



JURIS VISTA LAW CHAMBERS

ADVOCATES & CONSULTANTS

LEGAL DUE DILIGENCE AND TITLE SEARCH REPORT

INTRODUCTION

We have been instructed by **Ashiana Housing Limited** to carry out a detailed title search regarding land situated at Khasra Nos. 180, 182 to 187, 189 to 196, Village Keshopura, Tehsil Sanganer, District Jaipur, Rajasthan admeasuring 34351.88 square meters (the "**Property**"), detailed particulars of which have been provided in **Section II** of this report (the "**Description of Property**").

DESCRIPTION OF THE PROPERTY

This Property is situated at Khasra Nos. 180, 182 to 187, 189 to 196, Village Keshopura, Tehsil Sanganer, District Jaipur, Rajasthan and admeasures 34351.88 square meters.

TITLE & BACKGROUND OF THE PROPERTY

1. Prior to the issuance of the lease deed, proceedings under Section 90-B of Rajasthan Land Revenue Act, 1956 were carried out by the authorized officer of JDA and order was passed on 25.10.2005 by which the land situated in Khasra Nos. 180, 182 to 187, 189 to 194 was directed to be resumed and recorded in the name of JDA. The agricultural land was thus resumed by JDA for re-allotment to be used for non-agricultural purposes.
2. Jaipur Development Authority thereafter issued lease deed dated 16.03.2007 of the land admeasuring 19668.89 Sq. Meters falling in Khasra Nos. 180, 182 to 187, 189 to 194 in favour of Narvik

Nirman & Financiers Private Limited which was duly registered in the office of Sub Registrar-II, Jaipur on 16.03.2007 vide document No. 2007052004074.

3. Again proceedings under Section 90-B of Rajasthan Land Revenue Act, 1956 were carried out by the authorized officer of JDA and order was passed on 07.05.2008 by which the land situated in Khasra Nos. 195 and 196 was directed to be resumed and recorded in the name of JDA. The agricultural land was thus resumed by JDA for re-allotment to be used for non-agricultural purposes.
4. Jaipur Development Authority thereafter issued lease deed dated 22.12.2017 of the land admeasuring 14683.16 Sq. Meters falling in Khasra Nos. 195 and 196 in favour of M/s Spytech Buildcon which was duly registered in the office of Sub Registrar-IV, Jaipur on 22.12.2017 vide document No. 201701018005617.
5. On the basis of the above stated lease deeds Jaipur Development Authority issued Joint Patta dated 22.12.2017 vide letter No. JDA/DC/ Zone-7/ 2017/D4453 date 22.12.2017 for above mentioned situated in Khasra Nos. 180, 182 to 187, 189 to 196 for land admeasuring 34351.88 Sq. Meters in favour of Narvik Nirman & Financiers Private Limited and M/s Spytech Buildcon.
In this manner the property rights of the above stated land has vested with Narvik Nirman & Financiers Private Limited and M/s Spytech Buildcon jointly.
6. Narvik Nirman & Financiers Private Limited and M/s Spytech Buildcon executed a Development Agreement dated 09.02.2016 for development of above mentioned land with Ashiana Housing Limited which was registered in the office of Sub Registrar-V, Jaipur on 09.02.2016 vide document No. 201601019001364.



7. Jaipur Development Authority in its 212th meeting dated 26.04.2019 of Building Plan Committee (BP) has approved the building plans of the above stated land and the approved plans were released vide approval letter No. JDA/ACTP/BPC(BP)2019/D-1328 dated 28.11.2019 permitting the construction of a group housing project in accordance with the approved building plans. Thereafter, a residential housing project in the name of 'Ashiana Amantran' has been planned on the 'land in question'.

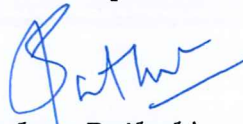
SCOPE OF SEARCH REPORT

The scope of this tile search report is limited to the title of the land on the basis of the records made available to this office. Any litigation (pending and decided) are beyond the scope of this report.

CONCLUSION

On the basis of the record and information made available to us and on the basis of the searches conducted at various Offices, it is stated that the land situated in Khasra Nos. 180, 182 to 187, 189 to 196, Village Keshopura, Tehsil Sanganer, District Jaipur (Rajasthan) for which lease deeds dated 16.03.2007 & 22.12.2017 have been issued followed by letter dated 22.12.2017 and measuring a total of 34351.88 Sq. Meters has clear and marketable title.

Narvik Nirman & Financiers Private Limited and M/s Spytech Buildcon have rights, interest and title over the land in question being the owners of the land on the basis of the lease deeds issued to them and Ashiana Housing Limited derives its rights on the strength the Development Agreement dated 09.02.2016.


(Sandeep Pathak)
Advocate

Date: 30.12.2019
Place: Jaipur

न्यायालय प्राधिकृत अधिकारी जोन-7

जयपुर विकास प्राधिकरण, जयपुर।

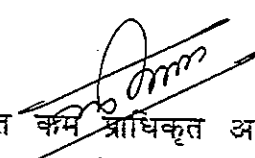
नोटिस अन्तर्गत धारा 90-बी (3) राजस्थान भू-राजस्व अधिनियम-1956

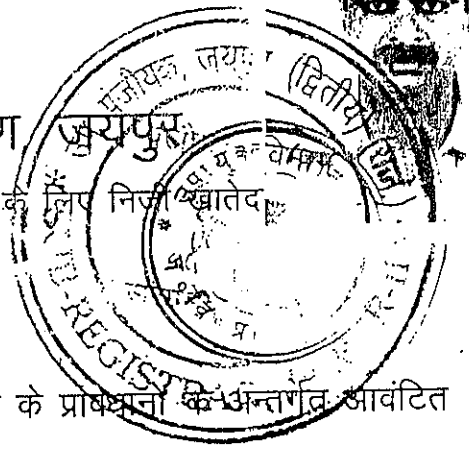
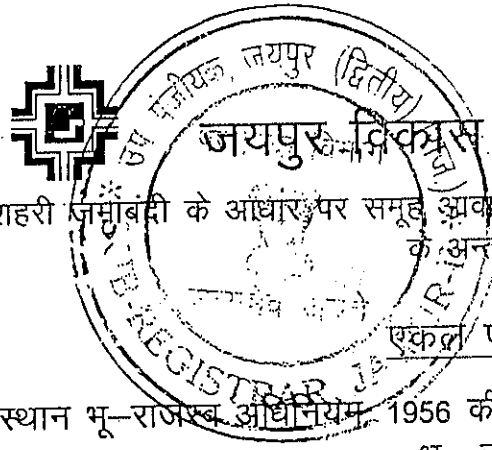
निम्न लिखित विवरण अनुसार खातेदार ने अपनी कृषि भूमि जयपुर विकास प्राधिकरण में समर्पण करने हेतु समर्पण नामा प्रस्तुत किया है। यह कि भू राजस्व अधिनियम की धारा 90 ख (3) सपठित धारा 63(ii) राजस्थान काश्तकारी अधिनियम 1955 के अन्तर्गत खातेदारों का समर्पण नामा स्वीकार कर खातेदारी अधिकारी पुनर्ग्रहित करने की कार्यवाही विचाराधीन है।

इस संबंध में किसी भी व्यक्ति को कोई आपत्ति हो तो अधोहस्ताक्षरकर्ता के कार्यालय कमरा नं. एन-106 विस्तार भवन, जयपुर विकास प्राधिकरण में प्रकाशन तिथि से एक सप्ताह के अन्दर प्रस्तुत कर सकता है। नियत तिथि के पश्चात प्रकरण में एक तरफा कार्यवाही कर दी जावेगी।

कं.सं.	ग्राम का नाम	खसरा नम्बर	रकबा (हैक्टे.)	खातेदार
1.	केसुपुर तहसील- सांगनेर	180	0.23	खातेदार का नाम
		182	0.53	मै. नार्विक निर्माण एण्ड फाइनेन्सर्स प्रा.लि. जरिये निदेशक विवेक जैन पुत्र एन.सी. जैन निवासी- बी-24 प्रभू मार्ग, तिलक नगर, जयपुर।
		183	0.05	
		184	0.03	
		185	0.22	
		186	0.27	
		187	0.27	
		189	0.40	
		190	0.47	
		191	0.10	
		192	0.07	
		193	0.02	
		194	0.03	
	योग किता	13	2.69	

यह सूचना आज दिनांक 25.8.2005 को मेरे हस्ताक्षरों से जारी की गई है।


 उपायुक्त कम प्राधिकृत अधिकारी
 जोन-7
 जयपुर विकास प्राधिकरण, जयपुर।



(राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-ख के प्रावधानों के अन्तर्गत आवंटित भू-उपयोग हेतु)

यह इकरारनामा जो आज दिनांक 16-3-2007 को, आवंटित/विकय-पत्र संख्या 1431 सन् 2007 को राजस्थान राज्य के राज्यपाल जिन्हें इसके पश्चात सरकार कह कर संबोधित किया गया है और दूसरी ओर मै. नारविक निर्माण एण्ड फाईनेन्सर्स प्रा. लि. बी-24 प्रभू मार्ग, तिलक नगर, जयपुर जरिए निदेशक श्री विवेक जैन पुत्र श्री एन.सी. जैन निवासी बी-24 प्रभू मार्ग, तिलक नगर, जयपुर (जिनको) इसके पश्चात पट्टेदार कह कर संबोधित किया गया है और इस बाबत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबन्धक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के बीच लिखा गया। इसमें उल्लेखित शर्तों एवं करारों, जो पट्टेदार द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में सरकार इसके द्वारा पट्टेदार को जमीन वह तमाम प्लॉट (जो इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) का नियमन और पुनः आवंटन करती है, जो निजी खातेदारी योजना में स्थित स्थान ग्राम केशोपुरा, अजमेर रोड तहसील सांगानेर के खसरा नम्बर 180, 182 से 187, 189 से 194 कुल रकबा 2.69 है. में से सेक्टर रोड से प्रभावित भूमि समर्पण करने के पश्चात शेष 23523.8 वर्ग गज (19668.89 वर्ग मीटर) और जो अपनी सीमाओं और क्षेत्रफल के साथ संलग्न साईट प्लान में वर्णित है, जिसका आकार विशेष रूप से इससे संलग्न नक्शे में दिखलाया गया है, और जिसे पूर्व स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्न लिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबन्धों वैध शर्तों और करारों के अधीन पट्टेदार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. उक्त भूखण्ड शहरी जमाबंदी (लीज होल्ड) पर पुनः आवंटित किया गया है। लीज की अवधि, 99 वर्ष होगी।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर परिधीय विकास शुल्क राशि रूपए रु. 9,83,413/- नियमन आवासीय दर 90/- रूपए प्रति वर्ग गज से कुल नियमन राशि 21,11,958/- शब्दों में (इक्कीस लाख ग्यारह हजार नौ सौ अठ्ठावन रूपए), जो चालान संख्या 17763/6.1.2007 एवं चालान संख्या 10971 दिनांक 8.3.2007, 5 प्रतिशत भूमि की कीमत राशि रु. 32,45,261/- एवं आरक्षित दर राशि रूपए 1650/- प्रति व.मी. की 2.50 प्रतिशत प्रति वर्ष से 8 वर्षीय एक मुश्त लीज राशि रूपए 64,90,687/- देय होती है, जो चालान संख्या 17763 दिनांक 6.1.2007 से जमा है।

उक्त भूखण्ड का उपयोग आवासीय ग्रुप हाउसिंग हेतु किया जावेगा। भूखण्ड का अन्य भिन्न उपयोग किसी भी भांति नहीं किया जा सकेगा। निर्मित भूखण्ड के संबंध में राज्य सरकार के आदेश दिनांक 10.7.99 कमांक प-5(3)/3/99 द्वारा भवन विनियमों के प्रावधानों में प्रदत्त शिथिलता के तहत नियमन योग्य निर्माण ही नियमित किया गया है तथा नियमन अयोग्य निर्माण के संबंध में संबंधित विनियमों के अनुसार कार्यवाही की जावेगी एवं सैटबैक प्लान के अनुसार छोड़ने होंगे। भूखण्ड पर निर्माण प्राधिकरण से भवन के नक्शे को नियमानुसार पास करवाकर करना होगा। उक्त लीजडीड की जारी दिनांक से 5 वर्ष की अवधि में भवन निर्माण करा सक्षम अधिवास प्रमाण-पत्र प्रस्तुत किया जाना होगा अन्यथा नियमानुसार शुल्क प्राधिकरण को अदा किया जायेगा।

इस लीजडीड के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल बैंक/सरकार/ऋणदात्री संस्था/एच.डी.एफ.सी अथवा नेशनल हाउसिंग बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास भवन निर्माण के ऋण के लिए गिरवी रखा जा सकेगा।

उप पंजीयक द्वितीय
जयपुर

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Jai Prakash Jaiswal
Jai Prakash Jaiswal

भाग का किसी एक आशय के लिए जा। पछल पद में नदशत आशय के असंगत है, बिना सरकार या सरकार के ऐसे अधिकारी की लिखित स्वीकृति के जो एतद्ध नियुक्त किया गया हो, न तो उपयोग में लावेगा और न लाने की अनुमति ही देगा। पट्टेदार द्वारा पट्टा विलेख की उपरोक्त शर्तों एवं दी राजस्थान इम्पूवमेंट ट्रस्ट (डिस्पोजल आफ अरबन लैण्ड 1974 के) अन्तर्गत स्थापित शर्तों की पूर्ण पालना की जावेगी। यदि किसी शर्त या शर्तों का उल्लंघन किया गया तो उक्त भूखण्ड एवं उस पर बने हुए भवन, यदि कोई हो, सहित उक्त भूखण्ड बिना किसी मुआवजे राशि के अधिग्रहण कर लिया जावेगा।

6. पट्टेदार द्वारा जयपुर विकास प्राधिकरण अधिनियम 1982 एवं राज्य सरकार द्वारा इस संबंध में समय-समय पर जारी आदेशों की पालना करनी होगी।

नोट:- इस भूखण्ड की पंजिकृत मूल्य राशि रूपर 65,76693/- होती है। अतः स्टाम्प नम्बर 6468/14-3-02 स्टाम्प रूपर 4,22,510/- संख्या 8 बहसियत पट्टा इसके साथ लगाये जाते हैं।

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



सपक्षकार की ओर से-

आज सन् 2007 माह मार्च के 16 वे दिन श्री गिरिराज अग्रवाल, सक्षम अधिकारी जयपुर विकास प्राधिकरण, जोन-7 जयपुर।

उपायुक्त जोन-7
जयपुर विकास प्राधिकरण के हस्ताक्षर

एवं

पट्टेदार द्वारा कार्यालय जयपुर विकास प्राधिकरण, जयपुर में निम्न साक्षी की उपस्थिति में हस्ताक्षर किये।

For M/s. Narvik Nirman & Financiers Pvt. Ltd.

पट्टेदार के हस्ताक्षर
जरिए निदेशक Director

साक्षी:-

- (1) नाम.....
पिता का नाम..... कुमरपाल सिंह
व्यवसाय..... पुत्र स्व. श्री लीलाधर सिंह
निवास स्थान..... ज. वि. प्रा., जयपुर

साक्षी के हस्ताक्षर

- (2) नाम..... विमल गार्ग
पिता का नाम..... जुगल किशोर गार्ग
व्यवसाय..... मोररी
निवास स्थान..... A-2/84 चिन्मय
जयपुर

साक्षी के हस्ताक्षर

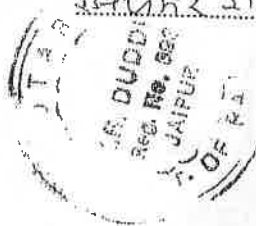


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(3)

SITE PLAN OF KHASRA NO.-180,182,183,184,185,186,187,
189,190,191,192,193,194

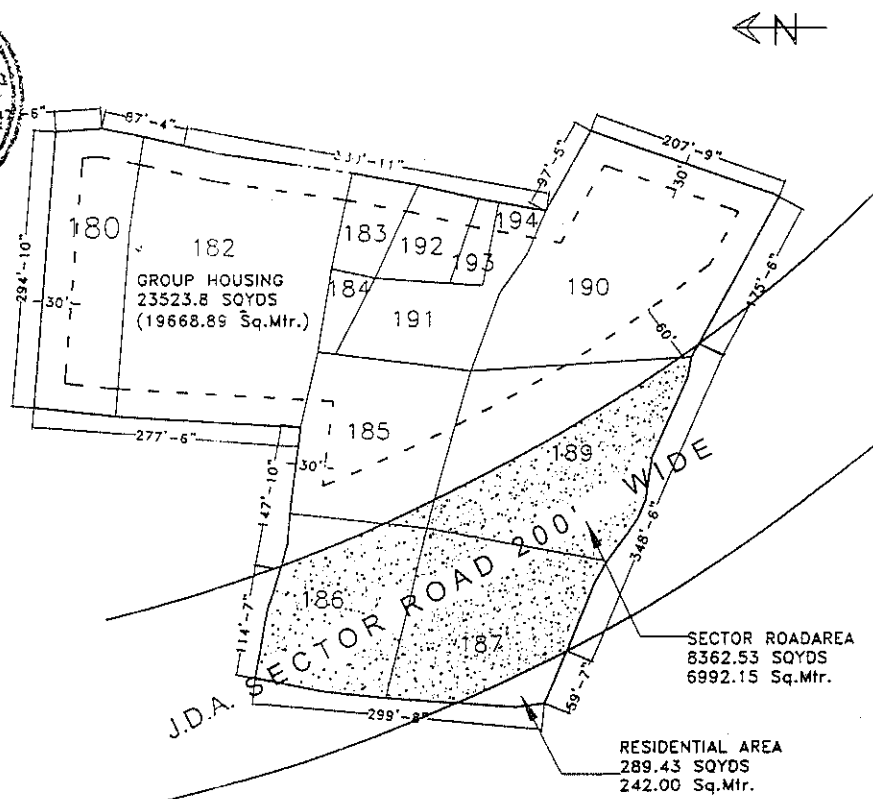
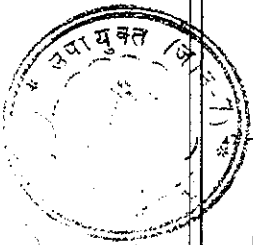
(VILL - KESHOPURA TEH - SANGANER, JAIPUR)

SCHEME :- SUDHA VIHAR NARVIK NIRMAN AND FIN. (P) LTD.

AREA :- 23523.8 SQYD

PERCENTAGE OF CONSTRUCTION AREA :- AS PER BYE LAWS....%

SCALE :- 1 INCH = 200 FEET



Junior Engineer

D.T.P.

T.D.R.

Dy. Commissioner

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR

सपायुक्त जोन-7
जयपुर विकास प्राधिकरण
जयपुर

प्राधिकृत अधिकारी जोन-7

जयपुर विकास प्राधिकरण, जयपुर

प्रकरण संख्या 3/07

प्रार्थना-पत्र अंतर्गत धारा 90 (ख)(3) राजस्थान भू-राजस्व अधिनियम 1956 द्वारा श्री विवेक जैन वास्ते स्पाईटेक बिल्डकॉन. रजि. आफिस 361, इलाहाबाद बैक के उपर, हिम्मत नगर, गोपालपुरा मोड, जयपुर।

निर्णय

दिनांक 07.05.08

प्रकरण के तथ्य इस प्रकार है कि खातेदार जिनका विवरण निम्न प्रकार है ने एक प्रार्थना पत्र प्रस्तुत कर निवेदन किया है कि तहसील सांगानेर के ग्राम केशोपुरा के खसरा न. 195 रकबा 1.18 है. 196 रकबा 0.43 है. कुल किता 2 रकबा 1.61 हैक्टेयर भूमि को आवासीय ग्रुप हाउसिंग योजना हेतु रूपान्तरण करवाना चाहते हैं। प्रार्थना-पत्र के साथ शपथ पत्र, क्षतिपूर्ति बन्ध पत्र, समर्पणनामों, प्रस्तुत किये हैं। उक्त भूमि के संबंध में जोन से ली गई रिपोर्ट के अनुसार उक्त भूमि निम्न खातेदार की खातेदारी में दर्ज है। उक्त भूमि अवाप्ति में नहीं है। भूमि का समर्पण स्वीकार किये जाने के कम में आपत्तियां आमंत्रित करने हेतु एक सार्वजनिक विज्ञप्ति दो राज्य स्तरीय दैनिक समाचार पत्र राजस्थान पत्रिका एवं राष्ट्रदूत के संस्करण दिनांक 30.03.08 में प्रकाशित करायी गई।

उक्त प्रकरण में निर्धारित दिनांक तक कोई आपत्ति प्राप्त नहीं होने के फलस्वरूप खातेदारान द्वारा प्रस्तुत समर्पणनामों के अनुसार आराजी खसरा न. 195 रकबा 1.18 है. 196 रकबा 0.43 है. कुल किता 2 रकबा 1.61 हैक्टेयर भूमि का समर्पण स्वीकार किया जाता है। विवरण निम्नानुसार है। खातेदार का विवरण

नाम खातेदार	खसरा नम्बर मय रकबा	
मैसर्स स्पाईटेक बिल्डकॉन, रजि. आफिस 361, इलाहाबाद, बैक के ऊपर हिम्मत नगर, गोपालपुरा मोड, जयपुर।	खसरा	रकबा
	195	1.18
	196	0.43
	कुल किता-2	1.61

उक्त समर्पण स्वीकार किये जाने के परिणामस्वरूप खातेदार के खातेदारी अधिकारों का पर्यावसान हो जाता है। धारा 90 (ख)(3) राजस्थान भू-राजस्व अधिनियम 1956 सपठित धारा 63(II) राजस्थान काश्तकारी अधिनियम 1955 के तहत उक्त भूमि पर जयपुर विकास प्राधिकरण के अधिकार उत्पन्न होते हैं।

अतः आदेश दिया जाता है कि तहसील सांगानेर के ग्राम केशोपुरा के आराजी किता 2 रकबा 1.61 हैक्टेयर भूमि से खातेदार के नाम से खातेदारी खारिज कर जयपुर विकास प्राधिकरण, जयपुर के नाम दर्ज की जावे।

निर्णय की एक प्रति तहसीलदार सांगानेर को जयपुर विकास प्राधिकरण, जयपुर के नाम नामान्तरण दर्ज करने हेतु भेजी जावे।

निर्णय आज दिनांक 07.05.08 को सुनाया गया।

प्राधिकृत अधिकारी

जोन-7

जयपुर विकास प्राधिकरण,
जयपुर



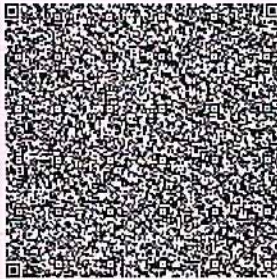
सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ049845917283660
Certificate Issued Date : 09-Feb-2016 04:46 PM
Account Reference : SHCIL (FI)/ rjshcil01/ BANI PARK/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJSHCIL01061424790013700
Purchased by : ASHIANA HOUSING LTD
Description of Document : Article 5(e) Developer Agreement
Property Description : KH.NO. 180,182 TO 187, 189 TO 194,195,196 SITUATED AT VILL-KESHOPURA AJMER ROAD SANGANER JAIPUR
Consideration Price (Rs.) : 0
(Zero)
First Party : NARVIK NIRMAN AND SPYTECH BUILDCON
Second Party : ASHIANA HOUSING LTD
Stamp Duty Paid By : ASHIANA HOUSING LTD
Stamp Duty Amount(Rs.) : 9,500
(Nine Thousand Five Hundred only)



Please write or type below this line-----

For Narvik Nirman and Financial Pvt. Ltd.

00700005-15

For SPYTECH BUILDCON
PARTNER

For Ashiana Housing Limited

Authorised Signatory

(2)

सब रजिस्ट्रार, जयपुर
पंचम

WN 0003671832

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SHCIL



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



SHCIL

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

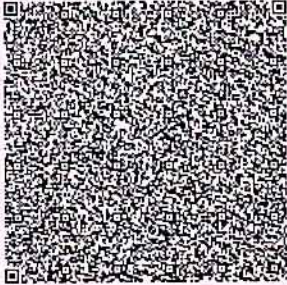


सत्यमेव जयते

सत्यमेव जयते



Certificate No. : IN-RJ049816923174580
Certificate Issued Date : 09-Feb-2016 03:19 PM
Account Reference : SHCIL (FI)/ rjshcil01/ TONK ROAD/RJ-JP
Unique Doc. Reference : SUBIN-RJRJSHCIL01061291736213990
Purchased by : ASHIANA HOUSING LTD
Description of Document : Article 5(e) Developer Agreement
Property Description : KH.NO.180,182 TO 187,189 TO 194 ,195,196 SITUATED AT VILL KESHOPURA AJMER ROAD SANGANER JAIPUR
Consideration Price (Rs.) : 0
(Zero)
First Party : NARVIK NIRMAN AND SPYTECH BUILDCON
Second Party : ASHIANA HOUSING LTD
Stamp Duty Paid By : ASHIANA HOUSING LTD
Stamp Duty Amount(Rs.) : 41,21,510
(Forty One Lakh Twenty One Thousand Five Hundred And Ten only)



Please write or type below this line

For Narvik Nirman and Financiers Pvt. Ltd.

00799905-

For SPYTECH BUILD

वर्मा

PARTNER



For Ashiana Housing Limited

संजीव रघु

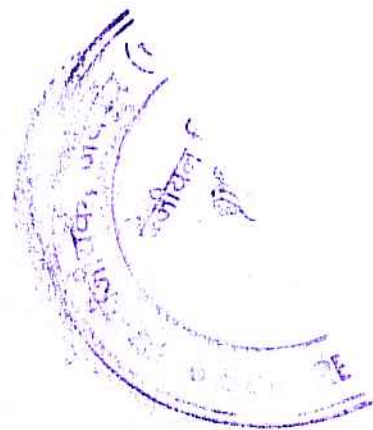
Authorised Signatory

सब रजिस्ट्रार, जयपुर
पंचम

WN 0004229061

Statutory Alert:

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2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Warning SUB-R

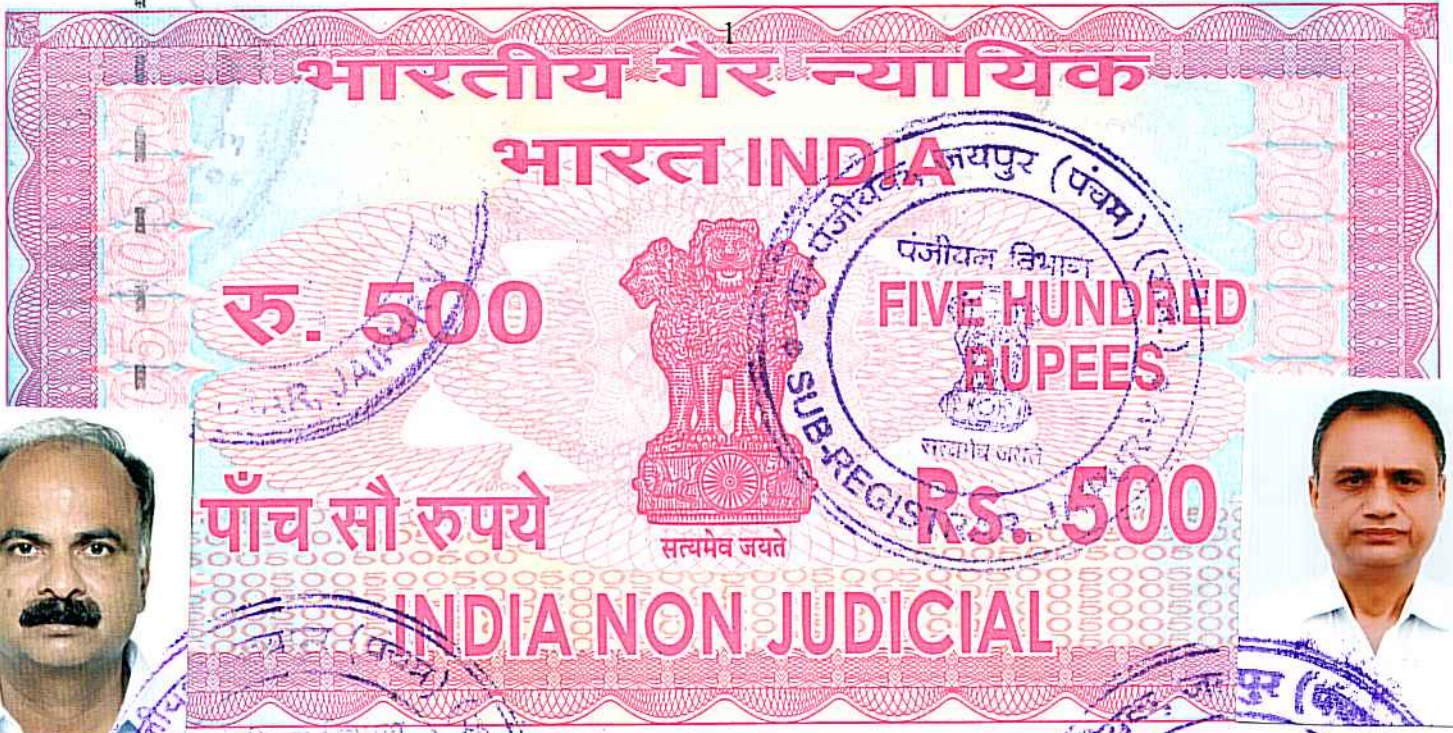
"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



SHCILESTAMP



राजस्थान RAJASTHAN

DEVELOPMENT AGREEMENT

THIS **DEVELOPMENT AGREEMENT** is made at Jaipur on this 09 day of February, 2016

BETWEEN

- (1) **NARVIK NIRMAN AND FINANCIARS PVT. LTD. (PAN AABCN2967P)** a Company incorporated under the Companies Act, 2013, having its Registered Office at "Class of Pearl", 5th Floor, K-48-49, Income Tax Colony, Durgapura, Tonk Road, Jaipur (Rajasthan) represented through its Director Shri Vivek Jain S/o Late Shri N.C. Jain, resident of C-49, Priyadarshi Marg, Tilak Nagar, Jaipur, hereinafter referred to as "**Land Owner No. 1**" (which expression shall, unless repugnant to the context or meaning thereof, mean and include, their respective successors and assigns) of the **First PART** ;

For Narvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON

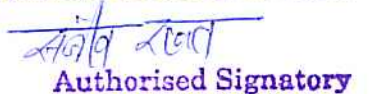

Director


PARTNER

00799905

(2)
सब रजिस्ट्रार, जयपुर
पंचम

For Ashiana Housing Limited


Authorised Signatory

कम संख्या 21 245
 मुद्रांक नं. 21
 केता का नं. 21
 पिता/पति का नाम राजाजी
 पता
 दस्तावेज का नाम



श्री राज कुमार
 ला. नं. 58/97 (स्वा. वि. वि.)
 नगर निगम (मुख्यालय) के पास
 टॉक रोड, जयपुर (राज.)



- (2) **SPYTECH BUILDCON, (PAN ABEFS2787H)**, a Partnership Firm duly registered under the Partnership Act, 1932 with the Registrar of Firm at Jaipur, having its principal place of business at "Class of Pearl", 5th Floor, K-48-49, Income Tax Colony, Durgapura, Tonk Road, Jaipur represented through its Partners Shri Vivek Jain S/o Late Shri N.C. Jain, resident of C-49, Priyadarshi Marg, Tilak Nagar, Jaipur, Rajasthan; hereinafter referred to as **"Land Owner No. 2"** (which expression shall, unless repugnant to the context or meaning thereof, mean and include, its legal heirs, successors, legal representatives and assigns) of the **Second PART** ;

AND

- (3) **ASHIANA HOUSING LTD., (PAN AADCA9093P)** a Company incorporated under the Companies Act, 1956, having its Registered Office at 5F, Everest, 46/C, Chowringhee Road, Kolkata (West Bengal) and Local Office at 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur - 302 015 represented through its Vice President, Shri Sanjeev Rawat, son of Late Shri Nathi Singh Rawat resident of 102, Madho Pearl Pride, C-6, Vivekanand Marg, C-Scheme, Jaipur - 302001 (Rajasthan), hereinafter referred to as **"the Developer" or "Ashiana"** (which expression shall, unless repugnant to the context or meaning thereof, mean and include, their respective successors and assigns) of the **Third PART** ;

"Land Owner No.1" and **"Land Owner No.2"** are collectively referred to as **"The Owner"**. The Owner and the Developer or Ashiana are individually referred to as a Party and collectively referred to as Parties.

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

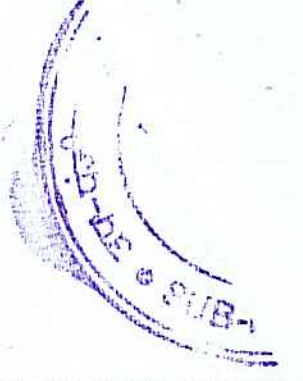
- I. **"The Lot A Land"** means land measuring 23523.8 Sq. Yrds. (19668.89 sq. mtr.) situated at Village Keshopura, Ajmer Road, Tehsil Sanganer, Jaipur (Rajasthan) as more fully described in **Schedule I**

For Navik Nirman and Financiers Pvt. Ltd.

00799905-
For SPYTECH BUILDCON
PARTNER

सब रजिस्ट्रार, जयपुर
पंचम

For Ashiana Housing Limited
Authorised Signatory



Presentation Endorsement

आज दिनांक 09 माह 02 सन् 2016 को 04:13 PM बजे
श्री/श्रीमती/सुश्री VIVEK JAIN AS DIRECTOR NARVIK NIRMAL AND
FINANCIARS PVT LTD पुत्र/पुत्री/पत्नि श्री LATE N.C JAIN
उम्र 48 वर्ष, जाति JAIN, व्यवसाय Business
निवासी House No.:C-49, Colony: PRIYADARSHI MARG, Area: TILAK
NAGAR, City: JAIPUR, Pin code: 302004, District: JAIPUR, State:
RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
201601019001364

Developer Agreement (Sale power)

हस्ताक्षर उप पंजीयक,
JAIPUR-V
सब रजिस्ट्रार, जयपुर
पंचायत

Fees Receipt Endorsement

रसीद नं.	201602019001442
दिनांक	09-02-2016
पंजीयन शुल्क ₹	50000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	100
कमी स्टाम्प शुल्क ₹	3755750
कमी सरचार्ज शुल्क ₹	375760
कुल योग	4181910

201601019001364

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-V
सब रजिस्ट्रार, जयपुर
पंचायत

Endorsement of Execution

hereunder and as delineated in the yellow colour in the map attached hereto as **Annexure I**.

II. **"The Lot B Land"** means land measuring approx. 19,255.6 Sq. Yrds. (16100 Sq. Mtr.) situated at Village Keshopura, Ajmer Road, Tehsil Sanganer, Jaipur (Rajasthan) as more fully described in **Schedule II** hereunder and as delineated in pink colour in the same map attached hereto as **Annexure I**.

III. **"The Said Land"** means the Lot A and the Lot B Land collectively measuring 42779.4 Sq. Yrds. (35768.89 Sq. Mtr.)

IV. **"Agreement"** shall mean this Agreement, together with the annexure attached hereto, as amended, varied or supplemented by the parties in writing from time to time.

V. **"Project"** means a residential housing project to be constructed and developed on the Said Land by Ashiana as stated in Article 3.0 hereunder.

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

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

VIII. **"JDA"** shall refer to the Jaipur Development Authority, Jaipur.

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

X. **"Built up Area"** shall mean inner measurement of the residential unit at the floor level including the projections and balconies as increased by the thickness of the wall and columns (100% area under the wall

For Navik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON


Director



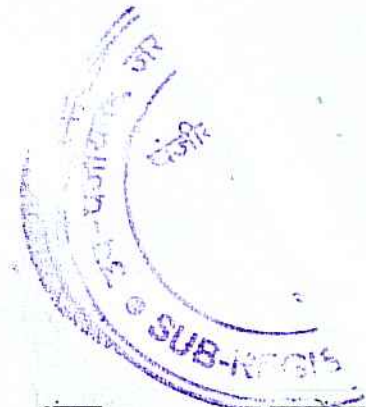

PARTNER

For Ashiana Housing Limited


Authorised Signatory

00799905

(2)
सब रजिस्ट्रार, जयपुर
पंचम



अनु क्र. पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1 श्री/श्रीमती/सुश्री VIVEK JAIN AS DIRECTOR NARVIK NIRMAN AND FINANCIARS PVT LTD, पुत्र/पुत्री/पत्नि श्री LATE N.C JAIN, व्यवसाय Business House No.:C-49 , Colony: PRIYADARSHI MARG , Area: TILAK NAGAR , City: JAIPUR, Pin code: 302004, District: JAIPUR, State: RAJASTHAN			Executant Age : 48 Signature :
2 श्री/श्रीमती/सुश्री VIVEK JAIN AS PARTNER SPYTECH BUILDCON, पुत्र/पुत्री/पत्नि श्री LATE N.C JAIN, व्यवसाय Business House No.:K-48-49, Colony: CLASS OF PEARL 5TH FLOOR INCOME TAX COLONY , Area: DURGA PURA TONK ROAD , City: JAIPUR, Pin code: 302018, District: JAIPUR, State: RAJASTHAN			Executant Age : 48 Signature :
3 श्री/श्रीमती/सुश्री SANJEEV RAWAT AS AUTH. SIGN. ASHINA HOUSING LTD, पुत्र/पुत्री/पत्नि श्री LATE NATHI SINGH RAWAT, व्यवसाय Service House No.:5F, Colony: CHOWRINGHEE ROAD , Area: EVEREST 46/C , City: KOLKATA, Pin code: 700001, District: KOLKATA, State: WEST BENGAL			Claimant Age : 56 Signature :

ने लेख्यपत्र Developer Agreement (Sale power) 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 NARENDRA SINGH SHEKHAWAT , पुत्र/पुत्री/पत्नि श्री PRATAP SINGH Age: 38 Add: House No.:WARD NO 18, Colony: VIVEKANAND MARG , Area: KHETRI, City: JHUNJHUNU, Pin code: 333001, District: JHUNJHUNU, State: RAJASTHAN			Signature
2 Name: श्री/श्रीमती/सुश्री GAJENDRA SINGH, पुत्र/पुत्री/पत्नि श्री OM SINGH RAJAWAT Age: 32 Add: House No.:143, Colony: BHARTENDU NAGAR, Area: KHATIPURA , City: JAIPUR, Pin code: 303301, District: JAIPUR, State: RAJASTHAN			Signature

201601019001364

Developer Agreement (Sale power)

(2)
उप पंजीयक, जयपुर
सब रजिस्ट्रार, जयपुर
पंचम

which is not common with other units and 50% of the area under the walls which is common with other unit or units).

- XI. **"Super Built up Area"** shall mean an Area equivalent to 1.25 times of the Built Up Area of the flat comprised in the "Unit".
- XII. **"Saleable Area"** means the Super Built up Area of the Units comprised in the Project Complex
- XIII. **"Common Areas"** means the areas in the Project Complex meant for common use and enjoyment and includes roads, gardens, passages, open spaces, lobby, staircase, lift, etc.
- XIV. **"Common Services and Facilities"** means all essential services, facilities and utilities in the Project Complex such as, water and electricity in the Common Areas, lift, plumbing, sanitation, drainage, sewerage etc. and shall include all equipment, apparatus, fittings, plumbing required for providing such services facilities and utilities.
- XV. **"Marketing"** means marketing of the Project Complex and more fully stated in Article 8.0 hereunder.
- XVI. **"GRR" or "Gross Revenue Receipts"** means the net gross revenue after taking into account discounts, refunds and rebates that shall be received and/or generated upon booking or sale or transfer or marketing of the Saleable Area comprised in the Project Complex but does not include the following:-
- Maintenance Deposit (IFMS), Maintenance Charges, monthly and / or upfront maintenance charges etc.
 - Government Levies and Taxes, Stamp Duty, Registration Charges, Service Tax, etc. that may be received from the Customers. Amount of VAT as deposited by Ashiana shall be reduced from the revenue.

For Navik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

Director

PARTNER

DIN - 00799905

For Ashiana Housing Limited

Authorised Signatory

सब रजिस्ट्रार, जयपुर
पंचम

Registration Endorsement

आज दिनांक 10/02/2016 को
पुस्तक संख्या 1 जिल्द संख्या 901 में
पृष्ठ संख्या 185 क्रम संख्या 201603019100993 पर पंजीवद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3604 के
पृष्ठ संख्या 216 से 261 पर चस्पा किया गया।

201601019001364

Developer Agreement (Sale power)

(23)

उप पंजीयक, JAIPUR-V

सब रजिस्ट्रार, जयपुर
पंचम



- c) **Water Charges:** Ashiana will levy a fixed charge from each customer towards the cost of water line to be laid from the nearest source of water to the entrance of the project by PHED or other Govt. Agency to supply water to the project. This amount shall be on actual basis.

- XVII. **"Owner's Revenue or Allocation"** means 25% (Twenty five percent) of Gross Revenue Receipts which shall be receivable by the Owner.
- XVIII. **"Ashiana Revenue or Allocation"** means Gross Revenue Receipts as reduced by Owner Allocation that is to say 75 % (Seventy five percent) of GRR.
- XIX. **"Development Commencement Date"** means the date on which the Building Plans and all approvals like Environment Clearance, Consent to Establish, AAI Approval, Fire NOC etc. required for developing group housing project, are sanctioned by the appropriate authority.
- XX. **"Effective Date"** means the date on which this Agreement is being executed and registered.
- XXI. **"Customers"** means the persons who have booked and/or entered into agreements for purchasing and acquiring or have purchased and acquired Units in the Project Complex.
- XXII. **"Proportion" or "Proportionate"** in the context of Owner Allocation and Ashiana Allocation shall be the ratio of **25:75** and in the context of the Customers shall be the ratio which the Saleable Area of the Units of the Customers bears to the total saleable area of the Units comprised in the Project Complex.
- XXIII. **"Services"** means the services of management and maintenance of Common Areas and providing all Common Services and Facilities in the Project Complex.

For Narvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

Director

PARTNER

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पंचम

For Ashiana Housing Limited

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XXIV. **"Maintenance Agency"** means Ashiana or any agency appointed by Ashiana for rendering services as stated in Article 13.0 hereunder.

XXV. **"Maintenance Charge"** means the amount that shall be charged by the Maintenance Agency for rendering services as stated in Article 13.0 hereunder.

XXVI. **"Force Majeure"** shall mean any of the following events or conditions if it wholly or partially delays or prevents a party from performing any of its obligations hereunder and is beyond the reasonable control of, and occurs without the fault or negligence of, such party and includes:

- a) acts of god;
- b) war, hostilities (whether war be declared or not), invasion, acts of foreign enemies, terrorist, mobilization, government requisition or embargo
- c) rebellion, revolution, insurrection, or military or usurped power or civil war;
- d) riot, commotion or disorder (unless, if the developer is the effected party, such riot, commotion or disorder is solely restricted to employees of either developer or of developers' subcontractors)
- e) general strike including the transporters strike, injunction/ prohibitory orders by court of law/ authorities/ forums etc.
- f) Non-availability of building material like stone, chips, sand, bricks, cement, RMC, steel etc.

XXVII. **"Original Title Deeds"** means the lease deeds through which the Owner acquired **Lot A Land** and Sale Deeds/Lease Deed of **Lot B Land** in favour of **Land Owner No.2** and more particularly listed in **Schedule - I & Schedule - II**.

XXVIII. **"Adjustable Deposit"** means an aggregate sum of Rs. 18,00,00,000/- (Rs. Eighteen Crores only) payable by Ashiana to the Owner in the manner stated in Article 7.0 hereunder. Adjustable Deposit shall be adjustable against the Owner's Allocation.

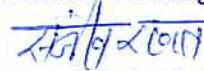
For Narvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON


Director


PARTNER

For Ashiana Housing Limited


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Sub-Registrar, Patna

Patna, Bihar

Patna, Bihar

Patna

WHEREAS**A. The Owner have represented to the Developer as follows:**

- i. The Land Owner No.1 owns and possess the LOT A Land by way of Lease Deed dated March 16, 2007 granted by Jaipur Development Authority (JDA), Jaipur, duly registered in the office of Sub-Registrar, Jaipur - II, under registration No 2007052004074, Book No 1, Jild No. 493, Page No 169 under serial number 2007052002063 on 16.03.2007 as more fully described in **Schedule I**.
- ii. The Land Owner No.2 owns and possess the LOT B Land measuring approx. 19255.6 sq. yds. (16100sqmtr.) situated at village Keshopura, Ajmer Road, Tehsil Sanganer, Jaipur (Rajasthan) as more fully described in **Schedule II**.
- iii. The Land Owner No. 2 applied and obtained an appropriate order under Section 90 B (3) of the Rajasthan Land Revenue Act, 1956 under case no. 3/-7 dated 7th May 2008 from the Authorised Officer, Zone 7, JDA, Jaipur for the Lot B Land.
- iv. The **Land Owner No.2** is in the process of obtaining Patta/Lease Deed of **the Lot B Land** from the Jaipur Development Authority, Jaipur. **The Lot B Land** is duly mutated in the name of Jaipur Development Authority, Jaipur.
- v. Both **the Lot A Land** and **the Lot B Land** are adjacent and contiguous to each other and therefore are hereinafter collectively referred to as **the Said Land**.
- vi. Both **the Land Owner No.1** and **the Land Owner No.2** represented that they will jointly apply for amalgamation of **the Lot A Land** and **the Lot B Land**/ single patta / layout for **the Said Land** with the JDA, Jaipur.

For Narvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

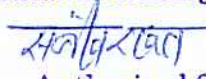

 Director


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vii. The Owner is in vacant physical possession of **the Said Land** described in the **Schedule I** and **Schedule II** hereunder and has framed a scheme for developing **the Said Land**.

viii. The Owner has created a mortgage / charge over **the Said Land** in favour of Karnataka Bank and raised finance / loan from Karnataka Bank and total outstanding of loan along with interest and penal interest, if any thereon as on 31st January, 2016 is Rs. 8,90,00,000/- approx. (Rupees Eight Crores Ninety Lacs only) and save and except the mortgage in favour of Karnataka Bank, **the Said Land** is free from all charges, encumbrances, liens, lispendens and attachments whatsoever.

ix. The Owner shall get **the Said Land** released from the charge and/or mortgage of Karnataka Bank immediately upon receipt of third tranche of Adjustable Deposit from the Developer which will be payable on completion of 50 ft. wide road access from Ajmer Road and provide NOC from Karnataka Bank.

x. The Owner is in vacant and peaceful possession of **the Said Land** and is in a position to obtain requisite approvals from the appropriate authorities for development of a residential project on **the Said Land**.

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

B. The Developer being desirous of obtaining Development Rights in relation to the Said Land, approached the Owner and represented to the Owner that it has successfully executed several housing projects in the States of Bihar, Jharkhand, Rajasthan, Maharashtra etc., and has expertise in construction and development of residential housing projects. Ashiana further represented that it has complete knowledge, expertise, financial strength and market goodwill to timely complete the residential

For Navik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

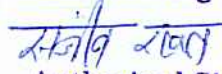

Director


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project and sell the same within the term of the agreement entered into between the parties.

C. Relying on mutual representations, the Owner agreed to grant Development Rights of the Said Land to Ashiana for construction, development, sale and marketing of a housing project on the Said Land. On 29th April, 2015, a Memorandum Of Understanding (MOU) was executed recording broad understanding made by and between the parties and the Developer paid a sum of Rs.3,00,00,000/- (Rupees Three Crores Only) to the Owner in the following manner:

- I. Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs only) vide cheque no. 000887 dated 28/04/2015 drawn on HDFC Bank, E-6, Local Shopping Centre, Masjid moth, Greater Kailash-2, New Delhi-110048, Delhi in favour of "**Narvik Nirman And Financiers Pvt. Ltd.**" and
- II. Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs only) vide cheque no. 000888 dated 28/04/2015 drawn on HDFC Bank, E-6, Local Shopping Centre, Masjid moth, Greater Kailash-2, New Delhi-110048, Delhi in favour of "**Spytech Buildcon**".

Both above payments form part of the Interest Free Adjustable Deposit (receipt whereof the Owner doth hereby admit and acknowledge). The Interest Free Adjustable Deposit as mentioned in Clause 7.2 shall be adjusted against the Owner's Allocation.

D. The MOU provided for execution of a binding agreement by and between the parties subject to certain conditions precedent being fulfilled and in pursuance thereof it is hereby recorded that the Owner shall be solely responsible for providing and maintaining a clear and marketable title free from

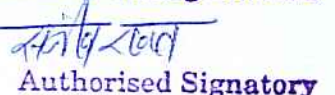
For Narvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON


Director

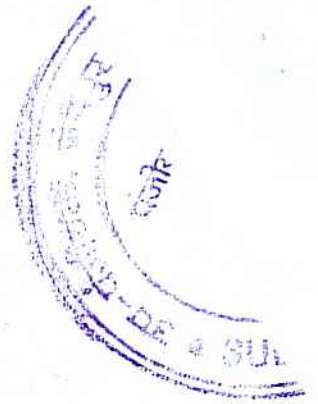

PARTNER

For Ashiana Housing Limited


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पंचम



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पंजीर (पंचम) (राज.)

पंजीर



encumbrances, mortgage, lien or third party rights for the Said Land and shall ensure that there will be no legal impediments hindering the development of the Project relating to the Said Land in any manner during the entire period of development. All cost and efforts to be incurred towards this shall be borne by the Owner solely.

- E.** The Said MOU provided for fulfillment of some more conditions within 270 (Two Hundred Seventy) days or 9 (Nine) months from the date of the Said MOU which couldn't be completed due to several reasons including regulatory / governmental constraints and both the Owner and the Developer agreed to enter into this binding agreement pending fulfillment of those conditions which the Owner are committed to fulfill.
- F.** The parties are therefore desirous of setting out their respective rights, liabilities and obligations by executing a binding agreement for Development of the Project on the Said Land.

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

1.0. DEVELOPMENT OF THE SAID LAND

- 1.1. The Owner hereby grants exclusive right of construction, execution development and marketing of the Project on the Said Land unto and in favour of the Developer with an object and intent that the entire Saleable Area comprised in the Project, shall be sold and the Gross Revenue Receipts shall be distributed by and between the parties on the terms and conditions hereinafter stated.
- 1.2. The Developer shall execute and construct the Project in accordance with the Building Plan, to be got sanctioned from the Sanctioning Authority, by the Developer.

For Narvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

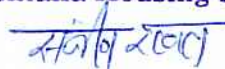

Director

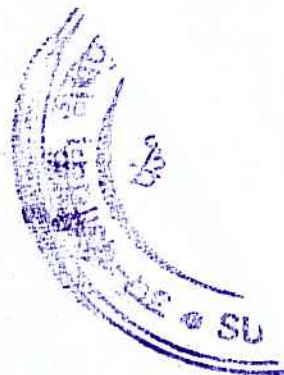

PARTNER

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For Ashiana Housing Limited


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- 1.3. The Developer shall, at its costs and expenses, carry out the development, construction, marketing and sale of the Project as per the terms of this Agreement. The entire Project Costs, the development and construction of the Project, cost of obtaining approvals and other payments payable to engineers, contractors, staff and workmen shall be borne and paid by the Developer. All finances required for the execution of the Project shall be the responsibility of the Developer.
- 1.4. The Owner further agrees and confirms that simultaneously with the execution of this Agreement the Owner shall irrevocably hand over the vacant, peaceful and exclusive possession of the Said Land to the Developer, and the Developer shall have the right to enter upon the Said Land directly or through its affiliates, associates, nominees, agents, architects, consultants, representatives contractors, and/or assigns to do all such acts and deeds required and/or necessary for development, construction, execution, selling and marketing of the Project.
- 1.5. Within a period of 60 (Sixty) days from the date of fulfillment of Closing Conditions hereof, the Developer shall prepare the building plan at its own costs and expenses and forward the same to the Owner for their signature and the Owner shall be obliged to sign and return the same to the Developer within 7 (seven) days from the date of receipt. The Developer, after obtaining signatures of the Owner on the Building plan, shall submit the same, to the Sanctioning Authority for sanction of the Building Plan. All costs and expenses for sanction of the Building Plan shall be borne and paid by the Developer.
- 1.6. It has been agreed by and between the Owner and the Developer that the Developer may prepare and get sanction of the building plans in phases.

For Narvik Nirman and Financiers Pvt. Ltd.


Director

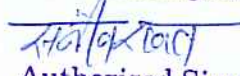
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For SPYTECH BUILDCON


PARTNER

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2.0. CLOSING CONDITIONS

2.1 Both the Owner and the Developer have agreed on the following conditions which shall be complied with, : - (the "**Closing Conditions**):-

- (i) The Owner shall obtain patta/Lease deed of **the Lot B Land** from the Jaipur Development Authority (JDA), Jaipur in its favour and shall get **the Lot A Land** and **the Lot B Land** amalgamated.
- (ii) The Owner shall arrange/provide access to the Said Land through 200 ft. wide sector road from Ajmer Road by constructing at least 50 ft. wide black top road on this 200 ft. sector road as shown in the map attached herewith as Annexure or any approach/access road of at least 50 ft. wide as mutually agreed between the Owner and the Developer.

3.0 PROJECT & PROJECT COMPLEX

3.1 The Project shall be a residential housing project comprising of several residential units with some commercial spaces as may be permitted by the Sanctioning Authority.

3.2. Simultaneously with execution of this agreement -

I. The Owner have permitted the Developer to enter into the Said Land to commence and complete development of a residential housing project to be constructed and developed on the Said Land and do any activities related or incidental thereto. It is the clear intent of the parties that aforesaid permission to enter into the Said Land is not to be construed as delivery of possession under Section 53 A of the Transfer of Property Act, 1982 read with Section 2(47) of the Income Tax Act, 1961.

II. The Owner have handed over the photocopies of title documents of the Said Land to the Developer and both the

For Narvik Mirman and Financiers Pvt. Ltd.

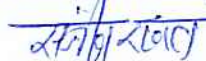
For SPYTECH BUILDCON


Director




PARTNER

For Ashiana Housing Limited


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पंचम



Received by _____

for _____

DATE: _____

BY: _____

Owner and the Developer agreed to obtain a bank locker in Jaipur in the joint name and keep all Original Title Deeds of the Said Land in the joint locker till the currency of this Agreement. Lease Deed of the Lot B Land as and when issued by the JDA to the Land Owner No.2 shall form part of the Original Title Deed and shall be kept in the same joint locker.

- 3.3. The Developer shall be solely liable and responsible, legally and/or otherwise, for development and execution of the Project and marketing of the Saleable Area comprised in the Project. It has been further agreed that Ashiana shall be solely at its liberty to decide the product mix, size & kind of the unit, specifications, marketing strategy including pricing etc in the best interest of the project.
- 3.4. To enable the Developer to execute and construct the Project and market the Saleable Area comprised in the Project Complex, the Owner shall execute appropriate power of attorney in favour of the Developer or any nominee or representative of the Developer which shall be irrevocable during the term of this Agreement. Under such power of attorney, the Developer and/or its nominee or representative shall have a right to make bookings, enter into agreements for sale and also execute sale deeds of various Units comprised in the Project Complex in the name and on behalf of the Owner.
- 3.5. With effect from the date of fulfillment of Closing Conditions, the Developer shall bear and pay the municipal taxes, land revenue or any other taxes for the Said Land or structures constructed thereon. It is made clear that the Owner shall be liable to pay land revenue for the period immediately preceding the date of fulfillment of Closing Conditions and the Developer shall have no liability relating thereto.
- 3.6. The Developer shall initiate development / construction of the Project on the Said Land within 6 (six) months from the Development Commencement Date.
- 3.7. The Developer shall complete construction of the Project and make the Project Complex ready for use and occupation within a period of

For Navtik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON


Director

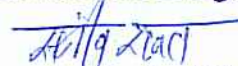



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60 (Sixty) months from the Development Commencement Date subject to *force majeure* circumstances.



4.0. CONSIDERATION

- 4.1. In consideration of the Owner providing the Said Land and carrying out their other obligations as stated in this Agreement, the Owner shall be exclusively entitled to the Owner Allocation.
- 4.2. Save as provided in this Agreement the Owner shall not be liable to make any further payment. All costs, charges and expenses for execution and construction of the Project and Marketing shall be borne and paid by the Developer.
- 4.3. Nothing contained in this Agreement shall be construed or deemed to be a partnership between the Owner and the Developer.

5.0. SALEABLE AREA, PURCHASE AREA, PURCHASE OF ADDITIONAL FSI AND EWS/LIG HOUSING

- 5.1. The Developer represented that the estimated Saleable Area of the Project would be approx. 9,00,000 to 9,25,000 sq. ft. It has been agreed by and between the Parties that upon survey/measurement of the Said Land, if the actual area of the Said Land is reduced from the land area as described in the Schedule I & II, then the estimated saleable area shall also be proportionately reduced. It was further represented that currently 1.33 FAR will be applicable to this project. To achieve the estimated Saleable Area of the Project there would be a need to buy additional FSI. It has been agreed by and between the Owner and the Developer that the Developer shall bear cost of additional FSI or FAR.
- 5.2. The Owner has represented to the Developer that there is no requirement for construction of EWS/LIG flats. However, in case, if it is required to construct EWS/LIG flats then the same may be shifted to a separate land to be bought for the construction of EWS/LIG Housing. Alternatively, the Developer and/or the Owner may buy

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For SPYTECH BUILDCON

For Ashiana Housing Limited

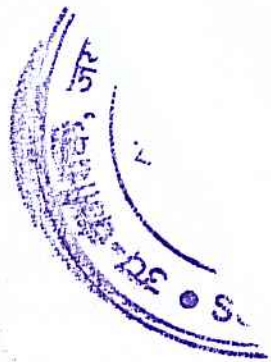
Director

PARTNER

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built up EWS/LIG Housing units from the open market and comply the applicability of providing EWS/LIG Housing. Detailed modalities including how cost and revenues will be shared in respect of buying of a separate plot, construction and sale of the EWS/LIG housing units or buying of built up EWS/LIG units shall be mutually decided by both the Parties at the relevant time.

- 5.3. If shifting of EWS/LIG housing units to a separate plot or buying of built up units from the open market is not found commercially viable for either parties then estimated Saleable Area of the Project shall get reduced proportionately. The Owner further agrees that the revenue arising from the sale of EWS/LIG units will solely accrue to the Developer.

6.0. REVENUE SHARING RATIO

- 6.1 Revenue Sharing Ratio between the Owner and the Developer shall be 25:75 i.e. 25% to the Owner and 75% to the Developer.

7.0. ADJUSTABLE DEPOSIT

- 7.1. The Developer shall pay to the Owner Interest Free Adjustable Deposit of an aggregate sum of Rs. 18,00,00,000/- (Rupees Eighteen Crores Only).

- 7.2. The Developer has already paid to the Owner Rs. 3,00,00,000/- (Rupees Three Crores only), being first tranche, as an advance against Interest Free Adjustable Deposit in the following manner:

- a) Rs. 1,50,00,000/- (Rupees One Crores Fifty Lacs only) vide cheque no. 000887 dated 28/04/2015 drawn on HDFC Bank, E-6, Local Shopping Centre, Masjid moth, Greater Kailash-2, New Delhi-110048, Delhi in favour of "**Narvik Nirman And Financiers Pvt. Ltd.**" and

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- b) Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs only) vide cheque no. 000888 dated 28/04/2015 drawn on HDFC Bank, E-6, Local Shopping Centre, Masjid moth, Greater Kailash-2,

For Narvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON

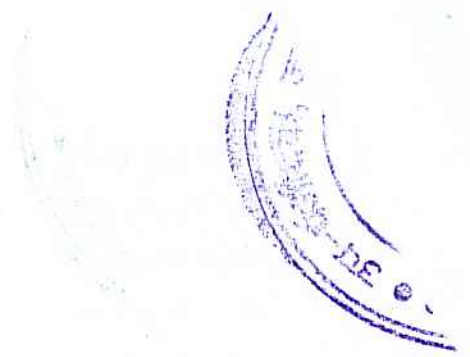
Director

PARTNER

For Ashiana Housing Limited

Authorised Signatory

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गुप्त, गुरुद्वारा ज्ञान
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New Delhi-110048, Delhi in favour of "**Spytech Buildcon**" the receipt of which are hereby duly acknowledged by the Owner.



- 7.3. Simultaneously with signing and registration of this Agreement, the Developer has paid Rs.2,00,00,000/- (Rupees Two Crores Only) being second tranche, in the following manner:

(a) Rs. 1,10,00,000/- (Rupees One Crore Ten Lacs only) vide cheque No. 001359 dated 9th February, 2016 drawn on HDFC Bank Ltd., Masjid Moth, G K-II, New Delhi -110048 in favour of "**Narvik Nirman And Financiers Pvt. Ltd.**" the receipt of which is hereby acknowledged by the Owner and

(b) Rs. 90,00,000/- (Rupees Ninety Lacs only) vide cheque no. 001360 dated 9th February, 2016 drawn on HDFC Bank Ltd., Masjid Moth, G K-II, New Delhi -110048 in favour of "**Spytech Buildcon**", the receipt of which is hereby acknowledged by the Owner;

- 7.4 Further, Rs. 8,00,00,000/- (Rupees Eight Crores only), being third tranche, shall be paid by the Developer to the Owner on completion of 50 ft. wide access road from Ajmer Road in the following manner :

(a) Rs. 4,40,00,000/- (Rupees Four Crore Forty Lacs only) by the Developer to the Owner by way of cheque drawn in favour of "**Narvik Nirman And Financiers Pvt. Ltd.**". ; and

(b) Rs. 3,60,00,000/- (Rupees Three Crores Sixty Lacs only) by the Developer to the Owner by way of cheque drawn in favour of "**Spytech Buildcon**" .;

For Narvik Nirman and Financiers Pvt. Ltd.

[Signature]

For SPYTECH BUILDCON

[Signature]

PARTNER

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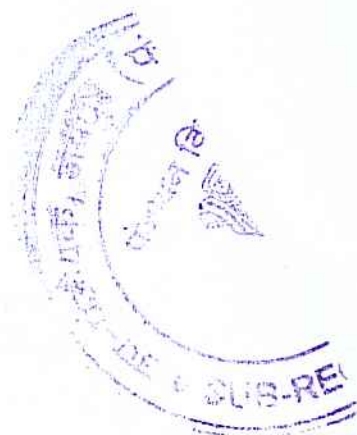
For Ashiana Housing Limited

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Authorised Signatory

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It has been specifically agreed by and between the Owner and the Developer that the amount of above Rs. 8,00,00,000/- (Rupees Eight Crores only) shall be utilized exclusively for the purpose of extinguishing / pay off the loan of Karnataka Bank and not for any other purposes.



7.5. Further, balance of Adjustable Deposit amounting to Rs. 5,00,00,000/- (Rupees Five Crores only), being fourth tranche, shall be paid by the Developer to the Owner upon issue of amalgamated patta / lease deed / Lay-out of the Said Land by the Jaipur Development Authority (JDA) and on completion of 50 ft. road, whichever is later, in the following manner :

- (a) Rs. 2,90,00,000/- (Rupees Two Crore Ninety Lacs only) by the Developer to the Owner by way of cheque drawn in favour of **"Narvik Nirman And Financiers Pvt. Ltd."** ; and
- (b) Rs. 2,10,00,000/- (Rupees Two Crores Ten Lacs only) by the Developer to the Owner by way of cheque drawn in favour of **"Spytech Buildcon"** .;

7.6. The Adjustable Deposit shall not bear any interest and shall be adjusted against Owner Revenue Share on a pro rata basis.

8.0. MARKETING OF THE PROJECT COMPLEX

8.1. It is agreed and understood by and between the parties that the entire Saleable Area comprised in the Project Complex shall be sold and marketed and the parties shall appropriate the Gross Revenue Receipts proportionately, that is to say, the Owner shall be entitled to the Owner's Allocation and Ashiana shall be entitled to Ashiana Allocation.

8.2. Marketing of the Project Complex shall be carried out by Ashiana.

8.3. Marketing of the Project means all activities relating to selling or marketing of the Saleable Area comprised in the Project and shall include -

For Narvik Nirman and Financiers Pvt. Ltd.

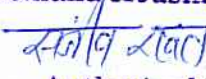
For SPYTECH BUILDCON

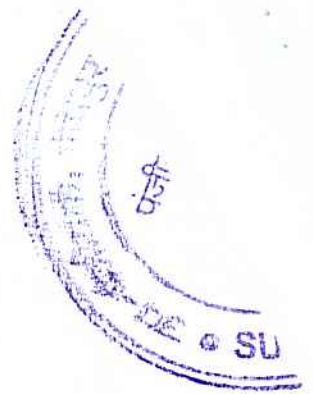

Director


PARTNER

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पंचम

For Ashiana Housing Limited

Authorised Signatory



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- (a) booking of the Units comprised in the Project Complex with the Customers ;
- (b) issue of allotment letters in favor of customers for allotment of units;
- (c) entering into formal agreements for sale with the Customers ;
- (d) execution of the sale deeds of the Units in favour of the Customers ;
- (e) receipt of all booking amounts, advances, purchase consideration and all other amounts from the Customers;
- (f) advertisement of the Project/Project Complex ;
- (g) appointment of the brokers and selling agents ;
- (h) any other activity relating to sale or marketing of the Project Complex.

8.4. Ashiana shall open a separate and unique Bank Account called "Ashiana ____ Escrow Account" for marketing purposes. All amounts, received from the Customers upon marketing of the Saleable Area, shall be deposited in such Bank Account. Such bank account is hereinafter referred to as **"the Escrow Account"**. It is made clear that Ashiana shall deposit entire receipts received from the Customers including interest and penalty, if any, on delayed payment by the Customers and Government levies and taxes received from the Customers in such Escrow Account and shall not deposit any money that may be received by it from the Customers on account of Maintenance Deposit and Maintenance Charges.

8.5. It has been agreed and accepted by and between the Owner and the Developer that up to Rs. 60 (sixty) crores of GRR, there will not be any appropriation towards the adjustment of Deposit from the GRR. However, beyond the receipt of GRR of Rs. 60 (Sixty) crores, Eleven Percent (11%) of the GRR will be utilized or appropriated towards the adjustment of Interest free Adjustable Deposit and after that balance will be distributed between the parties according to their respective entitlement in the revenue.

For Navik Nirman and Finance Pvt. Ltd.

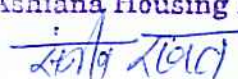
For SPYTECH BUILDCON

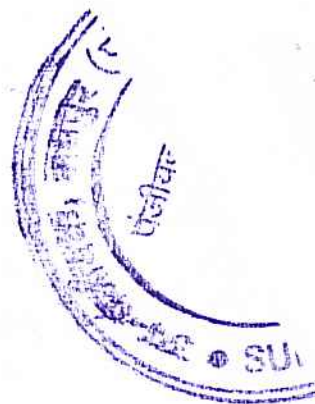

Director


PARTNER

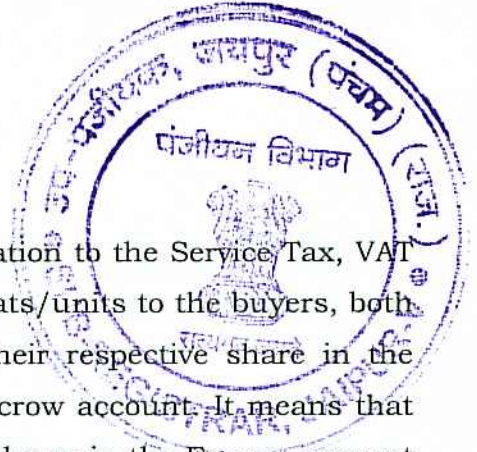
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For Ashiana Housing Limited

Authorised Signatory



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प्रमाण



8.6. In order to discharge its obligation in relation to the Service Tax, VAT or any other taxes in respect of sale of flats/units to the buyers, both the parties have agreed to apportion their respective share in the proportion of 24% and 76% from the escrow account. It means that the Owner will get 24 % of total credit balance in the Escrow account and the Developer will get 76% of the total credit balance in the Escrow account and at the end of the month the Developer after deducting the amount of Service Tax, V.A.T., or any other taxes make the differential amount to the Owner so that the Owner allocation of 25% of GRR may be maintained according to their entitlement of revenue sharing ratio after payment of above taxes. The above aspect will be covered in the monthly statement to be given by the Developer to the Owner in terms of Article 8.8 hereinafter. Further any shortfall or excess payment shall be treated accordingly. This arrangement shall be valid only up to the receipt of GRR of Rs. 60 (Sixty) crores, after that both the parties have agreed to apportion their respective share in the proportion of 13% and 87% from the escrow account. It means that the Owner will get 13% of total credit balance in the Escrow account and the Developer will get 87% of the total credit balance in the Escrow account and at the end of the month the Developer after deducting the amount of Service Tax, V.A.T., or any other taxes make the differential amount to the Owner so that the Owner allocation of 25% of GRR may be maintained according to their entitlement of revenue sharing ratio after payment of above taxes and adjustment of Interest Free Adjustable Deposit

8.7. Out of the credit balance in such Escrow Account, Owner's Allocation shall be distributed or paid over to Land Owner No.1 and Land Owner No. 2 in the following manner on daily automatic sweeping basis:

S No.	Owner	% of Owner Allocation
01	Land Owner No. 1	55
02	Land Owner No. 2	45

For Narvik Nirman and Finance Pvt. Ltd.

For SPYTECH BUILDCON


Director

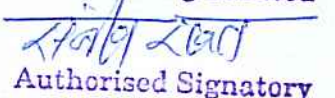


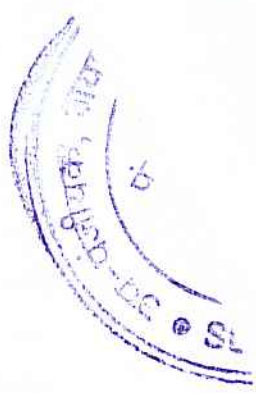

PARTNER

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पंचम

For Ashiana Housing Limited


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8.8. The Developer shall diligently maintain all accounts including details of GRR, receipts from the Customers not forming part of the GRR and refunds/payments to customers if any, discount adjustments if any and Owner's Allocation and the Developer Allocation. The Developer shall furnish to the Owner on monthly basis by 7th working day of the succeeding month a statement of account containing details of GRR, and refunds/payments to customers if any, discount adjustments if any and the Owner's Allocation and the Developer Allocation. Unless the Owner specify any objections to the statement of account within fifteen working days of receipt of the statement, then such statement shall be deemed to be confirmed by the Owner. If the Owner Allocation as per the statement is higher than the amount distributed through the Escrow Account then the Developer shall hand over a cheque of the balance amount to the Owner within five working days of the Owner's confirmation. If the Owner's Allocation as per the statement is lesser than the amount distributed through the Escrow Account then Owner shall make over a cheque of the excess amount to the Developer within seven days of the Owner's confirmation.

8.9. Within 45 days of the end of every financial year, the Developer shall furnish an audited statement of accounts containing details of GRR, and refunds/payments to Customers if any, discount adjustments if any and Owner Allocation and the Developer Allocation. Unless the Owner specify any objections to the audited statement of accounts within 15 days of receipt of the statement, then such statement shall be deemed to be confirmed by the Owner. The Owner may however seek extension of this period for confirmation of the audited accounts; however the extension shall be limited to seven days. If the Owner's Allocation as per the statement is higher than the amount received by the Owner then the Developer shall hand over a cheque of the balance amount to the Owner within seven days of Owner's confirmation. If the Owner's Allocation as per the statement is lesser than the amount received by the Owner then Owner shall hand over a cheque of the excess amount to the Developer within seven days of the Owner's confirmation.

For Harvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON

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Director

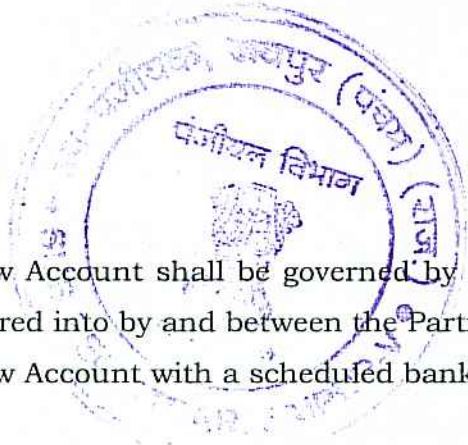
PARTNER

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पंचम

For Ashiana Housing Limited

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8.10. Save as provided herein the Escrow Account shall be governed by an Escrow Agreement as shall be entered into by and between the Parties at the time of opening of the Escrow Account with a scheduled bank.

8.11. Further any shortfall or excess payment shall be treated accordingly. All costs and expenses of Marketing of the Project other than those realized and/or recovered from the Customers shall be borne and paid by the Developer and shall not be appropriated against Gross Revenue Receipts.

8.12. The Developer shall invite the Owner or its representative in the launch of the project event or in every major marketing event of the project to be held.

9.0. BRANDING OF THE PROJECT

9.1. The Project shall be branded or named as "ASHIANA ___", a Project with "Pearl Spytech Group".

9.2. In all the brochures, brief of Pearl Spytech Group highlighting its achievements in real estate sector would be mentioned. All promotional literature will carry logo of Pearl Spytech Group. Before any promotional event, designated representative of Pearl Spytech Group shall be informed and shall be provided documents related with such event.

10.0. THE DEVELOPER'S BORROWING RIGHTS

10.1. The Developer shall be entitled to, without the prior consent, permission or approval of the Owner, to raise working capital / construction loan / give guarantee/ raise finance / borrow loan from bank / financial institutions / non banking financial companies / any person, only for the execution, construction and development of the project. The Developer shall be entitled to mortgage its rights and entitlements under this Agreement to secure any such working capital / finance / loan / advances. However, under such

For Marvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

FOR

PARTNER

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पंचम

For Ashiana Housing Limited

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circumstances, the Developer shall keep the Owner informed. It is clarified that the obligation to repay the finance facility availed by the Developer shall be that of the Developer only and the Owner shall not be liable for repayment in any manner.



10.2. It is further agreed by and between the Owner and the Developer that if there would be any need to mortgage the Said Land for raising working capital or construction loan from bank/financial institutions/non-banking financial companies/ any Person, The Developer shall be entitled to raise only upto 75% of the unadjusted Deposit lying with the Owner. Under such circumstances the Developer shall inform the Owner.

10.3. The Developer shall be at liberty to create a charge over the said Land in favour of any bank or financial institution for the purpose of securing any home loan that may be granted by such bank or financial institution to the Customer for purchasing and/or acquiring the Units comprised in the Project Complex subject to the condition that in the event of any default on the part of the Customer, the charge of the bank or financial Institution shall be limited to the Unit agreed to be purchased and/or acquired by such Customer.

11.0. COVENANTS OF THE OWNER

11.1. The Owner hereby agree and covenant with the Developer that-

- a) Land Owner No. 1 and the Land Owner No. 2 shall be represented by Shri Vivek Jain only and all the decisions and actions taken by him shall be final and binding on all.
- b) they shall not cause any interference or hindrance in the execution and construction of the Project by the Developer ;
- c) they shall not sell, dispose off, alienate, charge, encumber, let out, grant, lease, mortgage and/or charge, otherwise transfer, enter into any kind of agreement with any person or encumber the Said Land or any part or portion thereof without prior consent in writing of the Developer ;

For Narvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

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Director

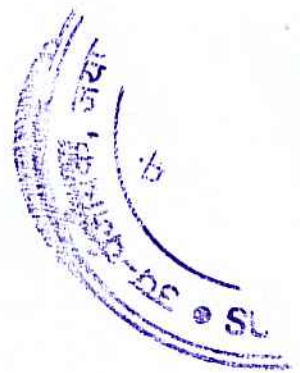


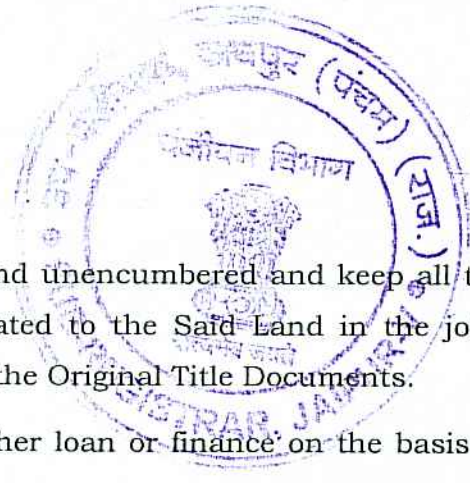
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For Ashiana Housing Limited

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- d) they shall keep the Said Land unencumbered and keep all the original title documents related to the Said Land in the joint locker and shall not misuse the Original Title Documents.
- e) they shall not take any further loan or finance on the basis of security of the Said Loan.
- f) they shall ensure that there will not be any legal impediments hindering development of the Project relating to the Said Land in any manner.
- g) they shall always protect development rights of the Developer and shall keep the Developer saved and harmless for its development rights and not do anything which shall jeopardize the development rights of the Developer.
- h) they shall permit the Developer, its architects, contractors, engineers, workmen uninterrupted access to the Said Land so as to enable the Developer to execute, develop and construct the Project.

11.2. Simultaneously with the execution and/or registration of this Agreement, the Owner shall execute and register appropriate power of attorneys in favour of the Developer and/or its nominee or its representative as mentioned in the above Article 3.4 for construction and development of the Project and for Marketing subject to the condition that the costs of stamp duty and all other charges on such power of attorney shall be borne and paid by the Developer.

11.3. The Owner further agree:

- a) To sign and execute the Building Plan and all necessary papers, undertakings, affidavits, documents, declarations, agreements and deeds which may be required for obtaining sanction of the Building Plan and construction of the Project, on condition that all costs and expenses for any conditions, acts, deeds etc. shall be borne by the Developer, and the Owner shall, at all times remain indemnified for all such undertakings, affidavits, documents, declarations, agreements and deeds signed and executed by the Owner; and;

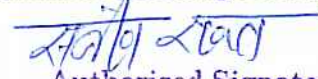
For Narvik Nirman and Financers Pvt. Ltd.

For SPYTECH BUILDCON

 Director

 PARTNER

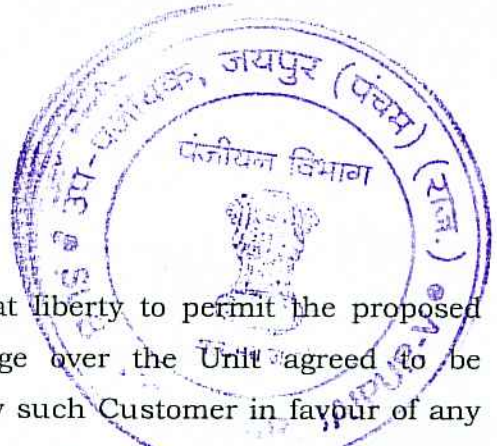
For Ashiana Housing Limited


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पंचम





- b) That the Developer shall be at liberty to permit the proposed Customers to create a charge over the Unit agreed to be purchased and/or acquired by such Customer in favour of any bank or financial institution for the purpose of securing any home loan that may be granted by such bank or financial institution to the Customer for purchasing and/or acquiring the Units comprised in the Project Complex. The Developer shall devise a framework of MIS to keep the Owner informed about the home loan cases;
- c) That the logo, trademark and brand associated with "ASHIANA" belongs to the Developer and It has been agreed by and between the parties that the Owner shall not use the brand name/trademark/logo of "ASHIANA" in any way in any of the ventures, transactions, documents, etc. Similarly the logo, trademark and brand associated with "PEARL" belongs to the Pearl Group and its has been agreed by and between the parties that the Developer shall not use the brand name/trademark/logo of "PEARL" in any way in any of the ventures, transactions, documents, etc.

12.0. COVENANTS OF THE DEVELOPER

12.1. The Developer agrees and covenants with the Owner that –

- a) The Developer shall complete construction of the Project within a period of 60 (sixty) months from the Development Commencement Date and for this purpose time shall be essence of the contract subject to force majeure circumstances.
- b) Except for as mentioned in Clause 10, the Developer shall not mortgage, lien or create a charge of any nature on the Said Land.
- c) The Developer shall construct the Project in accordance with the Sanctioned Building Plans.
- d) The Developer shall not hand over the physical possession of the units without obtaining completion certificate from a registered Architect.

For Navik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

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Director

PARTNER

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पंचम

For Ashiana Housing Limited

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- e) The Developer shall furnish copies of all such agreements (other than agreements entered into for sale of units such as Agreement to Sale, Maintenance Agreement, Tripartite Agreement among Customer, Developer & Bank etc.) affidavits, undertakings etc. to the Owner signed by the Developer for and on behalf of the Owner.

- 12.2. The Developer agrees to keep the Owner saved, indemnified and harmless from or against all claims or actions, including but not limited to, any legal costs incurred by the Owner and compensation that may be arise on account of any third party in any matter relating to or arising out of discharge or performance of any duty or obligation of the Developer under this Agreement.
- 12.3. The Developer shall be solely liable and responsible for all accidents, breakdowns or any other loss and damage that may arise or be caused at the time of construction and execution of the Project and the Owner shall not be liable and/or responsible in any manner whatsoever for any civil and / or criminal liability, claims, damages, compensation, penalty etc. The Developer shall keep the Owner absolutely saved, indemnified and harmless from or against any penalty, liability, claim or consequences that may arise there from.
- 12.4. The Developer shall be at liberty to dig deep tube wells and erect temporary structures and carry on all lawful activities on the Said Land as may be required or necessary for execution construction of the Project with due permission if necessary from the authorities concerned.
- 12.5 The Developer shall be exclusively and solely be responsible for the compliance and fulfillment of all the terms and conditions of the sanctioned plans as also all the rules, regulations, bylaws, notifications, directions, labour laws and legal provisions governing all the construction and other activities on the Said land. The Owner shall in no way be responsible or liable for any such activity on the Said Land.

For Narvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON

Director

PARTNER

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पंचम

For Ashiana Housing Limited

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ਜੁਲਾਂਡਾ, ਜਲੰਧਰ (ਪੰਜਾਬ)

- 12.6 It is hereby explicitly agreed that the Owner shall in no way be responsible and liable for any representation, promise or assurance made by the Developer or any of its employees or agents to any of the prospective customers of the said project and the Developer shall always keep the owner indemnified against any liability or demand due to non-fulfillment of any such representation, promise or assurance.

13.0. MAINTENANCE OF THE PROJECT COMPLEX

- 13.1. The Developer by itself or by any agency appointed by it (Maintenance Agency) shall have exclusive right to manage and maintain all Common Areas and provide all Common Services and Facilities (Maintenance Services) in the Project Complex and the Owner shall not in any way interfere with such right of the Developer.
- 13.2. The Developer, in exercise of such right, shall have right to fix and determine the rate of Maintenance Charge payable by the Customers.
- 13.3. Over and above Maintenance Charge, The Developer shall be entitled to receive and realize service tax or any other applicable taxes on Maintenance Charge.
- 13.4. The Developer or any agency appointed by it, shall be entitled to all profits, if any, arising out of the Maintenance Services and the Owner shall have no share or right therein.
- 13.5. If the Owner retain any unit in the Project Complex then the Owner shall also be liable to pay the Maintenance Charges thereof to the Developer or its nominee.

14.0. TAXES

- 14.1 Any taxes arising out of the revenue share arrangement relating to the Owner allocation will be borne by the Owner and similarly the Developer shall bear the taxes pertaining to the Developer Allocation.

For Narvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

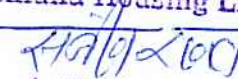

Director


PARTNER

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पंचम

For Ashiana Housing Limited

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14.2. The Developer shall discharge all statutory obligations in relation to the service tax and VAT in respect of Sale of flats/units to the Customers.

14.3. The Developer shall deduct TDS as prescribed under Section 194 IA of the Income Tax Act, 1961 while paying or distributing the Owner's Allocation to the Owner.

15.0. STAMP DUTY AND REGISTRATION

15.1 All costs and expenses including stamp duty, registration charges, other charges and levies as may be found to be payable on the registration of the documents forming part of the transaction including this Agreement and the power of attorney shall be paid and borne by the Developer.

16.0. REPRESENTATIONS AND WARRANTIES

16.1. Each Party represents and warrants to the other Party that:

- a) it is duly organized and validly existing under the laws of India and it is legally entitled under the laws of India to execute this Agreement, and this Agreement once executed shall constitute legal, valid, binding and enforceable obligations of such Party;
- b) It has the power and authority to execute and deliver this Agreement. This Agreement has been duly authorised, executed and delivered by the Owner and upon such execution and delivery will be a legal, valid and binding obligation on such Party, enforceable in accordance with its terms;
- c) It has taken all actions and obtained all approvals necessary to authorize the execution and delivery by the Owner of this Agreement and the transactions contemplated hereunder; and
- d) The execution and delivery of this Agreement and promises, agreements or undertakings under this Agreement do not violate any Applicable Law or violate or contravene the provisions of or constitute a default under any documents,

For Navik Rirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

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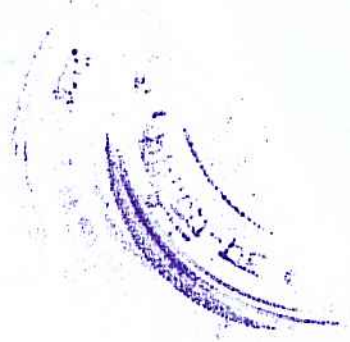
Director

PARTNER

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contracts, agreements or any other instruments to which the Owner is a party or which are applicable to the Owner. There are no insolvency or winding up proceedings initiated or pending against the Owner.

No material adverse event of any nature has occurred which a material adverse effect on the transactions has contemplated hereunder.

- f) The Parties hereby confirm and agree that each of the Representations and Warranties is true, accurate, complete, valid and subsisting and not misleading in any manner, and that the Representations and Warranties shall be continuous and shall survive in future also. Both Parties acknowledge that the other Party has entered into this Agreement and has agreed to fulfill its obligations under this Agreement based on a confirmation from the concerned Party that each of the Representations and Warranties are true, accurate, complete, valid and subsisting and are not misleading in any manner.

17.0. OWNER REPRESENTATIONS AND WARRANTIES

17.1. The Owner hereby represents and warrants to the Developer as on the date hereof as under:

- a) The description of the Said Land is true, accurate and complete. The Owner is the absolute owner of the Said Land with uninhibited rights of alienation over the same. The title of the Owner to the Said Land is clear, good, marketable and subsisting and that there is no impediment for development of the Said Land under any law, order, decree or contract;
- b) The Owner have not done any act, deed or thing, which curtails, restricts or prejudices the Owner's right in the Said Land or prevents the Owner from conveying the Units in the Said Land or any part thereof to the Customers in terms of this Agreement;
- c) The Said Land does not form part of forest, green belt, river, drain, assigned, prohibited or other reserved land of whatsoever

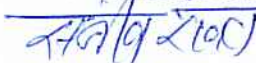
For Navvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON


Director


PARTNER

For Ashiana Housing Limited


Authorised Signatory

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nature, and that there are no restrictions of any nature in relation to the development of the Project on the Said Land. The Said Land can be used for construction of the Project in the manner contemplated under this Agreement as per the applicable zoning regulations and land use;

- d) Except the charge / mortgage of Karnataka Bank, the Said Land is not subject to any encumbrance or any charge, attachment or claim including those related to payment of any taxes. The Said Land is free from all attachments, claims, liens, clogs, hindrances, lis-pendens etc., and other charges of any nature whatsoever and howsoever and that there is no patent or latent defect in the title of the Owner to the Said Land. The Owner have not entered into any arrangement or agreement to sell, develop, transfer, lease, license or otherwise dispose off the Said Land or any portion thereof with any Person;
- e) The Owner shall utilize the amount of third tranche of Adjustable Deposit to pay off the loan of Karnataka Bank and get the mortgage / charge of Karnataka Bank on Lot A land released and obtain an NOC from Karnataka Bank. The owner shall not take any further loan or finance on the Said Land.
- f) The Said Land is not subject to any attachment, acquisition/requisition proceedings, court proceedings, quasi-judicial other proceedings, debt recovery proceedings, Tax recovery proceedings, or otherwise and that Said Land has not been given as security or surety under any proceedings of any kind including in any court of law. The Owner have not received any notice or order issued under any State or Central Law for the time being in force affecting the Said Land or any part thereof or the development thereof. There are no claims, proceedings or dues, which in any manner affect or likely to affect the rights or transactions contemplated under this Agreement;

For Narvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON


Director

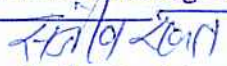

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पंचम

For Ashiana Housing Limited


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g) No part of the Said Land is subject to any easementary or other rights including those given by the Owner or Owner's predecessors-in-title. There are no tenancy claims in regard to the Said Land, either by grant by the Owner, Owner's predecessors-in-title or under the provisions of any Applicable Law;

h) The Owner have paid rates, taxes, cesses and other out goings in respect of the Said Land up to the date of this Agreement;

i) The Said Land or any part or portion of the Said Land does not comprise of any place of worship, adoration, reverence or devotion of any deity, god, religion, sect, mutt, seer, hermit, mendicant, etc. or any temple, gurudwara, mosque, church, shrine, samadhi, mausoleum, mazaar, tomb, catacomb, crypt etc. or any monument, memorial etc. and no religious establishment or religious trust or religious body has any interest whatsoever in the Said Land or any part or portion of the Said Land;

j) There are no pending or threatened litigation or proceedings of any nature whatsoever in connection with the Said Land that may affect or are likely to affect, the execution and performance of this Agreement, the Owner right and interest in the Said Land.

k) There are no restrictions under the Applicable Laws or otherwise for development of the Said Land in accordance with the Approved Building Plan. There is no hindrance or impediment of any nature whatsoever for obtaining Approvals for development of the Project in accordance with the Approved Building Plan.

18.0. THE DEVELOPER'S REPRESENTATIONS AND WARRANTIES

18.1. The Developer shall comply with all applicable laws, statutes, ordinances, rules and regulations, bye-laws, terms and conditions of all Approvals, license, sanction plan, etc., that may be applicable to the Project including the obtaining of release certificates/deeds,

For Marvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON


Director


PARTNER

For Ashiana Housing Limited


Authorised Signatory

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पंचम



completion certificates/occupancy certificate from the appropriate authority for the purpose of registration of the sale deeds/lease deeds pertaining to transfer of Units forming part of the Project;

18.2. The Developer shall complete the development of the Project in accordance with this Agreement and applicable laws; and

18.3. The Developer shall use maximum care and caution in the usage of quality material in construction and shall ensure that the materials and manner of usage of materials is safe and of good and acceptable quality.

19.0. MEETING RYTHEM

19.1 Both the Owner and the Developer agreed to meet to discuss progress of the project on quarterly basis or at such frequencies as mutually determined by and between the parties.

20.0. TERM AND TERMINATION AND ITS EFFECT

20.1. This Agreement shall take effect from the date of this Agreement.

20.2. Termination post execution of this Agreement:-

The Parties recognize and acknowledge that the Developer will be investing substantial amount of money and has entered into this Agreement on the specific understanding that the Owner shall not be entitled to terminate this Agreement (except in cases of event of default by the Developer as listed below) due to or for any reason whatsoever after the execution of this Agreement.

21.0 THE DEVELOPER'S EVENTS OF DEFAULT

21.0 The Developer shall be in default of the terms of this Agreement if:

For Narvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON

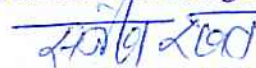

Director


PARTNER

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सब रजिस्ट्रार, जयपुर
पंचम

For Ashiana Housing Limited


Authorised Signatory

संख्या १००/१०००/१०००
दिनांक १०/१०/१०



The Developer defaults in completing the Project within the prescribed timelines under this Agreement subject to Force Majeure.

22.0. CONSEQUENCES OF EVENTS OF DEFAULT

22.1. In the event the Developer is unable to complete the Project within sixty months from the Development Commencement date, the Owner hereby agrees and undertakes to extend the Development Term by 1 (one) year (the "Grace Period").

22.2. In the event the Developer defaults in completing the Project within the prescribed timelines under this Agreement then the following consequences shall follow:-

- (i) At the end of the Grace Period, the Developer shall earmark the Project into booked/sold and unbooked/unsold areas.
- (ii) The Developer shall adjust the Owner's share in unrealized revenue to be derived from the booked / sold areas towards the unadjusted deposit.
- (iii) Further upon above adjustment, if still there is unadjusted deposit, the Developer shall retain the unsold/unbooked area equivalent to the value of unadjusted deposit. Here value of unsold/unbooked area shall be calculated by taking in to consideration the average sale price of last 20 units at that time.
- (iv) If there is still any unrealized revenue at the end of the Grace Period, the Developer shall pay the Owner's Share in revenue to the Owner from its own sources within 12 months from the end of Grace Period and thereafter shall have the right to exclusively collect and appropriate the unrealized revenue from the customers of the booked/sold area of the Project.

For Narvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

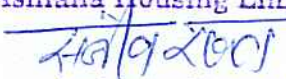

Director


PARTNER

00799905-


सब रजिस्ट्रार, जयपुर
पंचम

For Ashiana Housing Limited


Authorised Signatory



At the end of the Grace Period, the Developer and the Owner shall mutually earmark the entire unsold saleable area in proportion of their revenue entitlements. The Developer shall complete the construction of the Owner's unsold saleable area within a period of 12 months from the end of the Grace Period and hand over the same to the Owner. The Owner's unsold Saleable Area should be complete and is ready to move along with such common facilities in the Project as extended/committed by The Developer to the buyers/allottees of the similarly placed units in the Project

- (vi) In the event of failure on the part of the Developer in handing over of entire Owner's Unsold Saleable Area, the Developer shall pay late construction fee @ Rs. 8/- psf (Rupees Eight Per Square Foot) per month to the Owner for deficit area (entire Owner's Unsold Saleable Area less portion of Owner's Unsold Saleable Area already handed over by the Developer) till such time the Developer hands over the entire Owner's Unsold Saleable Area to the Owner or 12 months from the end of the Grace Period, whichever is less.
- (vii) Only when the Developer hands over the Owner's Unsold Saleable Area to the Owner in complete finished and usable state, the Owner shall pay to the Developer the maintenance deposit and charges with respect to the Owner Unsold Saleable Area.

23.0. INDEMNIFICATION

23.1 The Owner shall at all times indemnify the Developer, its directors, shareholders, promoters, employees and authorized representatives and shall keep them indemnified, saved, defended and harmless, from and against all suits, actions, proceedings, and all costs, charges, expenses, fines, penalties, prosecutions, losses, damages, liabilities, claims and demands which the Developer may bear, incur or suffer, and/ or which may be made, levied or imposed on the Developer, and/ or claimed from the Developer, due to or by reason or virtue of

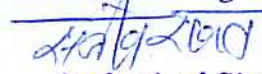
For Narvik Nirman and Financiers Pvt. Ltd.


Director

For SPYTECH BUILDCON


PARTNER

For Ashiana Housing Limited


Authorised Signatory

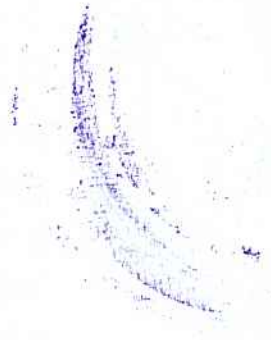
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मह. राजस्तर, जयपुर
पंचम

पञ्चमः प्रश्नः

प्रश्नः ५

प्रश्नः ५



५

पञ्चमः प्रश्नः

(i) any defect in or want of title in relation to the Said Land or any part thereof; (ii) any defect in any title document/ title deeds/ sale deeds/ transfer deeds of the Said Land or any part thereof including the Original Title Deeds; (iii) failure of the Owner to maintain a clear and marketable title free from encumbrances, mortgage, lien or third party rights for the Said Land (iv) any of its declarations or representations made in this Agreement being found to be false, untrue and/ or misleading in any manner whatsoever; and/ or (v) breach of its obligations, covenants and undertakings under this Agreement; and/ or (vi) claims and/ or action that may be initiated against the Developer on account of exclusively attributable to the Owner (except on account of the Developer's willful default and gross negligence);.

23.2 The Developer shall at all times indemnify the Owner and shall keep them indemnified, saved, defended and harmless, from and against all suits, actions, proceedings, and all costs, charges, expenses, fines, penalties, prosecutions, losses, damages, liabilities (including third party liabilities), claims and demands which the Owner may bear, incur or suffer, and/ or which may be made, levied or imposed on the Owner due to or by reason or virtue of (i) breach of its obligations, covenants and undertakings under this Agreement; and (ii) breach of any term of the Development License attributable to the Developer and not otherwise; (iii) breach of its obligations under applicable Labor Laws; and (iv) claims and/ or action that may be initiated against the Owner due to reasons exclusively attributable to the Developer (except on account of the Owner willful default and gross negligence); (v) any of its declarations or representations made in this Agreement being found to be false, untrue and/ or misleading in any manner whatsoever; (vi) arising in respect of any agreement/deed/application forms between the Developer and the buyers/prospective buyers of units in the Project (vi) violation of Applicable Law(s) as may be in force from time to time even if promulgated after the signing of this Agreement.

For Marvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

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सब रजिस्ट्रार, जयपुर
पंचम

For Ashiana Housing Limited

Authorised Signatory



24.0. BREACHES

24.1. In case of breach of any term of this agreement by the Developer, the Owner shall be at liberty to claim from the Developer reasonable and appropriate damages for the loss sustained by the Owner.

24.2. Provided that the Developer shall not be treated in default if erection and completion of the Project is delayed due to reasons amounting Force Majeure. the Developer shall endeavor to commence the work without any loss of time, within 30 days after force majeure condition ceases to exist.

24.3. In case the Owner commit any breach of this Agreement, the Developer shall be at liberty to initiate proceedings against the Owner either for specific performance of this Agreement or terminate and rescind this Agreement and can claim monies received by the Owner from the Developer in excess of Owner's Allocation for the developed land together with reasonable and appropriate damages, for the loss sustained by the Developer, and the Developer shall simultaneously hand over to the Owner the remaining un-developed lands.

25.0. MISCELLANEOUS

25.1. All disputes and differences by and between the Developer on the one hand and the Owner on the other hand as regards construction or interpretation of any term and condition herein contained or in any way touching or relating to this agreement or any respective rights, duties or obligations of the parties hereto or their privileges shall be referred to arbitration of a sole arbitrator as may be mutually agreed by the parties. If the parties are unable to agree upon appointment of a sole arbitrator within a period of 10 (ten) days then the reference shall be made to an arbitral tribunal comprising of three arbitrators; one to be appointed by the Owner and the other to be appointed by the Developer and the two arbitrators so appointed shall appoint the third and/or presiding arbitrator.

For Marvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON

Director

PARTNER

00799905-

सब रजिस्ट्रार, जयपुर
पंचम

For Ashiana Housing Limited

Authorised Signatory



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

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

25.4. The arbitration sittings shall be held at Jaipur or at any other place mutually agreed upon between the parties in writing.

25.5. Notices to the Owner shall be given at the address stated hereinabove and any notice so given shall be deemed to be a valid and proper notice given to the Owner.

25.6. Notices to the Developer shall be given by sending the same at its corporate office stated hereinabove and any notice so given shall be deemed to be a valid and proper notice given to the Developer.

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

i) To the Owner at Email Id : info@pearlspytech.com

ii) To the Developer at Email Id:
sanjeev.rawat@ashianahousing.com

25.8. The Courts at Jaipur shall have exclusive jurisdiction to the exclusion of all other Courts.

25.9. The Parties shall be free to agree upon any issues and for such purpose enter into any further agreement/s, setting out such terms as they agree upon, and such terms shall be deemed to have been incorporated in this agreement.

26.0. AMENDMENT

26.1 Any amendment to this Agreement shall be done in writing signed by both the Parties hereto and shall be varied/amended only by

For Narvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON


Director


PARTNER

For Ashiana Housing Limited


Authorised Signatory

00799905-2

सब राजस्त्रार, जयपुर
पंचम



पुस्तक संख्या ५१
पृष्ठ १

execution of a supplemental agreement or memorandum signed in writing by or on behalf of the Parties hereto.

27.0. RELATIONSHIP

27.1 Nothing in this Agreement shall be construed as establishing or creating a relationship of master and servant, partnership, joint venture, principal and agent between the Parties hereto, and this Agreement is entered into strictly on a principal-to-principal basis. The Parties do not intend to carry on common business and no sharing of profits/losses between the Parties is envisaged hereunder. Each Party undertakes to bear its own expenses, losses and be entitled to profits, in relation to the transactions contemplated under this Agreement.

28.0. ASSIGNMENT / TRANSFER

28.1 The Owner and the Developer shall not transfer or assign any of the their respective rights, obligations or liabilities under this Agreement to any person without the prior written consent of other party.

28.2 However, the Owner agrees that the Developer shall have the right to (in full or in part) transfer or assign all or any of the Developer's rights or obligations under this Agreement and the other documents in relation to this Agreement, in favour of its subsidiaries in the manner which the Developer deems appropriate. In the event of transfer or assignment of its rights under this Agreement by the Developer in favour of its subsidiaries, the Developer shall inform in writing to the Owner and obtain its confirmation. If the Owner does not confirm within fifteen days then it will be presumed that the Owner has no objection.

29.0. WAIVER

29.1 The failure of either Party to insist upon strict performance of any provision of this Agreement or to exercise any option, right or remedy contained in this Agreement shall not constitute a waiver or a relinquishment of such provision, option, right or remedy. No waiver

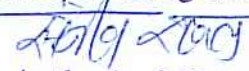
For Navvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON


Director


PARTNER

For Ashiana Housing Limited


Authorised Signatory

00799905-2

सब रजिस्ट्रार, जयपुर
पंचम



by either party of any provision of this Agreement shall be deemed to have been made unless expressed in writing and signed by such Party.

30.0. PARTIAL INVALIDITY

30.1 If any provision of this Agreement or application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permissible by law. Any invalid or unenforceable provision of this Agreement shall be replaced with a provision which is valid and enforceable and most nearly reflects the original intent of the invalid or unenforceable provision.

31.0. CONFIDENTIALITY

31.0 Each Party) agrees to hold in strict confidence, and to use reasonable efforts to cause its employees and representatives to hold in strict confidence, all Confidential Information (a) concerning the Project, and/or (b) concerning the other Party furnished to or obtained as a result of this Agreement, except to the extent that such information has been (i) in the public domain through no fault of Receiving Party; or (ii) lawfully acquired by Receiving Party from other sources. Receiving Party shall not disclose or release any such Confidential Information to any Person, except its employees, representatives, contractors and agents who have a need to know such Confidential Information in connection with Receiving Party's performance under this Agreement, subject to them being bound by confidentiality, unless (i) such disclosure or release is compelled by the judicial or administrative process, or (ii) such disclosure or release is necessary pursuant to requirements of Applicable Law or the requirements of any Governmental Authority.

For Navvik Nirman and Financials Pvt. Ltd.

For SPYTECH BUILDCON

Director

PARTNER

00799905-

सब रजिस्ट्रार, जयपुर
पंचम

For Ashiana Housing Limited

Authorised Signatory



32.0. CUMULATIVE RIGHTS AND REMEDIES

- 32.1 Each right and remedy provided for herein or now or hereafter existing at law, in equity, by statute or otherwise shall be cumulative, and the exercise or the forbearance of exercise by either Party of one or more of such rights, powers or remedies shall not prejudice the simultaneous or later exercise by such Party of any or all of such rights, powers or remedies.

33.0. PARAGRAPH HEADINGS

- 33.1 The titles to the paragraphs of this Agreement are solely for the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

34.0. COMPLETE AGREEMENT

- 34.1 This agreement records the complete agreement between the Parties and supersedes all previous correspondence, understandings, agreements, letters, papers or documents exchanged and/or executed by the Parties.

SCHEDULE I – THE LOT A LAND

The Lot A Land owned and possessed by the Land Owner No.1 measuring 23523.8 Sq. Yds. (19668.8 Sq. Mtr.) under khasra no. 180, 182 to 187, 189 to 194 situated at Village Keshopura, Ajmer Road, Tehsil Sanganer, Jaipur (Rajasthan) by way of Lease Deed dated March 16, 2007 granted by Jaipur Development Authority (JDA), Jaipur, duly registered in the office of Sub-Registrar, Jaipur - II, under registration No 2007052004074, Book No 1, Jild No. 493, Page No 169 under serial number 2007052002063 on 16.03.2007

For Narvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDCON

[Signature]
Director

[Signature]
PARTNER

00799905-

(3)
सब रजिस्ट्रार, जयपुर
पंचम

For Ashiana Housing Limited

[Signature]
Authorised Signatory



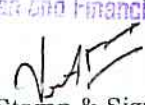
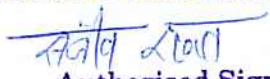
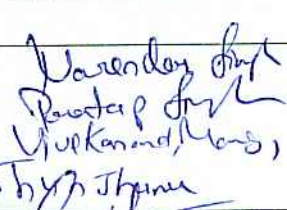
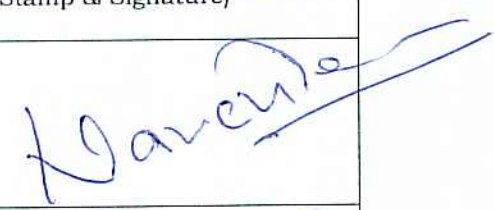
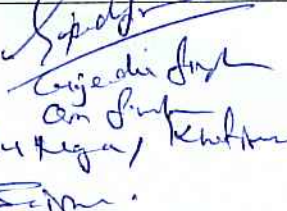
SCHEDULE II - THE LOT B LAND

The Lot B Land owned and possessed by Land Owner No.2 admeasuring approx. 19,255.6 Sq. Yds. (16100 Sq. Mtr.) situated at Village Keshopura, Ajmer Road, Tehsil Sanganer, Jaipur (Rajasthan)

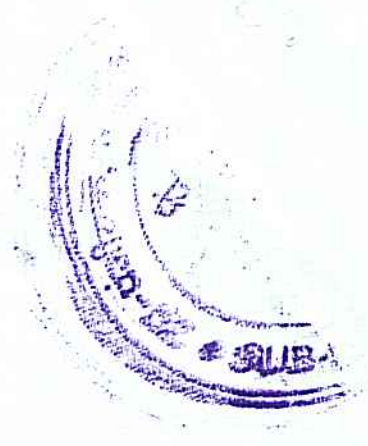
Sr. No.	Khasra No.	Area in Hectare	Area in Sq. Yrds.
1.	195	1.18	14,112.8
2.	196	0.43	5,142.8
	TOTAL	1.61	19,255.6

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

Signed, Seal and Delivered by

EXECUTED on behalf of Land Owner No 1 NARVIK NIRMAN AND FINANCIARS PVT. LTD. Through Shri. Vivek Jain	For Narvik Nirman and Financiers Pvt. Ltd.  (Stamp & Signature) 00799905-
Land Owner No 2 SPYTECH BUILDCON Through its Partner Shri Vivek Jain	For SPYTECH BUILDCON  PARTNER (Signature)
EXECUTED on behalf of the Developer M/s. Ashiana Housing Limited Through Shri. Sanjeev Rawat	For Ashiana Housing Limited  Authorised Signatory (Stamp & Signature)
Witness No.1  Coord No.18, Virekanand Nagar, Khetri, Shri. Jyoti	
Witness No.2  143, Bhaskar Nagar, Khetri, Jaipur.	

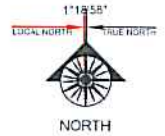
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जन रजिस्ट्रार, जयपुर
पंचम



संख्या ३३३/२०२३

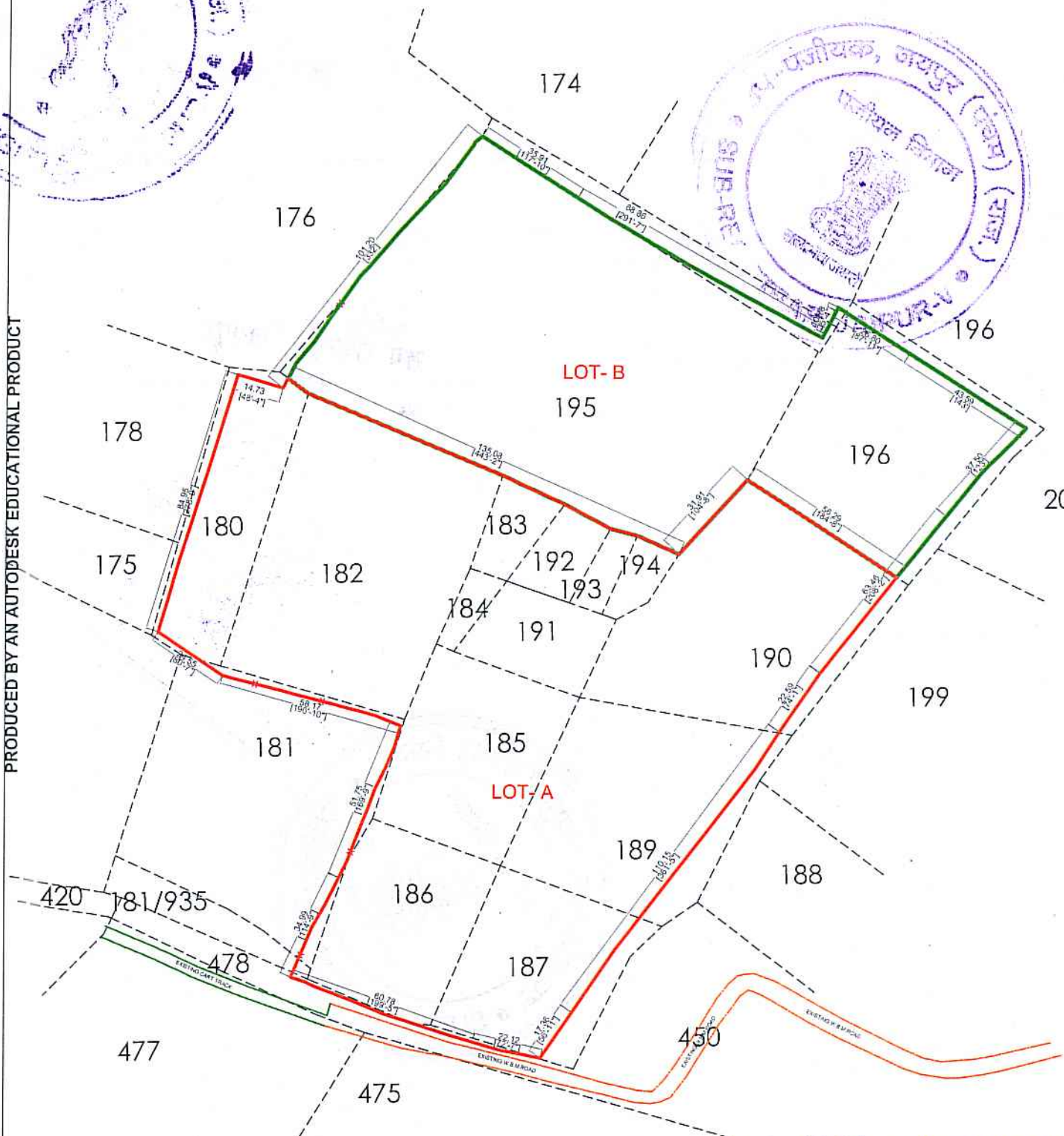
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SITE PLAN OF KHASRA NO.180,182 TO 187,189,TO,196
IN REVENUE- VILLAGE-KESOPURA TEH.-SANGANER, JAIPUR
NOT TO SCALE



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



For Ashiana Housing Limited

संजय शर्मा
Authorised Signatory

For Narvik Nirman and Financiers Pvt. Ltd.

For SPYTECH BUILDING

[Signature]

Director

[Signature]

PARTNER

00799905

Registration Endorsement

आज दिनांक 10/02/2016 को
पुस्तक संख्या 1 जिल्द संख्या 901 में
पृष्ठ संख्या 185 क्रम संख्या 201603019100993 पर पंजीवद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3604 के
पृष्ठ संख्या 216 से 261 पर चस्पा किया गया।

201601019001364

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR
सब रजिस्ट्रार, जयपुर
पंचम





Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID	201601019001364R	Receipt Date	09-FEB-2016 16:36
S R Location	JAIPUR-V		
Receipt No	RJ1609141602830		
Name Of Seller	NARVIK NIRMAN AND FINANCIARS PVT LTD AND SPYTECH BUILDCON		
Name Of Buyer	ASHIANA HOUSING LTD		
Type of Document	Developer Agreement		
ACC Reference	SHCIL/SHCIL RAJASTHAN BANK PARK		

Paid Fees

Particulars

Registration Fees

Copy of Fees

Late Fees

Other Charges

Total Amount

Grand Total

(Rupees Fifty Thousand Four Hundred Forty Only)

Amount (Rs.)

₹ 50000

₹ 0

₹ 0

₹ 100

₹ 50400

सत्यमेव जयते ₹ 50440

Particulars

CSI

Record Inspection Fees

Commission Fees

Service Charges

Amount (Rs.)

₹ 300

₹ 0

₹ 0

₹ 40



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.

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

Fee Receipt

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

Print Date : 22-12-2017 4:09 PM

Fee Receipt No	: 201702018005747	Receipt Date	: 22/12/2017
Name	: SPYTECH BUILDCON AS PARTNER PRAVEEN JAIN,	Document S. No.	: 201701018005617
Address	: B-134 ,BAPU NAGAR ,JAIPUR ,JAIPUR		
Document Type	: Lease granted for a fine or premium or money advanced or development charges or security charges advanced in addition to the rent		
Face Value	: ₹ 6321980	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 63220	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 63240	Stamp Duty	: ₹ 316140
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 442900
		Total Amount	: ₹ 442900

Mode of Payment (#Mode Number Amount#)

e-Registration Receipt RJ1522431712235 ₹ 50300 # e-Registration Receipt RJ1522441712244 ₹ 13220 # eStamp IN-RJ19153015379185P ₹ 379380

Signature of presenter or applicant for copy or Search certificate

Signature of recipient and date of return receipt

Cashier

SUB-REGISTRAR



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID	201701018005617R	Receipt Date	22-DEC-2017 15:45
S R Location	JAIPUR-IV		
Receipt No	RJ1522441712244		
Name Of Seller	JDA		
Name Of Buyer	SPYTECH BUILDCON THROUGH PARTNER PRAVEEN VIVEK JAIN		
Type of Document	Patta		
ACC Reference	SHCIL/SHCIL RAJASTHAN/TONK ROAD		

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 13220	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 13220	Service Charges	₹ 30
Grand Total	₹ 13250		

(Rupees Thirteen Thousand Two Hundred Fifty Only)



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Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID 201701018005617R
S R Location JAIPUR-IV
Receipt No RJ1522431712235
Name Of Seller JDA
Name Of Buyer SPYTECH BUILDCON THROUGH PARTNER PRAVEEN VIVEK JAIN
Type of Document Patta
ACC Reference SHCIL/SHCIL RAJASTHAN/TONK ROAD

Receipt Date

22-DEC-2017 15:45

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 50000	CSI	₹ 300
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
ate Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 50300	Service Charges	₹ 40
Grand Total	₹ 50340		
(Rupees Fifty Thousand Three Hundred Forty Only)			



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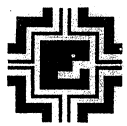
 Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."





जयपुर विकास प्राधिकरण,

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उप-पट्टा विलेख और आबंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख



यह विलेख आज वर्ष 2017 के माह 12 के 22 वे दिन *जयपुर विकास प्राधिकरण/ 193

इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री

जयपुर विकास प्राधिकरण के अध्यक्ष श्री निवासी

किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और मुन्ताकिल अलैह भी सम्मिलित होंगे) के मध्य निषादित 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 कसरों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह जमा भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना संख्या 195 के 196 क्षेत्रफल 14.683.16 में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे सलाने नक्शे में लाल रंग में दिखाया गया है, और जिस 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:-

1. 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 की किराया) के तौर पर रुपये अंके मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहें तो, एक बारिय नगरीय निर्धारक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।

2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर रुपये प्रति वर्गज से कुल नियमन राशि 1580495/- रुपये देय होती है जो चालान नं. 568908 दिनांक 7/11/17 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमांक : एफ-9(15) यूडी/3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 1264396 रुपये होती है, जो चालान नं. 568910 दिनांक 7/11/17 से जमा है।

3. 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।

4. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगा।

5. उक्त भूखण्ड का उपयोग केवल आवासीय प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाएगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।

6. 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।

7. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तों 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 पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगे।

8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको 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।

9. 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।

10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंभूत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।

11. 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 ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट दें।

उपायुक्त (जोन-7)

(कृ.प.उ.)

परिशिष्ट

कस्बे का नाम: जयपुर

राजस्व ग्राम: 195, 196

खसरा नम्बर: 195, 196

योजना का नाम: जयपुर विकास प्राधिकरण

विस्तृत नाप सहित क्षेत्रफल वर्ग गज/

मीटर: 14602.16

पूर्व पश्चिम भूखण्ड की संख्या यदि

कोई हो सीमा उत्तर दक्षिण

मानचित्र संलग्न है।

नोट:- इस भूखण्ड की शहरी जमाबन्दी को जोड़कर पूंजीकृत मूल्य राशि रु. 6,32,19,80/- होती है। अतएव स्टाम्प राशि रु. 816,000+50 के न. 1879 के कुल संख्या 2 बहसियत पट्टा इसके साथ लगाये जाते हैं।

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में 1879 के न. 1879 के कुल संख्या 2 बहसियत पट्टा इसके साथ लगाये जाते हैं।

जयपुर विकास प्राधिकरण की ओर से

आज सन् 20 17 के माह 12 के 22

श्री डा. सत्य प्रकाश आलवा (RAS)

ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये-



जयपुर विकास प्राधिकरण-प्रथम पक्ष
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)
जयपुर विकास प्राधिकरण
जयपुर

साक्षी :-

1. नाम क. क. गुप्ता
पुत्र श्री नारायण दाम गुप्ता
व्यवसाय आधिकारवा. होवा.
निवास स्थान जयपुर

K. K. Gupta
साक्षी

2. नाम रामकूल मीणा
पुत्र कनिष्ठ सहायक, जोन-7
व्यवसाय जयपुरा, जयपुर
निवास स्थान

21/11/22
साक्षी

आज 22 सन् 20 17 के माह 12
के वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री For Spytech Buildcon
लीजधारक द्वारा कार्यालय में हस्ताक्षर किये गये।

For Spytech Buildcon

Partner Partner

लीजधारक-द्वितीय पक्ष

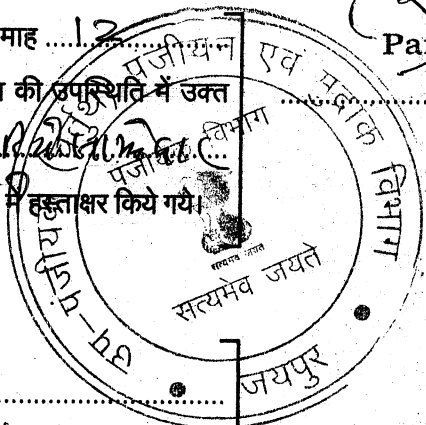
साक्षी :-

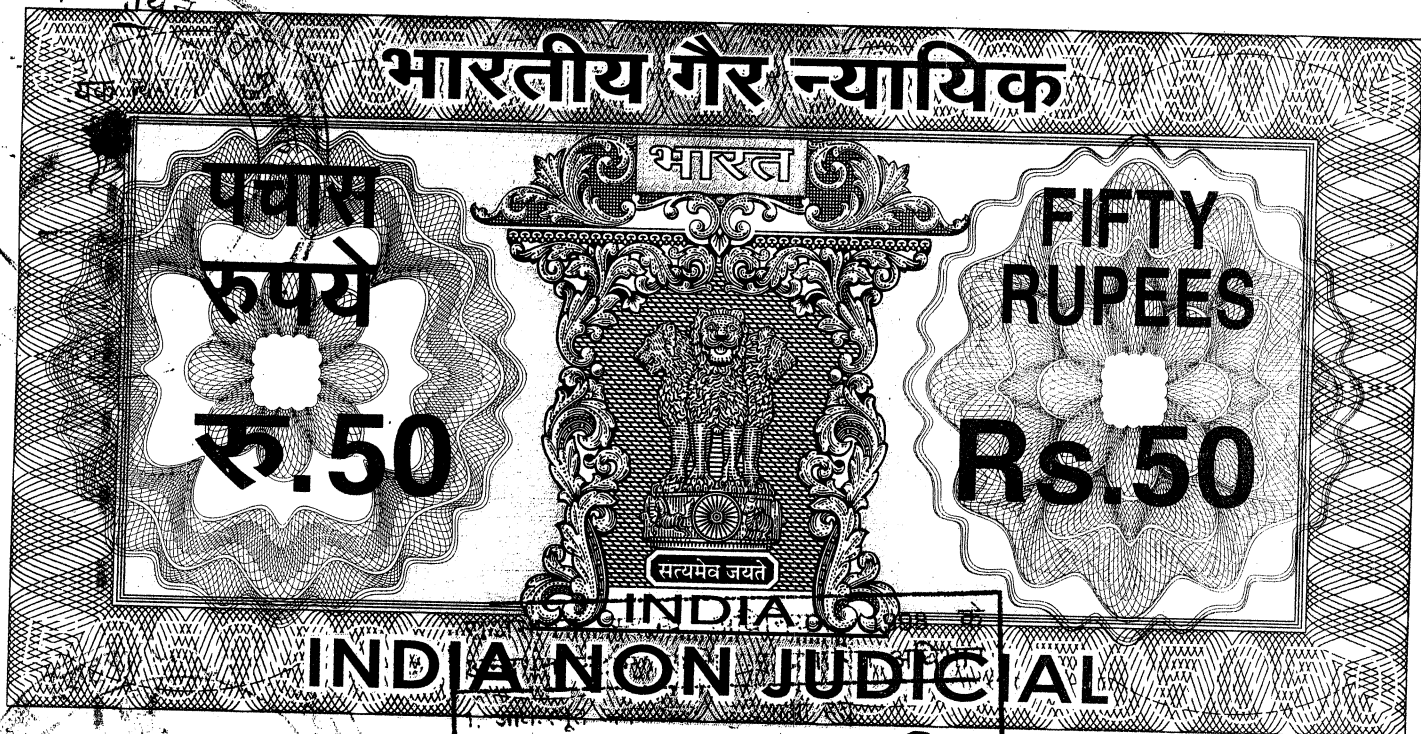
1. नाम Vimal Garg
पुत्र Late Sh. Jugal Kishore Garg
व्यवसाय Advocate
निवास स्थान A-2/84 Chitrakoot Scheme
Ajmer Road Jaipur.

Vimal Garg
साक्षी

2. नाम Ramkishore Sharma
पुत्र Rameshwar Prasad Sharma
व्यवसाय Private Service
निवास स्थान 38-A, G.M. Nagar
Sanganer, Jaipur

Ramkishore Sharma
साक्षी



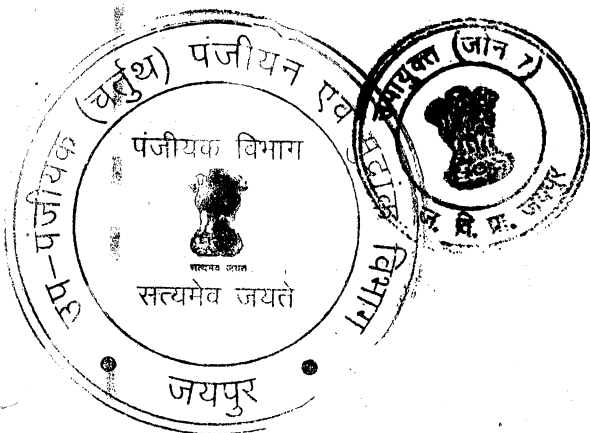


राजस्थान RAJASTHAN

11 JUL 2017

(खारा 3-क)- 10% रुपये.....	5
2. गाय और उसकी नरल के संरक्षण और संवर्धन हेतु	
(खारा 3-क)- 10% रुपये.....	5
कुल योग.....	10
हस्ताक्षर स्टाम्प वेन्डर	

P 507852



विधि
गृह निमाण सहकारी समिति
कि उपायुक्त (चतुर्थ) योजना के मुखण्ड
सख्यप्रमाणनगड, 10 क्षेत्रफल 10 8376
वर्ग मीटर के लिए तीज डीड है।
स्टाम्प रु 10 8376 410 संलग्न है।

उपायुक्त (चतुर्थ)
जयपुर विकास प्रसिद्ध
जयपुर

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

9/11/17

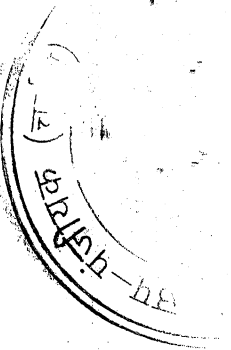
R

1819

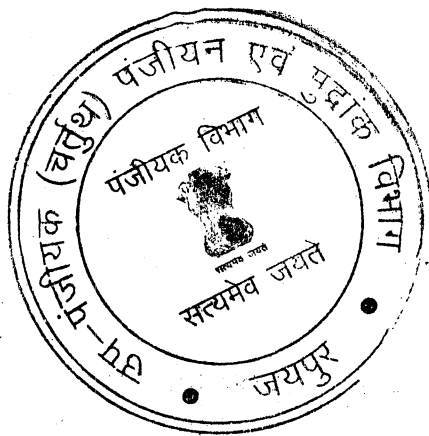
4.12.17

सूचना
प्रस्ताव का क्रमांक
पिता/माता का नाम
पता
वास्तव

50
सुविधा विभाग
K-48-49 income tax colony
न



सुविधा विभाग
जयपुर
दिनांक 4.12.2017



SITE PLAN OF EKAL PATTA PLOT

OF KHASRA NO. 195 & 196, VILLAGE KESHOPURA, TEHSIL SANGANER, JAIPUR

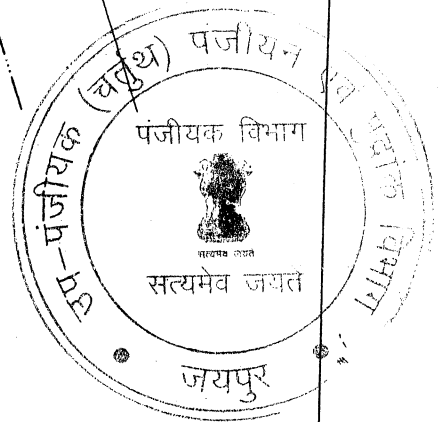
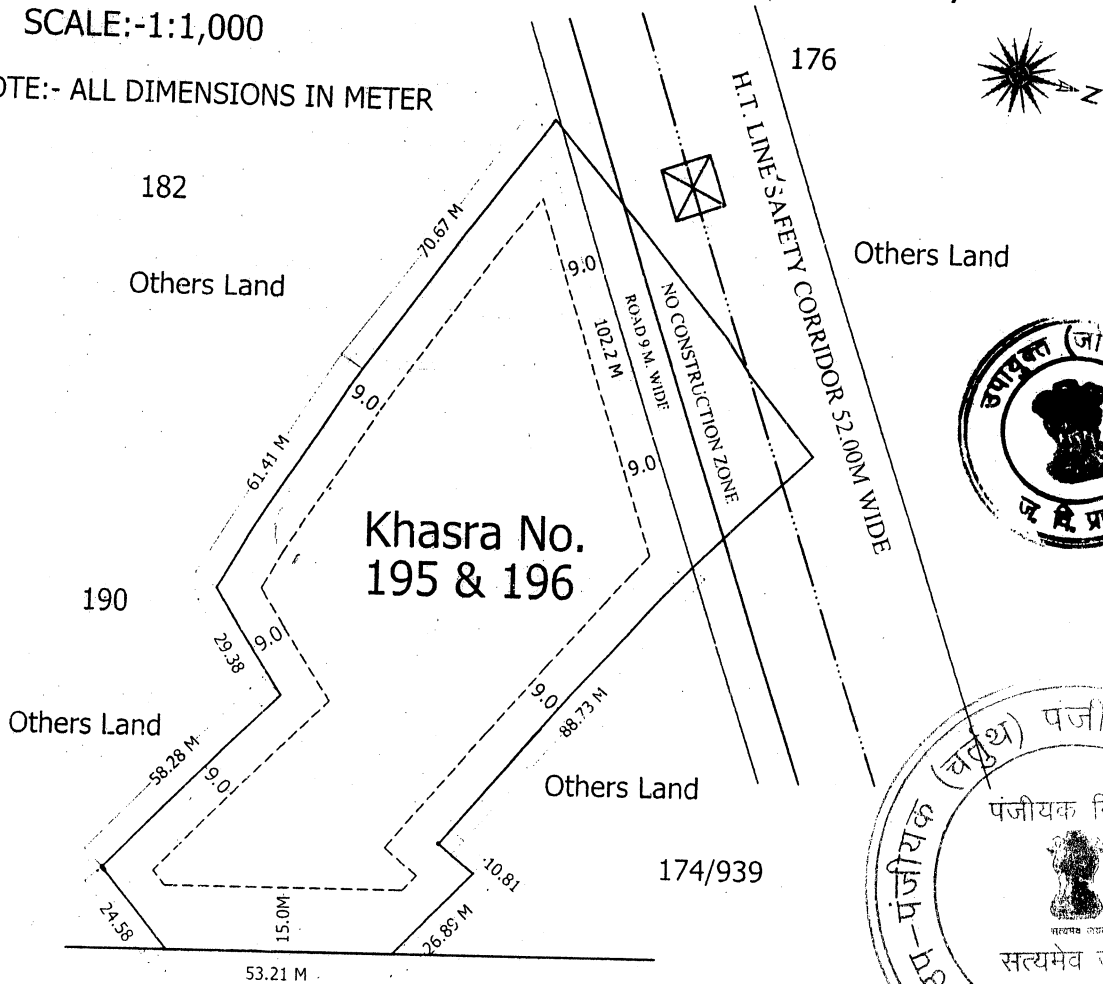
TOTAL LAND AREA = 14,683.16 Sq. Mtr.

Land area surrendered for road widening = 960 Sq. Mtr.

Percentage of Construction area = As per by laws

SCALE:-1:1,000

NOTE:- ALL DIMENSIONS IN METER

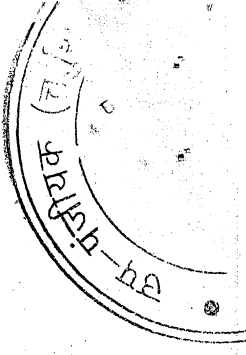


Site Engineer
Zone - 7

ATP
Zone - 7

उपायुक्त (जोन-7)
जयपुर विकास प्राधिकरण
जयपुर - 7

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR



Registration Endorsement

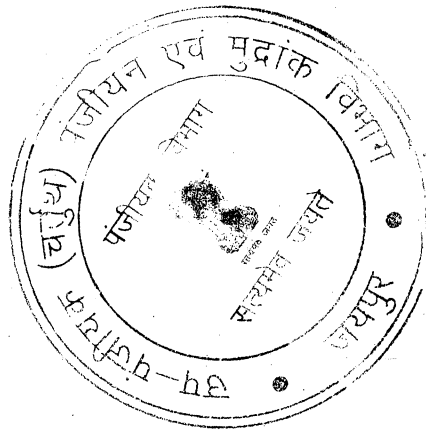
आज दिनांक 22/12/2017 को
पुस्तक संख्या 1 जिल्द संख्या 425 में
पृष्ठ संख्या 102 क्रम संख्या 201703018104002 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1699 के
पृष्ठ संख्या 589 से 603 पर चस्पा किया गया ।

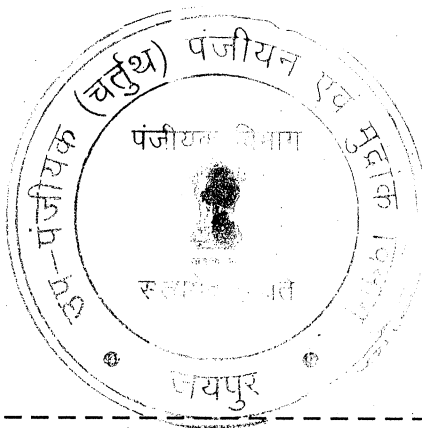
201701018005617

Lease deed u/s 90A of RLR in favor of Khatedaar (Male)

उप पंजीयक, JAIPUR-IV

~~उप-पंजीयक (चतुर्थ)~~
पंजीयन एवं मुद्रांक विभाग
जयपुर





Presentation Endorsement

आज दिनांक 22 माह 12 सन् 2017 को 03:38 PM बजे
श्री/श्रीमती/सुश्री SPYTECH BUILDCON AS PARTNER PRAVEEN JAIN
पुत्र/पुत्री/पत्नि श्री LATE SHRI GULAB CHAND JAIN
उम्र 54 वर्ष, जाति JAIN, व्यवसाय Business
निवासी House No.:B-134, Colony: BAPU NAGAR, Area: RAJENDRA
MARG, City: JAIPUR, Pin code: 302015, District: JAIPUR, State:
RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
201701018005617

हस्ताक्षर उप पंजीयक,
JAIPUR-IV

Lease deed u/s 90A of RLR in favor of Khatedaar (Male)

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जायपुर

Fees Receipt Endorsement

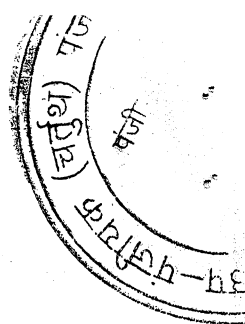
रसीद नं.	201702018005747
दिनांक	22-12-2017
पंजीयन शुल्क ₹	63220
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	316140
कमी सरचार्ज शुल्क ₹	63240
कुल योग	442900

201701018005617

Lease deed u/s 90A of RLR in favor of Khatedaar (Male)

उप पंजीयक, JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जायपुर



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री JDA, पुत्र/पुत्री/पत्नि श्री DC7, व्यवसाय जाति Jaipur Development Authority	☒	☒	Executant Age : 0 Signature :
2	श्री/श्रीमती/सुश्री SPYTECH BUILDCON AS PARTNER PRAVEEN JAIN, पुत्र/पुत्री/पत्नि श्री LATE SHRI GULAB CHAND JAIN, व्यवसाय Businessजाति JAIN House No.:B-134,,Colony: BAPU NAGAR, Area: RAJENDRA MARG, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN			Claimant Age : 54 Signature :
3	श्री/श्रीमती/सुश्री SPYTECH BUILDCON THROUGH PARTNER VIVEK JAIN, पुत्र/पुत्री/पत्नि श्री LATE SHRI NARESH CHAND JAIN, व्यवसाय Businessजाति JAIN House No.:C-49, Colony: TILAK NAGAR, Area: PRIYADARSHI MARG, City: JAIPUR, Pin code: 302004, District: JAIPUR, State: RAJASTHAN			Claimant Age : 50 Signature :

ने लेख्यपत्र Lease deed u/s 90A of RLR in favor of Khatedaar (Male) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 6321980/- पूर्व में / मेरे समक्ष / मैं से रु 6321980/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

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

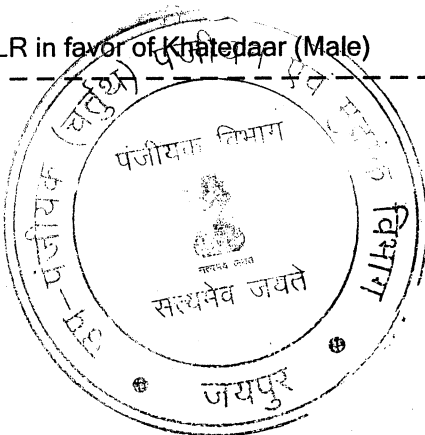
अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री VIMAL GARG, पुत्र/पुत्री/पत्नि श्री JUGAL KISHORE GARG जाति GARG Age: 42 Add: House No.:A-2/84, Colony: CHITRAKOOT SCHEME, Area: AJMER ROAD , City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN			Signature

201701018005617

उप पंजीयक, JAIPUR-IV

Lease deed u/s 90A of RLR in favor of Khatedaar (Male)

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर





Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 6321980 मानते हुए इस पर देय कमी मुद्रांक राशि रु 316140 पर कमी पंजीयन शुल्क रु 63220, सरचार्ज राशि 63240 कुल रु 442600 रसीद संख्या 201702018005747 दिनांक 22-12-2017 में जमा किये गये हैं।

अतः दस्तावेज को रु 316140 के मुद्रांकों पर निष्पादित माना जाता है।

201701018005617

Lease deed u/s 90A of RLR in favor of Khatedaar (Male)


उप पंजीयक, JAIPUR-IV

उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर

Registration Endorsement

आज दिनांक 22/12/2017 को
पुस्तक संख्या 1 जिल्द संख्या 425 में
पृष्ठ संख्या 102 क्रम संख्या 201703018104002 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1699 के
पृष्ठ संख्या 589 से 603 पर चरूपा किया गया ।

201701018005617

Lease deed u/s 90A of RLR in favor of Khatedaar (Male)


उप पंजीयक, JAIPUR-IV
उप-पंजीयक (चतुर्थ)
पंजीयन एवं मुद्रांक विभाग
जयपुर





कार्यालय जयपुर विकास प्राधिकरण, जयपुर

इन्दिरा सर्किल, जवाहरलाल नेहरू मार्ग, जयपुर- 302004

क्रमांक : जविप्रा/उपा./जोन-7/2017/डी-4453

दिनांक: 22-12-17

मैसर्स स्पाईटेक बिल्डकॉन एवं
मैसर्स नार्विक निर्माण एण्ड फाईनेनसर्स प्रा.लि.,
जरिये निदेशक व साझेदार श्री विवेक जैन
व श्री प्रवीण जैन,
पता- के-48, 49, इंकम टैक्स कॉलोनी,
टोंक रोड, जयपुर।

विषय:- ग्राम केशोपुरा के खसरा नं. 195 व 196 एवं ख.नं. 180, 182 से 187, 189 से 194 के पुनर्गठन के सम्बन्ध में।

उपरोक्त विषयान्तर्गत लेख है कि ग्राम केशोपुरा के खसरा नं. 195 व 196 कुल रकबा 14,683.16 वर्ग मीटर भूमि का एकल पट्टा एवं ग्राम केशोपुरा के ख.नं. 180, 182 से 187, 189 से 194 के ग्रुप हाउसिंग एकल पट्टे का क्षेत्रफल 19668.72 वर्गमीटर को पुनर्गठन करने हेतु प्रकरण को बीपीसी-एलपी की बैठक सं. 242वीं दिनांक 17.02.2017 में प्रस्तुत किया गया। जिसके निर्णय अनुसार प्रकरण को राज्य सरकार की स्वीकृति हेतु भिजवाया गया। प्रकरण में राज्य सरकार द्वारा जारी आदेश क्रमांक प.1(78)नविवि/जयपुर/2017 दिनांक 18.05.2017 को पुनर्गठन एवं एकल पट्टा जारी करने की स्वीकृति प्रदान की गयी।

अतः राज्य सरकार द्वारा जारी स्वीकृति के क्रम में ग्राम केशोपुरा के खसरा नं. 195 व 196 कुल रकबा 14,683.16 वर्ग मीटर भूमि (स्वामित्व मैसर्स स्पाईटेक बिल्डकॉन) का एकल पट्टा एवं ग्राम केशोपुरा के ख.नं. 180, 182 से 187, 189 से 194 के ग्रुप हाउसिंग एकल पट्टे का क्षेत्रफल 19668.72 वर्गमीटर (स्वामित्व मैसर्स नार्विक निर्माण एण्ड फाईनेनसर्स प्रा.लि.) का दोनों को मिलाने पर पुनर्गठित कुल क्षेत्रफल 34351.88 वर्गमीटर स्वीकार किया जाता है। पुनर्गठित खसरा नं. 180, 182 से 187 एवं 189 से 196 के सैटबैक संलग्न साईट प्लान अनुसार होंगे एवं पुनर्गठन के पश्चात् भी उनका स्वामित्व पूर्व में प्राप्त स्वामित्व दस्तावेज के अनुसार ही होगा।

संलग्न :- पुनर्गठित खसरा नं. 180, 182 से 187 एवं 189 से 196 के साईट प्लान की एक प्रति।

उपायुक्त जोन-7
जयपुर विकास प्राधिकरण,
जयपुर

SITE PLAN OF RECONSTITUTED LAND HAVING AREA = 34351.88 SQ. MTR.

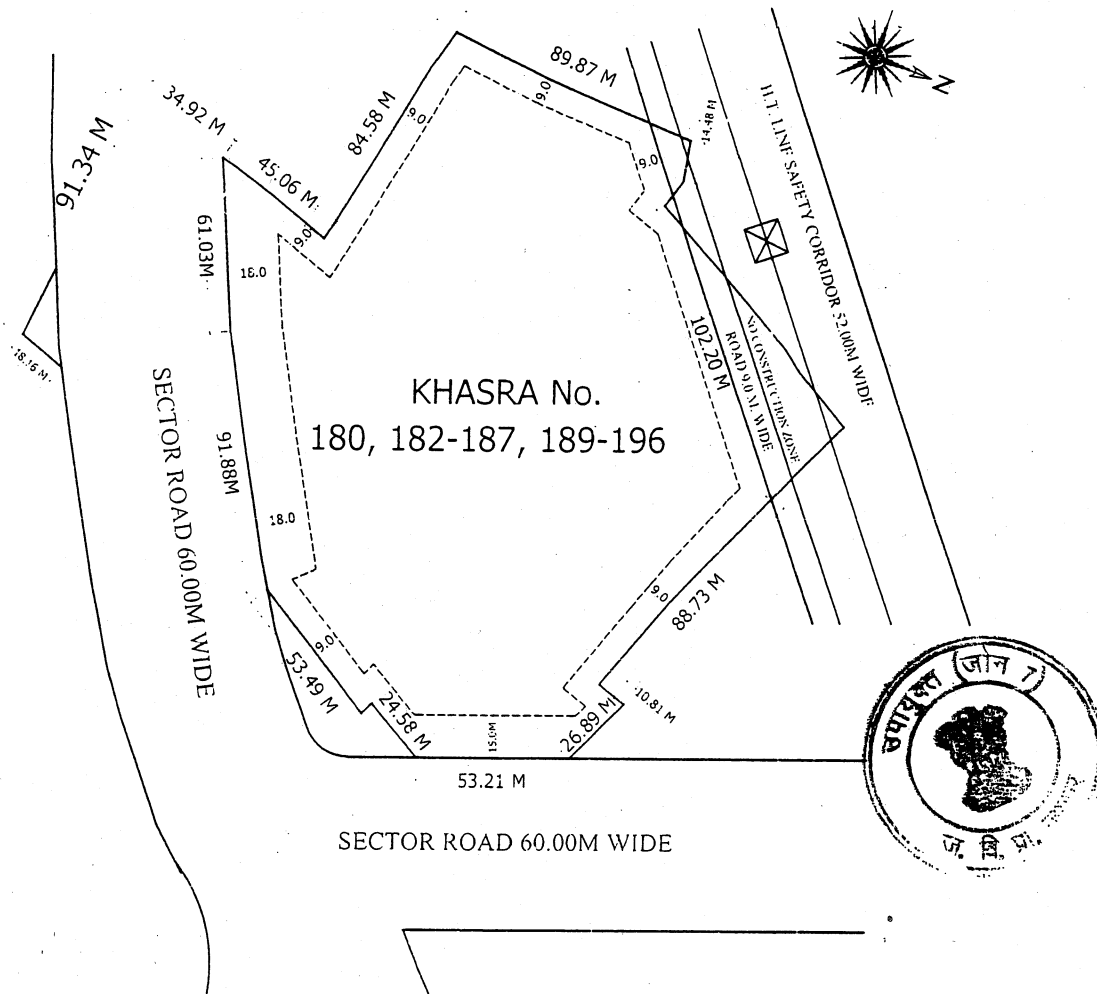
SITUATED AT VILLAGE KESHOPURA, TEHSIL SANGANER, JAIPUR

Land area surrendered for road widening (960+6992.15) = 7952.15 Sq. Mtr.

Percentage of Construction area = As per by laws

SCALE:-1 CM.=25 M

NOTE:- ALL DIMENSIONS IN METER



REFERENCE:-

AREA AS PER LEASE DEED DATED 16.03.2007 OF KHASRA No.: - 180, 182, 183, 184, 185, 186, 187, 189, 190, 191, 192, 193, 194 (Area 19,668.72 Sq. Mtr.)

PROPOSED AREA OF KHASRA No.: - 195 & 196 (Area 14,683.16 Sq. Mtr.)

TOTAL AREA OF RECONSTITUTED LAND = 34,351.88 Sq. Mtr.

Site Engineer
Zone - 7

ATP
Zone - 7

उपायुक्त (जोन-7)
जयपुर विकास प्राधिकरण
Dy. Commissioner
Zone - 7

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR