

M/S J.S APPARTMENT PRIVATE LIMITED

Residential /commercial scheme in name and style of " SARAFF HEIGHTS" belong to M/S J.S APPARTMENT PRIVATE LIMITED located at KHASRA NO 400,NEAR CENTRAL BUS DEPOT ,DEVIPURA SIKAR (RAJ) 332001 ,Total Measuring 812.91 Square Meter.

Owned by :

NATHMAL SARAF ALIAS NATHMAL, SON OF LATE JHABAR MAL SARAF AND **SMT. BHAGWANI DEVI SARAF ALIAS BHAGWANI DEVI AGARWAL**, WIFE OF LATE NATHMAL SARAF, PURCHASED A RESIDENTIAL PROPERTY FROM THEIR SELF-EARNED MONEY LOCATED AT DEVIPURA KOTHI, NEAR CENTRAL BUS DEPOT, SIKAR DISTRICT,PS KOTWALI, SIKAR, RAJASTHAN, POST OFFICE DEVIPURA, PIN CODE 332001, RAJASTHAN. **PDF PAGE NO 4 TO 32**



UPON THE DEMISE OF LATE SHRI NATHMAL SARAF AND LATE SMT. BHAGWANI DEVI SARAF, ALL THEIR SONS AND DAUGHTERS, BEING THE LAWFUL HEIRS, WITH MUTUAL CONSENT, HAVE EXECUTED A **TWO GENERAL POWER OF ATTORNEY DATED 09/07/2014 AND MUKHTYARNAMA AAM (GENERAL POWER OF ATTORNEY) DATED 24/07/2014** IN FAVOUR OF SHRI SAJJAN KUMAR SARAF."

Details

(1)**FIRST GENERAL POWER OF ATTORNEY DATED 09/07/2014** :- ADDITIONAL REGISTRAR OF ASSURANCE III OFFICE OF THE A.R.A-III KOLKATA WEST BENGAL IN REGISTERED IN BOOK-IV , CD VOLUME NUMBER 8 PAGE FROM 5792 TO 5805 BEING NO 04835 FOR THE YEAR 2014

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(2) **FIRST GENERAL POWER OF ATTORNEY DATED 09/07/2014** :- ADDITIONAL REGISTRAR OF ASSURANCE III OFFICE OF THE A.R.A-III KOLKATA WEST BENGAL IN REGISTERED IN BOOK-IV , CD VOLUME NUMBER 8 PAGE FROM 5816 TO 5829 BEING NO 04836 FOR THE YEAR 2014

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(3) **Third Mukhtyarnama Aam (General Power of Attorney) dated 24/07/2014** :- Book No. 4, Volume No. 34, at Page No. 48, Serial No. 2014000134, and additionally in Book No. 4, Volume No. 61, Pages 407 to 413, dated 24/07/2014

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Release deed made by all the legal heirs on 24/03/2025 to give more safeguard and clarified legal status heirs in respect of 4/7th share of the total property

UPON THE DEMISE OF LATE SHRI NATHMAL SARAF AND LATE SMT. BHAGWANI DEVI SARAF, ALL THEIR SONS AND DAUGHTERS, BEING THE LAWFUL HEIRS, WITH MUTUAL CONSENT, HAVE EXECUTED A GENERAL POWER OF ATTORNEY **DATED 24/03/2025** IN FAVOR OF SHRI SAJJAN KUMAR SARAF." ITS GENERAL POWER OF ATTORNEY WAS DULY REGISTERED BY ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A-1 KOLKATA WEST BENGAL IN REGISTERED IN BOOK-1 ,VOLUME NUMBER 1901-2025 PAGE FROM 79753 TO 79772 BEING NO 190102485 FOR THE YEAR 2025.

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Release Deed Made By All The Legal Heirs On 24/03/2025 To Give More Safeguard And Clarified Legal Status Heirs In Respect Of 6/7th Share Of The Total Property

"THE SOMMOCHAN DEED WAS DULY REGISTERED BY THE SUB-REGISTRAR, SIKAR, IN BOOK NO. 1, VOLUME NO. 1770, AT PAGE NO. 176, SERIAL NO. 202503327103710, AND ADDITIONALLY IN BOOK NO. 1, VOLUME NO. 6472, PAGES 281 TO 434, DATED **28/03/2025**. THE SAME WAS EXECUTED BY THE LAWFUL HEIRS IN FAVOR OF SHRI SAJJAN KUMAR SARAF, IN RESPECT OF 6/7TH SHARE OF THE TOTAL PROPERTY."

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25-03-2022 : PATTA NUMBER 779 ISSUED BY NAGAR PARISAD SIKAR UNDER RAJASTHAN MUNICIPALITIES ACT 2006 SEC 69A IN FAVOUR OF SAJJAN KUMAR SARAFF S/O NATHMAL SARAFF.

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24/08/2023 : SAJJAN KUMAR SARRAF TAKE A COMMERCIAL CONSTRUCTION PERMISSION NAGAR PARISHAD SIKAR .

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7/12/2022 : POWER OF ATTORNRY EXECUTE IN FAVAOUR OF DILIP KUMAR SARAF BY SAJJAN KUMAR SARAFF ON AND BEHALF OF LEGAL HEIRS OF PROPERTY.

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13/12/2022 : AGREEMENT FOR DEVELOPERS & COLOBRATION EXECUTED BETWEEN SAJJAN KUMAR SARAFF THROUGH POWER OF ATTORNEY DILIP KUMAR SARAF AND J.S APARTMENT PRIVATE LIMITED ROOM 5A ,1ST FLOOR STEPHEN HOUSE 4 BBD BAG EAST KOLKATA 70001 THROUGH DIRECTOR YOGESH JALAN S/O TARACHAND JALAN BY CASTE MAHAJAN RESIDENCE AT BE-241 , SALT LAKE SECTOR1, B.B. BLOCK ,VIDHAN NAGAR ,C.C .BLOCK NORTH 24 PARGANAS WEST BENGAL 700064.

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25.01.2026, **Correction Deed** was duly executed to amend the existing Development Agreement. The said Correction Deed has been undertaken for the following purposes:

1. **To formally record and clarify the non-involvement of the Power of Attorney Holder** in the Development Agreement, and to expressly state that the transaction and obligations thereunder are not executed through or on behalf of any Power of Attorney Holder. 2.**To update and substitute the Project Name** as per the revised and correct nomenclature, ensuring consistency across all legal, statutory, and regulatory records. The remaining terms and conditions of the original Development Agreement shall remain unaltered and continue to be valid and binding upon the parties

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LATE. NATHMAL SARAF (Death 21.05.2013) **(406.455 sq meters)**

BHAGWANI DEVI (Death 20/05/2014) **(406.455 sq meters)**

