

Schedule - II

Particulars of the title deed of the said property :

The present title deeds

Chain documents:

1. Collaboration Agreement dated 05.05.2013 from Mr. Kishan Lal, Mr. Nihal, Mr. Sumer Sons of Sh. Ganpat, Mr. Sandeep Kumar, Mr. Manoj Kumar Sons of Sh. Balla & Mr. Ved Prakash S/o of Sh. Parbhati Lal Mr. Maman S/o Sh. Ramswroop All R/o Vill. Thada, Teh. Tijara, Distt. Alwar (Raj.) to M/s Shilpkar Housing Pvt. Ltd., registered as documents sr. no. 2013002383, book no. 1, vol. no. 407, page no. 183 and copy pasted at addl. Vol. no. 1377, page no. 304-319 on 09.05.2013 in respect of Khasra no.215, 216, 217 & 218, its 2.07 Ha.
2. Collaboration Agreement dated 08.05.2013 from Mr. Kishan Lal, Mr. Nihal, Mr. Sumer Sons of Sh. Ganpat, Mr. Sandeep Kumar, Mr. Manoj Kumar Sons of Sh. Balla & Mr. Ved Prakash, Ramesh Chandra Sons of Sh. Parbhati Lal & Mr. Anil Kumar, Pradeep Kumar Sons of Late Sh. Abhey Singh, Smt. Ramrati Devi widow of Late Sh. Abhey Singh, Babulal, Billu Ram Sons of Sh. Pyare Lal, Mr. Chhote Lal S/o Sh. Phusa, Mr. Sajjan Singh S/o Sh. Kuda Ram, Smt. Vajanti Widow of Late Sh. Balwant Singh, Smt. Kamla W/o Sh. Parbhati Lal & Sh. Lala Ram S/o Anoop Singh, Smt. Vidha Devi W/o Lala Ram, Smt. Ramkala W/o Sh. Nihal Singh & Smt. Kamlesh W/o Sh. Sumer Singh, Smt. Itwari W/o Sh. Kishan Lal All R/o Vill. Thada, Teh. Tijara, Distt. Alwar (Raj.) . to M/s Shilpkar Housing Pvt. Ltd., registered as documents sr. no. 2013002384, book no. 1, vol. no. 407, page no. 184 and copy pasted at addl. Vol. no. 1377, page no. 320-337 on 09.05.2013 in respect of Khasra no. 302 & 304, its 1.22 Ha.
3. Collaboration Agreement dated 05.05.2013 from Mr. Devi Deyal S/o Sh. Hukam Chand Vill. Milakpur Gujjar, Teh. Tijara, Distt. Alwar, (Raj.) & Mr. Maman S/o Sh. Ramswroop All R/o Vill. Thada, Teh. Tijara, Distt. Alwar (Raj.) to M/s Shilpkar Housing Pvt. Ltd., registered as documents sr. no. 2013002414, book no. 1, vol. no. 408, page no. 14 and copy pasted at addl. Vol. no. 1378, page no. 121-132 on 10.05.2013 in respect of Khasra no. 225, its 0.25 Ha.
4. Release deed dated 29.10.2014 from Vidha Devi, Krishna Devi, Savita & Suman to & **Mr. Vijay Singh, Mr. Karan Singh, Mr. Bula Ram, Mr. Babban Singh, Mr. Rajender Sons of Late Sh. Lala Ram** , registered as documents sr. no. 2014004304, book no. 1, vol. no. 448, page no. 104 and copy pasted at addl. Vol. no. 1539, page no. 23-30 on 29.10.2014 in respect of Khasra no. 302 & 304, its **3/16 share of 1.22 Ha.**
5. Supplementary Collaboration Agreement dated 31.12.2014 from Vijay Singh, Karan Singh, Bula Ram, Babban singh & Rajendra , to M/s Shilpkar Housing Pvt. Ltd., registered as documents sr. no. 2014005042, book no. 1, vol. no. 452, page no. 42 and copy pasted at addl. Vol. no. 1553, page no. 514-522 on 31.12.2014 in respect of Khasra no. 302 & 304, its 1.22 Ha.
6. Supplementary Collaboration Agreement dated 29.12.2014 from Sheela Devi, Rinku Kumari, Sharmila & Pawan minor through Mother Sheela Devi , to M/s Shilpkar Housing Pvt. Ltd.,



- registered as documents sr. no. 2015000013, book no. 1, vol. no. 452, page no. 68 and copy pasted at addl. Vol. no. 1554, page no. 210-219 on 02.01.2015 in respect of Khasra no. 302 & 304, its 1.22 Ha.
7. General Power of attorney dated 05.05.2013 executed by Mr. Kishan Lal, Mr. Nihal, Mr. Sumer Sons of Sh. Ganpat, Mr. Sandeep Kumar, Mr. Manoj Kumar Sons of Sh. Balla & Mr. Ved Prakash S/o of Sh. Parbhati Lal Mr. Maman S/o Sh. Ramswroop All R/o Vill. Thada, Teh. Tijara, Distt. Alwar (Raj.) etc. in favor of M/s Shilpkar Housing Pvt. Ltd., through its director Mr. Ajay Jindal registered as documents sr. no. 2013000115, book no. 4, vol. no. 21, page no. 115 and copy pasted at addl. Vol. no. 46, page no. 114-124 on 09.05.2013 in respect of Khasra no. 216, 217 & 218, its 2.07 Ha.
 8. General Power of attorney dated 08.05.2013 executed by Mr. Kishan Lal, Mr. Nihal, Mr. Sumer Sons of Sh. Ganpat, Mr. Sandeep Kumar, Mr. Manoj Kumar Sons of Sh. Balla & Mr. Ved Prakash, Ramesh Chandra Sons of Sh. Parbhati Lal & Mr. Anil Kumar, Pradeep Kumar Sons of Late Sh. Abhey Singh, Smt. Ramrati Devi widow of Late Sh. Abhey Singh, Babulal, Billu Ram Sons of Sh. Pyare Lal, Mr. Chhote Lal S/o Sh. Phusa, Mr. Sajjan Singh S/o Sh. Kuda Ram, Smt. Vajanti Widow of Late Sh. Balwant Singh, Smt. Kamla W/o Sh. Parbhati Lal & Sh. Lala Ram S/o Anoop Singh, Smt. Vidha Devi W/o Lala Ram, Smt. Ramkala W/o Sh. Nihal Singh & Smt. Kamlesh W/o Sh. Sumer Singh, Smt. Itwari W/o Sh. Kishan Lal All R/o Vill. Thada, Teh. Tijara, Distt. Alwar (Raj.) in favor of M/s Shilpkar Housing Pvt. Ltd., through its director Mr. Ajay Jindal registered as documents sr. no. 2013000116, book no. 4, vol. no. 21, page no. 116 and copy pasted at addl. Vol. no. 46, page no. 125-135 on 09.05.2013 in respect of Khasra no. 302 & 304, its 1.22 Ha.
 9. General Power of attorney dated 05.05.2013 executed by Mr. Maman S/o Sh. Ramswroop All R/o Vill. Thada, Teh. Tijara, Distt. Alwar (Raj.) & Mr. Devi Deyal S/o Sh. Hukam Chand Vill. Milakpur Gujjar, Teh. Tijara, Distt. Alwar, (Raj.) in favor of M/s Shilpkar Housing Pvt. Ltd., through its director Mr. Ajay Jindal registered as documents sr. no. 2013000119, book no. 4, vol. no. 21, page no. 119 and copy pasted at addl. Vol. no. 46, page no. 151-162 on 10.05.2013 in respect of Khasra no. 225, its 0.25 Ha.
 10. General Power of attorney dated 31.12.2014 executed by Vijay Singh, Karan Singh, Bula Ram, Babban singh & Rajendra in favor of M/s Shilpkar Housing Pvt. Ltd., through its director Mr. Ajay Jindal registered as documents sr. no. 2014000211, book no. 4, vol. no. 24, page no. 11 and copy pasted at addl. Vol. no. 51, page no. 90-99 on 31.12.2014 in respect of Khasra no. 302 & 304, its 20.333 Air of 1.22 Ha.
 11. General Power of attorney dated 01.01.2015 executed by Sheela Devi, Rinku Kumari, Sharmila etc., in favor of M/s Shilpkar Housing Pvt. Ltd., through its director Mr. Ajay Jindal registered as documents sr. no. 2015000001, book no. 4, vol. no. 24, page no. 12 and copy pasted at addl. Vol. no. 51, page no. 100-108 on 02.01.2015 in respect of Khasra no. 302 & 304, its 7.624 Air of 1.22 Ha.
 12. Sale deed dated 30.04.2013 executed by Smt. Chanderpati Joje W/o Sh. Bhup Singh in favor of M/s Shilpkar Housing Pvt. Ltd., through its director Mr. Ajay Jindal registered as



documents sr. no. 2013002189, book no. 1, vol. no. 406, page no. 189 and copy pasted at addl. Vol. no. 1373, page no. 320-326 on 30.04.2013 in respect of Khasra no. 214, its 1.21 Ha.

13. Conversion Order no. 71/2013 dated 27.06.2013 of Section 90A of Raj. Land Revenue Act. Issued by Authorised officer U.I.T., Bhiwadi in favor of M/s Shilpkar Housing Pvt. Ltd., through its director Mr. Ajay Jindal & Mr. Kishan Lal, Mr. Nihal, Mr. Sumer Sons of Sh. Ganpat, Mr. Sandeep Kumar, Mr. Manoj Kumar Sons of Sh. Balla & Mr. Ved Prakash, Ramesh Chandra Sons of Sh. Parbhati Lal & Mr. Anil Kumar, Pradeep Kumar Sons of Late Sh. Abhey Singh, Smt. Ramrati Devi widow of Late Sh. Abhey Singh, Babulal, Billu Ram Sons of Sh. Pyare Lal, Mr. Chhote Lal S/o Sh. Phusa, Mr. Sajjan Singh S/o Sh. Kuda Ram, Smt. Vajanti Widow of Late Sh. Balwant Singh, Smt. Kamla W/o Sh. Parbhati Lal & Sh. Lala Ram S/o Anoop Singh, Smt. Vidha Devi W/o Lala Ram, Smt. Ramkala W/o Sh. Nihal Singh & Smt. Kamlesh W/o Sh. Sumer Singh, Smt. Itwari W/o Sh. Kishan Lal, Mr. Maman S/o Sh. Ramswroop All R/o Vill. Thada, Teh. Tijara, Distt. Alwar (Raj) & Mr. Devi Deyal S/o Sh. Hukam Chand Vill. Milakpur Gujjar, Teh. Tijara, Distt. Alwar, (Raj.).
14. Allotment Permission dated 13.07.2013 from UDH Govtt. Of Rajasthan to UIT secretariat, Bhiwadi in respect of land bearing Khasra no. 302, 304, 214, 215, 216, 217, 218, 228 Total kita(Nos.) 08 measuring 4.75ha of Village Thada, Teh Tijara, Distt Alwar, Rajasthan of M/s Shilpkar Housing Pvt. Ltd. etc.
15. Lease deed (Perpetual Lease of 99 years) dated 09.02.2015 executed by Secretary Urban Improvement Trust, Bhiwadi in favour of M/s Shilpkar Housing Pvt. Ltd., through its director Mr. Ajay Jindal S/o Late Sh. Purshutam Gupta R/o 801, Tower-12, Orchard Flat, Sector-49, Gurgoan (HR) & Mr. Kishan Lal, Mr. Nihal, Mr. Sumer Sons of Sh. Ganpat, Mr. Sandeep Kumar, Mr. Manoj Kumar Sons of Sh. Balla & Mr. Ved Prakash, Ramesh Chandra Sons of Sh. Parbhati Lal & Mr. Anil Kumar, Pradeep Kumar Sons of Late Sh. Abhey Singh, Smt. Ramrati Devi widow of Late Sh. Abhey Singh, Babulal S/o Sh. Pyare Lal, Smt. Sheela Devi W/o Late Sh. Billu Ram, Ms. Rinku Kumari, Ms. Sharmila Daughters of Late Sh. Billu Ram, Mr. Pawan S/o Late Sh. Billu Ram & Mr. Chhote Lal S/o Sh. Phusa, Mr. Sajjan Singh S/o Sh. Kuda Ram, Smt. Vajanti Widow of Late Sh. Balwant Singh, Smt. Kamla W/o Sh. Parbhati Lal & Mr. Vijay Singh, Mr. Karan Singh, Mr. Bula Ram, Mr. Babban Singh, Mr. Rajender Sons of Late Sh. Lala Ram, Smt. Vidha Devi W/o Late Sh. Lala Ram, Smt. Ramkala W/o Sh. Nihal Singh & Smt. Kamlesh W/o Sh. Sumer Singh, Smt. Itwari W/o Sh. Kishan Lal & Mr. Maman S/o Sh. Ramswroop All R/o Vill. Thada, Teh. Tijara, Distt. Alwar (Raj.) & Mr. Devi Deyal S/o Sh. Hukam Chand Vill. Milakpur Gujjar, Teh. Tijara, Distt. Alwar, (Raj.), in respect of land bearing Khasra no. 302, 304, 214, 215, 216, 217, 218, 228 Total kita(Nos.) 08 measuring 4.75ha of Village Thada, Teh Tijara, Distt Alwar, Rajasthan registered as documents sr. no. 2015000491, book no. 1, vol. no. 454, page no. 146 and copy pasted at addl. Vol. no. 1563, page no. 406-413 on 18.02.2015 at sub-registrar Bhiwadi.
16. Lease rent exemption certificate no. 6663/15 dated 09.02.2015 issued by UIT in favor of M/s Shilpkar Housing Pvt. Ltd. & others, in respect of land bearing Khasra no. 302, 304, 214, 215, 216, 217, 218, 228 Total kita(Nos.) 08 measuring 4.75ha of Village Thada, Teh Tijara, Distt Alwar, Rajasthan.



**NEERAJ TANWAR & ASSOCIATES
ADVOCATES**

Office :

Mukdam chowk, S.B.I. Road, Near U.I.T. Sector-3
BHIWADI-301019 Distt. Alwar (Raj.)
Mobile : 9414240485
Phone : (O) 01493-220713 (R)221238

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17. Construction Permission no. 6052-53/15 dated 04.11.2015 for commercial use area 3739.49 Square Meter out of integrated township issued by U.I.T. Bhiwadi in favor of M/s Shilpkar Housing Pvt. Ltd. & others, in respect of land bearing Khasra no. 302, 304, 214, 215, 216, 217, 218, 228 Total kita(Nos.) 08 measuring 4.75ha of Village Thada, Teh Tijara, Distt Alwar, Rajasthan.
 18. Construction Permission no. 4590/16 dated 31.08.2016 for 39029.70 Square Meter integrated township issued by U.I.T. Bhiwadi in favor of M/s Shilpkar Housing Pvt. Ltd. & others, in respect of land bearing Khasra no. 302, 304, 214, 215, 216, 217, 218, 228 Total kita(Nos.) 08 measuring 4.75ha of Village Thada, Teh Tijara, Distt Alwar, Rajasthan.
 19. Joint Development agreement dated 19.08.2016 executed between M/s Shilpkar Housing Pvt. Ltd. and M/s City Lifespaces Pvt. Ltd. for development of residential group housing area out of integrated township issued by U.I.T. Bhiwadi in favor of M/s Shilpkar Housing Pvt. Ltd. & others, in respect of land bearing Khasra no. 302, 304, 214, 215, 216, 217, 218, 228 Total kita(Nos.) 08 measuring 4.75ha of Village Thada, Teh Tijara, Distt Alwar, Rajasthan.

The original receipt of inspection being numbered as 201702111003875, 201702111003876 Dated 11.07.2017 is enclosed herewith.

Note : That above M/s Shilpkar Housing Pvt. Ltd. further entered into joint development agreement dated 19.08.2016 with M/s City Lifespaces Pvt. Ltd., having its registered office at 914, 9th Floor, Arunachal Bulding, Barakhmaba Road, Cannaught Place, New Delhi-110001 Only for development of Group Housing Colony, So M/s City Lifespaces Pvt. Ltd. is also got the development right in the group housing colony out of said integrated township.

PLACE : Bhiwadi

DATE: 11.07.2017

(Handwritten signature)
11-7-17

(NEERAJ TANWAR)

NEERAJ TANWAR

Advocate

Mukdam Chowk S.B.I. Road
Near U.I.T. Sector-3, BHIWADI (Alwar)



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

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

Print Date : 17-08-2017 2:47 PM

Fee Receipt No	: 201702111004661	Receipt Date	: 17/08/2017
Name	: NEERAJ TANWAR ADV, NEERAJ TANWAR ADV	Document S. No.	: 201701111004718
Address	: bhiwadi		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Js_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Js_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 650
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 650
		Total Amount	: ₹ 650
From Year 2005 To Year 2017			

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1417391708676 ₹ 650

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR



REGISTRATION & STAMPS DEPARTMENT
OFFICE OF THE SUB REGISTRAR
BHIWADI
(Rule 75 & 131)
FEE RECEIPT

Fee Sr. No. : 2015001043 Dated : 18/02/2015
Presenter Name : AJAY JINDAL Face Value : 31454042
Presenter Address : 801 TOWER-12 ORCHID FLAT SECTOR-49 GURGAON
Document Type : Lease deed for local bodies (Patta)
Claimant Name : AJAY JINDAL, 801 TOWER-12 ORCHID FLAT SECTOR-49 GURGAON
Document S.No. : 2015001084 Stamp Value : 1100

Ordinary Registration Fee	: 50000	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandum u/s 61-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 1571610
Surcharge on Stamp Duty	: 157280		
Late Fee u/s 25-34	: 0		

TOTAL : 1779190

-----Already Paid-----

E-Stamp No : / Amount : 0

(Paid) - DD No. : 210382 / Amount : 1779190
DD Drawn Bank : ICICI BANK / 18/02/2015

(Paid) - EGRAS GRN No. : / Amount : 0
Deposit Bank : / Date :

(Paid) - E-Stamp Id No. : / Amount : 0
E-Stamp Date :

(Paid) - Cash Recpt No. : / Amount : 0
Date :

Amount Rs. Seventeen Lakh Seventy Nine Thousand One Hundred Ninety only

Cashier

Sub Registrar, BHIWADI



1043



राजस्थान RAJASTHAN

Z 970272

09 JAN 2015

अलवर (राज०)



कार्यालय नगर विकास न्यास भिवाड़ी

पट्टा विलेख

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

यह विलेख आज वर्ष 2015 के माह फरवरी के 09 के

वे दिन नगर सुधार न्यास भिवाड़ी (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष मै० शिल्पकार हाउसिंग प्रा० लि० जरिये अधिकृत हस्ताक्षकर्ता श्री अजय जिन्दल पुत्र स्व० श्री पुरुषोत्तम गुप्ता निवासी 801 टावर 12 ओरचिड फ्लेट सैक्टर-49 गुडगावां हरि० व श्री किशन लाल, निहाल, सुमेर पुत्रान श्री गणपत, सन्दीप कुमार, मनोज कुमार पुत्रान श्री बल्ला, व वेदप्रकाश, रमेश चन्द्र पुत्रान श्री प्रभाती लाल व अनिल कुमार, प्रदीप कुमार पुत्रान श्री अभय सिंह, श्रीमती रामरती देवी बेवा श्री अभय सिंह, बाबूलाल पुत्र श्री प्यारेलाल, श्रीमती शीला देवी पत्नी स्व० श्री बिल्लूराम, रिकू

Authorised Signatory
Shilpkar Housing (P) Ltd.
& GPA HOLDER

सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

उप पंजीयक, भिवाड़ी

2001

जयपाल सिंह (मु० वि० ला० नं० 193/05)
भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015
नाम किशन लाल, निहाल, सुमेर
निवासी/पता धावं थडा तह० तिवारा
जिला अलवर वास्ते लिख डीड
जर्ये अजय

ह० स्टाम्प खरीददार

ह० स्टाम्प सेलर
जयपाल सिंह
(मु० वि० ला० नं० 193/05)



जयपाल सिंह (मु० वि० ला० नं० 193/05)
भिवाडी जिला अलवर (राज०)
रजि० नं० 7972 दिनांक 09.02.2015
नाम किशन लाल, निहाल, सुमेर
निवासी/पता धावं थडा तह० तिवारा
जिला अलवर वास्ते लिख डीड
जर्ये अजय
ह० स्टाम्प खरीददार

जयपाल सिंह
भिवाडी जिला अलवर (राज०)

Authorised Signatory
Bhivadi Housing (P) Ltd.
& CPA HOLDER

जयपाल सिंह



राजस्थान RAJASTHAN

7 970273



कुमारी, शर्मिला पुत्रीयांन स्व० श्री बिल्लू राम, श्री पवन पुत्र स्व० श्री बिल्लू राम व छोटे लाल पुत्र श्री फूसा, सज्जन सिंह पुत्र श्री कुडा राम, श्रीमती वजन्ति बेवा श्री बलवन्तसिंह, श्रीमती कमला पत्नि श्री प्रभाति लाल, व श्री विजय सिंह, करन सिंह, बूला राम, बब्बन सिंह, राजेन्द्र पुत्रांन स्व० श्री लालाराम, श्रीमती विधादेवी पत्नी स्व० श्री लालाराम, श्रीमती रामकला पत्नि श्री निहाल सिंह, व श्रीमती कमलेश पत्नि श्री सुमेर सिंह, श्रीमती इतवरी पत्नि श्री किशन लाल, व मामन पुत्र श्री रामस्वरूप, जाति अहीर निवासी ग्राम थडा तह० तिजारा जिला अलवर (राज०) व श्री देवीदयाल पुत्र श्री हुकमचन्द जाति गुर्जर ग्राम मिलकपुर गुर्जर तह० तिजारा जिला अलवर (राज०) जरिये मु०आम मै० शिल्पकार हाउसिंग प्रा० लि० जरिये अधिकृत हस्ताक्षकर्ता श्री अजय जिन्दल पुत्र स्व० श्री पुरुषोत्तम गुप्ता निवासी 801 टावर 12 ओरचिड प्लेट सैक्टर 49 गुडगावां हरि० (जिनको इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से

Authorised Signatory
Shilpkar Housing (P) Ltd.
& GPA HOLDER

सचिव

नगर विकास न्यास
भिवाडी (अलवर)

उप पंजीयक, भिवाड़ी

भिवाडी जिला अलवर (राज०)

नाम किशन लाल, निहाल, शुमेर

निवांसी / पता भाव्यं श्रद्धा तहः तिजाश

जिला अलवर वास्ते लिपि डीड

जर्ये, अजर्य

ह0 स्टाम्प खरीददार

ह0 स्टाम्प सेलर

जयपाल सिंह

(मु० वि० ला० नं० १९३/०५)

निष्ठावर्ति, लक्षणविधिं प्रह



राजस्थान RAIASTHAN

09 JAN



वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह तमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना आवासीय (ग्रुप हाउसिंग) व व्यावसायिक राजस्व ग्राम थडा खसरा नम्बर 302, 304, 214, 215, 216, 217, 218, 225 कुल किता 08 क्षेत्रफल 47500 वर्गमीटर भूमि मे से तैयार / अनुमोदित साईट प्लान के अनुसार क्षेत्रफल 35290.21 आवासीय एवं 3739.49 व्यावसायिक कुल क्षेत्रफल 39029.70 वर्ग मी० में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक

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Shilpkar Housing (P) Ltd.
& GPA HOLDER

उप पंजीयक, भिवाड़ी

सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015

नाम किशन लाल, निहाल, शुमेर

निवासी / पता भावें थडा तह0 तिजाश

जिला अलवर वास्ते लिख डीड

जर्ये अजय

ह0 स्टाम्प खरीददार

हो स्टाम्प सेलर

जयपाल सिंह

(मु० वि० ला० नं० १९३/०५)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

राजस्थान टाउनशिप पुलिस
2010 के तहत जारी

राजस्थान RAIASTHAN

7 970275



पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिसे पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तों और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

- लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रुपये 421105/- / - अंकेन चार लाख आठ हजार एक सौ पचास रुपये मात्र - एक बारीय नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) की राशि का 8 गुणा जमा करा दिया गया है। नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का

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सचिव
नगर विकास न्यास
भिवाडी (अलवर)

उप पंजीयक, भिवाडी



अधिकारी होगा। लीज धारक ने उक्त वर्णित नगरीय निर्धारण की राशि के आठ गुणा के बराबर राशि रु. 34,68,431/- अंकेन चौतीस लाख सोठह हजार आठ सौ तेलासी रुपए मात्र जर्ने रसीद संख्या 529/19 529/20 दिनांक 2010 के दस नवंबर जमा करवा दिये है। अतः इस पेटे अब कोई राशि जमा करानी शेष नहीं है।

2. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
3. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होंगे।
4. उक्त भूखण्ड का उपयोग केवल आवासीय (गुप हाउसिंग) व व्यावसायिक प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी

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उप पंजीयक, मिवाडी

नगर विकास न्यास
मिवाडी (अलवर)

जयपाल सिंह (मु० वि० ला० नं० 193/05)

मिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015

नाम किशन लाल, निहाल, सुमेर

निवासी/पता भावं शडा तह० तिजारा

जिला अलवर वास्ते लिख डीड

जय अजय

ह० स्टाम्प खरीददार

ह० स्टाम्प सेलर

जयपाल सिंह

(मु० वि० ला० नं० 193/05)



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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

कार्यालय जिला
राजस्थान

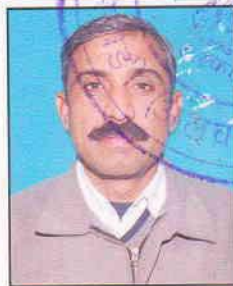
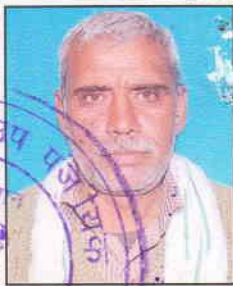
राजस्थान RAIASTHAN

09 JAN

अलवर (राज.)

राजस्थान राज्य सरकार
2010 के अंतर्गत जारी

7 970377



गयी है, के लिए किया जाएगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।

5. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढ़ा दी जावे, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
6. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक् आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगे।

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Shilpkar Housing (P) Ltd.
& GPA HOLDER

सचिव

नगर विकास न्यास
भिवाड़ी (अलवर)

उप पंजीयक, भिवाड़ी

भिवाडी जिला अलवर (राज०)

जर्ये आजय

(मु० वि० ला० नं० १९३/०५)



राजस्थान RAJASTHAN

Z 970278

09 JAN 2015



7. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकाय, भिवाड़ी को आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रुपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
8. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
9. यदि आवंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आवंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्यपदेशन द्वारा अभिप्राप्त किया गया है या आवंटन

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& GPA HOLDER

उप पंजीयक, भिवाड़ी

सचिव

नगर विकास न्यास
भिवाड़ी (अलवर)

भिवाडी जिला अलवर (राज०)

जर्ये अजय

ह0 स्टाम्प सैलर

जयपाल सिंह

(मु० वि० ला० नं० १९३/०५)



राजस्थान टाउनशिप पोसिसी
2010 के तहत जारी

Z 970279

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

10. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार ऋणदात्री संस्था/एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास भवन निर्माण के ऋण के लिए बंधक रखा जा सकेगा।

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& GPA HOLDER

सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

उप पंजीयक, भिवाड़ी

भिवाडी जिला अलवर (राज०)



राजस्थान RAJASTHAN

राजस्थान टूरिज्म पोस्टल
2010 के तहत जारी

Z 970280

09 JAN 2015

परिशिष्ट

करबे का नाम : भिवाडी

राजस्व ग्राम : थडा खसरा नम्बर 302, 304, 214, 215, 216, 217, 218, 225 कुल क्षेत्रफल 39029.70 वर्गमीटर
सीमा पूर्व : अन्य काश्तकार की कृषि भूमि पश्चिम : अन्य काश्तकार की कृषि भूमि उत्तर : अन्य काश्तकार की कृषि भूमि
सीमा दक्षिण : 60 मीटर चौड़ी सड़क भूमि साईट प्लान संलग्न है।

योजना का नाम : आवासीय क्षेत्रफल 35290.21 व व्यावसायिक क्षेत्रफल 3739.49 ।

विस्तृत नाप सहित क्षेत्रफल 39029.70 वर्गमीटर

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

नगरीय निकाय की ओर से आज सन् 2015.....के माह Feb...के 09...वें दिन

प्रथम पक्ष

द्वितीय पक्ष

नगर विकास न्यास, भिवाडी
नगर विकास न्यास
भिवाडी (अलवर)

मै0 शिल्पकार हाउसिंग प्रा0 लि0 जर्मि अधिकृत
हस्ताक्षरता श्री अजय जिन्दल पुत्र स्व0 श्री पुरुषोत्तम गुप्ता निवासी

टावर 12 ओरचिड फ्लेट सेक्टर-49 गुडगावां हरि0 व श्री किशन लाल, निहाल, सुमेर पुत्रान श्री गणपत, सन्दीप कुमार, मनोज कुमार पुत्रान श्री बल्ला, व वेदप्रकाश, रमेश चन्द्र पुत्रान श्री प्रभाती लाल व अनिल कुमार, प्रदीप कुमार पुत्रान श्री अमय सिंह, श्रीमती रामरती देवी बेवा श्री अमय सिंह, बाबूलाल पुत्र श्री प्यारेलाल, श्रीमती शीला देवी पत्नी स्व0 श्री बिल्लूराम, रिकू कुमारी,

उप पजीयक, भिवाडी

जयपाल सिंह (मु० वि० ला० नं० 193/05)

भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015

नाम किशन लाल, निहाल, शुभे

निवासी / पता भावं थडा तह० तिजारा

जिला अलवर वास्ते लिज डीड

जर्ये अजय

ह० स्टाम्प खरीददार

ह० स्टाम्प हस्ताक्षर
जयपाल सिंह
(मु० वि० ला० नं० 193/05)

फोटो

अंगूठा

उक्त श्री / श्रीमती / सुश्री (Executant)

1-UIT/UIT

Age:0. Caste-

Ocu:-

R/O-BHIWADI

(And Claimant)

1-AJAY JINDAL/PURSHOTTAM

Age:38. Caste-MAHAJAN

Ocu:-BUSINESS

R/O-801 TOWER-12 ORCHID FLAT SECTOR-49
GURGAON

ने लेख्यपत्र Lease deed for local bodies (Patta)
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिफल राशी रु० 31454042/- पूर्व में/मेरे
समक्ष/मे से रु० 31454042/-पूर्व में _____
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री / श्रीमती / सुश्री PRAVEEN

पुत्र / पुत्री / पत्नी श्री PRAHLAD SINGH उम्र 28 वर्ष

जाति AHIR व्यवसाय SERVICE

निवासी VILLAGE KHANPUR TIJARA ALWAR

2. श्री / श्रीमती / सुश्री HIMANSHU

पुत्र / पुत्री / पत्नी श्री RDHEY SHYAM उम्र 22 वर्ष

जाति व्यवसाय JOB

निवासी BHIWADI TIJARA ALWAR ने की है जिनके

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

(2015001084)

(Lease deed for local bodies (Patta))

उप पंजीयक, BHIWADI

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

राजस्थान RAJASTHAN

राजस्थान टाउनशिप पोस्टर
2010 के तहत जारी

Z 970281

09 JAN 2015

शर्मिला पुत्रीयानं स्व० श्री बिल्लू राम, श्री पवन पुत्र स्वर्गीय श्री बिल्लू राम व छोटे लाल पुत्र श्री फूसा, सज्जन सिंह पुत्र श्री कुडा राम, श्रीमती वजन्ति बेवा श्री बलवंतसिंह, श्रीमती कमला पत्नि श्री प्रमाति लाल, व श्री विजय सिंह, करन सिंह, बूला राम, बब्बन सिंह, राजेन्द्र पुत्रानं स्व० श्री लालाराम, श्रीमती विधादेवी पत्नी स्व० श्री लालाराम, श्रीमती रामकला पत्नि श्री निहाल सिंह, व श्रीमती कमलेश पत्नि श्री सुमेर सिंह, श्रीमती इतवरी पत्नि श्री किशन लाल, व मामन पुत्र श्री रामस्वरूप, जाति अहीर निवासी ग्राम थडा तह० तिजारा जिला अलवर (राज०) व श्री देवीदयाल पुत्र श्री हुकमचन्द जाति गुर्जर ग्राम मिलकपुर गुर्जर तह० तिजारा जिला अलवर (राज०) जरिये म०आम म० शिल्पकार हाउसिंग प्रा० लि० जरिये अधिकृत हस्ताक्षकर्ता श्री अजय जिन्दल पुत्र स्व० श्री पुरुषोत्तम गुप्ता निवासी 801 टावर 12 ओरचिड फ्लेट सैक्टर 49 गुडगावां हरि०

निम्न की उपस्थिति में (भिवाड़ी) में हस्ताक्षर किये -

साक्षी :-

1. नाम पुनीत कुमार पुत्र श्री प्रदीप सिंह साक्षी
व्यवसाय जर्जर निवास स्थान श्री. राजपुरा का राजस्थान (भिवाड़ी)
2. नाम Humanshu पुत्र राजेश कुमार साक्षी
व्यवसाय जर्जर निवास स्थान अलवर (भिवाड़ी)

आज सन् 2015 के माह फरवरी के 09 वें दिन को निम्नलिखित की उपस्थिति में म० शिल्पकार हाउसिंग प्रा० लि० जरिये अधिकृत हस्ताक्षकर्ता श्री अजय जिन्दल पुत्र स्व० श्री पुरुषोत्तम गुप्ता निवासी 801 टावर 12 ओरचिड फ्लेट सैक्टर-49 गुडगावां हरि० व श्री किशन लाल, निहाल, सुमेर पुत्रानं श्री गणपत, सन्दीप कुमार, मनोज कुमार पुत्रानं श्री बल्ला, व वेदप्रकाश, रमेश चन्द्र पुत्रानं श्री प्रमाती लाल व अनिल कुमार, प्रदीप कुमार पुत्रानं श्री अमय सिंह, श्रीमती रामरती देवी बेवा श्री

Authorised Signatory
Shilpkar Housing (P) Ltd.
& GPA HOLDER

उप पंजीयक, भिवाड़ी

सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

जयपाल सिंह (मु० वि० ला० नं० 193/05)

भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015

नाम किशन लाल, निहाल, सुमेर

निवासी / पता गावं थडा तह० तिजारा

जिला अलवर वास्ते लिख डीड

जर्ये झजय

ह० स्टाम्प खरीददार

ह० स्टाम्प सेलर

जयपाल सिंह

(मु० वि० ला० नं० 193/05)

आज दिनांक 18/02/2015 को

पुस्तक संख्या 1 जिल्द संख्या 454

में पृष्ठ संख्या 146 क्रम संख्या 2015000491 पर

पंजीबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 1563

के पृष्ठ संख्या 406 से 413 पर

चस्पा किया गया।

(2015001084) उप पंजीयक, BHIWADI
(Lease deed for local bodies (Patta))

आल अलवर जिला
(अलवर) अलवर

अलवर, काशीचंद पट

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Z 970282

राजस्थान टाउनशिप पोलिसी
2010 के तहत जारी

09 JAN 2015

अभय सिंह, बाबूलाल पुत्र श्री प्यारेलाल, श्रीमती शीला देवी पत्नी स्व० श्री बिल्लूराम, रिकू कुमारी, शर्मिला पुत्रीयान स्व० श्री बिल्लू राम, श्री पवन पुत्र स्वर्गीय श्री बिल्लू राम व छोटे लाल पुत्र श्री फूसा, सज्जन सिंह पुत्र श्री कुडा राम, श्रीमती वजन्ति बेवा श्री बलवंतसिंह, श्रीमती कमला पत्नि श्री प्रभाति लाल, व श्री विजय सिंह, करन सिंह, बूला राम, बख्शन सिंह, राजेन्द्र पुत्रान स्वर्गीय श्री लालाराम, श्रीमती विद्यादेवी पत्नी स्व० श्री लालाराम, श्रीमती रामकला पत्नि श्री निहाल सिंह, व श्रीमती कमलेश पत्नि श्री सुमेर सिंह, श्रीमती इतवरी पत्नि श्री किशन लाल, व मामन पुत्र श्री रामस्वरूप, जाति अहीर निवासी ग्राम थडा तह० तिजारा जिला अलवर (राज०) व श्री देवीदयाल पुत्र श्री हुकमचन्द जाति गुर्जर ग्राम मिलकपुर गुर्जर तह० तिजारा जिला अलवर (राज०) जरिये मु०आम मै० शिल्पकार हाउसिंग प्रा० लि० जरिये अधिकृत हस्ताक्षकर्ता श्री अजय जिन्दल पुत्र स्व० श्री पुरुषोत्तम गुप्ता निवासी 801 टावर 12 ओरचिड फ्लेट सैक्टर 49 गुडगावां हरि० लीजधारक - द्वितीय पक्ष लीजधारक द्वारा कार्यालय उप पंजीयक में हस्ताक्षर किये गये।

साक्षी :-

1. नाम पुत्र साक्षी
व्यवसाय निवास स्थान
2. नाम पुत्र साक्षी
व्यवसाय निवास स्थान

Authorised Signatory
Shilpkar Housing (P) Ltd.
& GPA HOLDER

उप पंजीयक, भिवाड़ी

सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

जयपाल सिंह (मु० वि० ला० नं० 193/05)

भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015

नाम किशन लाल, निहाल, सुमेर

निवासी/पता भावं थडा तह० तिजारा

जिला अलवर वास्ते लिज डीड

जर्ये अजय

ह० स्टाम्प खरीददार

ह० स्टाम्प सेलर

जयपाल सिंह

(मु० वि० ला० नं० 193/05)



जयपाल सिंह
आपका अधिकारी
(अलवर जिला)

अलवर जिला

सचिव
नगर विकास न्यास
भिवाडी (अलवर)

उप पंजीयक, भिवाडी

उत्पादन टर्नसिप पोर्सो
2010 के तहत जारी

45.0M WIDE MASTER PLAN ROAD

NALA

COMMERCIAL
3739.49 SQMTR

LAND SURRENDER IN ROAD AREA

TO VILL. THADA

60.0M WIDE MASTER PLAN ROAD

TO SH.NO-25

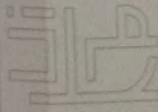
PLOT FOR RESIDENTIAL

1. Total plot area as per revenue
2. Total plot area as per survey plan
3. Surrender in 60.0 M and 45.0 M wide road area
4. Surrender in 12.0m wide nala area
5. Remaining plot area = 47485.97-6267.71-134.37= 41083.89 Sqmt
6. Surrender area for facilities
7. Net Plot Area
 - a) Residential Area = 35290.21 Sqmt.
 - b) Commercial Area = 3739.49 Sqmt

BUILDING PARAMETERS

- MINIMUM SET BACKS = 15.0M, 9.0M, 9.0M, 9.0M (For Residential land use)
- MINIMUM SET BACKS = 12.0M, 12.0M, 9.0M, 9.0M (For Commercial land use)
- MAXIMUM COVERAGE = 35 %
- STANDARD FAR = 1.33

OTHER BUILDING PERAMETERS SHOULD BE
AS PER GREATER BHIWADI BUILDING BYE LAWS-2011



SCALE:-
1CM=20M

PROPOSED SITE PLAN FOR RESIDENTIAL GROUP HOUSING (M/s SHILPKAR HOUSING PVT. LTD)
AT KHASRA NO. 302,304,214, 215,216,217, 218, 225 AT VILLAGE - THADA
TEHSIL - TIJARA, DISTT. ALWAR (RAJ.)

 J. N. Jaiswal U.I.T. BHIWADI	 A. N. Jaiswal U.I.T. BHIWADI	 S. P. Jaiswal U.I.T. BHIWADI	 S. P. Jaiswal U.I.T. BHIWADI
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URBAN IMPROVEMENT TRUST, BHIWADI

SECTY.
U.I.T. BHIWADI

आज दिनांक 18/02/2015 को
पुस्तक संख्या 1 जिल्द संख्या 454
में पृष्ठ संख्या 146 क्रम संख्या 2015000491 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1563
के पृष्ठ संख्या 406 से 413 पर
बसपा किया गया।



(2015001084) उप पंजीयक, BHIWADI
(Lease deed for local bodies (Pattal))





Indian-Non Judicial Stamp Haryana Government



Date : 26/08/2016

Certificate No. J0Z2016H83



GRN No. 19856540

Stamp Duty Paid : ₹ 100
(Rs. Hundred Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Shilpkarhousing Pvt Ltd
 H.No/Floor : Nil Sector/Ward : Nil LandMark : Nil
 City/Village : Shubhas nager District : Jhajjar State : Haryana
 Phone : 9416759591



Buyer / Second Party Detail

Name : Citylifespaces Pvt Ltd
 H.No/Floor : Nil Sector/Ward : Nil LandMark : Nil
 City/Village : Connaughtplace District : Delhi State : Delhi
 Phone : 9416759591

Purpose : agreement

JOINT DEVELOPMENT AGREEMENT

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

Stamp NO. J0Z2016H83

THIS JOINT DEVELOPMENT AGREEMENT IS BEING EXECUTED AT JHAJJAR ON THIS
19 Aug 2016

BETWEEN

1. M/s Shilpkar Housing Pvt. Ltd. having their registered office at 9, Edmonton Mall, Ground Floor, Bristol Hotel, Gurgaon, Haryana – 122002 through **Shri Sandeep Kumar s/o Mahender Saini near sanik rest house saini harbel mart (Branch Office at Jhajjar)**(duly authorized by the Board of Directors vide Resolution dated .1stJuly, 2016 to enter upon the present agreement), herein after referred to as the **FIRST PARTY**, which expression shall where the context so admits include the **FIRST PARTY**, its successors, administrators and assigns etc.
2. (1) Sh. Kishan Lal, Nihal, Sumer sons of Sh. Ganpat. (2) Sandeep Kumar, Manoj Kumar sons of Sh. Balla (3) Ved Prakash, Ramesh Chander sons of Sh. Prabhati Lal (4) Anil

Sandeep Li

[Signature]

Kumar, Pradeep Kumar sons of Sh. Abhay Singh, Smt. Ramrati Devi widow of Sh. Abhay Singh (5) Babu Lal S/o Sh. Pyare Lal (6) Smt. Sheila Devi w/o Late Sh. Biloo Ram, Rinku Kumari, Sharmila daughters of Late Sh. Biloo Ram, Sh. Pawan S/o Late Sh. Biloo Ram (7) Chote Lal s/o Sh. Phusa (8) Sajjan Singh s/o Sh. Kuda Ram (9) Smt. Bajanti widow of Sh. Balwant singh (10) Smt. Kamla w/o Prabhati Lal (11) Sh. Vijay Singh, Karan singh, Bula Ram, Babban Singh, Rajinder sons of Late Sh. Lala Ram, Smt. Vidya Devi w/o Late Sh. Lalla Ram (12) Smt. Ram Kala w/o Sh. Nihal Singh (13) Smt. Kamlesh w/o Sh. Sumer singh (14) Smt. Itwari w/o Sh. Kishan Lal (15) Maman s/o Sh. Ram Swaroop and (16) Sh. Devi Dayal s/o Sh. Hukam Chand all represented by M/s Shilpkar Housing Pvt. Ltd. having their registered office at 9, Edmonton Mall, Ground Floor, Bristol Hotel, Gurgaon, Haryana – 122002, as their General Power Attorney holders vide various General Power Attorneys (GPA) dated 09.05.2013 registered as document no. 2013000116; GPA dated 09.05.2013 registered as document no. 2013000115; GPA dated 10.05.2013 registered as document no. 2013000119; GPA dated 31.12.2014 registered as document no. 2014000211 and GPA dated 02.01.2015 registered as document no. 2015000001, being the various others land owners (Collaborators) hereinafter collectively referred to as the confirming parties, which expression shall, where the context so admits include all the collaborators their respective heirs, legal representatives and successors in interest, who have authorized the FIRST PARTY now herein represented by them through Shri Ajay Jindal, one of their Directors duly authorized by the Board of Directors of M/s Shilpkar Housing Pvt. Ltd. vide Resolution dated 01-07-2016 passed by the Board of Directors of the said company to execute this instrument on the basis of various GPA's mentioned above, as confirming parties.

[Handwritten signature]

[Handwritten signature]
Director

AND

M/s City Lifespaces Pvt. Ltd. having their registered office at 914, 9th Floor, Arunachal Building, Barakhamba Road, Connaught Place, New Delhi – 110001 through its director Shri Vikas Dua (authorized by the Board of Directors vide Resolution dated 30th June, 2016 to enter upon the present agreement), herein after referred to as the **SECOND PARTY**, which expression shall where the context so admits include the **SECOND PARTY**, its successors, administrators and assigns etc.

WHEREAS

- A. The First party is owner in possession of land comprising in khasra no. 214 measuring 1.21 hectare situated in revenue estate of village Thada, Tehsil Tijara, District Alwar (Rajasthan) which was purchased by the first party vide registered sale deed dated 30.04.2013 registered as document no. 2013002189 with the office of Sub-Registrar concerned.
- B. That the first party has entered upon a collaboration agreement with Mr. Devi Dayal son of Sh. Hukam Chand, and Mr. Maman son of Sh. Ram Sarup both residents of village Thada, Tehsil Tijara, District Alwar, regarding land comprising in Khasra no. 225, measuring 0.2500 hectare situated in within the revenue estate of village thada, Tehsil Tijara, District Alwar (Raj.). That the said collaboration agreement was entered upon on 05.05.2013 and was registered on 10.05.2013 vide document no. 2013002414 with the office of Sub-Registrar concerned. In terms of the said collaboration agreement the first party is entitled to develop the above-mentioned khasra no. into a residential or commercial project.
- C. That the first party has entered upon a collaboration agreement dated 09.05.2013 executed by Shri Kishan Lal and others registered as document no. 2013002384 with the office of Sub-Registrar concerned regarding land comprising in khasra no. 302, measuring 0.97 hectare, khasra no. 304 measuring 0.25 hectare total measuring 1.22 hectare, with KishanLal etc. in terms of the said collaboration agreement a first party is entitled to develop the aforementioned khasra numbers in to a residential /commercial project.

Sandeep

Vikas

D. That the first party has entered upon a collaboration agreement dated 09.05.2013 executed by Shri Kishan Lal and others registered as document no. 2013002383 with the office of Sub-Registrar concerned regarding land comprising in khasra no. 215, measuring 0.86 hectare, khasra no. 216 measuring 0.48 hectare, Khasra no. 217, measuring 0.38 hectare, Khasra no. 218, measuring 0.35 hectare, total measuring 2.07 hectare, with Kishan Lal etc. in terms of the said collaboration agreement a first party is entitled to develop the aforementioned khasra numbers in to a residential /commercial project.

(Land detailed in preceding paragraphs referred to as the said land and for reference to the subject matter of this agreement said land be referred to as the area upon which group housing colony is to be established and in exclusion of the area to be utilized for commercial colony)

E. That the first party has entered upon a supplementary collaboration agreement dated 31.12.2014 executed by Shri Vijay Singh and others registered as document no. 2014005042 with the office of Sub-Registrar concerned regarding land comprising in khasra no. 302 and khasra no. 304, as legal heirs of Shri Lala Ramin terms of the said supplementary collaboration agreement, the Collaborators confirm the previous collaboration agreement executed by Shri Lala Ram etc.

F. That the first party has entered upon a supplementary collaboration agreement dated 02.01.2015 executed by Smt. Shila Devi and others registered as document no. 2015000013 with the office of Sub-Registrar concerned regarding land comprising in khasra no. 302 and khasra no. 304, as legal heirs of Shri Billu Ramin terms of the said supplementary collaboration agreement, the Collaborators confirm the previous collaboration agreement executed by Shri Billu Ram etc.

G. The First party is thus entitled to develop the **Said Land** on the basis of ownership and collaboration agreements detailed above.

H. That the respective executants of the collaboration agreements (detailed above) have also executed and registered power of attorneys in favor of the first party authorizing the first party to develop the said land as to further do and to have done

Sandeep ji

[Signature]
Director

all acts, deeds and things which may be required for development of the said land.

- I. Pursuant to its ownership and the aforesaid Collaboration Agreements, First party is engaged in the development of a residential group housing project and a commercial project on the Said Land. That the present agreement pertains to the residential part i.e. the Group Housing colony which is to be developed upon the said land admeasuring 35290.21 sq.mtr falling in sector 33 Bhiwadi, District Alwar (Rajasthan) as detailed in the layout sanction plan dully approved by UIT Bhiwadi District Alwar (Rajasthan) on 12.09.2013. (hereinafter referred to as the "Project").
- J. Further, pursuant to the rights and authority of the first party qua land under its ownership and rights and authority granted to First party under Collaboration Agreements and powers of attorney mentioned aforesaid, First party has obtained a license from Urban Improvement trust bearing no. 71/13 in sector 33 Bhiwadi, District Alwar (Rajasthan) whereby the First party is entitled to develop the Said Land in to a group housing colony and commercial colony in sector 39 Bhiwadi, District Alwar (Rajasthan) (hereinafter referred to as the comprehensive licence).
- K. That out of the said land an area measuring 6267.71 sq. meters has to be surrendered for 60 meter and 45 meter wide road, 134.37 sq. meters for 12 meter wide nala and 2054.19 sq. meter for facilities.
- L. The First party had also applied for getting the building plans of the proposed Project on the Said Land sanctioned from the concerned authorities. That the building plans for the group housing colony have been since sanctioned in principle on 25.04.2016 by UIT Bhiwadi District Alwar (Rajasthan) regarding which demand letter dated 22.06.2016 has been issued by UIT Bhiwadi.
- M. The Second party is well-established in the field of real estate and is involved inter alia, in the business of developing various plots of land and constructing commercial and residential complexes & group housing projects of different types and thereon.
- N. The Second party has proposed and the first party has accepted to jointly develop and construct a group housing colony on the Said Land subject to agreed rights and liabilities and indemnifications between the Second party and the first party as

Sandeep

[Signature]

contained hereunder.

- O. Accordingly, the first party and the Second party have agreed to enter into this Agreement for the development of the Project and confirming parties have jointly and severally confirmed this transaction for Joint Development Arrangement between the FIRST PARTY and the SECOND PARTY, whereby the Second party shall be entitled to develop the entire Project and bear all the costs and expenses (detailed hereunder in this agreement), which may be involved in relation thereto.
- P. Pursuant to the above, the Parties have entered into this joint development agreement, hereinafter shall be referred to as "JDA"/ "Agreement", subject to the terms and conditions stipulated herein.

NOW THEREFORE, THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. That as stated above the first party had obtained a comprehensive license with regard to development of a group housing colony and a commercial colony upon the total land subject matter of the comprehensive license. That the present agreement is being executed only with regard to the group housing colony admeasuring 35290.21 sq.mtr to be developed upon the said land. That the first party is developing the commercial colony under the comprehensive license on its own and the second party has no concern with the same. For the sake of clarity, a layout site plan approved by Layout Plan Committee on 12.09.13 has been appended with this agreement wherein the location of said commercial colony and group housing colony has been shown.
2. That any reference to the said license hereinafter shall be considered and deemed to be referring only to the group housing colony aspect and part of the comprehensive licence. Similarly, any reference to the land shall be considered and deemed to be referring only to the land upon which group housing colony is proposed to be established.

For City Lifespaces Pvt. Ltd.

Randeep

[Signature]
Director

3. That as stated above the first party have got sanctioned, in principle, the plans for the complete project which includes the commercial colony and the group housing colony. That the said plans clearly demarcate the area out of the total land under the comprehensive license to be developed into a commercial colony and into a group housing colony. That in terms of the said plan the area to be utilized for the group housing colony is subject matter of the present agreement.
4. That in terms of the agreement achieved between the First and Second parties hereto, the first party and the second party shall be entitled to retain 50% each of super built up area consisting of RCC framed structure, subject to other terms so agreed upon through this agreement (or any other extent of area as the parties may mutually decide in writing).
5. That all other saleable area or area capable of being allotted shall also be shared by the parties hereto to the extent of 50% each.
6. That the first party shall be liable to discharge its liabilities to allot area to the conforming party / landowners from its 50% share and the Second Party shall have no liability towards the conforming party / landowners
7. That the first party has incurred all requisite expenses till date in obtaining the license and in principle sanctioning of the project plans. Any and all expenses, costs, dues, charges, cess etc. pertaining to the revision in or re-sanctioning of plans for development of the said land, and the said project shall be borne in entirety by the second party. However, in case any dues or expenses is found pending prior to the date of execution of this agreement then such dues or expenses shall be paid by the first party.
8. That the second party shall incur the entire costs for construction of the RCC Structure of the share of the first party in the said project. However, the costs for the development of common areas / facilities restricted to laying of sewer lines development of road and pathways, landscaping, providing of electric and water connection, further construction / development of boundary wall of the said project from its present stage, Club, D.G sets, provision of firefighting facilities, Electric Sub

Sandeep Ah

[Signature]
Director

Station , Sewage Treatment Plant shall be borne by the first party and the second party to the extent of 50% each.

9. It is mutually agreed that all cost and charges pertaining to the procurement of Occupation / Completion Certificate shall be borne by the first party and the second party each for their respective share of area. However since the Second Party is obliged to only construct the RCC structure of the First Party's share herein defined in this agreement the obligation to timely complete its share of area in all aspects shall be of the First Party and the First Party shall thereby ensure the same, not causing a delay for the procurement of any part or full completion certificate from competent authorities. That in case either of the parties fails to complete its share within prescribed time lines (prescribed in the license or any other sanction/permission) then such party shall be liable for damages, penalties etc. if any suffered by the other party due to such non-completion.
10. That the second party shall be entitled to seek revision in the already sanctioned building plans. In such eventuality all the costs involved in such revision or extra charges payable for revision in plans including the enhancement of constructible area shall be borne by the second party.
11. That as already stated the plans for the colony have already been sanctioned thus the second party shall be liable to commence the construction of the project within 15 days of procurement of the said current sanctioned plans. However, if the second party seeks revision in the sanctioned plans then the second party shall be bound to apply for such revision within 90 days from the receipt of the current sanctioned plans , to the concerned authorities.
12. That in either of the eventualities the parties hereto shall mutually demarcate their respective areas within 15. days of sanctioning of revised plans (in case revision in plans is sought by the second party). That once such areas are demarcated, the parties hereto shall be entitled to allot respective areas to prospective buyers. That the first party shall execute a GPA authorizing the second party to allot / sale area falling to the share of second party to prospective buyers.

For City Lifespaces Pvt. Ltd.


Director



13. That the project shall be constructed in two phases. The commencement of each of the phase and completion of construction of such phase shall be time bound. That in the first phase of construction, the second party shall be bound to construct and deliver 2,00,000 sq. feet super built up area of the share of the First Party in the form of fully completed RCC structure in accordance to seismic Zone-4. That such constructed area shall be provided by the second party in the form of completed single tower or towers (casting of roof slabs supported on columns and beams roof conducting and provision of plumbing traps, casting of mumty and lift room) as the case may be whereby the complete area of 2,00,000 sq. ft super built up area may be achieved. That the second party shall be bound to complete the afore-stated construction of 2,00,000 sq. ft. super built up area belonging to the share of the First Party in first phase itself.

It is clarified that the obligations of the SECOND PARTY for construction of RCC structure in accordance to seismic Zone-4 for the share of the First Party shall be deemed to be clearly understood for construction of RCC structure, which would include casting of roof slabs, supported on columns and beams roof conducting and provision of plumbing traps, casting of mumty and lift room; and thereafter for carrying out the further development in the said structure and carrying out of finishing works therein shall be the responsibility of the First Party itself to carry out the same at their own cost for their own share.

The afore-stated construction of 2,00,000 sq. ft. super built up area belonging to the share of the First Party as per the timelines herein defined below.

S.NO	DESCRIPTION OF AREA	TIME FRAME FOR CONSTRUCTION	Grace Period
	All area whereby the proposed height of the superstructure does not exceed 16 mtr 's in height	365 days from the commencement date.	60 days beyond the initial 365 days
	All area whereby the proposed height of the superstructure is beyond 16 mtr 's in height	540 days from the commencement date.	90 days beyond the initial 540 days

The date of commencement of project shall be considered as the date of receipt of the present sanctioned plan from the competent authority. In case, the second

For City Spaces Pvt. Ltd.


Director

party seeks revision in sanctioned plans then the date of commencement of project shall be considered as the date of sanction of the revised plans. In case, the second party is unable to achieve fully constructed RCC structure regarding 2,00,000 sq. ft. super built up area of the share of the First Party within the aforementioned time limits then it shall be liable to pay the penalties herein stated below for the said delay, for the unconstructed balance area.

- a.) The said amount applicable for the penalties will be calculated on the basis of Rs.500/- (Rupees Five Hundred) per sq. ft* Quantum of balance unconstructed area pending for construction of the said phase * Percentage of Penalty applicable

For e.g.

If the pending area is 25,000 sq.ft then the amount due for penalty shall be 1,25,00,000/- (One Crore Twenty Five Lacs Only) * 15% (P.A for initial 90 days term) then the penalty applicable p.m will be Rs.1,56,250/- p.m

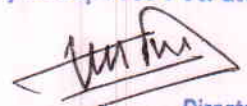
S r . N o	Period beyond which the penalties will be applicable	For Initial 90 days of delay	For Next 90 days of delay	Beyond Initial 180 day
1	After 90 days from the commencement of construction of the said phase (i.e. till the date of the proposed completion of the project)	15% P.A on the amount herein stated above in para 12a	20% P.A on the amount herein stated above in para 12a	24% P.A on the amount herein stated above in para 12a
2	After 180 days from the commencement of construction of the said phase (i.e. till the date of the proposed completion of the project)	15% P.A on the amount herein stated above in para 12a	20% P.A on the amount herein stated above in para 12a	24% P.A on the amount herein stated above in para 12a

It is further clarified that the amount of penalty shall be applicable on the pending area and therefore any fresh area constructed after the implication of such penalty shall reduce the overall pending areas thus affecting the penalty proportionately.

The Second Party shall duly pay the said penalties to the First Party on monthly basis till the period of delay by the 10th day of the following month, any default in the payment of same shall render the Second Party to be liable for additional damages of Rs. 3000 /- Three Thousand Only per day in addition to the existing penalty for the period of such delay.

14. That it has been agreed that First Party shall be given a preferential allocation of area to be distributed among the First Party and Second Party on pro-rata basis. The parties will mutually ensure the distribution of area in such a manner that either of

Sandeep A6



the parties get entitled to a individual blocks/ tower of constructed area which have nil or as far as possible minimum composition of area share belonging to the other party. This distribution pattern shall be applied for both the phases. -

15. That with the successful completion of the first phase of RCC structure, the second party shall be bound to complete the second phase i.e. the remaining construction of the RCC Structure (as per the already sanctioned or revised plans) within a total 30 months from the date of commencement of construction.
16. That the consequences of non completion of the second phase within the agreed time period shall be the same for respective delay periods as have been applicable to the First Phase herein defined above in the Para 13
17. That the second party shall bear and shall be liable towards the construction and completion, inclusive of all costs and expenses for the EWS component of the said colony. That any amount or costs reimbursed by the concerned authorities to the First party regarding the EWS component shall be entirely reimbursed to the Second party duly appropriated towards the costs incurred for such EWS component by the second party . That the first party shall be liable towards the second party towards 50% of the deficit if any between the actual cost incurred and the costs reimbursed by the concerned authorities. However, in such eventuality the first party shall be entitled to an independent audit of the costs incurred in the EWS component by the second party.

That the cost of construction of these EWS flats shall also bear an interest of 15% p.a added to the basic cost of construction and therefore the final deficit shall be calculated after adding the interest to the cost of construction and reducing the receipts against the said EWS flats from the competent authorities. However if the First Party pays its 50% share of all such cost against the construction to the second party of the said EWS flats on timely basis it shall not be liable to bear the cost of interest for such amounts which have been paid by the First Party against the said cost herein mentioned above. In case the amounts incurred are lesser than amounts re-imbursed then the amount which is reimbursed over and above the incurred costs after taking into account aforesaid interest costs, shall be shared to the extent of 50% each by the first party and the second party.

Sandeep A.

[Signature]
Director

18. That the entire parking area covered or open shall be shared by the parties hereto the extent of 50% each. The first party shall be entitled to minimum of one car parking space per flat and remaining parking if any shall be shared to the extent of 50% each by the first party and the second party. In case stilt / covered/basement parking is required to be constructed to achieve at least one car parking per flat then the second party shall be liable to construct the same and bear all costs of the same as well.
19. That the parties hereto shall be entitled to sale and market the areas falling to their respective shares independently, after demarcation of their respective shares. That in case exact areas cannot be separated and demarcated in the form of units, then the shortfall or excess area of either of the parties shall be mutually adjusted with prevailing market rates.
20. That the commercial component of the group housing colony shall also be shared to the extent of 50% each.
21. That any penalty or interest or any other charge imposed by any concerned authority due to violation of any terms of the licence or sanctioned plans or non completion of the project within time or non abiding with any other terms and condition of development shall be borne exclusively by the second party. However the Second Party shall not be liable for any penalty or interest or any other charges imposed due to nonperformance on the part of the First Party to successfully complete its share of area in all aspects or non abiding with any other terms and condition of development thus applicable to their share and all such penalty or interest or any other charges shall be paid for by the First Party.
22. That after the completion of the project the maintenance agency, for maintenance of the project shall be appointed by the first party with consent and discussion with the second party.
23. That an amount of Rs. 5,00,000/- has been paid by the second party to the first party at or before the execution of the present agreement towards non refundable security amount.
24. That both the Parties - shall keep the other party indemnified qua any loss or

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Handwritten signature
Director

- damage or penalty or prosecution suffered by the other party on account of any misrepresentation made or violation of any term of license, rules, laws etc That neither of the parties shall be liable for any of the debts or other liabilities, by or due from the other and each will hold the other free and harmless therefrom
25. That any increase in area / FAR for the project shall be shared by the parties hereto to the extent of 50% each, subject to any subsequent mutual understanding or arrangement. The total cost of construction of the RCC structure in the Project on the Said Land shall be borne by the second party. Save and except to the extent set out herein, the first party shall not be required to pay for the cost of construction of the said RCC structure or for obtaining plans and licenses as set out hereinabove. The second party shall be responsible to bring in all the working capital required to develop and execute the Project.
26. That the Second Party shall be entitled to Housing Loan or to raise a project loan by mortgaging their share of area at necessary stages of construction and the First Party shall have no objections to the same. In order to ensure that the Second party utilizes the funds to be had by raising project loan from any Bank or Financial Institutions for development and construction of the said Group Housing Project, the Second party undertakes to ensure utilization of such funds only on this Project. For this purpose the Second party further undertake that it shall open and operate an Escrow account with the concerned lending Banks or Financial Institutions wherein the amounts availed through loans shall be deposited/transferred and utilize the funds under their supervision for the project, only. That the first party shall be entitled to seek independent audit of the accounts thereof the second party concerning the usage and utilization of funds for the aforesaid project loans.
27. That the second party shall be liable to complete the RCC frame structures or columns in accordance to seismic zone-4 including casting of roof slabs supported on columns and beams roof conducting and provision of plumbing traps, casting of mummy, lift room without carrying out any bricks work, plumbing, wood work, flooring without achieving any type of finished product.
28. That in case any extension be intended to be made in respect of area of the land connected with this project then both the Parties shall have the right to acquire

Sandeep A.

Director

such additional land in equal areas and ratio proportion of sharing between the parties with regard to development and construction of such additional area. That the either of the parties indulging in such acquisition shall give the other party a right to purchase such additional land in equal areas and ratio and incase the one of the party is unable to tender his share of investment for such acquisition the other party shall be at liberty to procure the said addition of land parcels on its own in the said license.

That In such a scenario the party acquiring the said land parcel will be at liberty to develop the said land parcel on its own or enter into a fresh JDA on mutually acceptable terms for such additional area with the other party (i.e. either the first party or the second party as the case may be).

However incase the parties have acquired the said additional land parcel in the equal ratio the parties will enter into development of such additional land parcel in equal ratio and will distribute the benefits thus attained from this additional procurement on equal ratio. A fresh JDA will then be created to bind the specific terms of this additional development.

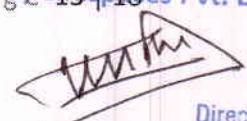
29. In order to facilitate implementation of the Terms and conditions under this Joint Development Agreement, The First Party exercising its own powers and also exercising the powers conferred on them by the various other land owners (The Collaborators), The First Party has also given authorization to Shri Vikas Dua one of the Directors of The Second Party through a comprehensive resolution passed by the Board of Directors of the company, The First Party, passed by them in the meeting held at their registered office on 22nd July 2016, inter alia, empowering Shri Vikas Dua to obtain necessary Approvals, clearance, permissions, sanctions from the Governmental Authorities whenever necessary in order to execute and develop the "Project" on the Said Land. The First party undertakes that it shall not revoke or withdraw the authorisations given by the First party to Shri Vikas Dua one of the Directors of the Second party through Resolutions dated 22nd July 2016, subject to the fulfilment of the terms and conditions of the JDA by the second party.
30. That the Second Party shall be responsible and liable for compliance of all labour laws and liabilities towards labour including but not limited to their salaries, ESI

Indeep

Vikas
Director

involved for the purpose of construction on the said project. Further the Second Party shall be responsible for any mishap or accident if any during the tenure of construction activity being carried out by the Second Party. (Till the scope of work of the second party, beyond that the onus and responsibility would be of the first party). That the second party will be liable towards the defects, if any, in the structure of the project and shall keep the first party indemnified in this regard. Any losses suffered due to defects in the structure shall be borne by the second party. That minimum standards and benchmark for construction quality of the structure shall be agreed to mutually, prior to commencement of construction. That the first party shall be entitled to the verification of the achievement of standards and benchmarks for quality of construction from any agency. The second party shall be liable for any defects or losses which may occur due to non-compliance of such standards and benchmarks.

31. That so far as the responsibility of the First Party vis a vis the Confirming parties is concerned it is clearly understood that all such commitments made by the First Party with the Collaborators respectively under various collaboration agreements and supplementary collaboration agreements are concerned the same shall be met out and discharged by the First Party alone with reference to the various collaboration agreements, from out of the share of the First party without recourse to the Second party and without recourse to the share of the Second party.
32. It is also mutually agreed and understood between the parties that both the parties shall extend full co-operation to each other and one another for effective implementation of the Terms and conditions of this Joint Development Agreement. In this connection the First party and the confirming party (either in person or through their POA holder) also undertake to execute any further or other documents which may become necessary either to be executed with UIT Bhiwadi or any other Government Authorities or to be executed with the landing Banks or Financial Institutions, if and when necessary.
33. That depending on the nature of the Joint Development Agreement, whatever Service Tax becomes payable by the First Party to the Second Party for providing built up RCC structure covered by the Terms of this Agreement to be passed on to


Director



the First Party, the First Party shall pay the Service Tax component to the Second Party as per the requirements of law. It is clarified that payment of such component of Service Tax by the First Party to the Second Party shall be made only on recovery of Service Tax component by the First Party on sale of their portions of their Share to the clients / customers of the First Party.

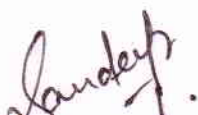
34. It is clearly understood and agreed upon between the Parties that whatever amounts are received and recovered by any of the parties against the sale proceeds of the units/areas of their respective shares in this project, on account of BSP, EDC, IDC, FFC, STP, Club Membership etc., the said amounts shall be retained by the parties respectively with themselves without any responsibility to account for the same to the other party.
35. The Stamp Duty and registration expenses of this JDA shall be borne by the second party, in case the present JDA is got registered.
36. This Agreement and all questions relating to its interpretation shall be governed and construed by and in accordance with the laws of Republic of India. Except as otherwise specifically provided in this Agreement, the following provisions shall apply to disputes or differences between the Parties arising out of or relating to or in connection with this Agreement ("Dispute"). A Dispute will be deemed to arise when one Party serves on the others a notice stating the nature of the Dispute (a "Notice of Dispute"). The Parties hereto agree that they will use all reasonable efforts to resolve between themselves, any Disputes arising out of or relating to this Agreement through negotiations. Any Disputes and differences whatsoever arising under or in connection with this Agreement which could not be settled by Parties through negotiations, after the period of thirty (30) days from the service of the Notice of Dispute, shall be finally settled by arbitration in accordance with the Arbitration and Conciliation Act, 1996 (as amended or supplemented hereafter), and The arbitral tribunal would comprise of a sole arbitrator, namely Sh. Sameer Kharbanda (as agreed by the parties hereto) or in his absence a sole arbitrator to be appointed by mutual consent of the First Party and Second Party or to the tribunal to be constituted in accordance with the provisions of the said act. The venue of arbitration shall be in Gurgaon. The Parties hereto shall submit to the

Sandeep Ji

[Signature]
Director

arbitrator's award and the award shall be enforceable in any competent court of law. All Disputes arising from this JDA shall be subject to the sole jurisdiction of the Competent Courts of Gurgaon.

37. The Parties herein do not desire to become agents of each other and as such, do not intend to constitute a partnership firm nor to form themselves into an Association of Persons and as such, the provisions of the Indian Contract Act 1872 shall be applicable to the Parties herein in their inter-relationship and the same shall govern this JDA wherever there is no express provision made therefor. The Parties herein hereby specifically confirm that this JDA does not constitute a partnership and consequently no Party shall be entitled to represent the other as an agent of the other so as to bind the other Party. The rights and responsibilities of the Parties are and shall be as hereunder and as hereafter set out to be mutually agreed from time to time and governed by the provisions of Indian Contract Act 1872 wherever there is no express provision.
38. It is further agreed between the Parties hereto that the Income Tax payable for this venture shall be paid by the Parties separately and individually and neither Party is responsible or liable for such Income Tax payment of other Party. In the event this joint development arrangement becomes liable to pay any, Direct or Indirect Taxes, then the same shall be recovered from the Parties herein in proportion to its share of the area.
39. This JDA shall supersede all previous MoU's or agreements of terms sheets entered into between the Parties and henceforth the terms of this JDA and other documents referred to herein above shall alone govern the Parties.
40. That the confirming parties through their duly constituted Attorney also do hereby confirm this transaction for Joint Development of the said Project, in its letter and spirit and they also undertake to remain bound by the said confirmation of this transaction between the First Party and Second Party.
41. This Joint development agreement shall be subsequently registered with the competent authorities / Thesil / Registrar office at Jhajjar, Haryana. That further the cost of stamping and registration of this agreement will be borne by the Second Party.



IN WITNESS WHEREOF THE PARTIES ABOVEMENTIONED ARE EXECUTING THIS JDA IN THE PRESENCE OF WITNESSES ATTESTING HEREUNDER ON THE DAY, MONTH AND YEAR HEREINABOVE FIRST MENTIONED.

For City Lifespaces Pvt. Ltd.

First party <i>Sandeep</i>	Second party <i>Shri Vikas Dua</i>
M/s Shilpkar Housing Pvt. Ltd. C/o 9, Edmonton Mall, ground Floor, the Bristol Hotel, Gurgaon, acting through Shri Sandeep Kumar (duly authorized by the Board of Directors vide Resolution dated 1 July, 2016 to enter upon the present agreement) R/o Near Sainik Rest House, Subhash Nagar Jhajjar, District Jhajjar.	M/s City Lifespaces Pvt. Ltd. having their registered office at 914, 9 th Floor, Arunachal Building, Barakhamba Road, Connaught Place, New Delhi – 110001 through its director Shri Vikas Dua

Confirming parties thru their GPA holder represented by Shri Ajay Jindal

Witnesses:

- SKumar Adv.*
- Suresh Kumar S/o Azad Singh.*
Subhash Nagar Jhajjar
 - Saurabh Yadav S/o V.K. Yadav.*
C-23, Shivaji Park New-Delhi

Note :- that on Page no -1 there is Correction.

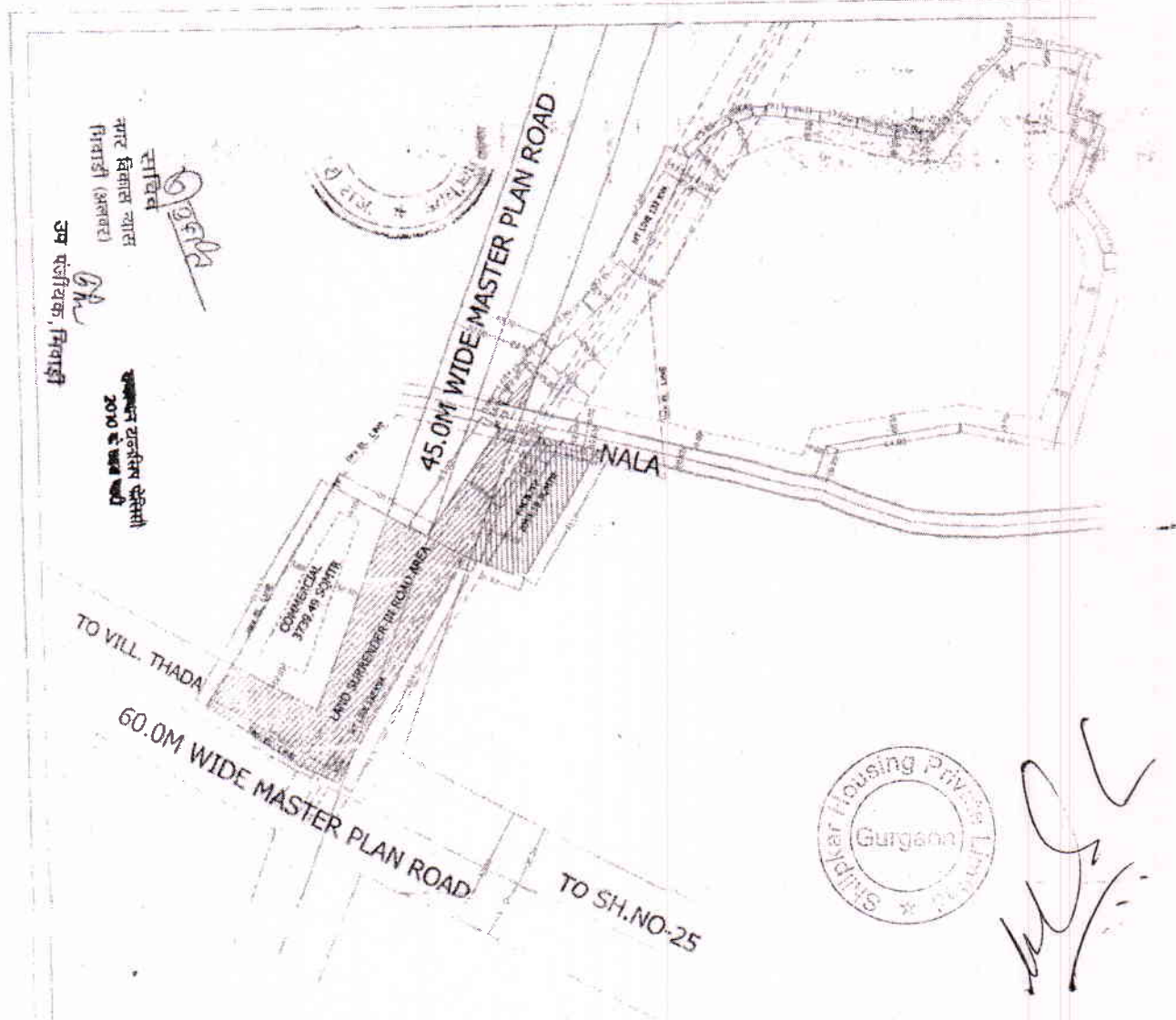
Drafted By- *BV*

Page 18 | 18
BHAVESH YADAV

Advocate

Regn. No. P/2159/2009

Distt. Court, Jhajjar



PLOT FOR RESIDENTIAL

1. Total plot area as per revenue = 47500.00 Sqmt.
 2. Total plot area as per survey plan = 47485.97 Sqmt.
 3. Surrender in 60.0 M and 45.0 M wide road area = 6267.71 Sqmt.
 4. Surrender in 12.0m wide nala area = 134.37 Sqmt.
 5. Remaining plot area = 47485.97-6267.71-134.37 = 41083.89 Sqmt.
 6. Surrender area for facilities = 2054.19 Sqmt.
 7. Net Plot Area = 39029.70 Sqmt.
- a) Residential Area = 35290.21 Sqmt.
b) Commercial Area = 3739.49 Sqmt

BUILDING PARAMETERS

- MINIMUM SET BACKS = 15.0M, 9.0M, 9.0M, 9.0M (For Residential land use)
MINIMUM SET BACKS = 12.0M, 12.0M, 9.0M, 9.0M (For Commercial land use)
MAXIMUM COVERAGE = 35 %
STANDARD FAR = 1.33
OTHER BUILDING PARAMETERS SHOULD BE AS PER GREATER BHIWADI BUILDING BYE LAWS-2011

PROPOSED SITE PLAN FOR RESIDENTIAL GROUP HOUSING (M/s SHILPKAR HOUSING PVT. LTD)
AT KHASRA NO. 302,304,214, 215,216,217, 218, 225 AT VILLAGE - THADA
TEHSIL - TIJARA, DISTT. ALWAR (RAJ.)



SCALE:-
1CM = 20M

J.E.N.
U.I.T. BHIWADI

ATP
U.I.T. BHIWADI

RAJWAL/TEHSILDOER
U.I.T. BHIWADI

AEN / EXEN.
U.I.T. BHIWADI

STP.
U.I.T. BHIWADI

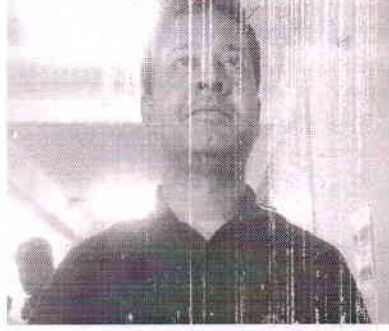
SECTY.
U.I.T. BHIWADI

URBAN IMPROVEMENT TRUST, BHIWADI

For City Lifespaces Pvt. Ltd.



प्रथम पक्ष



द्वितीय पक्ष



गवाह



उप /सयुक्त पंजीयन अधिकारी

प्रलेख नः 45

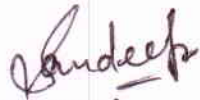
दिनांक 29/08/2016

डीड संबंधी विवरण	
डीड का नाम	PARTNERSHIP
तहसील/सब-तहसील	झज्जर
गांव/शहर	झज्जर
धन संबंधी विवरण	
स्टाम्प ड्यूटी की राशि	100.00 रुपये
रजिस्ट्रेशन फीस की राशि	50.00 रुपये
	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: भावेश वकील

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 29/08/2016 दिन सोमवार सम 5:15:00PM बजे श्री/श्रीमती/कुमारी M/S Shilpkar Housing Pvt. लि. द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता


उप/पर्युक्त पंजीयन अधिकारी

सब रजिस्ट्रार, झज्जर

श्री M/S Shilpkar Housing Pvt. Ltd. thru मिन जानिब सन्दीप(OTHER), M/S Shilpar बजरिये डायरेक्टर कृष्णलाल thru मिन जानिब अजय जिन्दल(GPA), M/S Shilpar बजरिये डायरेक्टर निहाल thru (GPA), M/S Shilpar बजरिये डायरेक्टर वेदप्रकाश thru (GPA), M/S Shilpar बजरिये डायरेक्टर रमेश चन्द्र thru (GPA), M/S Shilpar बजरिये डायरेक्टर वेदप्रकाश thru (GPA), M/S Shilpar बजरिये डायरेक्टर रमेश चन्द्र thru (GPA), M/S Shilpar बजरिये डायरेक्टर अनिल thru (GPA), M/S Shilpar बजरिये डायरेक्टर प्रदीप thru (GPA), M/S Shilpar बजरिये डायरेक्टर बाबूलाल thru (GPA), M/S Shilpar बजरिये डायरेक्टर शीला देवी thru (GPA), M/S Shilpar बजरिये डायरेक्टर श्रीकृष्ण कुमारी thru (GPA), M/S Shilpar बजरिये डायरेक्टर शर्मिला thru (GPA), M/S Shilpar बजरिये डायरेक्टर छोटेलाल thru (GPA), M/S Shilpar बजरिये डायरेक्टर सज्जन सिंह thru (GPA), M/S Shilpar बजरिये डायरेक्टर कमला thru (GPA), M/S Shilpar बजरिये डायरेक्टर प्रभात thru (GPA), M/S Shilpar बजरिये डायरेक्टर विजय सिंह thru (GPA), M/S Shilpar बजरिये डायरेक्टर करण सिंह thru (GPA), M/S Shilpar बजरिये डायरेक्टर आनुराग thru (GPA), M/S Shilpar बजरिये डायरेक्टर बबन सिंह thru (GPA), M/S Shilpar बजरिये डायरेक्टर राजेन्द्र सिंह thru (GPA), M/S Shilpar बजरिये डायरेक्टर राकेश thru (GPA), M/S Shilpar बजरिये डायरेक्टर रामकला thru (GPA), M/S Shilpar बजरिये डायरेक्टर कमलेश thru (GPA), M/S Shilpar बजरिये डायरेक्टर ईतवारी thru (GPA), M/S Shilpar बजरिये डायरेक्टर मामन thru (GPA), M/S Shilpar बजरिये डायरेक्टर देवीदयाल thru (GPA)