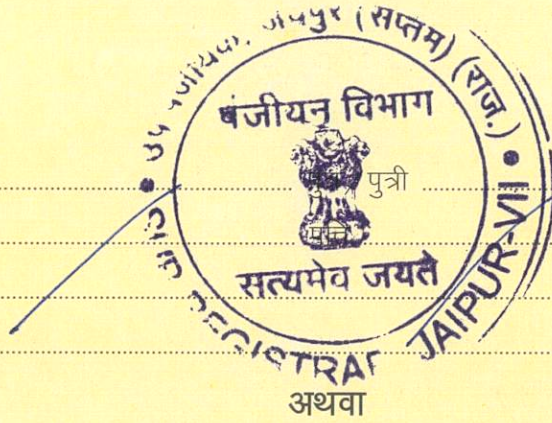
क्रमांक / D-62

दिनांक 21-01-2025

पट्टा धारक का नाम .....

पत्नी .....

निवासी .....



अथवा

पट्टा धारक मैसर्स शुभाशीष होम्स कार्यालय पता 12-13, राहौड़ बगर, मीनस रोड, बैंगला, जयपुर

रिजल्टी जगतपुरा इन्टर-जरीये पट्टा

(पदनाम) श्री/श्रीमती/सुश्री मोहिता जाड़ पुत्र/पुत्री श्री जगहण जाड़

निवासी .....

भूखण्ड सं. PART-A क्षेत्रफल 8904.61 ब.मी. (10649.91 वर्ग-)

राजस्व ग्राम गोरी, तहसील खसरा सं. 2520, 2521, 2535, 2536

योजना गुरु शास्त्रि (इमर पट्टा) में स्थित है।

स्थानीय निकाय (पट्टा कती) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक 21-01-2025 को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर  
Shubhashish Homes Realty Jagatpura LLP1. ....  
2. ....  
Designated Partner

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर  
मोहर-9  
जयपुर विकास प्राधिकरण, जयपुरउप पंजीकृत  
बंजीवन एवं मुदांक विभाग  
जयपुर-सप्तम





**आवासीय**  
**पट्टा विलेख की शर्तें (लीज होल्ड से 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 अनुज्ञा होने, परन्तु पट्टे के उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जावे।
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 राशियाँ/राशि 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/क्रेतादात्री संस्थाओं के प्रदाय बंधन (मॉर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय क 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 रूप डाकर्सिंग (एकल पट्टा)

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

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि 50-500/-

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व साइट प्लान पश्चिम —  
उत्तर 3-1-5/2 दक्षिण —

साइट प्लान संलग्न हैं।

पट्टा धारक के हस्ताक्षर

**Shubhashish Homes Realty Jagatpura LLP**

1. [Signature]

2. [Signature]

**Designated Partner**

अंगूठा निशान

अंगूठा निशान

साक्षी :-

हस्ताक्षर

नाम शुभाशिश होम रीली

पता 308, सूर्यनगर अपार्टमेंट,

कृषि विहार विहार, जयपुर

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

जयपुर विकास प्राधिकरण, जयपुर





# जयपुर विकास प्राधिकरण

**PART-A SITE PLAN OF RESIDENTIAL GROUP HOUSING (EKAL PATTA) ON KHASRA NO :-2520,2521,2535,2536, AT VILLAGE-GONER SANGANER JAIPUR**

SUB-DIVIDED PLOT (PART-A) AREA-8904.61 SQ.MT. (10649.91 SQ.YDS)

AREA SURRENDERD IN ROADS AS PER ORIGINAL PLOT

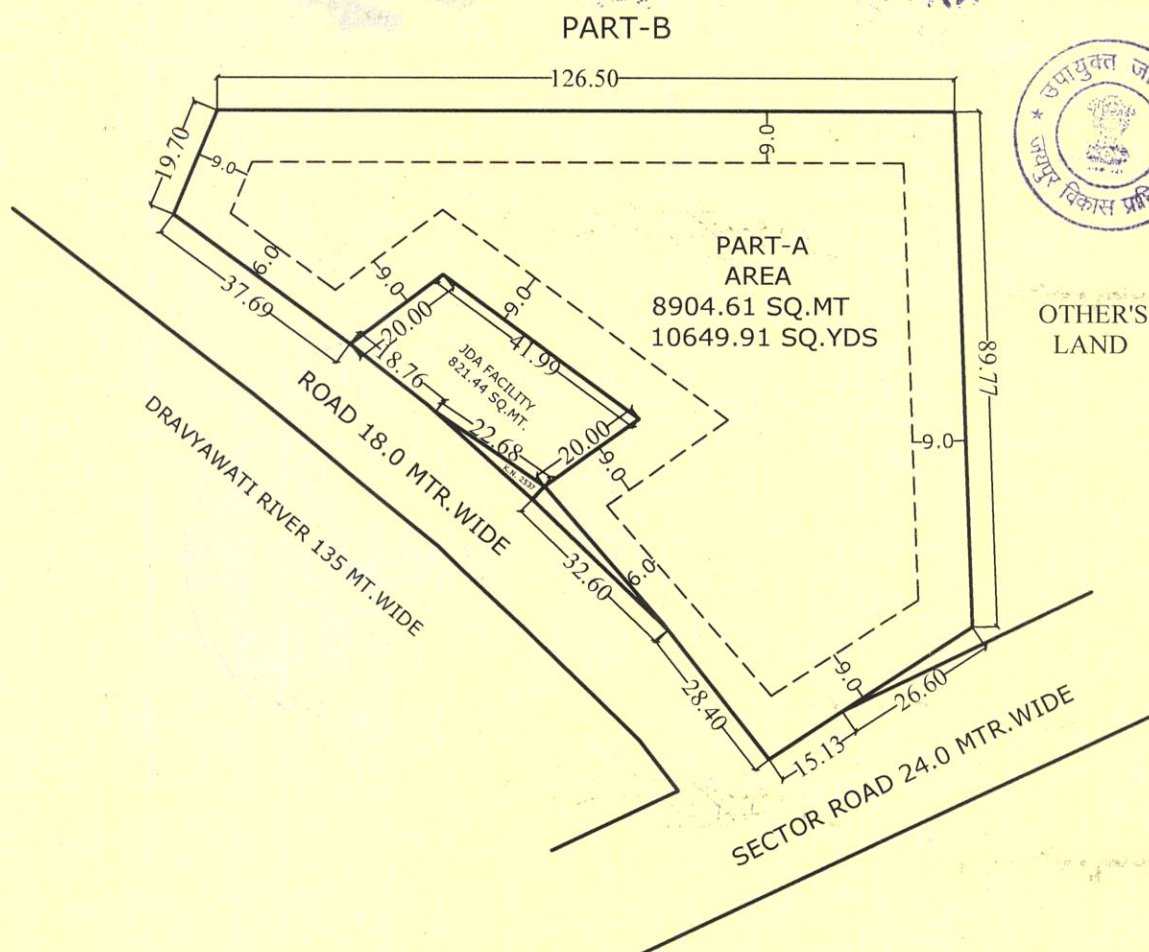
AREA RATIO @ FREE IN JDA -273.90 SQ.MT.

TOTAL ORIGINAL PLOT AREA -15598.71 SQ.MT. (18656.05 SQ.YDS)

JDA FACILITY 5% = 821.44 SQ.MT.

TOTAL LAND AREA = 16900.00 SQ.MT.

SCALE- 1 CM = 1.3 MT.

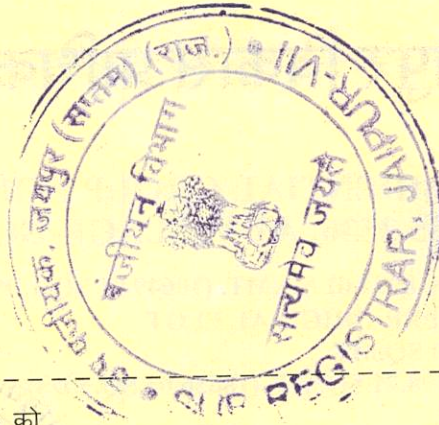


*[Signature]*  
SITE ENGINEER  
ZONE-9

*[Signature]*  
ATP,  
ZONE-9

*[Signature]*  
DY.COMMISSIONER  
उपायुक्त ए.टी.पी. अधिकारी  
जोन-9  
जयपुर विकास प्राधिकरण, जयपुर





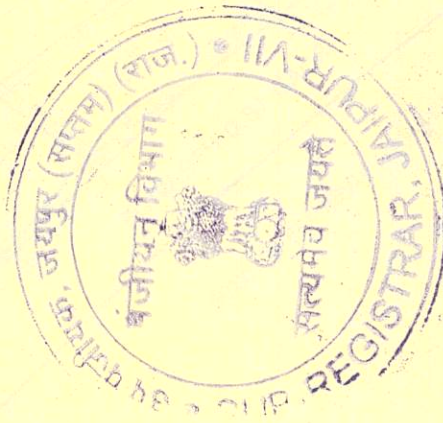
Registration Endorsement

Print Date: 1/21/2025 5:44:58 PM

आज दिनांक 21/01/2025 को  
पुस्तक संख्या 1 जिल्द संख्या 1153 में  
पृष्ठ संख्या 138 क्रम संख्या 202503021101496 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4612 के  
पृष्ठ संख्या 613 से 622 पर चर्प्पा किया गया ।  
202501021001752

Freehold Lease after conversion from leasehold basis to freehold basis

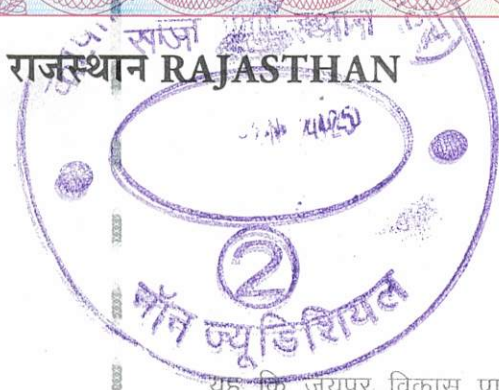
उप पंजीकृत  
पंजीकृत एवं मुद्रांक विभाग  
जायपुर, JAIPUR-VII







राजस्थान RAJASTHAN



T 326223

### पंजीयन हेतु प्रमाण पत्र

यह कि जयपुर विकास प्राधिकरण जयपुर की योजना खसरा नम्बर 2520, 2521, 2535, 2536 ग्राम गोनेर तहसील सांगानेर जिला जयपुर में पार्ट ए, क्षेत्रफल 10649.91 वर्गगज अर्थात 8904.61 वर्गमीटर का रवि सूर्या अफोडेबल होम्स प्राईवेट लिमिटेड जरिये डायरेक्टर श्री रविन्द्र प्रताप सिंह, ई-172ए, रमेश मार्ग, सी-स्कीम, जयपुर को क्रमांक डी-31 दिनांक 09.01.2025 द्वारा जारी किया गया था। उक्त लीजडीड (पट्टा) को दिनांक ..... को ऑफ/ऑन लाईन के माध्यम से फ्री होल्ड लीज डीड (पट्टाभिलेख) जारी करने हेतु आवेदन के साथ अभ्यर्पण (Affidavit to Surrender Right of Lease Deed) (पट्टा) हेतु प्रस्तुत किया है।

राजस्थान सरकार के प्रचलित आदेशों के कम में उक्त भूखण्ड विक्रय पत्र के आधार पर शुभाशीष होम्स रियल्टी जगतपुरा एल.एल.पी., पता- शुभाशीष कॉरपोरेट टॉवर, 12-13 राठौड़ नगर, क्वीन्स रोड, वैशाली नगर, जयपुर-302021, राजस्थान जरिये पार्टनर श्री मोहित जाजू, जो कि उप पंजीयक कार्यालय जयपुर प्रथम में पंजीकृत हुआ था, जो दिनांक 30.05.2024, पुस्तक संख्या 1 जिल्द संख्या 1552 में पृष्ठ संख्या 104 क्रम संख्या 202403015108333 पर पंजीबद्ध है तथा अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 6203 के पृष्ठ संख्या 590 से 613 पर चस्पा किया हुआ है, को आज दिनांक ..... जविप्रा में लीजडीड एवं श्रंखलाबद्ध मूल दस्तावेज प्राप्त किये जा चुके हैं।

अतः शुभाशीष होम्स रियल्टी जगतपुरा एल.एल.पी., पता- शुभाशीष कॉरपोरेट टॉवर, 12-13, राठौड़ नगर, क्वीन्स रोड, वैशाली नगर, जयपुर-302021 राजस्थान जरिये पार्टनर श्री मोहित जाजू के पक्ष में दिनांक 21-01-25 को फ्री होल्ड लीज डीड (पट्टाभिलेख) एवं नवीन साईट प्लान जारी किया गया।

उप पंजीयक  
पंजीबन एवं मुद्रांक विभाग  
जयपुर-सप्तम

उपायुक्त एवं प्राधिकृत अधिकारी  
उपायुक्त एवं प्राधिकृत अधिकारी  
जयपुर विकास प्राधिकरण, जयपुर



क्रमांक 03602 दिनांक 18 JAN 2025

पुस्तक का मूल्य 500)

SHUBHASHISH HOMES REALTY JAIPUR LLP

पुस्तक/पत्रिका का नाम

12, 13 RATHORE NAGAR, VAISMALZ NAGAR, JAIPUR

पुस्तक खरीदने का आशय 4571 रु

4

चनरथाम राजोरिया

लॉ. स्टाम्प विक्रेता

लॉ. न. 20/2021

18 JAN 2025

जगदम्बा टोंवर, वैशाली नगर, जयपुर

|                                                          |     |
|----------------------------------------------------------|-----|
| राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत               |     |
| स्टाम्प पर शि दर पर धन की शिधा                           |     |
| 1. आधारभूत अपसरवता रु 50                                 | 50  |
| (घाता 3-क)-10% रु 50                                     |     |
| 2. भाय और रु 50 के लक्षण और रु 50 हेतु                   |     |
| (घाता 3-ख)/प्राकृतिक आधारभूत रु 50 के निमित्त आधारभूत के | 100 |
| निर्धारण हेतु-20% रु 50                                  |     |
| कुल योग-                                                 | 150 |
| हस्ताक्षर स्टाम्प वेण्डर                                 |     |

4



पुस्तक खरीदने का आशय 4571 रु





Presentation Endorsement

Print Date: 1/21/2025 5:37:09 PM

आज दिनांक 21 माह 01 सन् 2025 को 05:49 PM बजे  
श्री/श्रीमती/सुश्री SHUBHASHISH HOMES REALTY JAGATPURA LLP  
THROUGH ITS PARTNER MOHIT JAJOO पुत्र/पुत्री/पत्नि श्री JAI  
KRISHAN JAJOO  
उम्र 32 वर्ष, जाति 0-MAHAJAN, व्यवसाय Business  
निवासी House No.:12-13, Colony: RATHORE NAGAR QUEENS  
ROAD, Area: VAISHALI NAGAR, City: JAIPUR, Pin code: 302021,  
District: JAIPUR, State: RAJASTHAN  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता  
202501021001752

हस्ताक्षर उप पंजीयक,  
JAIPUR-VII

Freehold Lease after conversion from leasehold basis to freehold basis

Fees Receipt Endorsement

Print Date: 1/21/2025 5:37:09 PM

|                       |                 |
|-----------------------|-----------------|
| रसीद नं.              | 202502021002049 |
| दिनांक                | 21-01-2025      |
| पंजीयन शुल्क ₹        | 550             |
| प्रतिलिपि शुल्क ₹     | 0               |
| पृष्ठांकन शुल्क ₹     | 300             |
| अन्य शुल्क ₹          | 0               |
| कमी स्टाम्प शुल्क ₹   | 500             |
| कमी सरकारी शुल्क ₹    | 150             |
| मौका निरीक्षण शुल्क ₹ | 0               |
| कुल यथा               | 1500            |

202501021001752

Freehold Lease after conversion from leasehold basis to freehold basis

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 99757575 ₹ 600 # e-  
Gras Challan 99759567 ₹ 250 # Stamp  
T326223 ₹ 650





### Endorsement of Execution

Print Date: 1/21/2025 5:37:09 PM

| अनु क्र. | पक्षकारों का नाम व पता                                                                                                                                                                                                                                                                                             | छायाचित्र | अंगूठा | पक्षकारों का प्रकार            |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|--------------------------------|
| 1        | श्री/श्रीमती/सुश्री SHUBHASHISH HOMES REALTY JAGATPURA LLP THROUGH ITS PARTNER MOHIT JAJOO, पुत्र/पुत्री/पत्नि श्री JAI KRISHAN JAJOO, व्यवसाय Businessजाति 0-MAHAJAN House No.:12-13, Colony: RATHORE NAGAR QUEENS ROAD, Area: VAISHALI NAGAR, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN |           |        | Executant Age : 32 Signature : |

ने लेख्यपत्र Freehold Lease after conversion from leasehold basis to freehold basis को पढ़ सुन व समझकर निष्पन्न करना स्वीकार किया ।

प्रतिफल राशि रु 500/- पूर्व में / मेरे समक्ष / मैं से रु 500/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

पक्षकारों का पहचान निम्न व्यक्तियों ने की है , जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं ।

| अनु क्र. | पक्षकारों का नाम व पता                                                                                                                                                                                                                                                    | छायाचित्र | अंगूठा | हस्ताक्षर   |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|-------------|
|          | Name: श्री/श्रीमती/सुश्री SAURABH CHOPRA, पुत्र/पुत्री/पत्नि श्री LATE SHRI NAND LAL CHOPRA जाति PUNJABI Age: 39 Add: House No.:FLAT NO. 308, Colony: SUNLIGHT APARTMENT, Area: RAJENDRA PRASAD NAGAR, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN |           |        | Signature : |

202501021001752

Freehold Lease after conversion from leasehold basis to freehold basis

उप पंजीयक, JAIPUR-VII

सत्यमेव जयते  
पंजीवन एवं मुद्रांक विभाग  
जयपुर-सप्तम





Registration Endorsement

Print Date: 1/21/2025 5:44:58 PM

आज दिनांक 21/01/2025 को  
पुस्तक संख्या 1 जिल्द संख्या 1153 में  
पृष्ठ संख्या 138 क्रम संख्या 202503021101496 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4612 के  
पृष्ठ संख्या 613 से 622 पर चरपा किया गया ।  
202501021001752

Freehold Lease after conversion from leasehold basis to freehold basis

उप पंजीयक, जयपुर (सप्तम) (राज.)  
पंजीबद्ध एवं मुद्रांक विभाग  
जयपुर-सप्तम



सत्यमेव जयते  
पंजीबद्ध एवं मुद्रांक विभाग  
जयपुर-सप्तम



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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)      Print Date :    28-02-2025 6:20 PM

|                      |                                                                                |                           |                   |
|----------------------|--------------------------------------------------------------------------------|---------------------------|-------------------|
| Fee Receipt No       | : 202502190004701                                                              | Receipt Date              | : 28/02/2025      |
| Name                 | : Shubhashish Homes Developer Private Limited Through Its Director Mohit Jajoo | Document S. No.           | : 202501190003764 |
| Address              | : 12-13 ,Rathore Main ,Queens Road , Jaipur ,JAIPUR                            |                           |                   |
| Document Type        | : Agreement                                                                    |                           |                   |
| Face Value           | : ₹ 0                                                                          | Evaluated Value           | : ₹ 20569649      |
| Ord-Registration Fee | : ₹ 205697                                                                     | Fee for Memorandum Us     | : ₹ 62567         |
| CSI                  | : ₹ 300                                                                        | Certified copying fees Us | : ₹ 57            |
| Stamp (Memorandum)   | : ₹                                                                            | Reg (memorandum)          | : ₹               |
| Surcharge            | : ₹ 77136                                                                      | Stamp Duty                | : ₹ 257121        |
| Penalty              | : ₹ 0                                                                          | Inspection fee            | : ₹ 0             |
| Us_25_34             | : ₹ 0                                                                          | Commission                | : ₹ 0             |
| Custody              | : ₹                                                                            | Others                    | : ₹ 0             |
| SiteInspection Fees  | : 0                                                                            | Cash Amount Received      | : ₹ 0             |
|                      |                                                                                | Other than Cash           | : ₹ 540254        |
|                      |                                                                                | Total Amount              | : ₹ 540254        |

Mode of Payment (#Mode Number Amount #)      \*Rebate U/S 9(1) :    ₹ 977059  
# e-Gras Challan 101417132 ₹ 205997 # eStamp IN-RJ94015195203624X ₹ 334257

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

SUB REGISTRAR

जयपुर दसम



# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0101417132



Payment Date: 27/02/2025 17:46:33

Office Name: Sub-Registrar, Registration & Stamps Jaipur

Location: JAIPUR (CITY)

Period: 01/04/2024-To-31/03/2025

| S.No | Purpose/Budget Head Name                    |
|------|---------------------------------------------|
| 1    | 0030-03-800-01-00-अन्य प्रप्तियां           |
| 2    | 0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति |

Commision(-):  
Total/NetAmount:

Two Lakh Five Thousand Nine Hundred Ninety Seven Rupees and Zero Paise Only

## Payee Details:

Full Name: Shubhashish Homes Developer PVT LTD

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

Pan No.(If Applicable):

City(Pincode): JAIPUR(302012)

Address:JAIPUR

Remarks: Group Housing Plot Part A Khasra No. 2520,  
2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur

## Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN10141713227022025

Date: 27/02/2025 17:46:33

Refrence No: IK0DDHBXT5

Computer generated copy on : 27/02/2025

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

*[Handwritten Signature]*

*[Handwritten Signature]*



# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0101417474



Payment Date: 27/02/2025 17:53:22

Office Name: Sub Registrar X Registration & Stamps Jaipur

Location: JAIPUR CITY

Period: 01/04/2024 To 31/03/2025

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

Commision(-): 0.00  
Total/NetAmount: 1000.00

One Thousand Rupees and Zero Paise Only

## Payee Details:

Full Name: Shubhashish Homes Developer PVT LTD

Tin/Actt.No./VehicleNo./Taxid MAUKA

Pan No.(If Applicable):

City(Pincode): JAIPUR(302012)

Address:JAIPUR

Remarks: Group Housing Plot Part A Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur

## Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN10141747427022025

Date: 27/02/2025 17:53:22

Refrence No: IK0DDHCBL8

Computer generated copy on : 27/02/2025

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

*[Handwritten Signature]*

*[Handwritten Signature]*





सत्यमेव जयते



IN-RJ94015195203624X

INDIA NON JUDICIAL

Government of Rajasthan

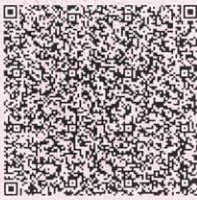
e-Stamp



Certificate No. : IN-RJ94015195203624X  
Certificate Issued Date : 27-Feb-2025 05:39 PM  
Account Reference : NONACC (SV)/ rj3304304/ VIDHYADHARNAGAR, RJ-JP  
Unique Doc. Reference : SUBIN-RJRJ330430471794374565745X  
Purchased by : Shubhashish Homes Developer PVT LTD  
Description of Document : Article 5(e) Developer Agreement- part of developer property as consideration and his given power to sale that part of the developer property  
Property Description : Group Housing Plot Part A Khasra No. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : Shubhashish Homes Realty Jagatpura LLP  
Second Party : Shubhashish Homes Developer PVT LTD  
Stamp Duty Paid By : Shubhashish Homes Developer PVT LTD  
Stamp Duty Payable (Rs.) : 2,57,121  
(Two Lakh Fifty Seven Thousand One Hundred And Twenty One only)  
Surcharge for Infrastructure Development (Rs.) : 25,712  
(Twenty Five Thousand Seven Hundred And Twelve only)  
Surcharge for Propagation and Conservation of Cow (Rs.) : 25,712  
(Twenty Five Thousand Seven Hundred And Twelve only)  
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 25,712  
(Twenty Five Thousand Seven Hundred And Twelve only)  
Stamp Duty Amount(Rs.) : 3,34,257  
(Three Lakh Thirty Four Thousand Two Hundred And Fifty Seven only)

*Handwritten signature*

*Handwritten signature*



PF 0000136210

Statutory Alert:

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0158810000





### DEVELOPMENT AGREEMENT

This **Development Agreement** ("Agreement") is executed at Jaipur on this 27<sup>th</sup> day of February 2025 by and between:

**Shubhashish Homes Realty Jagatpura LLP (LLP IN: ACF-4827)**, a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 3<sup>rd</sup> Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur 302021, Rajasthan, India, having its PAN: [REDACTED], through its Partner Mr. Mohit Jajoo (Aadhar no. [REDACTED]), duly authorized *vide* resolution dated 30<sup>th</sup> June 2024 (Hereinafter, referred to as the "**Land Owner**"), which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include all the partners of the said firm and their respective assignees, legal successor(s) in interest).

**AND**

**Shubhashish Homes Developer Private Limited**, (CIN: U70109RJ2021PTC073747), a Company incorporated under the provisions of Companies Act, 2013, having its registered office at Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar, Jaipur-302021, Rajasthan, having its PAN: [REDACTED], through its Director Mr. Mohit Jajoo (Aadhar No. [REDACTED]), duly authorized *vide* Board resolution dated 24<sup>th</sup> February 2025 (Hereinafter referred to as the "**Developer**" in this Agreement, which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all the directors of the said company and their authorised representative, legal successor(s) in interest).

The Land Owner and the Developer are hereinafter individually referred to as the "**Party**" and collectively as the "**Parties**".

### **WHEREAS:**

- A. A free hold patta (for use under provision 3A of Chief Minister Jan Awas Yojana, 2015) dated 09.04.2024, bearing no. 11321, was issued by Jaipur Development Authority ("**JDA**") in respect of Part-A land, admeasuring 8904.61 sq. mtrs. (10649.91 sq. yards) corresponding to Khasra Nos. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer,

Shubhashish Homes Realty Jagatpura LLP  
  
Designated Partner

For Shubhashish Homes Developer Pvt. Ltd.  
  
Director

उप पंजीयक  
जयपुर दसम



Jaipur, Rajasthan in the name of Ravi Surya Affordable Homes Private Limited, which was duly registered in the office of Sub-Registrar Jaipur-X on 15.04.2024 at Book No. 1 Vol. No. 418, Page No. 1 Serial No. 202403190105637 and additional book no. 1, Vol. No. 1669 and page nos. 1 to 12.

- B. That Shubhashish Homes Realty Jagatpura LLP (Land Owner) purchased the above said land from Ravi Surya Affordable Homes Private Limited vide registered Sale Deed dated 30.05.2024, which was duly registered in the office of Sub Registrar, Jaipur-I on 30.05.2024 in Book No.1, Volume No. 1552 on Page No. 104, Serial No. 202403015108333 and Additional Book No. 1, Volume No. 6203, Page No. 590 to 613.
- C. Thereafter, the Land Owner got the said land converted from use under provision 3A of Chief Minister Jan Awas Yojana, 2015 to normal Group Housing scheme use and a free hold patta (lease deed) dated 21.01.2025, bearing no. D-62 was issued by JDA, Jaipur for Group Housing purpose in the name of Shubhashish Homes Realty Jagatpura LLP (Land Owner), which was duly registered in the office of Sub Registrar, Jaipur-VII on 21.01.2025 in Book No. 1, Volume No. 1153 on Page No. 138, Serial No. 202503021101496 and the copy of deed filed in Additional Book No. 1, Volume No. 4612 at Page No. 613 to 622. Accordingly, the Land Owner became the absolute owner of the aforementioned Land, admeasuring 8904.61 sq. mtrs. (10649.91 sq. yards) corresponding to Khasra Nos. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan (more particularly described in **Schedule-A** attached hereto and hereinafter referred to as "**Project Land**").
- C. That in the above manner the Land Owner became the absolute legal owner and is in lawful possession of the Project Land and that the Project Land is free from all Encumbrance's, charges, claims, suits, prior agreements and any other contractual or statutory restrictions. Further, the Developer has carried out the title due diligence of the Project Land and is satisfied with the title of the Land Owner in the Project Land.
- D. That Land Owner being the absolute owner of the Project Land carried out some external development work on the Project Land, which is more particularly detailed in **Schedule-B** attached hereto and hereinafter referred to as "**Land Owner's Development**"). However, the Land Owner did not advertise, market or sell any unit in the Project.
- E. The Developer is engaged in the development of real estate projects and possesses requisite experience and resources in respect of the construction and development of real estate projects.
- F. Therefore, the Land Owner and the Developer have decided to collaborate in such a manner that the Land Owner shall make the Project Land along with Land Owner's Development available to the Developer and the Developer shall develop a residential group housing project comprising of residential units along with common areas and facilities upon the Project Land in accordance with the approved plans ("**Project**") and after development of the Project, the units in the Project shall be transferred to the prospective buyers in such a manner that the Land Owner shall transfer proportionate undivided interest in Project Land and Land Owner's Development to each one of them and the Developer shall transfer the development upon the Project Land in the form of developed units along-with incidental facilities/amenities and the Land Owner and the Developer shall realize their respective considerations from the buyers.
- G. The Land Owner has represented to the Developer that the Project Land is available for the development of the Project and there are no subsisting arrangements or any type of

**Shubhashish Homes Realty Jagatpura LLP**

*[Signature]*  
**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**

*[Signature]*  
**Director**



Presentation Endorsement

Print Date: 2/28/2025 6:21:19 PM

आज दिनांक 28 माह 02 सन् 2025 को 06:17 PM बजे  
श्री/श्रीमती/सुश्री Shubhashish Homes Realty Jagatpura LLP Through Its  
Partner Mohit Jajoo पुत्र/पुत्री/पति श्री Jai Krishan Jajoo  
उम्र 32 वर्ष जन्म 0-MAHAJAN, व्यवसाय Business  
निवासी House No.:12-13, Colony: Rathore Nagar Queens road, Area:  
Vaishali Nagar, City: Jaipur, Pin code: 302021, District: JAIPUR,  
State: RAJASTHAN  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता  
202501190003764

हस्ताक्षर उप पंजीयक,  
JAIPUR-X

Developer Agreement- part of developer property as consideration and his given power to sale that  
part of the developer property

Fees Receipt Endorsement

Print Date: 2/28/2025 6:21:19 PM

|                       |                 |
|-----------------------|-----------------|
| रसीद नं.              | 202502190004701 |
| दिनांक                | 28-02-2025      |
| पंजीयन शुल्क ₹        | 205697          |
| प्रतिलिपि शुल्क ₹     | 0               |
| पृष्ठांकन शुल्क ₹     | 300             |
| अन्य शुल्क ₹          | 0               |
| कमी स्टाम्प शुल्क ₹   | 257121          |
| कमी सरचार्ज शुल्क ₹   | 77136           |
| मौका निरीक्षण शुल्क ₹ | 0               |
| कुल योग               | 540254          |

202501190003764

Developer Agreement- part of developer property as consideration and his given power to sale that  
part of the developer property

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 101417132 ₹ 205997 #  
eStamp IN-RJ94015195203624X ₹  
334257

For Shubhashish Homes Developer Pvt. Ltd.

Director

Shubhashish Homes Realty Jagatpura LLP

Designated Partner



agreement including agreement to sell or joint venture/ development agreement with regard to the Project Land with any person, firm, or company. Therefore, the Land Owner is capable and competent to enter into a development agreement in respect of the Project Land with the Developer.

- H. The Parties are now desirous of recording the terms and conditions governing their respective rights and obligations in this regard.

**NOW THIS DEVELOPMENT AGREEMENT WITNESSTH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

### 1. INTERPRETATIONS

- a. In this Agreement, the following words and expressions shall have the following meanings:
- i. **"Applicable Laws"** shall mean and include all applicable statutes, enactments, acts of legislature or parliament, laws, ordinances, rules, by-laws, regulations, notifications, guidelines, policies, directions, directives and orders of any governmental authority, tribunal, board, court, and/or other authorities;
  - ii. **"Encumbrance"** shall mean (i) any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, assignment, deed of trust, security interest or other encumbrance of any kind securing, or conferring any priority of payment in respect of any obligation of any Person, including without limitation any right granted by a transaction which, in legal terms, is not the granting of security but which has an economic or financial effect similar to the granting of security under Applicable Laws; (ii) any agreement for right of first offer, refusal or transfer restriction in favour of any Person; (iii) any claims (including any claim under the Hindu Succession Act, 1956, adverse claim as to title, possession or use or relating to tenancy rights), award, interest, disputes, notices, demands, orders, judgments, gift, exchange, previous sale, notifications, any designation of loss payees or beneficiaries or any similar arrangement under or with respect to any insurance policy;
  - iii. **"Force Majeure"** shall mean any event or combination of events or circumstances beyond the control of a Party 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, including:
    - acts of God i.e. fire, draught, flood, earthquake, epidemics and other natural disasters;
    - explosions or accidents, air crashes and shipwrecks;
    - strikes, lock-outs, civil disturbances, curfew etc.;
    - war or enemy action or terrorist action;
    - change in Law, Rules and Regulations, injunctions or stay granted by court of law or interim order by Arbitrator; or

**Shubhashish Homes Realty Jagatpura LLP**

**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**

**Director**





Endorsement of Execution



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| अनु क्र. | पक्षकारों का नाम व पता                                                                                                                                                                                                                                                                                                     | छायाचित्र | अंगूठा | पक्षकारी का हस्ताक्षर                |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|--------------------------------------|
| 1        | श्री/श्रीमती/सुश्री Shubhashish Homes Realty Jagatpura LLP Through Its Partner Mohit Jajoo, पुत्र/पुत्री/पति श्री Jai Krishan Jajoo, व्यवसाय Business जाति 0-MAHAJAN House No.:12-13 Colony: Rathore Nagar Queens road, Area: Vaishali Nagar, City: Jaipur, Pin code: 302021, District: JAIPUR, State: RAJASTHAN           |           |        | Executant<br>Age : 32<br>Signature : |
| 2        | श्री/श्रीमती/सुश्री Shubhashish Homes Developer Private Limited Through Its Director Mohit Jajoo , पुत्र/पुत्री/पति श्री Jai Krishan Jajoo, व्यवसाय Business जाति 0-MAHAJAN House No.:12-13 , Colony: Rathore Nagar, Queens Road, Area: Vaishali Nagar, City: Jaipur, Pin code: 302021, District: JAIPUR, State: RAJASTHAN |           |        | Claimant<br>Age : 32<br>Signature :  |

ने लेख्यपत्र Developer Agreement- part of developer property as consideration and his given power to sale that part of the developer 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 है।

| अनु क्र. | गवाहों का नाम व पता                                                                                                                                                                                                                                    | छायाचित्र | अंगूठा | हस्ताक्षर |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|-----------|
| 1        | Name: श्री/श्रीमती/सुश्री Raj Kumar Sharma, पुत्र/पुत्री/पति श्री Brij Mohan Sharma जाति Brahmin Age: 62 Add: House No.:364, Colony: Gayatri Nagar A, Area: Maharani Farm, City: Jaipur, Pin code: 302018, District: JAIPUR, State: RAJASTHAN          |           |        | Signature |
| 2        | Name: श्री/श्रीमती/सुश्री Saurabh Chopra , पुत्र/पुत्री/पति श्री Nand Lal Chopra जाति Punjabi Age: 39 Add: House No.:308, Colony: Sunlight Apartment, Area: Krishi Vihar Extension, City: Jaipur, Pin code: 302020, District: JAIPUR, State: RAJASTHAN |           |        | Signature |

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Developer Agreement- part of developer property as consideration and his given power to sale that part of the developer property

जायक, JAIPUR-X  
उप निर्देशक  
जायपुर वसन्त

For Shubhashish Homes Developer Pvt. Ltd.  
Director

Shubhashish Homes Realty Jagatpura LLP  
Designated Partner





- coming into force of a new laws, rules, regulations, government order, notifications, etc.; or
- any event or circumstances analogous to the foregoing which is beyond the control of the Parties.

iv. **“Gross Revenue”** shall mean and include all revenue realized from sale of the Project by way of booking amount, advance, down payment, part payment, instalment, sale proceeds, delay interest, etc, after taking into account all discounts, refunds, etc and revenue realised from sale of Revenue realised from sale of EWS/LIG units by the Developer (details regarding EWS/LIG is specifically mentioned in clause 3(iv)(f)). However, following amounts shall not form part of Gross Revenue and shall be collected by the Developer and utilised towards the purpose for which such amounts are collected from the allottees:

- a) GST, stamp duty, registration charges and/or any other tax /levies imposed/enacted in future (if directly and lawfully chargeable from buyers/transferee and paid to Govt.) etc.; and
- b) Interest Free Maintenance Deposit (IFMD), water infrastructure charges, monthly maintenance charges and/or upfront maintenance charges and such other amounts which may be collected from allottees as per the terms and conditions of agreement to sell to be entered with allottees and which are to be utilised for the specific purposes mentioned in the agreement to sell.

b. Unless the context of this Agreement otherwise requires:

- i. Words of any gender are deemed to include those of the other gender;
- ii. Words using the singular or plural number also include the plural or singular number, respectively;
- iii. The terms “hereof”, “herein”, “hereby”, “hereto” and derivative or similar words refer to this entire Agreement or specified Clauses of this Agreement, as the case may be;
- iv. The term “Clause” refers to the specified Clause of this Agreement;
- v. Reference to the word “include” shall be construed without limitation;
- vi. The Schedules/Annexures hereto shall constitute an integral part of this Agreement;
- vii. The recitals hereto shall constitute an integral part of this Agreement;
- viii. If any provision in Clause 1(a) is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Agreement; and
- ix. Reference to a document, instrument or agreement (including, without limitation, this Agreement) is a reference to any such document, instrument or agreement as modified, amended, varied, supplemented or novated from time to time in accordance with the provisions; and

c. Where any act is prohibited by the terms of this Agreement, none of the Parties will knowingly permit or omit to do anything, which will allow that act to be done.

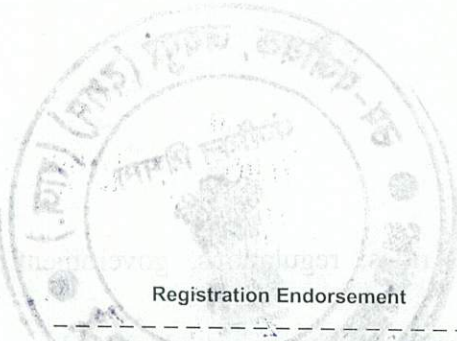
**Shubhashish Homes Realty Jagatpura LLP**

*[Signature]*  
**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**

*[Signature]*  
**Director**





Registration Endorsement

Print Date: 03/03/2025 11:15:15 AM

आज दिनांक 03/03/2025 को  
पुस्तक संख्या 1 जिल्द संख्या 506 में  
पृष्ठ संख्या 111 क्रम संख्या 202503190103331 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2023 के  
पृष्ठ संख्या 167 से 190 पर चस्पा किया गया।

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उप पंजीयक, JAIPUR-X

Developer Agreement- part of developer property as consideration and his power to sale that  
part of the developer property

उप पंजीयक  
जयपुर दसम



For Shubhashish Homes Developer Pvt. Ltd.

Director

Shubhashish Homes Realty Jaipur LLP

Designated Partner



- d. Where any notice, consent, approval, permission or certificate is required to be given by any Party to this Agreement such notice, consent, approval, permission or certificate must be in writing.

## 2. MAP APPROVAL AND OTHER PERMISSIONS/APPROVALS

- (i) That the Parties have agreed that Developer shall develop a residential group housing project upon the Project Land comprising of residential apartments along with common areas and facilities. However, the Developer shall be entitled to take final decision in respect of the nature of development and product mix as per its commercial wisdom.
- (ii) The Land Owner shall get the building plans of the Project approved from JDA at its own cost and expenses. Further, the Land Owner agrees and undertakes to cooperate with the Developer to get the plans modified, as and when required by the Developer, from the concerned sanctioning authorities.
- (iii) The Developer shall be responsible for obtaining all other permissions, approvals, NOCs', sanctions, consents, etc. from the concerned authorities/departments, as may be required for development and sale of Project, at its own cost and expenses. The Land Owner shall extend its support and assistance including furnishing and signing of all relevant documents and ensuring presence of its authorized personnel at the relevant governmental departments, as and when required by the Developer for such purposes.
- (iv) The Developer shall be solely responsible for registration of the Project with Rajasthan Real Estate Regulation and Development Authority ("**Rajasthan RERA**") under the provisions of Rajasthan Real Estate (Regulation and Development) Rules, 2017 ("**Rules**") and compliances thereunder and shall be solely liable to bear and pay all the penalties, fees, etc. as may be imposed by Rajasthan RERA in relation to the Project under the Real Estate (Regulation and Development) Act, 2016 ("**Act**") and Rules.

## 3. REPRESENTATIONS, ASSURANCES AND WARRANTIES

- (i) That the Project Land is free from all Encumbrance, litigation of any nature, whatsoever, restrictions, stays, attachment, notice of requisition or acquisition and/or any other liability or liabilities. Further, the Developer after carrying out title due diligence of the Project Land has satisfied itself about the title of the Project Land. However, in the event of non-commencement and/or delay in the commencement /completion of the Project on account of dispute, litigation, proceedings of attachment, defect in respect of title/ownership of the Project Land, the Land Owner and Developer shall jointly resolve such dispute/litigation and/or get the court stay/attachment/defect removed at the cost and expenses of Land Owner. In such event, the duration for completion of the Project given in clause 4(vi) shall stand extended accordingly. However, on account of such dispute, litigation, proceedings of attachment, defect in respect of title/ownership of the Project Land, the development and sale of the Project does not commence or stops for a period of 12 months or above, the Parties

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Designated Partner

For Shubhashish Homes Developer Pvt. Ltd.

Director



shall mutually discuss and decide the future course of action considering the best interest of both Parties.

- (ii) From the date of execution of this Agreement, the Land Owner shall not:
- Undertake any activity so that proceedings under any Applicable Laws, including those pertaining to acquisition, requisition and attachment are potentially attracted in respect of the Project Land;
  - Create now or at any time any Encumbrance on the Project Land, except as agreed herein;
  - Transfer, sell or otherwise dispose off any interest in the Project Land to any other Person or enter into an agreement or similar arrangement with any other Person for the transfer, sale or disposal of any interest in the Project Land, except as otherwise provided under this Agreement.
- (iii) The Parties shall take all necessary actions and steps required to give effect to the intent and transactions contemplated under this Agreement and without prejudice to the generality of the aforesaid, they shall execute and deliver all necessary documents, deeds, agreements, consents and approvals that may be required to give effect to the transactions contemplated under this Agreement.
- (iv) The Developer and the Land Owner acknowledge and agree that:
- The Developer shall be responsible for constructing and developing the Project from its resources and at its own cost or expenses.
  - The Land Owner shall extend necessary co-operation to the Developer and do all such acts and deeds as may be required for completion of all formalities concerning the development of the Project.
  - The Land Owner shall not commit any act, deed or omission that may have the effect of cancelling or revoking the Power of Attorney executed pursuant to this Agreement, or in any manner prejudicing or affecting the power/authority vested in the Developer pursuant to such Power of Attorney or interrupt the progress or completion of the development of the Project.
  - The Land Owner shall not do or cause to be done or have any right to do any act or deed which either renders the Developer incapable of performing its obligations under the Agreement or increases the burden of the Developer in performing its obligations under this Agreement, or which adversely affects the Project.
  - That all the original title documents of the Project Land shall be kept by the Land Owner and a copy of all such documents shall be provided to Developer. However, whenever any original title document of the Project Land is required in the execution of the Project, the Land Owner shall promptly co-operate and shall produce the same before the concerned authority/person or the Developer and be present in person, as may be asked by the Developer.
  - The Parties had agreed that development/purchase and handover of mandatory EWS/LIG units in compliance of JDA byelaws shall be joint responsibility of the Parties. Therefore, in furtherance of the same, the Land Owner has agreed to give interest free refundable security deposit of Rs. 2,00,00,000/- (Rupees Two Crores

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**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**

**Director**



only) (hereinafter referred to as "**Security Deposit**" to the Developer within 30 days of execution of this Agreement. However, the Parties have agreed that the Developer shall purchase/construct at its own costs and expenses the mandatory EWS/LIG units in compliance of JDA byelaws and other Applicable Laws relating to the Project at split location and the revenue realised from the sale of EWS/LIG units shall also form part of Gross Revenue (as defined herein-above). Further, the said Security Deposit amount shall be refunded by the Developer to Land Owner within 30 days of completion of Project without any interest.

#### 4. DEVELOPMENT WORK:

- (i) That Developer shall be entitled to enter upon the Project Land immediately upon execution of this Agreement for the purpose of carrying out the development of the Project upon the Project Land as per the rules and regulations of the various authorities concerned applicable in the area. This Agreement shall be considered as license granted by the Land Owner (however, such license shall not mean possession under Section 53A of the Transfer of Property Act, 1882) in favour of the Developer to enter upon the Project Land for the purpose of development of the Project or other incidental works and to allow other agencies/persons to do so.
- (ii) The Developer is hereby authorised to obtain all the requisite permissions, sanctions, licenses and approvals from various authorities (local, state and central) as may be considered necessary. The Land Owner shall provide all requisite documents and shall sign all applications, forms, letter, affidavits, undertakings, representation, plans, drawings, documents as may be prepared by the Developer and/or their architect and as may be required by the various authorities concerned, before, during and/or after the development of the Project. The Land Owner shall execute a power of attorney in favour of the Developer, or any of its nominee/representatives authorising it/them to obtain all the requisite permissions, sanctions, licenses and approvals from various authorities (local, state and central) as may be considered necessary, to develop the Project upon the Project Land and for all other incidental work relating to the development of the Project.
- (iii) The Developer shall develop the Project upon the Project Land, in phases or otherwise, as determined by the Developer, after obtaining all requisite approvals, sanctions and permissions from competent authority (central, state or local) solely at the cost and expense of the Developer. The decision of the Developer in respect of the construction and development of the Project shall be final and binding.
- (iv) The Developer shall develop the Project as per standard specifications at its own cost & expenses and all decisions relating to execution of the Project including necessary modifications in the plans/specifications as per the requirements of the Applicable Laws/authorities/market, shall be taken by the Developer, which shall be binding on both the Parties.

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Designated Partner

For Shubhashish Homes Developer Pvt. Ltd.

Director



- (v) The Developer shall be entitled to appoint architects, engineers, contractors, co-developers and other staff necessary to develop the Project at its own cost and all liabilities in respect of such architects, engineers, contractors and other staff under the provisions of any statute such as labour laws, P.F., E.S.I. workmen compensation etc. shall be exclusively borne by the Developer and shall keep the Land Owner indemnified against the same.
- (vi) That subject to Force Majeure and subject to delay as mentioned in Clause 3(i) above, the Developer shall complete the development of the Project within a period of 07 (Seven) years from the date of approval of maps of the Project from Jaipur Development Authority ("**Completion Period**"). However, the Developer shall be entitled to get 12 (twelve) months' grace period if development remains incomplete on conclusion of specified 07 (Seven) years. If the Developer fails to complete the construction of the Project before the expiration of the aforementioned grace period also, then Parties shall mutually discuss and decide the way forward considering the best of the Project and the Parties.
- (vii) The name of the Project shall be decided by both the Parties, which can be changed only with mutual consent of the Parties.
- (viii) The Parties have agreed that in the interest of the Project, the Developer shall be entitled to avail loan facility from any bank/ financial institutions for development of the Project by creating charge on the Project Land, subject to the condition that the Partners of Land Owner shall not provide any guarantee for such loan, and the Land Owner shall provide necessary documents and sign necessary applications, forms, loan agreements, affidavits, for the purpose of availing such loan. Further, the Developer shall ensure that the prospective buyer(s) are also entitled to avail loan facility by way of creating security interest in the units/spaces purchased by such prospective buyer(s). The Land Owner hereby agrees to execute any documents that may be required for the purpose of Project approval and loans to prospective buyers, including tripartite agreements with banks/financial institutions.
- (ix) The Project shall be maintained by Developer or its service company or a society of allottees of units in the Project may be formed, as may be decided by the Developer in accordance with applicable Laws, for providing common facilities to the prospective buyer(s)/ occupants of the units in the Project as well as for other incidental things.

## 5. REVENUE ALLOCATION

- (i) The substance of this Agreement is that the Land Owner shall remain the owner of the Project Land and Land Owner's Development and the Developer shall remain the owner of the remaining development upon the Project Land and the Land Owner and the Developer are collaborating with each other in such a manner that they together dispose off their respective rights (Land Owner: Project Land and Land Owner's Allocation and Developer: Development) so that the third parties get the developed units/saleable area in Project.
- (ii) The Parties have agreed that out of the Gross Revenue generated from the Project, the Developer shall be entitled to get an amount equivalent to **62% (Sixty Two Percentage)** of

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Designated Partner

For Shubhashish Homes Developer Pvt. Ltd.

Director



the Gross Revenue of the Project, which is being referred to as "**Developer's Allocation**" in this Agreement and similarly, the Land Owner shall be entitled to get an amount as equivalent to **38% (Thirty Eight Percentage)** of the Gross Revenue of the Project, which is being referred to as "**Land Owner's Allocation**" in this Agreement.

- (iii) That the Developer with its marketing and sales team coupled with its market reputation, has assured the Land Owner that it shall ensure that the cumulative amount received by the Land Owner towards Land Owner's Allocation is not less than a mutually agreed threshold, which shall be decided by the Parties after considering the factors affecting the development, marketing and sale of the Project and other risk factors. In case the amounts received towards Land Owner's Allocation is less than the mutually agreed threshold, the percentage of Land Owner's Allocation and Developer's Allocation shall automatically stand amended to the extent that the percentage of Land Owner's Allocation is equivalent to the mutually agreed threshold. However, in case the amount received towards Land Owner's Allocation is more than the mutually agreed threshold, the percentage of Land Owner's Allocation and Developer's Allocation shall not change.
- (iv) The amount of Land Owner's Allocation shall be deemed to be the consideration for transfer of proportionate rights in the Project Land and Land Owner's Development by the Land Owner in favour of buyer(s) of the units in the Project. Similarly, the amount of Developer's Allocation shall be deemed to be the consideration for transferring the proportionate rights in development upon the Project Land by the Developer in favour of buyer(s) of the units in the Project.
- (v) Considering the experience, networking and the marketing resources of the Developer, it has been agreed between the Parties that the Developer shall be solely responsible to sell all apartments/units, etc. in the Project at such price as may be decided by the Developer and receive Gross Revenue, other payments and applicable taxes, including advance/booking/instalments/interest on delayed payments in its own name and account.
- (vi) The Parties agree that the Gross Revenue realized during the first 18 months from the date of commencement of the Project or such extended time as may be mutually agreed between the Parties (which shall not exceed 40 months) (hereinafter referred to as "**Utilized Revenue**"), shall be entirely utilized by the Developer for the development of the Project. However, after expiry of 18 months or extended time, if mutually extended, the amount allocated to the Land Owner shall be transferred to the Land Owner's designated account, while the Developer's Allocation shall also be transferred to the Land Owner's designated account until the Land Owner has received an amount equivalent to the Land Owner's Allocation from the Utilized Revenue. Furthermore, the Parties agree that all distributions and transfers as per the understanding mentioned hereinabove shall be completed within 7 days following the end of each quarter. However, the Parties by mutual consent agree to remit amount to Land Owner towards Land Owner's tax and other liabilities at any time during the completion of the Project.

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**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**



- (vii) The Developer shall prepare and finalize all documents and agreements for allotment, sale, conveyance, transfer and disposal of saleable area in the Project which would be signed by/with the proposed allottees of the Project, including but not limited to application forms, provisional/final allotment letters, tripartite agreement for sale, tripartite sale/conveyance deeds and others as the Developer may consider appropriate in accordance with the Applicable Laws.
- (viii) That after the registration of Project with RERA, all the saleable area in the Project shall be disposed off by executing tripartite sale deeds with the prospective purchasers, whereby the Land Owner shall transfer his proportionate rights in the Project Land and Land Owner's Development 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.
- (ix) The Parties have agreed that except as mentioned in this Agreement, the Land Owner shall not be entitled to transfer/sell units in the Project or accept advance or any other payments towards the Project and/or units in the Project from any party.
- (x) The Developer shall in compliance of Section 4(2)(l)(D) of the Act, open a separate account(s) which shall be operated by the Developer in compliance with the provisions of the Act, Rules and regulations made thereunder. The Land Owner acknowledges and agrees that distribution of Land Owner's Allocation and Developer Allocation shall be subject to compliance of Section 4(2)(l)(D) of the Act, accordingly, freely available Gross Revenue as per Section 4(2)(l)(D) of the Act shall be distributed between the Parties in the manner mentioned in clause 5 (vi) above.
- (xi) During the development of the Project, if any cancellation of saleable area occurs for whatsoever reasons, in that event the amount to be refunded to the allottee/buyer shall be paid in the respective allocation in Gross Revenue, as mentioned in this Agreement, by both the Parties.

## 6. TAXES, RATES AND CESS

- (i) The Land Owner shall bear and pay all taxes, duties, dues, rates, cess, fees, water and electricity bills etc. which have accrued or may accrue in respect of the Project Land till the date of execution of this Agreement, whether due to central government or state government or any local authority. If the Developer is required to pay any of the above sums as mentioned in this clause of this Agreement, the Land Owner shall reimburse the same to the Developer and further, the Land Owner shall keep and hold the Developer indemnified against all/any losses/damages caused to the Developer due to the non payment of such taxes/dues by the Land Owner. The Developer shall bear and pay all taxes, cesses, fees, which may accrue in respect of the development of the Project from the date of execution of this Agreement till

**Shubhashish Homes Realty Jagatpura LLP**

*[Signature]*  
**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**

*[Signature]*  
**Director**

*[Signature]*  
**उप-पंजीयक  
जयपुर दसम**



the completion of the construction of the Project, whether due to Central Government or State Government or any local authority.

- (ii) The Developer shall recover taxes including GST and/or all other levies payable to the government (central, state or local) in respect of the Project from the buyers of the units in the Project and deposit with concerned department.
- (iii) Each Party shall strictly be responsible for its direct tax liabilities, indirect tax liabilities or other liabilities, if any, in respect of the amounts received by them towards their respective allocation as per clause 5 and such amounts would be inclusive of all applicable taxes and shall keep the other Party thereto indemnified from and against the same at all time. Further, in case GST is collected from Developer in respect of amounts paid to Land Owner on reverse charge basis, the Developer shall be entitled to deduct such amount from the amounts payable to Land Owner.
- (iv) The Developer shall be entitled to deduct withholding tax as per the provision of the Income Tax Act, 1961, if applicable.

## 7. MARKETING, HOARDINGS AND SIGNAGE

- a. The Developer shall be free to set up site office, put up the hoardings/boards, bring out brochures and commence the marketing of the proposed Project. The Developer shall be free to advertise the Project in the manner the Developer deems fit and necessary at its own costs and expenses. The Parties agree that the Developer will be entitled to solely take all decisions regarding the marketing, branding, sales, and all other decisions pertaining to the Project/saleable area in the Project.
- b. The Developer shall be entitled to display the board/hoardings of its group companies at the site of the Project i.e. at the Project Land at any time on any portion of the Project/Project Land.

## 8. INDEMNIFICATION

- (i) Notwithstanding any other provision of this Agreement, the Land Owner shall hold the Developer, its partners, designated partners, employees, agents, etc. indemnified and harmless from and against all claims, actions, causes of action, demands, assessments, losses, damages, liability, litigation, disputes, judgments, settlements, penalties, costs and expenses (including lawyer's fees), asserted against, resulting to, imposed upon, or incurred by the Developer by reason of any defect in or wants of title or want of authority to execute this Agreement, on the part of the Land Owner and/or any previous Encumbrance or agreement in respect of the Project Land and/or losses asserted against or incurred by the Developer, 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 the Land Owner pursuant to this Agreement.

**Shubhashish Homes Realty Jagatpura LLP**

**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**

**Director**



- (ii) Similarly, the Developer hereby agrees and undertakes to keep the Land Owner and its directors, shareholders and officers indemnified against all losses, damages, actions, suits, costs, penalties, compensation orders/awards, proceedings and claims that may arise due to non-compliance of the provisions of the Applicable Laws or breach of any of the terms and conditions of this Agreement by the Developer.

## 9. MISCELLANEOUS

- (i) The Developer and the Land Owner have entered into this Agreement on principal-to-principal basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership or sale or transfer of property between the Developer and the Land Owner or as a joint venture, between the Developer and the Land Owner nor shall the Developer and the Land Owner in any manner constitute an association of persons.
- (ii) Each clause of this Agreement shall be and remain separate from and independent of and severable from all and any other clause herein except where otherwise indicate by the context of the Agreement. The decision or declaration that one or more of the clauses are null and void or not enforceable shall have no effect on the remaining clauses of this Agreement and remaining clauses shall remain in full force and effect.
- (iii) The Land Owner shall be liable in respect of all representations, warranties and assurances given by the Land Owner under this Agreement and to fulfil all obligations of the Land Owner under this Agreement.
- (iv) The correspondence between both the Parties shall be addressed to the address first mentioned above in this Agreement. If in future there are any changes in the address as mentioned, either Party has to inform to other about the changes within 7 (seven) days of such changes under registered post.
- (v) No failure or delay by either Party in exercising or enforcing any right, remedy or power hereunder shall operate as a waiver thereof, nor shall any single or partial exercise or enforcement of any right, remedy or power preclude any further exercise or enforcement thereof or the exercise or enforcement of any other right, remedy or power.
- (vi) 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.
- (vii) If any provision of this Agreement is held to be invalid or unenforceable, such invalidity or unenforceability shall not invalidate this Agreement as a whole, but this Agreement shall be construed as though it did not contain the particular provision or provisions held to be invalid or unenforceable.

**Shubhashish Homes Realty Jagatpura LLP**

**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**

**Director**



- (viii) The cost of stamp duty and registration charges of this Agreement shall be borne by the Developer.
- (ix) Subject to mediation clause herein-below, this Agreement shall be subject to the jurisdiction of Hon'ble Rajasthan High Court at Jaipur and courts subordinate to it.
- (x) Any dispute, difference, controversy or claim ("Dispute") arising between the Parties out of or in relation to or in connection with this Agreement, of the breach, termination, effect, validity, interpretation or application of this Agreement or as to their rights, duties or liabilities there-under, or as to any act, matter or thing arising out of, consequent to or in connection with this Agreement, shall be settled by the Parties by mutual negotiations. If, for any reason, such dispute cannot be resolved amicably by the Parties, the same shall be resolved through arbitration in accordance with the Arbitration and Conciliation Act, 1996 or any subsequent enactment or amendment thereto (the "**Arbitration Act**") by a sole arbitrator to be mutually appointed by the Parties. The decision of the Arbitrator shall be final and binding upon the Parties. The venue of arbitration proceedings shall be Jaipur. The language of the arbitration and the award shall be English.

**IN WITNESS WHEREOF both the Parties put their hands and seal on the day date first mentioned above in presence of following witnesses.**

**Signatures:**

**For and on behalf of Land Owner**

**Shubhashish Homes Realty Jagatpura LLP**

**Designated Partner**

**Mohit Jajoo**

**Designated Partner**

**Shubhashish Homes Realty Jagatpura LLP**

**For and on behalf of Developer**

For Shubhashish Homes Developer Pvt. Ltd.

**Director**

**Mohit Jajoo**

**Director**

**Shubhashish Homes Developer Private Limited**

**Witnesses:**

Mr. Rajkumar Sharma S/o Late Shri Brij Mohan Sharma, Age 62 years, R/o 364, Gayatri Nagar A, Maharani Farm, Jaipur (Raj.), Aadhar No. [REDACTED]

Mr. Saurabh Chopra S/o Late Shri Nand Lal Chopra, Age 39 years, R/o Flat No. 308, Sunlight Apartment, Krishi Vihar Extension, Jaipur (Raj.), Aadhar No. [REDACTED]



**SCHEDULE-A**  
**Description of Project Land**

All that piece and parcel of Group Housing Plot Part-A, measuring 8904.61 sq. mtrs. (10649.91 sq. yards) corresponding to Khasra Nos. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, lying, being and situated in the District of Jaipur, Rajasthan and bounded as follows:

|                         |   |                          |
|-------------------------|---|--------------------------|
| On or towards the North | : | Part-B Plot              |
| On or towards the East  | : | Other's Land             |
| On or towards the South | : | Sector Road 24 Mtr. wide |
| On or towards the West  | : | Road 18 Mtr. wide        |

**SCHEDULE-B**  
**Land Owner's Development**

| Particulars                       |
|-----------------------------------|
| Construction of Experience Centre |
| Construction of Sample Flat       |
| Upfront Outer Development Work    |
| Upfront Plantation work           |

**Shubhashish Homes Realty Jagatpura LLP**  
  
**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**  
  
**Director**

  
उप चीनीयक  
जयपुर, रसम



## जयपुर विकास प्राधिकरण

SUB-DIVIDED PLOT (PART-A) AREA-8904.61 SQ.MT. (10649.91 SQ.YDS)  
 AREA SURRENDERED IN JOADS AS PER ORIGINAL PLOT  
 AREA RATIO @ FREE IN RDA -273.90 SQ.MT.  
 TOTAL ORIGINAL PLOT AREA -15598.71 SQ.MT. (18656.05 SQ.YDS)  
 JDA FACILITY 5% = 821.44 SQ.MT.  
 TOTAL LAND AREA = 16900.00 SQ.MT.  
 SCALE- 1 CM = 1.3 MT.



जयपुर विकास प्राधिकरण, जयपुर

Director





Registration Endorsement

Print Date: 3/3/2025 11:15:15 AM

आज दिनांक 03/03/2025 को  
पुस्तक संख्या 1 जिल्द संख्या 506 में  
पृष्ठ संख्या 111 क्रम संख्या 202503190103331 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2023 के  
पृष्ठ संख्या 167 से 190 पर चस्पा किया गया।

202501190003764

Developer Agreement- part of developer property as consideration and his given power to sale that  
part of the developer property

उप पंजीयक, IWPUR-X  
उप पंजीयक  
जायपुर दस्तावेज



For Shuphashish Homes Developer Pvt. Ltd.

Director

Shuphashish Homes Realty Jaipur LLP

Designated Partner



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

Fee Receipt  
Appendix I-Form No. 9 (Rule 75 & 131)      Print Date : 28-02-2025 6:25 PM

|                      |                                                                                          |                              |                   |
|----------------------|------------------------------------------------------------------------------------------|------------------------------|-------------------|
| Fee Receipt No       | : 202502190004702                                                                        | Receipt Date                 | : 28/02/2025      |
| Name                 | : Shubhashish Homes<br>Developer Private<br>Limited Through its<br>Director Mohit Jajoo. | Document S. No.              | : 202501190003765 |
| Address              | : 12-13, Jhathore Nagar, Queens Road, Jaipur, JAIPUR                                     |                              |                   |
| Document Type        | : Power of Attorney                                                                      |                              |                   |
| Face Value           | : ₹ 0                                                                                    | Evaluated Value              | : ₹ 0             |
| Ord-Registration Fee | : ₹ 2000                                                                                 | Fee for Memorandum Us_64_67  | : ₹               |
| CSl                  | : ₹ 300                                                                                  | Certified copying fees Us_57 | : ₹ 0             |
| Stamp (Memorandum)   | : ₹                                                                                      | Reg (memorandum)             | : ₹               |
| Surcharge            | : ₹ 30                                                                                   | Stamp Duty                   | : ₹ 100           |
| Penalty              | : ₹ 0                                                                                    | Inspection fee               | : ₹ 0             |
| Us_25_34             | : ₹ 0                                                                                    | Commission                   | : ₹ 0             |
| Custody              | :                                                                                        | Others                       | : ₹ 0             |
| SiteInspection Fees  | : 0                                                                                      | Cash Amount Received         | : ₹ 0             |
|                      |                                                                                          | Other than Cash              | : ₹ 2430          |
|                      |                                                                                          | Total Amount                 | : ₹ 2430          |

Mode of Payment (#Mode Number Amount #)  
# e-Gras Challan 101415186 ₹ 2430

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

SUB-REGISTRAR





# e-Challan

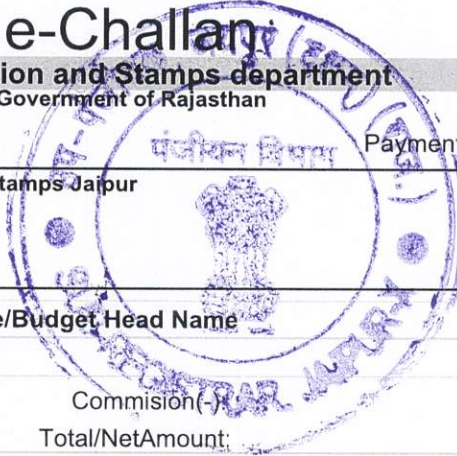
Registration and Stamps department  
Government of Rajasthan

GRN: 0101417948



Payment Date: 27/02/2025 18:00:11

Office Name: Sub Registrar X Registration & Stamps Jaipur  
Location: JAIPUR (CITY)  
Period: 01/04/2024-To-31/03/2025



| S.No | Purpose/Budget Head Name        | Amount ( ₹ ) |
|------|---------------------------------|--------------|
| 1    | 0030-03-800-01-00-अन्य प्रतियां | 1000.00      |
|      | Commision(-)                    | 0.00         |
|      | Total/NetAmount:                | 1000.00      |

One Thousand Rupees and Zero Paise Only

## Payee Details:

|                                                   |                                                                                                                                   |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Full Name: Shubhashish Homes Realty Jagatpura LLP | Tin/Actt.No./VehicleNo./Taxid MAUKA                                                                                               |
| Pan No.(If Applicable):                           | City(Pincode): JAIPUR(000000)                                                                                                     |
| Address:JAIPUR                                    | Remarks:POWER OF ATTORNEY OF GROUP HOUSING PLOT PART A, KHASRA NO. 2520, 2521, 2535, 2536, VILLAGE GONER, TEHSIL SANGANER, JAIPUR |

## Payment Details:

|                           |                                    |
|---------------------------|------------------------------------|
| Bank: State Bank Of India | Challan No. - 0                    |
| Date: 27/02/2025 18:00:11 | Bank CIN No: SBIN10141794827022025 |
|                           | Refrence No: IK0DDHCFP8            |

Computer generated copy on : 27/02/2025

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

*molif*

*molif*



# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0101415186



Payment Date: 27/02/2025 17:21:44

Office Name: Sub Registrar X Registration & Stamps Jaipur

Location: JAIPUR (CITY)

Period: 01/04/2024-To-31/03/2025

| 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                                       | 300.00       |
| 5    | 0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति                             | 2000.00      |
| 6    | 0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय  | 100.00       |

Commission(-):

0.00

Total/NetAmount:

2430.00

Two Thousand Four Hundred Thirty Rupees and Zero Paise Only

## Payee Details:

Full Name: Shubhashish Homes Realty Jagatpura LLP

Tin/Actt.No./VehicleNo./Taxid POWER OF ATTORNEY

Pan No.(If Applicable):

City(Pincode): JAIPUR(000000)

Address:JAIPUR

Remarks:POWER OF ATTORNEY OF GROUP HOUSING  
PLOT PART A, KHASRA NO. 2520, 2521, 2535, 2536,  
VILLAGE GONER, TEHSIL SANGANER, JAIPUR

## Payment Details:

Challan No. - 0

Bank: SBlePAY(Credit/Debit Cards)

Bank CIN No: SBIN10141518627022025

Date: 27/02/2025 17:21:44

Refrence No: 8744625333615

Computer generated copy on : 27/02/2025

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





### POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that We, **Shubhashish Homes Realty Jagatpura LLP (LLP IN: ACF-4827)**, a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 3<sup>rd</sup> Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur 302021, Rajasthan, India, having its PAN: [REDACTED], through its Partner Mr. Mohit Jajoo (Aadhar no. [REDACTED]), duly authorized *vide* resolution dated 30<sup>th</sup> June 2024 [Hereinafter, referred to as the "**Land Owner**", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include all the partners of the said firm and their respective assignees, legal successor(s) in interest], **SEND GREETINGS:**

### **WHEREAS:**

- A. We, being the absolute owner and in possession of group housing land admeasuring 8904.61 sq. mtrs. (10649.91 sq. yards) corresponding to Khasra Nos. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, Jaipur, Rajasthan (more particularly described in **Schedule-A** attached hereto and hereinafter referred to as "**Project Land**") entered into a Development Agreement dated 27.02.2025 (hereinafter referred to as "**Development Agreement**") with **Shubhashish Homes Developer Private Limited**, (CIN: U70109RJ2021PTC073747), a company incorporated under the provisions of Companies Act, 2013, having its registered office at Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar, Jaipur-302021, Rajasthan, having its PAN: [REDACTED] [hereinafter referred to as the "**Developer**" in this power of attorney, which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)] authorizing the Developer to develop a residential real estate project ("**Project**") upon the Project Land in accordance with applicable laws.

**Shubhashish Homes Realty Jagatpura LLP**

*[Signature]*  
Designated Partner

For Shubhashish Homes Developer Pvt. Ltd.

*[Signature]*  
Director



B. That as per the terms of the Development Agreement, the Developer will sell all apartments/units/saleable area in the Project and receive Gross Revenue (as defined in Development Agreement), other payments and applicable taxes, including advance/booking/instalments/interest in project collection account as per the requirement of RERA Act read with RERA Rules and Regulations.

C. That pursuant to the Development Agreement, in order to facilitate the process of development of the Project in accordance with the applicable laws of the area, to get plans of the Project amended from competent authority and other concerned authorities, for the related works required in these development activities as per the Development Agreement and to facilitate the process of sale of all the units/saleable area in the Project, We, hereby, nominate/constitute and appoint the Developer i.e. **Shubhashish Homes Developer Private Limited**, (CIN: U70109RJ2021PTC073747), having its registered office at Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queen's Road, Vaishali Nagar, Jaipur-302021, Rajasthan, through its authroized representatives Mr. Mohit Jajoo, Mr. Jai Krishan Jajoo and Mr. Rajkumar Sharma and/or any other person duly authorised by the Developer, as its lawful attorneys (hereinafter referred to as "**said Attorney(s)**") to severally/individually do, execute and perform all or any of the following acts, deeds and things:

1. To enter upon the Project Land for the purpose of carrying out the development of the Project upon the Project Land.
2. To register the Project with Real Estate Regulatory Authority ("**RERA**") including filing up of application for registration of the Project, making changes, if any in the registration details of the Project, to submit declaration in Form B of the Act along with the supporting affidavits, filing up of quarterly updates about the Project, undertake correspondence(s) if any required with RERA, submit any other documents as may be required by RERA in accordance with Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made there-under.
3. To submit the declaration as per the Rajasthan Apartment Ownership Act, 2015 ("**Apartment Ownership Act**") about the Project and submit any other documents as may be required in accordance with Apartment Ownership Act and the Rules and Regulations made there-under.
4. To approach and represent Land Owner for obtaining all the requisite permissions, sanctions, licenses and approvals, including building plan approvals, etc. and their renewals, amendments, etc.

**Shubhashish Homes Realty Jagatpura LLP**

**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**

**Director**





### Presentation Endorsement

Print Date: 2/28/2025 6:27:47 PM

आज दिनांक 28 माह 02 सन् 2025 को 06:24 PM बजे  
श्री/श्रीमती/सुश्री Shubhashish Homes Realty Jagatpura LLP Through Its  
Partner Mohit Jajoo पुत्र/पुत्री/पत्नी श्री Jai Krishan Jajoo  
उम्र 32 वर्ष, जाति 0-MAHAJAN, व्यवसाय Business  
निवासी House No.:12-13, Colony: Rathore Nagar Queens road, Area:  
Vaishali Nagar, City: Jaipur, Pin code: 302021, District: JAIPUR,  
State: RAJASTHAN  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता  
202501190003765

हस्ताक्षर उप पंजीयक,  
JAIPUR-X

(eee) Power of Attorney given to promoter or developer when stamp duty has been paid under Art. 5  
(e) on the Developer Agreement executed between same parties in respect of same property

### Fees Receipt Endorsement

Print Date: 2/28/2025 6:27:47 PM

|                       |                 |
|-----------------------|-----------------|
| रसीद नं.              | 202502190004702 |
| दिनांक                | 28-02-2025      |
| पंजीयन शुल्क ₹        | 2000            |
| प्रतिलिपि शुल्क ₹     | 0               |
| पृष्ठांकन शुल्क ₹     | 300             |
| अन्य शुल्क ₹          | 0               |
| कमी स्टाम्प शुल्क ₹   | 100             |
| कमी सरचार्ज शुल्क ₹   | 30              |
| मौका निरीक्षण शुल्क ₹ | 0               |
| कुल योग               | 2430            |

202501190003765

उप पंजीयक, JAIPUR-X

(eee) Power of Attorney given to promoter or developer when stamp duty has been paid under Art. 5(e)  
on the Developer Agreement executed between same parties in respect of same property

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 101415186 ₹ 2430

राजस्थान सरकार  
जायपुर

For Shubhashish Homes Developer Pvt. Ltd.  
[Signature]

Shubhashish Homes Realty Jagatpura LLP  
[Signature]  
Designated Partner



from all the concerned authorities (local, state, and central) and/or courts, from time to time, as may be required or considered necessary by the Developer in respect of the development of the Project upon the Project Land.

5. To prepare plans for development of the Project and submit the same to the Local Authority and various other authorities (state and central) which may be required or considered necessary by the Developer for obtaining the necessary approvals and NOC and, if obtained, to submit proposals from time to time for amendments of such plans for obtaining approvals to such amendments.
6. To use its own name as the Developer/the said Attorney(s), at all times, in respect of the Project.
7. To approach banks/financial institutions/NBFC/any lender for obtaining construction finance for the Project by mortgaging the Project Land. However, the Developer shall be solely responsible for repayment of principal and interest thereon.
8. To carry out all necessary formalities as may be required by such bank/financial institution/NBFC/lender for obtaining construction finance as per clause 7 above, including signing of applications, forms, documents, affidavits, letters, providing copies of permissions/approvals in respect of the Project/Project Land on its own behalf or on behalf of the Land Owner.
9. To sign on all loan documents on behalf of Land Owner with/for any Bank or Financial Institution including but not limited to Tripartite Loan Documents, Undertaking, Affidavits, Letters etc., so needed to enable any prospective buyer to avail loan for payment of sale consideration with respect to its booking in the Project.
10. To carry on correspondence with all concerned authorities and bodies including Jaipur Development Authority ("JDA"), Nagar Nigam, Urban Development and Housing, Rajasthan Pollution Control Board, SEIAA, SEAC and/or town planning department or other concerned authorities on behalf of Land Owner.
11. To pay various deposits, *if required*, to JDA, Nagar Nigam, Urban Development and Housing, Rajasthan Pollution Control Board, SEIAA, SEAC and /or other concerned authorities as may be necessary for carrying out the development work on the Project Land and to claim refund of such deposits so paid by the said

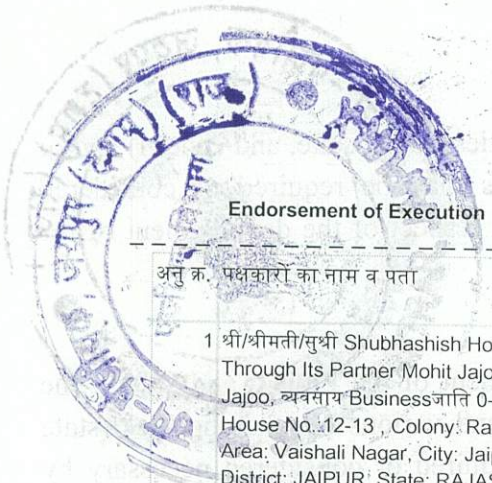
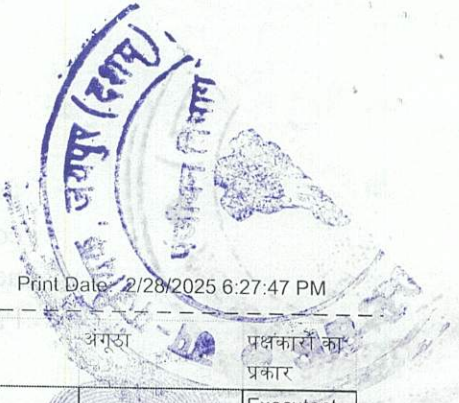
**Shubhashish Homes Realty Jagatpura LLP**

*[Signature]*  
Designated Partner

**For Shubhashish Homes Developer Pvt. Ltd.**

*[Signature]*  
Director





Endorsement of Execution

Print Date: 2/28/2025 6:27:47 PM

| अनु क्र. | पक्षकारों का नाम व पता                                                                                                                                                                                                                                                                                                   | छायाचित्र | अंगूठा | पक्षकारों का प्रकार                  |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|--------------------------------------|
| 1        | श्री/श्रीमती/सुश्री Shubhashish Homes Realty Jagatpura LLP Through Its Partner Mohit Jajoo, पुत्र/पुत्री/पति श्री Jai Krishan Jajoo, व्यवसाय Businessजाति 0-MAHAJAN House No.:12-13 , Colony: Rathore Nagar Queens road, Area: Vaishali Nagar, City: Jaipur, Pin code: 302021, District: JAIPUR, State: RAJASTHAN        |           |        | Executant<br>Age : 32<br>Signature : |
| 2        | श्री/श्रीमती/सुश्री Shubhashish Homes Developer Private Limited Through Its Director Mohit Jajoo, पुत्र/पुत्री/पति श्री Jai Krishan Jajoo, व्यवसाय Businessजाति 0-MAHAJAN House No.:12-13 , Colony: Rathore Nagar, Queens Road, Area: Vaishali Nagar, City: Jaipur, Pin code: 302021, District: JAIPUR, State: RAJASTHAN |           |        | Claimant<br>Age : 32<br>Signature :  |

ने लेख्यपत्र (eee) Power of Attorney given to promoter or developer when stamp duty has been paid under Art. 5 (e) on the Developer Agreement executed between same parties in respect of same 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 है।

| अनु क्र. | गवाहों का नाम व पता                                                                                                                                                                                                                                     | छायाचित्र | अंगूठा | हस्ताक्षर     |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|---------------|
| 1        | Name: श्री/श्रीमती/सुश्री Raj Kumar Sharma, पुत्र/पुत्री/पति श्री Brij Mohan Sharma जाति Brahmin Age: 62 Add: House No.:364, Colony: Gayatri Nagar A, Area: Maharani Farm, City: Jaipur, Pin code: 302018, District: JAIPUR, State: RAJASTHAN           |           |        | Signature<br> |
| 2        | Name: श्री/श्रीमती/सुश्री Saurabh Chopra , पुत्र/पुत्री/पति श्री Nand Lal Chopra जाति Punjabi Age: 39 Add: House No.:308, Colony: Sunlight Apartment , Area: Krishi Vihar Extension, City: Jaipur, Pin code: 302020, District: JAIPUR, State: RAJASTHAN |           |        | Signature<br> |

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उप पंजीयक, JAIPUR  
उप पंजीयक  
जयपुर दफ्तर

(eee) Power of Attorney given to promoter or developer when stamp duty has been paid under Art. 5(e) on the Developer Agreement executed between same parties in respect of same property

For Shubhashish Homes Developer Pvt. Ltd.  
Director

Shubhashish Homes Realty Jagatpura LLP  
Designated Partner



Attorney(s) and to give valid and effectual receipts in connection with the refund of such deposits in my name or its own name or in the joint name.

12. To approach the concerned authorities and offices of the JDA, JVVNL, PHED and /or other concerned authorities for the purpose of obtaining various permissions and other service connections including water/electricity connections for carrying out and completing the development of the Project and to obtain water connection, electricity connection and other service connections to the said Project.
13. To apply from time to time, if required, for modification/revisions of building plans/ project plans and drawings to be developed on the Project Land in its own name or in joint name.
14. To give such letter and writings and/or undertakings as may be required from time to time by JDA, Nagar Nigam, Urban Development and Housing, Rajasthan Pollution Control Board, SEIAA, SEAC and /or other concerned authorities for the purpose of carrying out the development work in respect of the Project thereon in its own name or in joint name.
15. To determine, negotiate, finalize and modify the terms & conditions of the booking, agreement to sell, sale deed, of all the units/built up areas/saleable area in the Project including the terms related to the consequences of delay, levy of interest, interest rates on delay of payment by the prospective buyer(s), waiving off of such interest, cancellation of booking, re-allotment of units/built up areas/saleable area in the Project and to initiate and defend any legal proceedings against and by the buyer(s) of units/saleable area in the Project, at Developer's sole discretion and without any interference from the Land Owner or any person claiming under the authority of the Land Owner.
16. To sign, execute, enter, modify, cancel, terminate, alter, draw, and approve booking documents, allotment letter, agreements to sell, agreement to lease, transfer documents, finance documents with Banks and/or financial institution and/or any other document relating to sale in respect of all the units/built up areas/saleable area in the Project with such persons and on such terms & conditions as the said attorney may think fit and proper.
17. To accept any/all advances/monies/consideration or other payments in respect of all the units/built up areas/saleable area in the Project in Project Collection Account opened by the Developer as per the requirement of RERA on such terms and for

**Shubhashish Homes Realty Jagatpura LLP**

*[Signature]*  
**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**

*[Signature]*  
**Director**





Registration Endorsement

Print Date: 3/3/2025 11:17:57 AM

आज दिनांक 03/03/2025 को  
पुस्तक संख्या 4 जिल्द संख्या 13 में  
पृष्ठ संख्या 41 क्रम संख्या 202503190400058 पर पंजीवद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 25 के  
पृष्ठ संख्या 459 से 473 पर चस्पा किया गया।

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उप पंजीयक, JAIPUR-X

(eee) Power of Attorney given to promoter or developer when stamp duty has been paid under Art. 5  
(e) on the Developer Agreement executed between same parties in respect of same property

उप पंजीयक  
जयपुर दसम



such consideration as the Developer may think fit and proper, give/issue receipts and to do all things necessary in relation thereto.

18. To sign and execute the tripartite agreement to sell and sale deeds in respect of all the units/built up areas/saleable areas in the Project on our behalf i.e., on behalf of Land Owner/
19. To supervise the development work in respect of the Project on the Project Land and to carry out and/or to get carried out through contractors, sub-contractors and/or departmentally and/or in such manner as may be determined by the said Attorney(s), in accordance with the plans and specifications sanctioned by the Local Authority and various other authorities (state and central) with necessary and/or permissible deviation and from other concerned authorities and in accordance with all the applicable rules and regulations made by State of Rajasthan, Local Authority and /or other concerned authorities.
20. For the Project, to accept service of any Writ or Summons or other legal process and to appear in any Court, and before all Courts, Magistrate or judicial or any other officers whatsoever as the said Attorney(s) shall think advisable and to commence any action, or other proceedings in Court of Justice or authority to prosecute or discontinue or become non-suited therein into settlement, compromise or referred to arbitration any suit, action or proceedings as the said Attorney(s) shall think fit and if the said Attorney(s) shall see cause.
21. Any action, or other proceedings in Court of Justice or authority to prosecute or discontinue or become non-suited therein into settlement, compromise or referred to arbitration any suit, action or proceedings as the said Attorney(s) shall think fit and if the said Attorney(s) shall see cause.
22. To decide and appoint a maintenance agency for the maintenance of the Project, decide the maintenance charges payable to the maintenance agency, define the scope of work of the maintenance agency, etc and take all decision in respect of the maintenance of the Project.
23. To appoint pleader, solicitor or attorney(s) or lawyers to appear and in any court of justice or before any or revenue or other officer(s) or any state or local authority and to revoke such appointment and to substitute any other in their place and stead.

Shubhashish Homes Realty Jagatpura LLP

Designated Partner

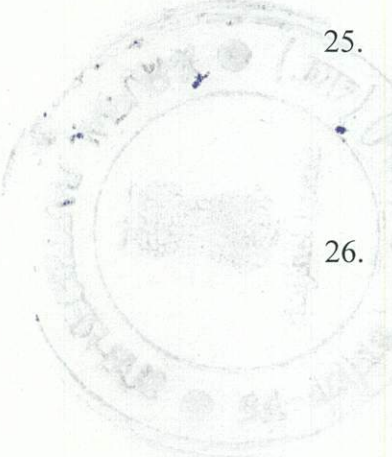
For Shubhashish Homes Developer Pvt. Ltd.

Director





24. To sign, verify and execute plaints, written statements, counter claims, appeals, reviews, applications, affidavits and paper of every description that may be necessary to be signed verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or equity whether on Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful authority and to do all acts and appearances and applications in such court or courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend and to answer or oppose the same or suffer judgment or decrees to be had given, taken or pronounced in any such actions, appeals, proceedings and to execute decrees as the said Attorney shall be advised or think proper and to sign, verify and execute any applications, affidavits, agreements or other documents and to contest the proceedings for sealing of the Project and file before the Appellate authorities and get the same de-sealed.



25. To substitute and appoint one or more attorney or attorneys under him/them, from time to time, for all or any of the purposes aforesaid and at his/its pleasure to displace and remove them as he shall see the occasion.

26. To present the documents for registration agreement for sale, sale deed, etc. and admit the execution of such documents before the appropriate authority and in case, Land Owner is required to sign on such documents including the agreement to sell and/or sale deed, Land Owner shall sign on the papers of such agreement and/or deed when requested by the Developer.

27. **GENERALLY, TO DO AND PERFORM** all acts, deeds, matters and things incidental or ancillary to and/or necessary for:

- a) all or any of the purposes aforesaid;
- b) giving full effect to the authorities, herein before contained as full and effectually as Land Owner could itself do;
- c) the development of the Project upon the Project Land in accordance with the Development Agreement; and
- d) the sale/disposal of all the units//built up areas/saleable area in the Project in accordance with the Development Agreement.

28. To do all other acts, deeds and things that is incidental or ancillary to or necessary in respect of the above mentioned and for the development of the Project upon the Project Land in accordance

Shubhashish Homes Realty Jagatpura LLP

Designated Partner

For Shubhashish Homes Developer Pvt. Ltd.

Director



with the Development Agreement and to perform the obligations under the Development Agreement.

AND that the Land Owner hereby agree from time to time and at all times hereafter to ratify and confirm whatsoever the said Attorney (or his lawful attorney or attorneys to be appointed by him as aforesaid) shall lawfully do or cause to be done by virtue of this Power of Attorney.

IN WITNESS WHEREOF, We, **Shubhashish Homes Realty Jagatpura LLP** (LLP IN: ACF-4827), a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008, having its registered office at 3<sup>rd</sup> Floor, Shubhashish Corporate Tower, 12-13, Rathore Nagar, Queens Road, Vaishali Nagar, Jaipur 302021, Rajasthan, India, having its PAN: [REDACTED] has set its hands on this **27<sup>th</sup> day of February, 2025**.

Signed, Sealed, and delivered by the within named

For and on behalf of the Land Owner  
**Shubhashish Homes Realty Jagatpura LLP**  
**Shubhashish Homes Realty Jagatpura LLP**

Designated Partner

Designated Partner

For and on behalf of the Developer (Attorney)  
**Shubhashish Homes Developer Private Limited**

For Shubhashish Homes Developer Pvt. Ltd.

**Mr. Mohit Jajoo**  
Director

Director

Witnesses:

*Rajkumar Sharma*

Mr. Rajkumar Sharma S/o Late Shri Brij Mohan Sharma, Age 62 years, R/o 364, Gayatri Nagar A, Maharani Farm, Jaipur (Raj.), Aadhar No. [REDACTED]

*Saurabh Chopra*

Mr. Saurabh Chopra S/o Late Shri Nand Lal Chopra, Age 39 years, R/o Flat No. 308, Sunlight Apartment, Krishi Vihar Extension, Jaipur (Raj.), Aadhar No. [REDACTED]

उप पंजीयक  
जयपुर दसम



**Schedule-A**  
**Description of Project Land**

All that piece and parcel of Group Housing Plot Part-A, admeasuring 8904.61 sq. mtrs. (10649.91 sq. yards) corresponding to Khasra Nos. 2520, 2521, 2535, 2536, Village Goner, Tehsil Sanganer, lying, being and situated in the District of Jaipur, Rajasthan and bounded as follows:

|                         |   |                          |
|-------------------------|---|--------------------------|
| On or towards the North | : | Part-B Plot              |
| On or towards the East  | : | Other's Land             |
| On or towards the South | : | Sector Road 24 Mtr. wide |
| On or towards the West  | : | Road 18 Mtr. wide        |

**Shubhashish Homes Realty Jagatpura LLP**

**Designated Partner**

**For Shubhashish Homes Developer Pvt. Ltd.**

**Director**

