

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0080601050



Payment Date: 14/09/2023 14:21:58

Office Name: Sub Registrar IX Registration & Stamps Jaipur

Location: JAIPUR (CITY)

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



S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	50.00
	Commision(-):	0.00
	Total/NetAmount:	50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: DIVYANSH JAIN ADV

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

En No.(If Applicable):

City(Pincode): JAIPUR(000000)

Address:KHASRA NO 876 877 878 879 880 881 881/2891 882 884
885 886 887 905 VILL BHANKROTA KALAN SANGANER JPR

Remarks:SEARCH FEES YEAR 2023
ASHIANA HOUSING LIMITED

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN8060105014092023

Date: 14/09/2023 14:21:58

Refrence No: IK0CLGOC3

Computer generated copy on : 14/09/2023

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

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

Fee Receipt

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

Print Date : 14-09-2023 3:14 PM

Fee Receipt No	: 202302182014625	Receipt Date	: 14/09/2023
Name	: DIVYANSH JAIN ADV, ASHIANA HOUSING LTD	Document S. No.	: 202301182011888
Address	: SEARCH FEES		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
		Total Amount	: ₹ 50

From Year 2023 To Year 2023

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 80601050 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

जायपुर नवम

**AS**

LAW CHAMBERS

Adv. Abhilasha Sharma

Rajasthan High Court

25/9/2023

DUE DILIGENCE REPORT/ TITLE SEARCH REPORT

I. Introduction:

This Due Diligence Report is being carried under instructions of "**Ashiana Housing Limited**"; Company existing under Companies Act, 2013 having its registered office at 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015, Rajasthan, for the property having following description:-

PROPERTY DESCRIPTION:-

Khasra No. 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 admeasuring 32693.75 Sq. Mt, situated at Village- Bhankrota, Kalan, Tehsil- Sanganer, Jaipur. (hereinafter referred to as "**Land**").

II. Scope of Due Diligence:

This Due Diligence is being conducted on the basis of documents and records provided by Ashiana Housing Limited and this report is strictly based on records maintained in the public domain. As per the instructions

received, the purpose of carrying out Due Diligence is to form a legal opinion as to whether present owner has absolute land title over the aforementioned Khasra no. and to validate the veracity of documents provided so as to develop a Group Housing project and register the same with Real Estate Regulatory Authority (RERA).

III. PROPERTY DESCRIPTION AND TITLE CHAIN

1. That, the said land was purchased by K.G.K Real Estate Private Limited (hereinafter referred as "**Land Owner**") from its erstwhile owners in following manner:-

a) Khasra no. 876 admeasuring 0.35 hectare, 877 admeasuring 0.49 hectare, 878 admeasuring 0.32 hectare, 885 admeasuring 0.12 hectare, 881/2891 admeasuring 0.04 was purchased from Bharu Duttak S/o Shree Narayan vide registered Sale deed no. 2010399004201 dated 24/09/2010 and registered on 24/09/2010 vide book no. 1, Jild no. 128, Page no. 178, Serial no. 2010399003583 and pasted on additional Book no. 1, Jild no. 512, Page no. 250 to 258.

b) Khasra no. 879 admeasuring 0.35 hectare, 880 admeasuring 0.53 hectare, 881 admeasuring 0.08 hectare, 882 admeasuring 0.29 hectare, 884



admeasuring 0.12, 886 admeasuring 0.09 hectare, 887 admeasuring 0.03 hectare, was purchased from 1) Ganesh Narayan S/o Lt. Jagannath, 2) Birdhi Chand S/o Lt. Jagannath, 3) Suraj S/o Lt. Mangi Lal, 4) Hajari Lal S/o Lt. Prabhu Narayan vide Registered Sale deed no. 2010399004394 dated 14/10/2010 vide book no. 1, Jild no. 129, Page no. 146, Serial no. 2010399003751 and pasted on additional book no. 1, jild no. 515, page no. 420 to 430.

c) Khasra no. 905 admeasuring 0.88 hectare, was purchased from 1) Kalu Ram S/o Lt. Ganga Ram, 2) Lala Ram S/o Lt. Ganga Ram, 3) Babu Lal S/o Lt. Ganga Ram, vide Registered Sale deed no. 2012067004941 dated 20/04/2012 vide book no. 1, jild no. 758, page no. 37, serial no. 2012067004001 and pasted on additional book no. 1, jild no. 2626, page no. 296 to 306.

2. That, thereafter K.G.K Real Estate Private Limited through its Director Navratan Kothari S/o Lt. Gheesilal Kothari preferred an application before Jaipur Development Authority, in furtherance of which an order dated 08/01/2013 was issued by the concerned

authority for change of land use under Section 90-A of Rajasthan Land Revenue Act, 1956 from agriculture to residential group housing. Conversion Order dated 08/01/2013 is **Exhibit-1**.

3. That, in compliance of the conversion order, a lease deed dated 21/10/2013 was issued by JDA for abovementioned land admeasuring 32,693.75 sq. mtrs in the name of K.G.K Real Estate Private Limited for a period of 99 years and the same was duly registered on 25/10/2015 with the Sub-Registrar VI, Jaipur and in Book No. 1, Jild No. 156 on Page No. 70 Serial No. 2013396005729 and pasted on additional Book No. 1 Jild No. 622, on Page No. 259 to 268. Copy of Lease Deed is **Exhibit-2**.

IV. EXECUTION OF DEVELOPMENT AGREEMENT

1. That, Land Owner for developing a group housing project on the said land has entered into a registered Development Agreement (with Sale Power) dated 25/05/2022 with Ashiana Housing Limited. The said development agreement is registered with Sub Registrar 9 in Book No. 1, Jild No. 226 on Page No. 178 Serial No. 202203182103791 and pasted on additional Book No. 1 Jild No. 904, on Page No. 484 to 542.



2. That, also a registered General Power of Attorney dated 25/05/2022 has been given by the landowner to Ashiana Housing Limited for developing a group housing project on the said khasra no./land and to take all necessary decisions and obtain necessary approvals for development of the project. The said power of attorney is registered with Sub-Registrar 9 in Book No. 4, Jild No. 13 on Page No. 39 Serial No. 202203182400113 and pasted on additional Book No. 4 Jild No. 13, on Page No. 365 to 383.

IV. Conclusion/Observation:-

I, have studied necessary documents provided to me by Ashiana Housing limited, a company existing under Companies Act, 2013 and have inspected all relevant records and all other documents in respect of the aforesaid property, based on which our search report is as follows:-

A) Khasra No. 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 admeasuring 32693.75 Sq. Mt. Situated Village- Bhankrota, Kalan, Tehsil- Sanganer, Jaipur is owned by KGK Real Estate Private Limited, a Company incorporated under Companies Act, 2013 through its through its Director Navratan Kothari

S/o Lt. Gheesilal Kothari which was purchased from various respective owners.

B) KGK Real Estate Private Limited has thereafter entered into a registered Development Agreement (with Sale Power) with Ashiana Housing limited and has also executed registered general power of attorney and therefore, Ashiana Housing limited has right to undertake necessary actions for development of said land.



ABHILASHA SHARMA

(Advocate)

(R/2763/2015)

(07229906222)

प्रारूप-11
(नियम 7 (1) देखिए)
प्राधिकृत अधिकारी जोन-12
जयपुर विकास प्राधिकरण, जयपुर

मामला सं. 98

वर्ष 2012

1. केजीके रियल एस्टेट प्रा. लि. जरिये डायरेक्टर नवरतन कोठारी पुत्र श्री घीसीलाल कोठारी निवासी डी-44, सुभाष मार्ग, सी-स्कीम, जयपुर।

विषय :- राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क के अधीन कृषि भूमि का गैर-कृषिक प्रयोजन के उपयोग हेतु अनुज्ञा प्रदान करने।

आदेश

दिनांक 8/11/13

मामले के संक्षिप्त तथ्य निम्नानुसार है :-

- (1) ऊपर नामित आवेदक ने राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नलिखित भूमि का (आवासीय ग्रुप हाउसिंग) प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है :-

तहसील और जिले का नाम	राजस्व ग्राम का नाम	खसरा संख्या	रकबा क्षेत्र	किस्म भूमि
तहसील सांगानेर जिला जयपुर	भांकरोटा कला	881 / 2891	0.04	जाव-1
		876	0.35	चाही-1
		877	0.49	चाही-1
		878	0.32	चाही-1
		885	0.12	चाही-1 जाव-1
		879	0.35	चाही-1
		880	0.53	चाही-1
		881	0.08	चाही-1 जाव-1
		882	0.29	चाही-1 जाव-1
		884	0.12	जाव-1 चाही-1
		886	0.09	चाही-1 जाव-1
		887	0.03	बारानी-2
		905	0.88	चाही-2 जाव-2
	कुल किता	13	3.69 हैक्टर	

- (2) आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जमाबंदी की प्रति, राजस्व खसरा अनुरेख, सम्यक् रूप से अनुप्रमाणित क्षतिपूर्ति बंध पत्र और शपथपत्र, की-मैप, अभिन्यास योजना, सर्वेक्षण नक्शा और अन्य सुसंगत दस्तावेज प्रस्तुत किये हैं।

- (3) यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है। मैंने संबंधित तहसीलदार की रिपोर्ट और सचिव जविप्रा, जयपुर की सहमति रिपोर्ट का परीक्षण कर लिया है। मेरी यह राय है कि आवेदित भूमि का गैर-कृषिक प्रयोजन के लिए वांछित उपयोग मास्टर योजना/विकास योजना/स्कीम के अनुरूप है और आवेदक के आवेदन को, राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क और राजस्थान अभिधृति अधिनियम की धारा 63 और तदधीन बनाये गये नियमों के उपबंधों के अनुसार ऐसी भूमि पर अभिधृति अधिकार निर्वापित करके भूमि का (आवासीय ग्रुप हाउसिंग) प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।

CM

उपायुक्त
जयपुर 14/11/13

- (4) अतः अब इसके द्वारा आदेश दिया जाता है कि ग्राम भांकरोटा कला तहसील सांगानेर के खसरा नं. 881/2891, 876, 877, 878, 885, 879, 880, 881, 882, 884, 886, 887, 905 कुल किता 13 कुल माप 3.69 हैक्टर में स्थित भूमि पर आवेदक के अभिधृति अधिकारों को उक्त भूमि का (आवासीय ग्रुप हाउसिंग) प्रयोजन के लिए उपयोग करने हेतु निर्वापित किया जायेगा और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदक/आवेदक द्वारा नामनिर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी पर लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आवंटन के लिए जयपुर विकास प्राधिकरण, जयपुर के व्ययनाधीन रखा गया समझा जायेगा।
- (5) आवेदक द्वारा उस भूमि को, जिसके लिए यह अनुज्ञा दी गयी है, यथाविहित प्रीमियम नगरीय निर्धारण के साथ ही विनिर्दिष्ट अन्य प्रभारों के निक्षेप और सुसंगत विधि के अधीन अभिन्यास योजना के अनुमोदन के पश्चात् जविप्रा, जयपुर द्वारा सम्यक् आबंटन किये जाने के पश्चात् ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।
- (6) इन नियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित निबंधनों और शर्तों की आवेदक द्वारा पालना की जायेगी।

यह आदेश अधोहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 08/11/13 को पारित किया गया।



क.स. 105

Sd /
प्राधिकृत अधिकारी जोन-12
जयपुर विकास प्राधिकरण, जयपुर

दिनांक 8-11-13

प्रति सूचना एवं आवश्यक कार्यवाही के लिए निम्नलिखित को अग्रेषित की गयी :-

1. सचिव, जयपुर विकास प्राधिकरण, जयपुर।
2. उपायुक्त जोन-12 जविप्रा, जयपुर।
3. तहसीलदार तहसील सांगानेर को पूर्वोक्त भूमि को जयपुर विकास प्राधिकरण, जयपुर के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर सचिव, जविप्रा, जयपुर और अधोहस्ताक्षरी को उसकी प्रति भेजने के लिए।
4. केजीके रियल एस्टेट प्रालि. जरिये डायरेक्टर नवरतन कोठारी पुत्र श्री घीसीलाल कोठारी निवासी डी-44, सुभाष मार्ग, सी-स्कीम, जयपुर।

CMM
प्राधिकृत अधिकारी जोन-12
जयपुर विकास प्राधिकरण, जयपुर
उपायुक्त एवं प्राधिकृत अधिकारी
जोन-12
जयपुर विकास प्राधिकरण, जयपुर

Stamps and Registration Department
Office of the Sub Registrar VI
JAIPUR

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No	2013396007544	Date	25/10/2013
Presenter Name	NAVRATTAN KOTHARI	Document S. No	2013396007343
Presenter/Property Address	D-44, SUBHASH MARG, C-80, MEER, JAIPUR AS DIR. KGK REAL ESTATE PVT. LTD. null		
Document Type	Lease deed for local bodies (Patta)		
Claimant Name	JDA	Payment Mode	Cash
Face Value	25958552	Stamp Value	1297930

Ord- registration fee	50000	commission	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	0	Surcharge	129793
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
Total :			180093

One Lakh Eighty Thousand Ninety Three Only

Cashier

Sub Registrar JAIPUR VI



जयपुर विकास प्राधिकरण, जयपुर

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



यह विलेख आज वर्ष 2013 के माह 10 के 21 वे दिन को विक्रय पत्र संख्या 3510 जयपुर विकास प्राधिकरण, जयपुर (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं केजीके रियल एस्टेट प्रा.लि. जरिये निदेशक नवरतन कोठारी पुत्र स्व. श्री घीसीलाल कोठारी जाति महाजन व्यावसाय व्यापार निवासी डी-44, सुभाष मार्ग, सी-स्कीम, जयपुर जिनको इसके बाद लीजधारक सम्बोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबन्धक, प्रतिनिधि और मुत्तकीन अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रिमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है, और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेगें, के एवज में लीजधारक को जमीन का वह तमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो आवासीय (ग्रुप हाउसिंग) भूखण्ड राजस्व ग्राम भांकरोटा कला तहसील सांगानेर के खसरा नं. 881/2891, 876, 877, 878, 885, 879, 880, 881, 882, 884, 886, 887, 905 कुल किता 13 कुल माप 3.69 हैक्टर भूमि में से 30 मीटर सड़क सीमा से प्रभावित 1001.87 वर्गमीटर, 24 मीटर सड़क सीमा में निहित 1291.83 वर्गमीटर एवं नो कन्सट्रक्शन सेपटी कॉरीडोर का क्षेत्रफल 191.82 वर्गमीटर भूमि जविप्रा को निःशुल्क समर्पित करने तथा 5 प्रतिशत सुविधा क्षेत्र 1720.72 वर्गमीटर छोड़ने के पश्चात् 32693.75 वर्गमीटर भूमि 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 संलग्न नक्शों में दिखाया गया है, और जिसे पूर्ण स्वामित्व सम्बन्धी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबन्धों, बंधनों, शर्तों और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात्:-

- लीजधारक कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रुपये 51,91,771.00 अंके इकावन लाख, इकरानवें हजार सात सौ ग्यारह रुपये मात्र पेशगी अदा करेगा परन्तु लीजधारक, यदि चाहे तो, एक बारीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर निर्धारण की राशि के संदाय के दायित्व से छुट प्राप्त करने का अधिकारी होगा। एकमुश्त लीज राशि जमा है।
- एक बार नियत किया गया भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय पत्र 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 भूमि के किराये का 25 प्रतिशत होगी।
- पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होंगे।
- उक्त भूखण्ड का उपयोग केवल आवासीय (ग्रुप हाउसिंग) 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 जावेगा।
- 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।
- 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 मानों 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 किन्ही पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगे।
- उक्त भूखण्ड के अन्तरण के मामलों में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए आवेदन के साथ रजिस्ट्रकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेगें। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रुपये प्रतिवर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी। परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभावित नहीं की जायेगी।

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उपपंजीयक एवं प्राधिकृत अधिकारी
जोन-12
जयपुर विकास प्राधिकरण, जयपुर

8. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम ब्याज, आन्तरिक/बाह्य विकस प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
9. यदि आवंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आवंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आवंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहत करेगा जो सभी प्रभारों से रहित नगर निकाय में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसान के लिए उत्तरदायी नहीं होगा।
- इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिडयूल्ड बैंक/सरकार ऋणदात्री संस्था/एच.डी.एफ.सी. अथवा नेशनल हाउसिंग बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास भवन निर्माण के ऋण के लिए बंधकर रखा जा सकेगा।

परिशिष्ट

नोट :- इस भूखण्ड की पंजीकृत मूल्य राशि रुपये 25958552/- होती है। अतएव स्टाम्प नम्बर जेड.के. 0001257228, 3105 स्टाम्प रुपये 1297930+10 संख्या 1+1 बहसियत पट्टा इसके साथ लगाये जाते हैं।

कस्बे का नाम ग्राम भांकरोटा कला
तहसील सांगानेर के खसरा नं.
881/2891, 876, 877, 878, 885,
879, 880, 881, 882, 884, 886,
887, 905
योजना का नाम निजी खातेदारी
आवासीय (ग्रुप हाउसिंग) विस्तृत
नाप सहित क्षेत्रफल 32693.75
वर्गमीटर

पूर्व पश्चिम नं. 881/2891, 876, 877, 878,
885, 879, 880, 881, 882, 884, 886, 887, 905 में निजी खातेदारी
आवासीय (ग्रुप हाउसिंग)

सीमा उत्तर दक्षिण मानचित्र सलग्न है।

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

सरकार की ओर से:-

आज सन् 2013 के माह 10 के 21 वें
दिन श्री हरीन्द्र सिंह आर.ए.एस.

सक्षम अधिकारी, जयपुर विकास प्राधिकरण, जोन-12
जयपुर ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर
किये।

साक्षी:-

(1) नाम सुरेश कुमार मोदी
पुत्र श्री राधेश्याम मोदी
व्यवसाय प्राधिकरण सेवा
निवास स्थान जयपुर

(2) नाम बाबू लाल मीणा S/o स्व. श्री
पुत्र जगदीश मीणा प्राधिकरण सेवा
व्यवसाय जयपुर
निवास स्थान

आज दिनांक सन् 2013 को माह 10
के 21 वें दिन को निम्नलिखित की उपस्थिति में
उक्त केजीके रियल एस्टेट प्रा.लि. जरिये निदेशक
नवरतन कोठारी लीजधारक द्वारा कार्यालय जयपुर
विकास प्राधिकरण, जयपुर में हस्ताक्षर किये गये।

साक्षी:-

(1) नाम सौरभ वोहरा
पुत्र श्री शरद वोहरा
व्यवसाय सर्विस
निवास स्थान 18, श्रीराम कॉलोनी, आर.टी.ओ. रोड,
इन्दौर (म.प्र.)

(2) नाम राकेश दाधीच
पुत्र श्री राधेश्याम शर्मा
व्यवसाय अधिवक्ता

उपायुक्त एवं प्राधिकृत अधिकारी
सक्षम अधिकारी के हस्ताक्षर
जोन-12
मयमोहर
जयपुर विकास प्राधिकरण, जयपुर

साक्षी के हस्ताक्षर

साक्षी के हस्ताक्षर

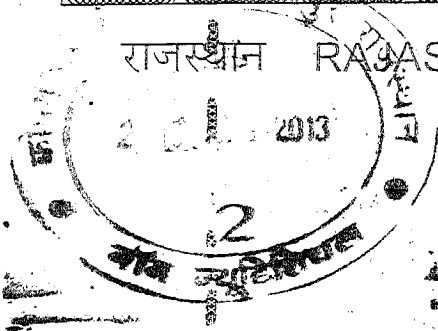
लीजधारक के हस्ताक्षर

साक्षी के हस्ताक्षर



राजस्थान RAJASTHAN

69AA 938634



राजस्थान सरकार
जयपुर विकास प्राधिकरण, जयपुर
बनाम

केजीके रियल एस्टेट प्रा.लि. जरिये निदेशक नवरतन कोठारी पुत्र स्व. श्री घीसीलाल कोठारी निवासी डी-44, सुभाष मार्ग, सी-स्कीम, जयपुर।

क.सं.	स्टाम्प नं.	दिनांक	संख्या	राशि
1.	जेड.के. 0001257228	18.10.13	1	1297930/-
2.	3105	18.10.13	1	10/-

भूमि राजस्व ग्राम भांकरोटा कला तहसील सांगानेर के खसरा नं. 881/2891, 876, 877, 878, 885, 879, 880, 881, 882, 884, 886, 887, 905 कुल किता 13 कुल माप 3.69 हैक्टर भूमि में से 30 मीटर सड़क सीमा से प्रभावित 1001.87 वर्गमीटर, 24 मीटर सड़क सीमा में निहित 1291.83 वर्गमीटर एवं नो कन्सट्रक्शन सेफ्टी कॉरीडोर का क्षेत्रफल 191.82 वर्गमीटर भूमि जविप्रा को निःशुल्क समर्पित करने तथा 5 प्रतिशत सुविधा क्षेत्र 1720.72 वर्गमीटर छोड़ने के पश्चात् 32693.75 वर्गमीटर भूमि का (आवासीय ग्रुप हाउसिंग) भूखण्ड की लीजडीड हेतु वांछित रेवेन्यू स्टाम्प संलग्न है, जो केजीके रियल एस्टेट प्रा.लि. जरिये निदेशक नवरतन कोठारी पुत्र स्व. श्री घीसीलाल कोठारी निवासी डी-44, सुभाष मार्ग, सी-स्कीम, जयपुर को जयपुर विकास प्राधिकरण से आवंटित किया गया है।

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उप पंजीयक
जयपुर

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

क्र.स 3105

दिनांक 18/10/2013

मार्गदर्शक/कर्मचारी

10/5

कता

के.जी.के. रियल एस्टेट प्रा. लि.

पिता/परिवार

अरविन्द निदेशानन्द नरवानकर का. 618/81

निवास स्थान

अ. 44, को. 4-बी, पुणे 411 004

व्यक्ति



सत्यवाक्य वाक्य

वा. 90/2011-12

अ. 90/2011-12

अ. 90/2011-12



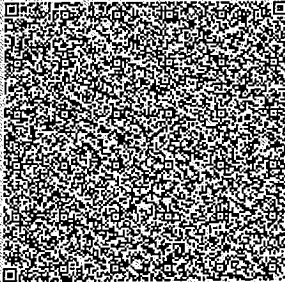


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ00941562107448L
Certificate Issued Date : 18-Oct-2013 03:41-PM
Account Reference : SHCIL (FI)/ rjshcil01/ RAMBAGH/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJSHCIL0100981098376856L
Purchased by : KGK REAL ESTATE PVT LTD
Description of Document : Article 33(c)(ii) Lease Deed for Local Bodies (Patta)
Property Description : KH:NO
881/2891,876,877,878,885,879,880,881,882,884,886,887,905 VILL
BHANKROTA KALAN TEH SANGANER JPR
Consideration Price (Rs.) : 0
(Zero)
First Party : JDA
Second Party : KGK REAL ESTATE PVT LTD
Stamp Duty Paid By : KGK REAL ESTATE PVT LTD
Stamp Duty Amount(Rs.) : 12,97,930
(Twelve Lakh Ninety Seven Thousand Nine Hundred And Thirty only)



Please write or type below this line

राजस्थान सरकार
जयपुर विकास प्राधिकरण, जयपुर
बनाम

केजीके रियल एस्टेट प्रा.लि. जयपुर निदेशक नवरतन कोठारी पुत्र स्व. श्री धीसीलाल कोठारी निवासी डी-44, सुभाष मार्ग, सी-स्कीम, जयपुर।

क्र.सं.	स्टाम्प नं.	दिनांक	संख्या	राशि
1.	जेड के 0001257228	18.10.13	1	1297930/-
2.	3105	18.10.13	1	10/-

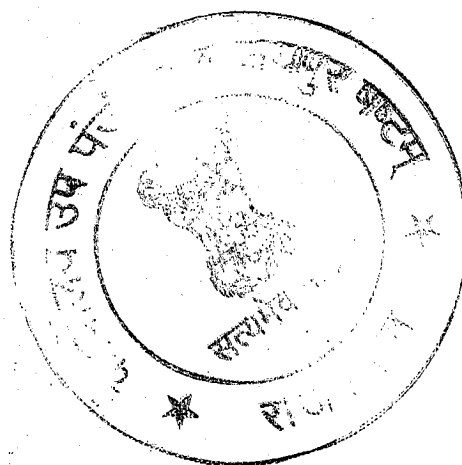
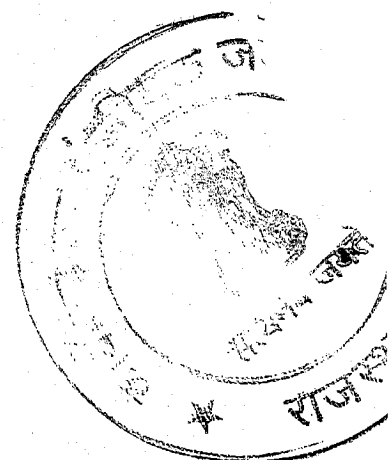
भूमि राजस्व ग्राम भाकरोटा कला तहसील सांगानेर के खसरा नं. 881/2891, 876, 877, 878, 885, 879, 880, 881, 882, 884, 886, 887, 905 कुल कित्ता 13 कुल माप 3.69 हेक्टर भूमि में से 30 मीटर सड़क सीमा से प्रभावित 1001.87 वर्गमीटर, 24 मीटर सड़क सीमा में निहित 1291.83 वर्गमीटर एवं नो कन्सट्रक्शन सेपटी कॉरीडोर का क्षेत्रफल 191.82 वर्गमीटर भूमि जयपुरा को निःशुल्क समर्पित करने तथा 5 प्रतिशत सुविधा क्षेत्र 1720.72 वर्गमीटर छोड़ने के पश्चात् 32693.75 वर्गमीटर भूमि का (आवासीय ग्रुप हाउसिंग) मूखण्ड की लीजडीड हेतु वाछित रेवेन्यू स्टाम्प संलग्न है जो केजीके रियल एस्टेट प्रा.लि. जयपुर निदेशक नवरतन कोठारी पुत्र स्व. श्री धीसीलाल कोठारी निवासी डी-44, सुभाष मार्ग, सी-स्कीम, जयपुर को जयपुर विकास प्राधिकरण से आवंटित किया गया है।

424
उप निदेशक
जयपुर

जयपुर विकास प्राधिकरण, जयपुर
0001257228
उपायुक्त एवं प्राधिकृत अधिकारी
जयपुर विकास प्राधिकरण, जयपुर
जोन-12

Statutory Alert:

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Warning

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"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 Laser 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."



आज दिनांक 25 माह अक्टूबर सन् 2013 को 11:06 AM बजे
 श्री/श्रीमती/सुश्री NAVRATTAN KOTHARI पुत्र/पुत्री/पत्नी श्री LATE GHISILAL KOTHARI
 उम्र 71 वर्ष, जाति JAIN व्यवसाय BUSSINESS
 निवासी D-44, SUBHASH MARG, C-SCHEME, JAIPUR AS DIR. KGK REAL ESTATE PVT.
 LTD. null
 ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता

(2013396007343)

(Lease deed for local bodies (Patta))

हस्ताक्षर उप पंजीयक,

JAIPUR-VI

उपपंजीयक
 षष्ठम जयपुर-6

रसीद नं०	[2013396007544]
दिनांक	[25-10-2013]
पंजीयन शुल्क रु०	50000
प्रतिलिपि शुल्क रु०	0
पृष्ठांकन शुल्क रु०	300
अन्य शुल्क रु०	129793
कमी स्टाम्प शुल्क रु०	0
कुल योग रु०	180093

(2013396007343)

((Lease deed for local bodies (Patta)))

उपपंजीयक, JAIPUR-VI

उपपंजीयक
 षष्ठम जयपुर-6

उक्त श्री/श्रीमती/सुश्री (Executant)

1 -NAVRATTAN KOTHARI / LATE GHISILAL KOTHARI

उम्र -71 वर्ष जाति - JAIN , व्यवसाय -BUSSINESS

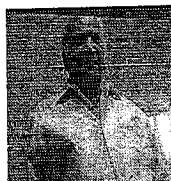
निवासी - D-44, SUBHASH MARG, C-SCHEME, JAIPUR AS DIR.

KGK REAL ESTATE PVT. LTD.

Signature

Photo

Thumb

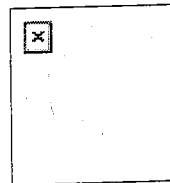
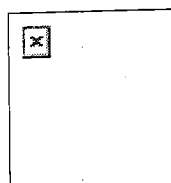


(And Claiment)

1 -JDA / JDA

उम्र -0 वर्ष जाति - null व्यवसाय -WORKER

निवासी -JAIPUR



ने लेख्यपत्र Lease deed for local bodies (Patta) को पढ़ सुन व
 समझकर निष्पादन करना स्वीकार किया। प्रतिलिपि राशी रु० 25958552/-
 पूर्व में/मेरेसमक्ष / मे से रु० 25958552/- पूर्व में ----- मेरे समक्ष
 प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री RAJENDRA AGARWAL

पुत्र /पुत्री /पत्नी श्री GOVIND RAM AGARWAL

उम्र -40 वर्ष जाति-HINDU व्यवसाय -PROFESSIONAL

निवासी 7/406, MALVIYA NAGAR, JAIPUR.,

ने की है जिनके समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये
 गये हैं।

(2013396007343)

Lease deed for local bodies (Patta)

उप पंजीयक, JAIPUR-VI

उप पंजीयक
 षष्ठम जयपुर-6

Original



आज दिनांक 25/10/2015 को
 पुस्तक संख्या 1 जिल्द संख्या 156
 में पृष्ठ संख्या 70 क्रम संख्या 2013396005729 पर
 पंजिबद्ध किया गया तथा अतिरिक्त
 पुस्तक संख्या 1 जिल्द संख्या 622
 के पृष्ठ संख्या 259 से 268
 पर चस्पा किया गया।

(2013396007343)

उप पंजीयक, JAIPUR-VI
 Lease deed for local bodies (पञ्जीयक)

बिष्ठम जयपुर-0



SITE PLAN OF GROUP HOUSING PLOT KHASRA NO:- 876, 877, 878,879 & 880.881,881/2891,882,884,885,886,887,905 IN VILLAGE-BHANKROTA KALAN TEHSIL-SANGANER, DIST. JAIPUR.

PLOT AREA =32693.75 SQ.MTR.

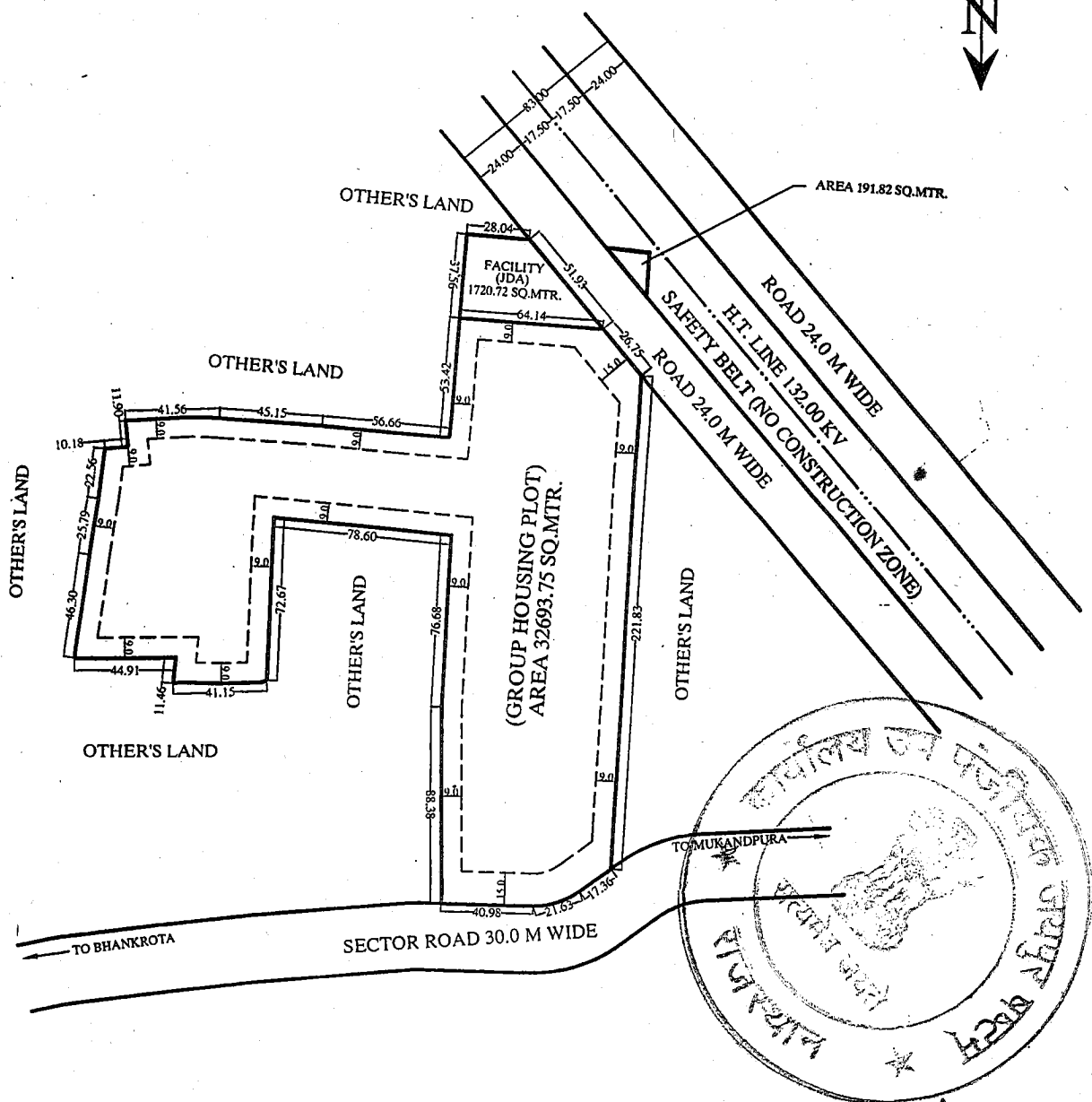
AREA IN SAFETY CORRIDOR=191.82 SQ.MTR.

PERCENTAGE OF CONSTRUCTION AREA : 35%

F.A.R : 1.33 (STANDARD)

HEIGHT : AS PER JDA BUILDING BYE LAWS 2011 POINT NO. 8.11

SCALE -1CM=30M



Nishant
SITE ENGINEER
ZONE-12

ATP
ZONE-12

CM
उपायुक्त एवं प्राधिकृत अधिकारी
DY.COMMISSIONER
जयपुर विकास प्राधिकरण, जयपुर
ZONE-12

**JAIPUR DEVELOPMENT AUTHORITY
JAIPUR**

आज दिनांक 25/10/2013 को

पुस्तक संख्या 1 जिल्द संख्या 156

में पृष्ठ संख्या 70 क्रम संख्या 2013396005729 पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 622

के पृष्ठ संख्या 259 से 268

पर चस्पा किया गया।

(2013396007343)

उप पंजीयक, JAIPUR-VI

Lease deed for local bodies (Patta)

उप पंजीयक

षष्ठम जयपुर-6

जयपुर विकास प्राधिकरण, जयपुर
(जमाकर्ता की प्रति)

प्रकोष्ठ : Account Officer (Payment)

चालान संख्या 285248

खाता सं. 675405000020

दिनांक 15/10/2013 Valid upto 14/11/2013

जमाकर्ता/आवेदनक KGK REAL ESTATE PVT.LTD DIR..
र्ता का नाम NAVERATAN KOTHARI

KHASRA NO- 881/2891,876,877,878 BHAKROTA
MUKUND PURA ROAD (NIJI KHATEDARI)

जमा की जाने वाली राशि का विवरण

Code	Head	Rupees
1010106	Land Cost Under BSUP (Shelter)	822139.00
1010408	Regularization Fee	3185370.00
1020311	Site Plan Charges	100.00
1020702	Urban Assessment (one Time)	5191711.00
1010404	Peripheral Charges(External Development Charges)	8305510.00
कुल योग (अंकों में)		17504830.00

Amount (Rs.)=1,75,04,830.00

(valid upto 14/11/2013)

Name of Bank ICICI BANK LTD

Payment Mode-DD No. 003099 Date 15/10/2013

चालान पर अंकित मान्य अवधि का सम्बन्ध जमा कराया जाने वाली राशि पर
देय ब्याज एवं पेनल्टी से नहीं है।

वचनबद्धता

उपरोक्त जमा, क्रेडिट ग्राई राशि निम्न लिखित बैंक खाते में जमा के विरुद्ध किसी
प्रकार कोई विधिक, अधिकार प्राप्त नहीं होगा यह जमा राशि मेरे स्वनिर्धारण
के आधार पर है, जिसके औचित्य पर प्रमाणित होने आदि के लिए मैं स्वयं
उत्तरदायी रहूंगा।

चालान संख्या 285248

Contact No. 9799494641

हस्ताक्षर जमाकर्ता

Subject to Realisation

CLD AFF

रु 2595855 deposit by DD no "003090" ICI Bank

820

10.10.13

GOVERNMENT OF RAJASTHAN

राजस्थान सरकार

CASH CHALLAN

Date दिनांक 11/10/2013

रकम जमा कराने का चालान

Name and Signature of person tendering the amount रकम जमा कराने वाले का नाम व हस्ताक्षर	Name & Signature of person on whom behalf money is paid जिसकी तरफ से रकम जमा कराई गई जावे, उसका नाम व हस्ताक्षर	Full particulars of remittance and of authority पूर्ण विवरण रकम व जमा	Complete classification पूर्ण वर्गीकरण		Accounts officer by whom adjustable Accounts officer by whom adjustable	Amount रकम
			Major and Minor Head मुख्य एवं उपमुख्य शीर्षक	Detailed head विस्तृत शीर्षक		
क. ज. ए. रिपब्लिकन बैंक लि. अतिरिक्त एग्रेसर नागरिक जमा 510 का ब्याजमान कटौती रु 2595855 रु. 11/10/2013 जमा	उपायुक्त एवं प्रमुख अधिकारी जोन-12 राजपुर विभाग प्रधिकरण, जयपुर	उक्त शीर्षक 12 जनवरी 2013 रु. 2595855 रु. 11/10/2013 रु. 2595855 रु. 11/10/2013 रु. 2595855 रु. 11/10/2013	0029 - राजस्व 800 - अन्य प्रादियां (07) कृषि भूमि को आबादी भूमि में बदलने की प्रीस (01) नगरीय विकास विभाग के माध्यम से			2595855/-

Amount (in words) Rupees पच्चीस लाख अठारह हजार आठ सौ पचास

रकम (शब्दों में) Note :- Full accounts classification including head must be recorded in this challan on the space provided for the purpose.

टिप्पणी :- इस चालान में प्रयुक्त स्थान पर लेखे का पूर्ण विवरण मय विस्तृत मदों में लिखना चाहिये।

For Non-Banking treasuries/ Sub Treasuries नोन बैंकिंग कोषागार/उपकोषागार उपयोग हेतु

Received Rupees
प्राप्त किये रुपये

Treasurer
खजांची

Accountant
लेखापाल

Date
दिनांक

Treasury/Sub Treasury Officer
कोषागार/उपकोषागार अधिकारी

For Banking Treasuries/Sub Treasuries बैंकिंग कोषागार/उपकोषागार उपयोग हेतु

Order to the Bank बैंक को आज्ञा

Please received Rupees

कृपया प्राप्त करो रुपया

Date
दिनांक

Treasury/Sub Treasury Officer
कोषागार/उपकोषागार अधिकारी

For Bank use बैंक उपयोग हेतु

Received Rupees
प्राप्त किये रुपये

Bank Seal
बैंक की मोहर

On दिनांक

Bank Manager बैंक मैनेजर

Space for entries of refund वापसी के लिए स्थान

जयपुर विकास प्राधिकरण, जयपुर।

क्रमांक:एफ()जविप्रा/उपा/जोन-12/नि.खाते./13/डी-3510 दिनांक 21-10-13
उप पंजीयक,
पंजीयन व मुद्रांक विभाग,
जयपुर।



विषय :-

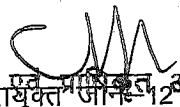
निजी खातेदारी द्वारा प्रस्तुत राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर कृषक प्रयोजन के लिये उपयोग की अनुज्ञा और आवंटन) नियम 2012 के नियम 22 के अन्तर्गत अनुमोदित राजस्व ग्राम भांकरोटा कला तहसील सांगानेर के खसरा नं. 881/2891, 876, 877, 878, 885, 879, 880, 881, 882, 884, 886, 887, 905 कुल किता 13 कुल माप 3.69 हैक्टर भूमि में से 30 मीटर सड़क सीमा से प्रभावित 1001.87 वर्गमीटर, 24 मीटर सड़क सीमा में निहित 1291.83 वर्गमीटर एवं नो कन्सट्रक्शन सेफ्टी कॉरीडोर का क्षेत्रफल 191.82 वर्गमीटर भूमि जविप्रा को निःशुल्क समर्पित करने तथा 5 प्रतिशत सुविधा क्षेत्र 1720.72 वर्गमीटर छोड़ने के पश्चात् 32693.75 वर्गमीटर भूमि का आवासीय ग्रुप हाउसिंग प्रयोजनार्थ (एकल पट्टा) लीजडीड पंजीकृत करने बाबत।

महोदय,

इस पत्र के साथ में केजीके रियल एस्टेट प्रा.लि. जरिये निदेशक नवरतन कोठारी पुत्र स्व. श्री घीसीलाल कोठारी निवासी डी-44, सुभाष मार्ग, सी-स्कीम, जयपुर को निजी खातेदार द्वारा प्रस्तुत राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर कृषक प्रयोजन के लिये उपयोग की अनुज्ञा और आवंटन) नियम 2012 के नियम 22 के अन्तर्गत अनुमोदित राजस्व ग्राम भांकरोटा कला तहसील सांगानेर के खसरा नं. 881/2891, 876, 877, 878, 885, 879, 880, 881, 882, 884, 886, 887, 905 कुल किता 13 कुल माप 3.69 हैक्टर भूमि में से 30 मीटर सड़क सीमा से प्रभावित 1001.87 वर्गमीटर, 24 मीटर सड़क सीमा में निहित 1291.83 वर्गमीटर एवं नो कन्सट्रक्शन सेफ्टी कॉरीडोर का क्षेत्रफल 191.82 वर्गमीटर भूमि जविप्रा को निःशुल्क समर्पित करने तथा 5 प्रतिशत सुविधा क्षेत्र 1720.72 वर्गमीटर छोड़ने के पश्चात् 32693.75 वर्गमीटर भूमि का आवासीय ग्रुप हाउसिंग प्रयोजनार्थ (एकल पट्टा) की लीजडीड उनके द्वारा प्रस्तुत स्टाम्प पर निष्पादित की जा रही है। कृपया वित्त विभाग द्वारा जारी परिपत्र के अन्तर्गत पूर्ण मुद्रांकित कर नियमानुसार पंजीकरण की कार्यवाही करावे।

सलंगन :- उपरोक्तानुसार

भवदीय,


उपायुक्त, उपपंजीकृत अधिकारी
जयपुर विकास प्राधिकरण,
जयपुर विकास प्राधिकरण, जयपुर

SITE PLAN OF GROUP HOUSING PLOT KHASRA NO:- 876, 877, 878, 879 & 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 IN VILLAGE-BHANKROTA KALAN TEHSIL-SANGANER, DIST. JAIPUR.

PLOT AREA = 32693.75 SQ.MTR.

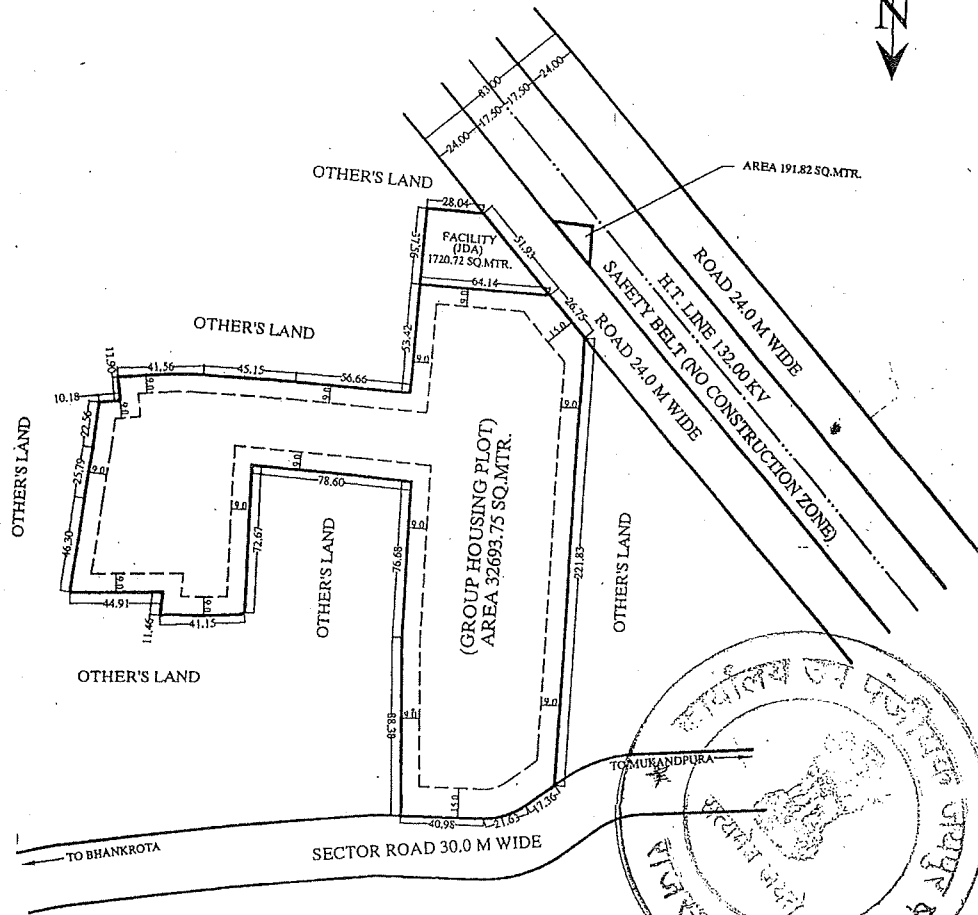
AREA IN SAFETY CORRIDOR = 191.82 SQ.MTR.

PERCENTAGE OF CONSTRUCTION AREA : 35%

F.A.R : 1.33 (STANDARD)

HEIGHT : AS PER JDA BUILDING BYE LAWS 2011 POINT NO. 8.11

SCALE - 1CM=30M



Kishan
SITE ENGINEER
ZONE-12

P. V. M.
SITE ENGINEER
ZONE-12

C. M.
उपायुक्त एवं प्राधिकृत अधिकारी
DY. COMMISSIONER
ZONE-12
जयपुर विकास प्राधिकरण, जयपुर

JAIPUR DEVELOPMENT AUTHORITY
JAIPUR

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 25-05-2022 6:57 PM

Fee Receipt No	: 2022021002100000	Receipt Date	: 25/05/2022
Name	: ASHIANA HOUSING LIMITED THROUGH AUTHORIZED SIGNATORY MR. SANJEEV RAWAT	Document S. No.	: 2022021002100000
Address	: 102, MADHO PEARL PRIDE, C-8, JAIPUR, JAIPUR		
Document Type	: Agreement		
Face Value	: ₹ 0	Evaluated Value	: ₹ 361494794
Ord-Registration Fee	: ₹ 3615160	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 1519383	Stamp Duty	: ₹ 5064614
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 10199457
		Total Amount	: ₹ 10199457

Mode of Payment (#Mode Number Amount #) *Rebate U/S 9(1) : ₹ 16625147
eStamp IN-RJ62641464928151U ₹ 6583997 # e-Registration Receipt RJ1037451453221 ₹ 3615460

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

उप-बंजीयक
जयपुर नक्का



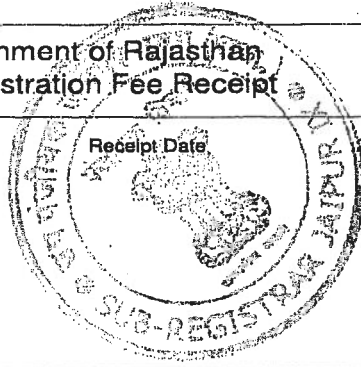
Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID: 20220000000000000000
S R Location: JAIPUR IX
Receipt No: RJ-2022-457-1562217
Name Of Seller: KGK REAL ESTATE PRIVATE LIMITED
Name Of Buyer: ASHIANA HOUSING LIMITED
Type of Document: 5(E) - Developer Agreement (Sale Power)
ACC Reference: SHCIL/SHCIL RAJASTHAN/BANI PARK

Receipt Date

25-MAY-2022 13:59



Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 3615160	CSI	₹ 300
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 3615460	Service Charges	₹ 40
Grand Total	₹ 3615500		
(Rupees Thirty-Six Lakh Fifteen Thousand Five Hundred Only)			



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.

مجلس الوزراء

الرياض



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp



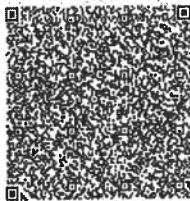
Certificate No.	: ID-ER000414949287244
Certificate Issued Date	: 25 May 2022 01:55 PM
Account Reference	: SHCH(FY)1520101/LEBAN PARKER JPR
Unique Doc. Reference	: 80314RJRSH22041630732117899407
Purchased by	: ASHIANA HOUSING LIMITED
Description of Document	: Article 5(e) Developer Agreement (Sale power)
Property Description	: KHASRA-NO 876 877 878 879 880 881 881/2891 882 884 885 886 887 905 VILL BHANKROTA KALAN SANGANER JPR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KGK REAL ESTATE PRIVATE LIMITED
Second Party	: ASHIANA HOUSING LIMITED
Stamp Duty Paid By	: ASHIANA HOUSING LIMITED
Stamp Duty Payable (Rs.)	: 50,64,614 (Fifty Lakh Sixty Four Thousand Six Hundred And Fourteen only)
Surcharge for Infrastructure Development (Rs.)	: 5,06,461 (Five Lakh Six Thousand Four Hundred And Sixty One only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 5,06,461 (Five Lakh Six Thousand Four Hundred And Sixty One only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 5,06,461 (Five Lakh Six Thousand Four Hundred And Sixty One only)
Stamp Duty Amount(Rs.)	: 65,83,997 (Sixty Five Lakh Eighty Three Thousand Nine Hundred And Ninety Seven only)

For KGK REAL ESTATE PRIVATE LIMITED

Rashmi
Authorised Signatory

For Ashiana Housing Limited

सनेश्वर खन्ना
Authorised Signatory



JID 0003960962

VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shch.mca.gov.in or using e-Stamp Mobile App of Stock Holding Corporation of India Limited as available on the website & Mobile App render it invalid.
2. The stamp certificate for registration is on the users of the certificate.
3. In case of any discrepancy or doubt, please contact the nearest Authority.



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."





--1--



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Jaipur on this 25th day of May 2022

BETWEEN

KGK REAL ESTATE PRIVATE LIMITED (CIN: U45201RJ2006PTC023227, PAN: AADCK0418J), a Company existing under the Companies Act, 2013 having its Registered Office at D-45, Subhash Marg, C-Scheme, Jaipur- 302001, Rajasthan represented by its Director, Mr. Prashant Kothari, son of Mr. Prakash Chand Kothari, resident of B-1, Prithvi Raj Road, C-Scheme, Jaipur, Rajasthan 302001 duly authorized vide resolution dated 11th May 2022, hereinafter referred to as the **"OWNER"** (which expression shall unless repugnant to the context mean and include its successors, representatives and permitted assigns) of the **ONE PART**;

AND

ASHIANA HOUSING LIMITED (CIN: L70109WB1986PLC040864, PAN: AADCA9093P), a Company existing under the Companies Act, 2013 and having its Registered Office at 5F, Everest, 46/C, Chowringhee Road, P.S. Chowringhee Road, Kolkata-700071 and Local Office at 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015, and represented by its authorized signatory, Mr. Sanjeev Rawat, son of Late Nathi Singh Rawat, resident of 102, Madho Pearl Pride, C-6, Vivekanand Marg, C-Scheme, Jaipur, Rajasthan 302001, duly authorized vide resolution dated 10th May 2022 and hereinafter referred to as **"Ashiana"** (which expression shall unless repugnant to the context mean and include its successors, representatives and permitted assigns) of the **OTHER PART**.

Ashiana and the Owner shall hereinafter be individually referred to as **"Party"** and collectively as **"Parties"**.

उप कक्षीयक
जयपुर नवम्

DEFINITIONS AND INTERPRETATION

- I. **Definitions:** In this Agreement, unless repugnant or contrary to the context hereof, the following terms, when capitalized, shall

For KGK REAL ESTATE PRIVATE LIMITED

Prashant Kothari
Authorized Signatory

For Ashiana Housing Limited

Sanjeev Rawat
Authorized Signatory





--2--

have the meanings assigned herein when used in this Agreement. When not capitalized, such words shall be attributed their ordinary meaning.

- (1) **"Agreement"** means this Development Agreement and all attached annexures, schedules, and instruments supplemental to or amending, modifying or confirming this Agreement;
- (2) **"Approval(s)"** means any and all approvals, authorizations, licenses, permissions, consents, orders, no objection certificates to be obtained in the name of Ashiana (if permissible) or the Owner (including, for the avoidance of doubt, the sanctioned plan and all approvals required in connection with or pursuant to the sanctioned plan) for commencement of development and construction on the Said Land including, zone conversion, change of land use, building plan approval, environmental clearances, consent to establish, fire NOC, airport authority NOC, RERA approval, plinth completion certificate, consent to operate, etc., and all other approvals and/or permissions from any other statutory or Government Authorities whether State or Central;
- (3) **"Applicable Law"** shall mean any statute, law, regulation, ordinance, rule, judgement, order, decree, bye-law, approval of any Government Authority, directive, guideline, policy, requirement or other governmental restriction or any similar form of decision of or determination by, or any interpretation having the force of law of any of the foregoing by any Government Authority having jurisdiction over the matter in question, in effect at the relevant time in India;
- (4) **"Ashiana Allocation"** means Gross Revenue Receipts as reduced by Owners' Allocation i.e., ~~40.0~~ % of the GRR;
- (5) **"Buildings"** means the buildings, structures and constructions to be constructed by Ashiana on the Said Land in terms of the sanctioned plan along with all internal and external services, amenities, facilities, fittings and fixtures;

For KGK REAL ESTATE PRIVATE LIMITED


Authorised Signatory

For Ashiana Housing Limited


Authorised Signatory



Presentation Endorsement

आज दिनांक 25 माह 05 सन् 2022 को 06:53 PM बजे
श्री/श्रीमती/श्री K GK REAL ESTATE PRIVATE LIMITED THROUGH ITS
DIRECTOR MR PRASHANT KOTHARI पुत्र/पुत्री/पति श्री PRAKASH
CHAND KOTHARI
उम्र 44 वर्ष, जाति 0-HINDU , व्यवसाय Business
निवासी House No.:B 1 , Colony: C SCHEME, Area: PRITHVI RAJ
ROAD, City: JAIPUR, Pin code: 302001, District: JAIPUR, State:
RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202204182002300

Developer Agreement (Sale power)

हस्ताक्षर
उपजायक
जायपुर नगर

Fees Receipt Endorsement

रसीद नं.	202204182002300
दिनांक	25/05/2022
पंजीयन शुल्क ₹	3615160
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	5064614
कमी सरचार्ज शुल्क ₹	1519383
कुल योग	10199457

202204182002300

Developer Agreement (Sale power)

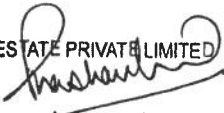
हस्ताक्षर
उपजायक
जायपुर नगर



- (6) **"Built up Area"** shall mean inner measurement of the Unit(s) at the floor level including the projections and balconies as increased by the thickness of the wall and columns (~~100%~~ area under the wall which is not common with other Unit(s) and ~~50%~~ of the area under the walls which is common with other Unit(s);
- (7) **"Carpet Area"** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment;

Explanation — For the purpose of this Article, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Customer; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Customer(s);

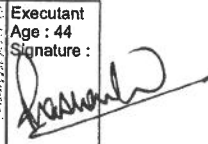
- (8) **"Common Areas and Facilities"** means-
- (a) the Said Land for the Project or if the Project is developed in phases, in that case, the entire land of that phase of the Project;
 - (b) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of Buildings in the Project Complex;
 - (c) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;
 - (d) the premises for the lodging of persons employed for the management of the Project and Project Complex including accommodation for watch and ward staffs or for the lodging of community service personnel;
 - (e) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;

For KGK REAL ESTATE PRIVATE LIMITED

Authorised Signatory

For Ashiana Housing Limited

Authorised Signatory

Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1 श्री/श्रीमती/सुश्री KGK REAL ESTATE PRIVATE LIMITED THROUGH ITS DIRECTOR MR PRASHANT KOTHARI, पुत्र/पुत्री/पति श्री PRAKASH CHAND KOTHARI, व्यवसाय Business जाति 0-HINDU House No.: B 1, Colony: C SCHEME, Area: PRITHVI RAJ ROAD, City: JAIPUR, Pin code: 302001, District: JAIPUR, State: RAJASTHAN			Executant Age : 44 Signature : 
2 श्री/श्रीमती/सुश्री ASHIANA HOUSING LIMITED THROUGH AUTHORIZED SIGNATORY MR SANJEEV RAWAT, पुत्र/पुत्री/पति श्री LATE NATHI SINGH RAWAT, व्यवसाय Service जाति 0-HINDU House No.: 102, Colony: MADHO PEARL PRIDE C-6, Area: VIVEKANAND MARG C SCHEME, City: JAIPUR, Pin code: 302001, District: JAIPUR, State: RAJASTHAN			Claimant Age : 61 Signature : 

ने लेख्यपत्र Developer Agreement (Sale power) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 0/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

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

अनु क्र. गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1 Name: श्री/श्रीमती/सुश्री DEVENDRA SINGH, पुत्र/पुत्री/पति श्री RAJENDRA SINGH जाति HINDU Age: 31 Add: House No.: 43, Colony: RAMPURA BASTI LALGARH, Area: STREET NO 20, City: BIKANER, Pin code: 334004, District: BIKANER, State: RAJASTHAN			Signature 
2 Name: श्री/श्रीमती/सुश्री SAMIKSHA BANSAL, पुत्र/पुत्री/पति श्री NAVEEN KUMAR BANSAL जाति HINDU Age: 31 Add: House No.: 4 DA 25, Colony: JAWAHAR NAGAR, Area: City: JAIPUR, Pin code: 302004, District: JAIPUR, State: RAJASTHAN			Signature 

2022011402004300

Developer Agreement (Sale power)

संपीकन जयपुर नबम



--4--



- (f) the water tanks, pumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
 - (g) all community facilities as provided in the Project;
 - (h) all other portions of the Project necessary or convenient for its maintenance, safety, etc. and in common use.
- (9) **"Customer(s)" / "Allottee(s)"** means the persons who have booked and/or entered into agreements for purchasing and acquiring or have purchased, acquired, allotted Unit(s) in the Project Complex;
- (10) **"Development Commencement Date"** means the last date on which all the approvals required in connection with construction and development of the Project Complex on the Said Land (including without limitation the building plans and all approvals like zone conversion, environment clearance, consent to establish, fire NOC, aviation NOC, RERA registration(s), etc.) are sanctioned by the appropriate Government Authority;
- (11) **"Development Rights"** shall refer to the entire rights to possess the Said Land and to construct, develop and sell the Project on the same, the right, power, entitlement, authority, sanction and permission to:
- (a) enter upon and take sole possession and control of the Said Land and every part thereof for the purpose of developing the Project;
 - (b) plan, conceptualize, design and execute the Project;
 - (c) exercise full, free and exclusive marketing, allotment, transfer, or sale rights in respect of the entire Project including the built-up apartments/ Unit(s) and car parking spaces by way of sale, allotment, lease, license, conveyance, assignment, grant, alienation and monetization or any other recognized manner of transfer;
 - (d) carry out the construction/ development of the Project and remain in sole possession, control of peaceful enjoyment of the Said Land or any part thereof until the completion of development of the Project and to handover the possession to the Customers;

For KGK REAL ESTATE PRIVATE LIMITED

Authorized Signatory

For Ashiana Housing Limited

Authorized Signatory

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 361494794 मानते हुए इस पर देय कमी मुद्रांक राशि रु 5064614 पर कमी पंजीयन शुल्क रु 3615160, सरचार्ज राशि 1519383 कुल रु 10199157 रसीद संख्या ~~202203102004309~~ दिनांक 25-05-2022 में जमा किये गये हैं।
अतः दस्तावेज को रु 5064614 के मुद्रांकों पर निष्पादित माना जाता है।

~~202203102004309~~

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-IX
उप पंजीयक
जयपुर नवम्

Registration Endorsement

आज दिनांक ~~24052022~~ को
पुस्तक संख्या 1 जिल्द संख्या 226 में
पृष्ठ संख्या 178 क्रम संख्या ~~202203102004309~~ पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 904 के
पृष्ठ संख्या 484 से 542 पर चप्पा किया गया।

~~202203102004309~~

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-IX

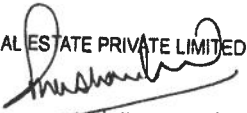
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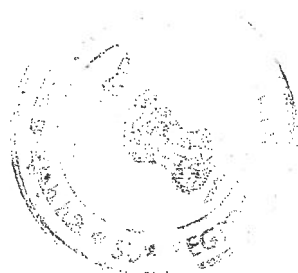
- (e) make, modify and withdraw applications to the concerned Government Authority in respect of Approvals;
 - (f) create mortgage or Encumbrance on the Said Land or any part thereof or any benefits thereto, to raise construction finance for the Project and call upon the Owner to execute all documents in relation to the deposit of the title deeds or creation of mortgage, as may be required by the lender to record or create such mortgage (without any liabilities, in respect of any loan/ financing, of any nature whatsoever on the Owner);
 - (g) operation, management, administration and maintenance of the Project and common areas and handover/ transfer of the common areas to the Customers or to the common organization of the Customers as per Applicable Laws; and
 - (h) generally, do any and all other acts, deeds and things that may be required for the exercise of the Development Rights as more elaborately stated in this Agreement.
- (12) **"Development Term"** shall have its meaning assigned to it in **Article 4** hereunder;
- (13) **"Effective Date"** shall mean the date of execution of this Agreement;
- (14) **"Encumbrances"** means any pledge, negative lien, positive lien, non-disposed undertaking, charge, mortgage, priority, hypothecation, assignment, attachment, claim, restriction, outstanding land revenue or other taxes, lis pendens, acquisition or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or with respect to the Said Land;
- (15) **"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 including any epidemic or pandemic;

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- (b) war, hostilities (whether war be declared or not), invasion, acts of foreign enemies, terrorist, mobilization, government requisition or embargo; and
 - (c) rebellion, revolution, insurrection, or military or usurped power or civil war; and
 - (d) riot, commotion or disorder; and
 - (e) general strike including the transporters strike, injunction/prohibitory orders by court of law/ authorities/ forums etc; and
 - (f) Any judgement or order of any Court of competent jurisdiction or Govt. of India or State Government or any local body or statutory authority made against Ashiana in any proceedings in respect of the Project; and
 - (g) Non availability of material; and
 - (h) change in governmental policy or Applicable Laws, or regulations directly affecting the Project Complex; and
 - (i) Any other reason which can be construed to be beyond the control of the Party claiming the benefits of such reason.
- (16) **"General Power of Attorney/("GPA")** means irrevocable general power of attorney executed simultaneously with this Agreement by the Owner in favour of Ashiana in the form as mutually agreed between the Parties and more particularly described in **Article 2.4** hereunder;
- (17) **"Government Authority"** shall mean the Government of Rajasthan, Government of India or any semi-government, administrative, fiscal, judicial or quasi-judicial body, department, commission, authority, tribunal, agency or entity exercising powers conferred by Applicable Law;
- (18) **"GRR" or "Gross Revenue Receipts"** means the revenue after considering discounts, refunds and rebates that shall be received and/or generated upon booking or sale or transfer of the Apartments/Units comprising in the Project Complex excluding Pass Through Charges;
- (19) **"Interest Free Refundable Deposit" "(IFRD)"** means an aggregate sum of Rs. ~~5,00,00,000/-~~ (Rupees ~~Five Crores Only~~),

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payable by Ashiana to the Owner in the manner stated in **Article 5.0** hereunder;

- (20) **"JDA"** shall have its meaning assigned to it in **Recital II** hereinbelow;
- (21) **"Lease Deed"** shall have its meaning assigned to it in **Recital III** hereinbelow;
- (22) **"Maintenance Agency"** means Ashiana Maintenance Services, LLP (a limited liability partnership firm registered under the Limited Liability Partnership Act, 2008 bearing LLPIN AAI-0801 with Registered Address at 5F, Everest, 46/C, Chowringhee Road, P.S. Chowringhee Road, Kolkata-700071), a subsidiary of Ashiana or any agency appointed by Ashiana for rendering Maintenance Services as stated in **Article 10** hereunder;
- (23) **"Maintenance Services"** means the services of management and maintenance of all Common Services and Facilities in the Project Complex;
- (24) **"Maintenance Charge"** means the amount that shall be charged by the Maintenance Agency for rendering Maintenance Services including deposits as stated in **Article 10** hereunder;
- (25) **"Marketing"** means marketing of the Project and Project Complex and more fully stated in **Article 6.0** hereunder;
- (26) **"Original Title Documents"** means all the following original documents with respect to the Entire Land and Said Land:
- Sale Deeds;
 - 90 A Order bearing case no. 105 dated 8th January 2013;
 - Lease Deed (*defined hereinafter*) dated 21st October 2013 duly registered with the Sub-Registrar, Jaipur on 25th October 2013 *vide* Book No. 1, Jild No. 156 on Page No. 70 Serial No. 2013396005729 and pasted on additional Book No. 1 Jild No. 622, on Page No. 259 to 268;
 - Lease receipts, if any.

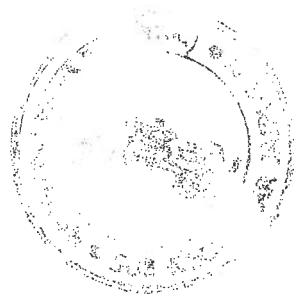
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- (27) **"Owners' Allocation"** means part/percentage of Gross Revenue Receipts which shall be receivable by the Owner i.e., ~~the~~ of the GRR;
- (28) **"Pass Through Charges"** mean and refer to (a) all fees and expenses, such as external electrification charges, fire-fighting charges, payments/ contributions received from the Customers towards electricity, water, water supply pipeline laying charges sewerage etc. being in the nature of reimbursements from the Customers, (b) Maintenance Charges, maintenance security deposit, advance Maintenance Charges, association deposit, etc., and; (c) all statutory charges, taxes such as goods and service tax (GST), any future taxes levied by any governmental authority, stamp duty, registration charges, and all such other similar statutory charges, fees and costs which would be collected/ recovered from the Customers in relation to the Project as a contribution from the Customers and for onward transfer/ deposit to the concerned governmental authority or association (if any) of the apartment owners/ co-operative housing societies/ condominium or with the Maintenance Agency of the Project, as the case may be;
- (29) **"Project"** means a residential group housing project to be constructed and developed along with commercial space as permissible by the Sanctioning Authority under Applicable Laws on the Said Land by Ashiana as stated in **Article 2.0** hereunder;
- (30) **"Project Complex"** means the Said Land together with the Buildings and other structures constructed or developed thereon upon execution and construction of the Project;
- (31) **"Possession Date"** shall mean the date on which the Owner hands over vacant and peaceful physical possession of the Said Land to Ashiana for the development of the Project and Project Complex which shall be within 7 (seven) days from the Effective Date;
- (32) **"RERA"** means The Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate (Regulation and

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Development) Rules, 2017 and all regulations, notifications, etc. issued thereunder from time to time;

- (33) **"Sale Deed(s)"** shall mean and include sale deeds through which the Owner has purchased the Entire Land from the previous owners as more particularly described under **Part A of the First Schedule**;
- (34) **"Sanctioning Authority"** means the Jaipur Development Authority, or any other authority as may be appointed by the Government of Rajasthan for granting approval and/or sanction of the building plan(s) of the Project Complex;
- (35) **"Super Area of the Unit(s)"** means super area of the Unit(s) decided by Ashiana calculated on the basis of Ashiana's general practice in its other projects in Jaipur;
- (36) **"the Said Land"** means land admeasuring 32,693.75 sq. mtrs. (3.26 hectares) (excluding land area surrendered towards sector roads and facility area) forming part of the Entire Land lying and situated at Village Bhankrota Kalan, Tehsil Sanganer, Dist. Jaipur in the state of Rajasthan and allotted by the Jaipur Development Authority by way of Lease Deed (*as defined hereinafter*) as more fully described in the **Part B of the First Schedule** hereunder and delineated in the map or plan attached hereto as **Annexure I**;
- (37) **"the Entire Land"** means all that pieces and parcels of land admeasuring 36,900 sq. mtrs., (3.69 hectares) under khasra numbers, namely 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 thereabout lying and situated at Village Bhankrota Kalan, Tehsil Sanganer, Dist. Jaipur in the state of Rajasthan and more fully described in the **Part A of the First Schedule** hereunder;
- (38) **"the Saleable Area"** means the total of Super Area of the Unit(s) comprised in the Project Complex;
- (39) **"Title Risk"** shall mean any defect / claim / dispute over the title of the Said Land which may be raised by any third party

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during the course of the Project, including in respect of possession;

- (40) **“Unit(s)”/“Apartments”** whether called block, chamber, dwelling unit, flat, office, showroom, shop, godown, premises, suit, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in a building used or intended to be used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of use ancillary to the purpose specified.

II. Interpretation: In this Agreement:

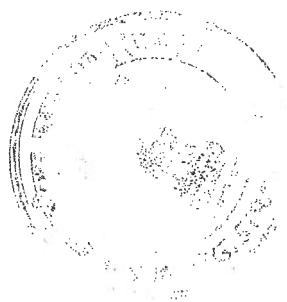
1. any reference to any statute or statutory provision shall include:
 - a) all subordinate legislation made from time to time under that provision (whether or not amended, modified, re-enacted or consolidated); and
 - b) such provision as from time to time amended, modified, re-enacted or consolidated (whether before or after the Effective Date) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;
2. the recitals and schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall also include recitals and schedules. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the schedule in which the reference appears;

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3. references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;
4. the expression "this Article" shall, unless followed by reference to a specific provision, be deemed to refer to the whole Section (not merely the subsection, paragraph or other provision) in which the expression occurs;
5. headings to Articles, parts and paragraphs of schedules and schedules are for convenience only and do not affect the interpretation of this Agreement;
6. "in writing" includes any communication made by letter or fax or e-mail;
7. any reference to the phrases (i) "development and construction"; or (ii) "development, construction, marketing and sale"; or (iii) "develop and construct"; shall mean and include development, construction, planning, designing, promotion, marketing, booking, allotment, sale, disposal, completion and full implementation of the Project on the Said Land in all aspects; and
8. this Agreement is a joint draft product of the Parties and any rule of statutory interpretation interpreting agreements against a party primarily responsible for drafting the agreement shall not be applicable to this Agreement.

WHEREAS:

A. THE OWNER HAS REPRESENTED TO ASHIANA AS FOLLOWS:

- I. The Owner has acquired by way of various Sale Deeds, the Entire Land admeasuring 36,900 sq. mtrs., (3.69 hectares), under khasra numbers, i.e., 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 thereabout lying and situated at Village Bhankrota Kalan, Tehsil Sanganer,

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Dist. Jaipur in the state of Rajasthan and more fully described in the **Part A of the First Schedule** and got the same mutated in their name.

- II. The Owner had applied and obtained an appropriate order under Section 90 A of the Rajasthan Land Revenue Act, 1956 passed by the Jaipur Development Authority ("JDA") for land admeasuring 36,900 sq. mtrs., (3.69 hectares) *vide* order under case no. 105 dated 8th January 2013 ("**90 A Order**").
- III. Pursuant to above, out of the lands which were converted to non-agricultural use under Section 90 A of the Rajasthan Land Revenue Act, 1956 *vide* 90 A Order, portions of it were surrendered by the Owner to the JDA towards road and facility area and for the remaining land, i.e., the Said Land admeasuring 32,693.75 sq. mtrs. (3.26 hectares), JDA issued a Lease Deed for a period of 99 years dated 21st October 2013 duly registered with the Sub-Registrar, Jaipur on 25th October 2013 *vide* Book No. 1, Jild No. 156 on Page No. 70, Serial No. 2013396005729 and pasted on additional Book No. 1 Jild No. 622, on Page No. 259 to 268 ("**Lease Deed**"). A copy of the Lease Deed is attached as **Annexure II**.
- IV. The Owner is keen on developing the Said Land and to further the said objective, has approached Ashiana to develop on the Said Land as Ashiana has expertise in construction and development of various residential housing projects and has successfully executed several housing projects in the states of Bihar, Jharkhand, Rajasthan, Maharashtra, Haryana, Tamil Nadu, etc.
- V. The Owner is the absolute legal, beneficial, and registered owner and in vacant possession of the Said Land free from all Encumbrances, encroachments, mortgages, hindrance, restrictions, disturbance, attachments, liabilities, defects, lis-pendens, claims, disputes, litigations, liens, charges, exchanges, gifts, decrees, requisition, acquisitions, will, trust, prior sales, possession disputes, boundary disputes,

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or any other kinds of transfers, etc. of any nature whatsoever with clear, marketable title and legal possession.

- VI. There is no impediment on the Owner entering into this Agreement for execution and construction of the Project on the Said Land.
- B. The Owner and Ashiana have arrived at an understanding in respect of development on the Said Land and in furtherance of the same, the Owner has agreed to grant, transfer, convey and assign to Ashiana exclusive, absolute, unfettered, undisputed and irrevocable Development Rights in relation to the Said Land for construction, development and Marketing of the Project and Project Complex on the Said Land and Ashiana accepts the same for the consideration as stipulated hereinbelow and subject to the terms and conditions mentioned hereunder.
- C. The Parties are therefore desirous of setting out their respective rights, liabilities and obligations by executing a development agreement, for development of the Project on the Said Land.
- D. Based upon the mutual representations, warranties, assurances, undertakings and guarantees of the Owner and Ashiana as set out in this Agreement, the Parties have mutually agreed to enter into this Agreement on the terms and conditions mentioned hereunder.

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

1. GRANT OF DEVELOPMENT RIGHTS AND OBSTRUCTION FREE DEVELOPMENT OF THE SAID LAND

- 1.1 The Owner hereby irrevocably and unequivocally grants to Ashiana and/or its agents, servants, associates and any person claiming through or under them and Ashiana hereby acquires from the Owner the exclusive Development Rights in, to and over the Said Land for unhindered and uninhibited development

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of the Project and Project Complex thereon with an object and intent that the entire Unit(s) comprised in the Project Complex shall be sold and the Gross Revenue Receipts shall be distributed by and between the Parties on the terms and conditions hereinafter stated. The Owner hereby agrees and undertakes not to disturb, interfere with or interrupt the construction and development activities carried out by Ashiana for the purposes of the development of the Project and/or commit any act or omission that may result in stoppage or delay of the construction activity to be undertaken by Ashiana or in the exercise of any of the Development Rights of Ashiana on the Project.

- 1.2 The Owner further agrees to protect the Development Rights on the Said Land during the Development Term and in the event of any claims, disputes or restrictions arising with respect to ownership and/or title, possession, boundary wall of the the Said Land or due to any act of the Owner, the Owner undertakes to resolve the same by settling the claims of the third parties, if any and ensure exclusive, peaceful, unfettered, uninterrupted and undisputed possession of Ashiana over the Said Land and enjoyment of the rights to exercise the Development Rights in terms of this Agreement. Any disputes/third party claims on the Said Land with regards to ownership and/or title of the Said Land or arising from the rights of the Owner to grant the Development Rights of the Said Land to Ashiana in terms of this Agreement or due to any act of the Owner will be promptly cleared by the Owner at their own cost and in the timeframe agreed with Ashiana. In case the Owner fails to settle such disputes/third party claims on the Said Land within 45 (forty-five) days, Ashiana shall have the right to resolve or settle any such disputes and/or claims at the cost and expense of the Owner and claim such cost and expenditure incurred by it from the Owner in settlement or resolution from the Owner and deduct the same from Owners' Allocation.

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- 1.3 The Owner further agrees and confirms that on the Possession Date, the Owner shall hand over vacant and peaceful possession of the Said Land to Ashiana, and Ashiana shall have the right to enter upon the Said Land and directly or through its affiliates,

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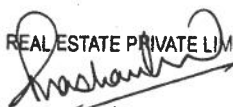




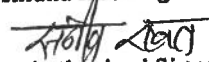
associates, nominees, agents, architects, consultants, representatives contractors, and/or assigns to do all such acts and deeds required and/or necessary for, exercising the Development Rights over the Said Land and for, Marketing, selling, executing and implementing the development upon the Said Land, in accordance with the terms of this Agreement. The rights granted to Ashiana hereunder shall not be construed as agreement for sale for the Said Land under the Applicable Law. Subject to the terms and conditions of this Agreement, the Owner shall continue to be the owner of the Said Land.

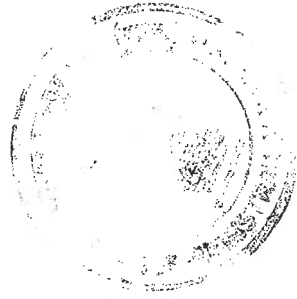
- 1.4 Ashiana shall be entitled to undertake construction and development work and implement the Project on the Said Land, either by itself, or through contractors, builders, development managers, sub-contractors, agents, consultants and/or other persons engaged by it at its own costs and expenses. Ashiana shall solely be entitled to call for tender or adopt any other method for the purposes of selection of contractors, builders, development managers, engineers, sub-contractors, agents, consultants and/or other persons required for implementation of the Project or for other purposes specified under this Agreement. Ashiana shall be solely entitled to choose and decide on the Project architects.
- 1.5 Ashiana hereby agrees to achieve completion of construction and development of the Project within the Development Term.
- 1.6 Ashiana shall be responsible to obtain all requisite Approvals essential for construction and development of the Project on the Said Land provided that the Owner undertakes to sign all applications, undertakings, documents, affidavits, etc. as may be required by the Government Authority.
- 1.7 Within a period of 180 (One-Eighty) days from the Effective Date, Ashiana shall prepare a building plan at its own costs and expenses. Ashiana shall have the option either to sign the building plan itself on the basis of the GPA granted by the Owner as more particularly mentioned under Article 2.4 of this Agreement or obtain the signatures of Owner on the building plan. Ashiana shall, within 7(seven) days from the date of signature on the building plan submit the same, to the

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Sanctioning Authority for sanction of the building plan. All costs and expenses for sanction of the building plan shall be borne and paid by Ashiana.

- 1.8 It has been agreed by and between the Owner and Ashiana that Ashiana may prepare and get sanction of building plans in phases.

2. PROJECT & PROJECT COMPLEX

- 2.1. The Project shall be a residential group housing project comprising of several residential Unit(s) with some commercial spaces as may be permitted by the Sanctioning Authority. Ashiana shall also develop/construct EWS/LIG units as mandatorily required under Applicable Laws. The revenue derived from the sale of the EWS/LIG units shall not form part of the GRR and Ashiana shall be exclusively entitled for this.
- 2.2. Simultaneously with execution of this Agreement, the Owner has handed over the photocopies of Original Title Documents of the Entire Land and Said Land to Ashiana. The Parties have mutually agreed that the Original Title Documents shall be kept in a joint locker at Delhi or Jaipur within 7 (seven) days from the Effective Date. It is agreed between the Parties that, at all times, the consent of both the Parties shall be required to operate the aforesaid locker.
- 2.3. Ashiana shall be solely liable and responsible, legally and/or otherwise, for development and execution of the Project and Marketing of the Unit(s) comprised in the Project.
- 2.4. To enable Ashiana to execute and construct the Project and market the Unit(s) comprised in the Project Complex, the Owner shall execute and register appropriate General Power of Attorney in favour of Ashiana or any of its nominee or representative of Ashiana which shall be irrevocable during the term of this Agreement. Under the GPA, Ashiana and/or its nominee or representative shall have the right to:

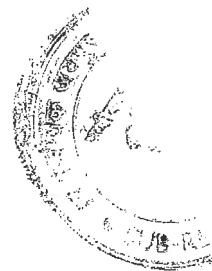
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- (a) Conceptualize, design, develop, construct and execute the Project and obtain various approvals including but not limited to building plan approvals, environment clearance, CTE, fire NOC, aviation NOC, RERA approval, etc. from the appropriate authorities;
- (b) Make bookings, enter into registered agreements for sale and also execute sale deeds of various Unit(s) comprised in the Project Complex in the name and on behalf of the Owner, enter into agreement with banks and financial institutions for securing home loan for customers and to do all acts, deeds, matter and things in relation to construction, development, Marketing and sale of the Project on the Said Land.

The Owner agrees and undertakes that the GPA shall be irrevocable and shall not be cancelled, revoked or modified in any manner whatsoever.

- 2.5. With effect from the Effective Date, Ashiana 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 municipal taxes, land revenue or any other taxes for the period immediately preceding the execution of this Agreement and Ashiana shall have no liability relating thereto, and the Owner shall keep Ashiana fully indemnified for any responsibility and liability that may accrue upon Ashiana on such account.
- 2.6. All costs, charges and expenses for development, execution and construction of the Project and Marketing shall be borne and paid by Ashiana.
- 2.7. Nothing contained in this Agreement shall be construed or deemed to be a partnership between the Owner and Ashiana.
- 2.8. The Owner agrees and undertakes that any costs, expenses and liabilities pertaining to the Said Land for the period prior to the execution of this Agreement shall be sole liability and responsibility of the Owner and Ashiana shall have no liability

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in relation to the same, and the Owner shall keep Ashiana fully indemnified and harmless for any responsibility and liability that may accrue upon the Ashiana in this regard.

3. CONSIDERATION

- 3.1. In consideration of the Owner granting Development Rights of the Said Land to Ashiana and carrying out their obligations as stated in this Agreement, the Owner shall be exclusively entitled to the Owners' Allocation which shall be paid to the Owner in accordance with the terms and conditions of this Agreement and in consideration of Ashiana carrying out execution and construction of the Project Complex, at its own cost and expenses, Ashiana shall be entitled to Ashiana Allocation.
- 3.2. Pursuant to the terms of this Agreement and the mutual understanding between the Parties, Ashiana and the Owner will receive their respective allocations through revenues generated by sale of Unit(s) in the Project Complex.
- 3.3. While making payment of Owners' Allocation, Ashiana shall deduct TDS as per law.

4. DEVELOPMENT TERM

Subject to there being no Force Majeure circumstances and timely compliance of the obligations and terms and conditions of this Agreement by the Owner, Ashiana shall complete development of the Project including design, development and construction within a period of 5 (five) years from the Development Commencement Date ("**Development Term**").

5. INTEREST FREE REFUNDABLE DEPOSIT ("IFRD")

- 5.1 Ashiana shall pay to the Owner a sum of Rs. 5,00,00,000/- (Rupees Five Crores Only) as Interest Free Refundable Deposit in the following manner:
- a) ~~Rs. 5,00,00,000/-~~ (Rupees ~~Five Crores Only~~) at the time of execution and registration of this Agreement;

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- b) Rs. ~~2,00,00,000/-~~ (Rupees ~~Two Crores Only~~) at the time of receipt of environment clearance and building plan approval, whichever is later;
- c) Rs. ~~2,00,00,000/-~~ (Rupees ~~Two Crores Only~~) within 7 (seven) days from the date of expiry of 1 (one) year from the date of launch of the Project;
- d) Rs. ~~2,00,00,000/-~~ (Rupees ~~Two Crores Only~~) within 7 (seven) days from the date of expiry of 2 (two) years from the date of launch of the Project.

5.2. It is hereby recorded that simultaneously with execution of this Agreement, Ashiana has paid a sum of ~~Rs. 2,00,00,000/-~~ (Rupees ~~Two Crores Only~~), after deduction of TDS of Rs. ~~1,00,00,000/-~~ (Rupees ~~One Crore Only~~) calculated at applicable rates vide cheque no. ~~1000000~~, dated ~~19/02/2019~~ drawn on ~~ICICI Bank, Gurgaon, Haryana~~ towards part payment of the IFRD as contemplated in Article 5.1(a) hereinabove, to the Owner and the Owner hereby acknowledges receipt of the same from Ashiana.

5.3. The Parties have agreed that the IFRD shall not bear any interest. The IFRD shall be refunded to Ashiana by way of deduction as a percentage of the GRR against the Owners' Allocation payable by Ashiana. Ashiana shall deduct ~~25%~~ of GRR from Owners' Allocation and adjust the same towards refund of IFRD. Once the entire IFRD has been refunded to Ashiana, the Owner shall receive entire Owner's Allocation of ~~25%~~ of GRR.

6. MARKETING OF THE PROJECT COMPLEX

6.1 It is agreed and understood by and amongst the Parties that the entire Unit(s) 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 Owners' Allocation and Ashiana shall be entitled to Ashiana Allocation.

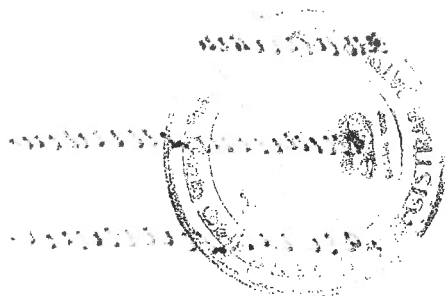
6.2 The Owner agrees and acknowledges that Ashiana shall have the exclusive rights/ entitlement of Marketing the Project

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Complex and all decisions regarding the Marketing (including branding, pricing, sales, product mix) and all other decisions pertaining to the Project Complex shall be taken by Ashiana exclusively.

6.3 "Marketing" of the Project means all activities relating to selling, leasing, licensing or marketing of the Unit(s) comprised in the Project Complex and shall include—

- (a) booking of the Unit(s) comprised in the Project Complex with the Customers;
- (b) issue of allotment letters in favor of Customers for allotment of Unit(s);
- (c) entering into formal agreements for sale/ lease/ license with the Customers;
- (d) execution of sale deeds, lease deeds, license agreements etc. in relation to the Unit(s) in favour of the Customers;
- (e) receipt of all booking amounts, advances, purchase consideration and all other amounts from the Customers;
- (f) handing over of the possession of the Unit(s) in favour of Customers and common areas in favour of the society of the Customers.
- (g) advertisement of the Project/Project Complex;
- (h) selecting and finalizing the name of the Project and the towers forming part of the Project;
- (i) appointment of the brokers and selling agents;
- (j) any other activity relating to sale, lease, license or marketing of the Project Complex.

7. DISTRIBUTION OF GROSS REVENUE RECEIPTS BETWEEN ASHIANA AND THE OWNER

7.1 The Gross Revenue Receipts (GRR) arising or generated from the sale and transfer of Unit(s) and other saleable spaces in the Project shall be distributed between the Owner and Ashiana in the ratio of ~~45:55~~. In other words, the Owner shall be entitled to ~~10%~~ of the GRR, i.e., Owners' Allocation whereas Ashiana shall be entitled to ~~90%~~ of the GRR, i.e., Ashiana Allocation.

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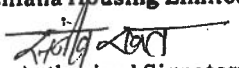


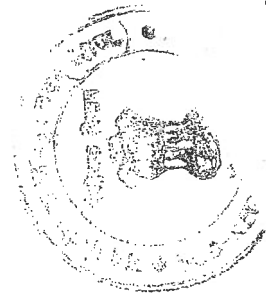
- 7.2 While making payment of Owners' Allocation, Ashiana shall deduct TDS as per law from time to time. Ashiana shall provide certificate of TDS as deducted to the Owner after making payment of TDS as per law. It has been further agreed that the TDS deducted by the Unit(s) purchasers shall be on the account of Ashiana and shall not affect the Owners' Allocation. The above aspects will be covered in the monthly statements to be given by Ashiana to the Owner in terms of Article 7.9 hereinbelow.
- 7.3 Ashiana shall open a separate bank account for collection of revenue generated from sale and transfer of Units. All amounts, received from the Customers upon booking of the Units, shall be deposited in such bank account. Such bank account is hereinafter referred to as the "**Master Collection Account**". Subject to the terms of this Agreement, it is made clear that Ashiana shall deposit 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 account. However, Ashiana shall not deposit any charges towards Maintenance Charges, maintenance deposit, any other maintenance related charges, electricity charges and water charges in the said account.
- 7.4 In terms of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 read with the Rajasthan Real Estate (Regulation and Development) Rules, 2017, 70% of amount realized from the Customers and deposited in the Master Collection Account as stipulated above, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. Further, the amount from this account shall be withdrawn to cover the cost of the Project in proportion to the percentage of completion of the Project after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the Project.

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7.5 The bank account, in which 30% of credit balance of the Master Collection Account will be transferred, is hereinafter referred to as the "**Designated Account**" whereas the bank account, in which 70% of credit balance of the Master Collection Account will be transferred, is hereinafter referred to as the "**RERA Account**". For compliance of sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016 read with the Rajasthan Real Estate (Regulation and Development) Rules, 2017, credit balance of the Master Collection Account shall be distributed between two separate bank accounts maintained by Ashiana in the ratio of 30:70 on daily/weekly sweeping basis.

7.6 The amount from the RERA Account shall be withdrawn in proportion to the percentage of completion of the project as per provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Rajasthan Real Estate (Regulation and Development) Rules, 2017. All amounts withdrawn from the RERA Account will only be transferred to the "Designated Account".

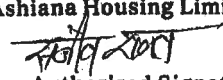
7.7 It is agreed and understood that the distribution of Owner's Allocation will be done post adjustment of GST/taxes, deduction of applicable TDS currently at the rate of 1% and adjustment of IFRD in terms of Article 5.3 hereinabove. For convenience, both Ashiana and the Owner have agreed to distribute the credit balance of the Designated Account between Ashiana and the Owners in the ratio of ~~10:90~~ respectively, i.e., Ashiana shall get ~~80%~~ of the credit balance of the Designated Account and the Owner shall get ~~20%~~ of the credit balance of the Designated Account. Such payments shall be paid/transferred from the respective bank accounts to the respective payees within 10 (ten) days of the end of every month. For the sake of clarity, it is stated that Owners' Allocation shall continue to remain at ~~10%~~ of the GRR.

7.8 Ashiana shall 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

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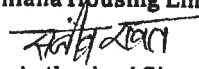


any, amount withdrawn from the Master Collection Account and RERA Account and Owners' Allocation and Ashiana Allocation.

- 7.9 In order to ensure that Ashiana and the Owner receive their respective entitlements, including their respective allocation in GRR, Ashiana shall furnish to the Owner a monthly statement of account containing details of bookings done, total receipt in Master Collection Account, Designated Account details of GRR, and refunds/payments to customers if any, discount adjustments if any, percentage/ quantum of completion of construction, amount and Owners' Allocation and Ashiana Allocation. Unless the Owner specifies any objections to the statement of account within 15 (fifteen) working days of receipt of the statement, then such statement shall be deemed to be confirmed by the Owner. If the Owners' Allocation as per the statement is higher than the amount distributed through the Designated Account then Ashiana shall handover a cheque of the balance amount to the Owner within 7 (seven) days of Owner's confirmation. If Owners' Allocation as per the statement is lesser than the amount distributed through the Designated Account, then Owner shall hand over a cheque of the excess amount to Ashiana within 7 (seven) days of the Owner's confirmation.
- 7.10 Within 45 (forty five) days of the end of every financial year, Ashiana shall furnish an audited statement of accounts containing details of GRR, receipts from the Customers not forming part of the GRR and refunds/payments to the Customers if any, discount adjustments if any, amount withdrawn from the Master Collection Account and Owners' Allocation and Ashiana Allocation. Unless the Owner specifies any objections to the audited statement of accounts within 15 (fifteen) days of receipt of the statement, then such statement shall be deemed to be confirmed by the Owner. If Owners' Allocation as per the statement is higher than the amount received by Owner (as stated under **Article 7.9** above) then Ashiana shall hand over a cheque of the balance amount to the Owner within seven days of Owner's confirmation. If Owners' Allocation as per the statement is lesser than the amount received by the Owner, then the Owner shall hand over a cheque

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of the excess amount to Ashiana within 7 (seven) days of the confirmation.

8. COVENANTS OF THE OWNER

8.1 The Owner hereby agrees and covenants with Ashiana that-

- (a) they shall not cause any interference or hindrance in the execution and construction of the Project by Ashiana and shall ensure there will be no legal impediments hindering the development of the Project on the Said Land in any manner whatsoever during the entire period of development and all costs and efforts to be incurred towards this shall be borne by the Owner solely;
- (b) they shall not sell, transfer, convey, dispose off, alienate, assign, encumber, let out, grant, lease, mortgage and/or charge, or create any third party rights of any nature whatsoever and howsoever, in respect of the Said Land in favour of any third party/ persons and that the Said Land shall always remain free from all claims, charges, Encumbrances and attachments, whatsoever.
- (c) they shall keep the Said Land unencumbered and keep all the Original Title Documents related to the Entire Land and Said Land in the joint locker and shall not misuse the Original Title Documents;
- (d) they shall permit Ashiana, its architects, contractors, engineers, workmen uninterrupted access to the Said Land so as to enable Ashiana to execute, develop and construct the Project on the Said Land and carry out other development works in terms of the Applicable Law;
- (e) they shall notify Ashiana in writing, promptly, if it becomes aware of any fact or circumstance which would cause any of the representations and warranties given by them herein, to become untrue or inaccurate or misleading, at any point in time;

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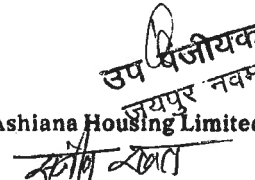


- (f) they shall not obstruct the exercise of the Development Rights by Ashiana, and shall undertake all agreed activities at the request of Ashiana for the full, absolute and uninterrupted enjoyment and exploitation of the Development Rights by Ashiana;
 - (g) they shall be jointly and severally liable and responsible for all of their covenants and obligations and its defaults stated under this Agreement;
 - (h) the Owner shall forthwith provide Ashiana notice of any claim, litigation, proceeding, investigation received by the Owner or of which the Owner becomes aware. In the event the Owner receives any communication, correspondence, notice, demand etc. of any nature whatsoever from any governmental authority and/or any third party, that may be related to the Said Land or the Project, it shall within 3 (three) days of receipt of the said communication, correspondence, notice, demand, share it with Ashiana;
 - (i) they shall promptly cure all Title Risk in respect of Said Land at all times at their own costs and expenses;
 - (j) Ashiana shall at all times have the right (but not an obligation) to step-in and cure/rectify/settle any Title Risk at the cost and expense of the Owner, if such Title Risk is not cured, rectified or settled by the Owner within 45(forty five) days of such Title Risk arising.
- 8.2 Simultaneously with the execution and/or registration of this Agreement, the Owner shall execute and register the GPA in favour of Ashiana and/or its nominee or its representative as mentioned in **Article 2.4** hereinabove for construction and development of the Project and for Marketing subject to the condition that the cost of stamp duty, registration and all other charges on the GPA shall be borne and paid by Ashiana.

8.3 The Owner further agrees:

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- (a) To sign and execute the layout plan, 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 the condition that all costs and expenses for any conditions, acts, deeds etc. shall be borne by Ashiana, 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;
- (b) Ashiana 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 Unit(s) comprised in the Project Complex;
- (c) That the logo, trademark and brand associated with "ASHIANA" belongs to Ashiana Group and it has been agreed by and among the Parties that Owner shall not use the brand name/trademark/logo of "ASHIANA" in any way in any of the ventures, transactions, documents, etc.

9. COVENANTS OF ASHIANA

9.1 Ashiana agrees and covenants with the Owner that -

- (a) Subject to (i) Force Majeure circumstances; and (ii) compliance of the terms and conditions of this Agreement by the Owner, Ashiana shall complete construction of the Project within the Development Term;
- (b) Ashiana shall construct the Project in accordance with the sanctioned building plan;
- (c) Ashiana shall hand over the possession of the Unit(s) only after obtaining completion certificate/occupancy

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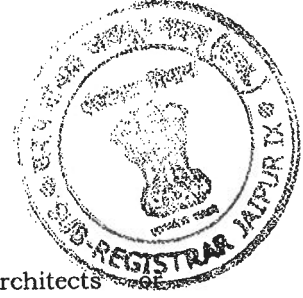
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certificate from either empaneled architects or
Sanctioning Authority;

- (d) Ashiana shall make all payments due to the Owner under this Agreement diligently, without delay or demur subject to deductions as mentioned in this Agreement.

9.2 Ashiana 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. Ashiana shall keep the Owner absolutely saved, indemnified and harmless from or against any penalty, liability, claim or consequences that may arise therefrom.

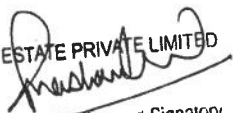
9.3 Ashiana shall be at liberty to dig deep tube wells and erect temporary structures and carry on all lawful activities on the Said Land as may be required or necessary for execution construction of the Project with due permission, if necessary, from the authorities concerned.

9.4 Ashiana shall construct the Project in accordance with sanctioned building plans at its own cost and expense, save and except for expenses that are explicitly to be borne by the Owner as specified in this Agreement elsewhere.

10. MAINTENANCE OF THE PROJECT COMPLEX

10.1 Ashiana by itself or by any agency appointed by it, i.e., 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.

10.2 Ashiana, in exercise of such right, shall have right to fix and determine the rate of Maintenance Charge payable by the Customers without any discussion with or consent of the Owner.

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10.3 Over and above the Maintenance Charge, Ashiana shall be entitled to receive and realize applicable taxes on Maintenance Charge.

10.4 Ashiana or any agency appointed by it, shall be entitled to all profits, if any, arising out of the Maintenance Services and Owner shall have no share or right therein.

11. TAXES

11.1 Any taxes arising out of the revenue share arrangement relating to Owners' Allocation will be borne by the Owner and similarly Ashiana shall bear the taxes pertaining to Ashiana Allocation.

11.2 Ashiana shall discharge all statutory obligations in relation to GST in respect of sale of Unit(s) to the Customer(s).

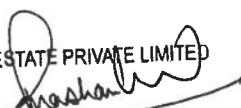
11.3 Ashiana shall deduct TDS as prescribed under Section 194 IA of the Income Tax Act, 1961 while paying or distributing the Owners' Allocation to the Owner.

11.4 GST will be payable under reverse charge mechanism on the value attributable to the Unit(s) remaining un-booked as on date of issuance of completion certificate. It has been agreed between Ashiana and the Owner that the amount of GST payable under reverse charge mechanism on Unit(s) remaining un-booked shall be proportionately borne between the Owner and Ashiana and such GST shall be reduced from the GRR and Ashiana shall pay the GST on reverse charge mechanism and reduce the amount from GRR and accordingly adjust the following month's payment of the Owners' Allocation in the GRR.

12. STAMP DUTY AND REGISTRATION

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 GPA shall be paid and borne by Ashiana.

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13. RERA COMPLIANCES

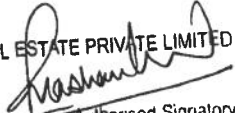
Ashiana shall be solely liable and responsible, at its own cost, for all compliances including resolution of disputes/claims by allottees under RERA, except for (i) issues that may arise pertaining to ownership, title and possession of the Said Land which solely shall be the responsibility of Owner; (ii) the compliances and filings as may be required by law to be undertaken by the Owner under RERA.

14. MUTUAL REPRESENTATIONS AND WARRANTIES

Each Party represents and warrants to the other Party that:

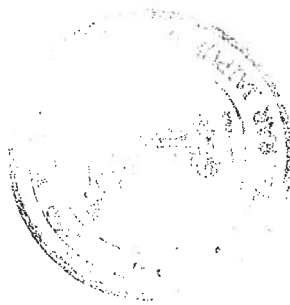
- (a) it is duly organized and validly existing under the laws of India and it is legally entitled under the laws of India to execute this Agreement, and this Agreement once executed shall constitute legal, valid, binding and enforceable obligations of such Party;
- (b) It has the power and authority to execute and deliver this Agreement. A certified copy of the board resolution of Ashiana and the Owner evidencing such authority is annexed to this Agreement. This Agreement has been duly authorised, executed and delivered by such Party 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 such Party of this Agreement and the transactions contemplated hereunder;
- (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, contracts, agreements or any other instruments to which such Party is a party or which are applicable to such Party. There is no insolvency or

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winding up proceedings initiated or pending against such Party;

- (e) No material adverse event of any nature has occurred which has a material adverse effect on the transactions 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.

15. OWNER REPRESENTATIONS AND WARRANTIES

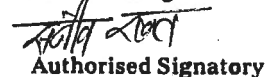
The Owner hereby represents and warrants to Ashiana as on date hereof as under:

- (a) The Owner possesses a clear, marketable, unfettered, absolute and unrestricted right, title and interest on the Said Land which is fit for the purposes of exploitation of Development Rights granted herein entitled to vacant, peaceful, legal and physical possession thereof and no other party/person has any right, title, interest, claim, and concern of any nature whatsoever;
- (b) There is no easement, impediment, prohibition, restriction or negative covenant running with the Said Land, whereby the Owner is in any manner restrained, prohibited or prevented from granting the Development Rights in favour of Ashiana;
- (c) The Said Land has an unobstructed and un-restricted access and approach to the main road;

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- (d) The Said Land is contiguous and there are no impediments with regard to the development of the Project on the Said Land;
- (e) All the land and title documents pursuant to which the right, title and interest in the Said Land have been transferred to the Owner are registered, adequately stamped, and are valid, binding, enforceable;
- (f) The Owner has caused mutation of the Said Land in their name and the Owner is reflected as the sole, absolute, exclusive and registered owner of the entire Said Land in the concerned local land registry records and all other/local records of the concerned Governmental Authorities;
- (g) 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, charges, 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 on the Said Land. The Owner has not entered into any arrangement or agreement to sell, develop, transfer, lease, license or otherwise dispose the Said Land or any portion thereof with any person(s);
- (h) The Owner is in absolute compliance of the laws, statutes, land ceiling laws, regulations, ordinances, rules, judgements, notifications, orders, decree, bye-laws, government approvals, directives, guidelines, etc. as in effect as on the Effective Date;
- (i) 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

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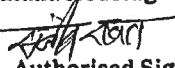
of law. The Owner has not received any notice or order issued under any State or Central Law for the time being in force affecting the Said Land or any part thereof or the development thereof. There are no claims, proceedings or dues, which in any manner affect or likely to affect the rights or transactions contemplated under this Agreement;

- (j) No part of the Said Land is subject to any easementary or other rights including those given by the Owner or Owners' predecessors-in-title. There are no tenancy claims in regard to the Said Land, either by grant by Owner, Owner's predecessors-in-title or under the provisions of any Applicable Law;
- (k) All rents, rates, taxes, assessments, dues, duties, cesses and other outgoings whatsoever payable in respect of the Said Land to all concerned Government Authorities, semi government authorities, public bodies and local bodies have been duly paid and discharged in full up to the Effective Date and in the event that the said dues have not been paid up to the Effective Date, the Owner shall assume all liabilities and penalties, if any;
- (l) 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;
- (m) Neither there is any agreement or arrangement or contract, the performance or non-performance of any of its clauses could lead to any creation of Encumbrances on the Said Land or any part thereof nor the Owner has in

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any way created any Encumbrance on the Said Land, or any part thereof;

- (n) There is 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;
- (o) To the best of our knowledge, there are no apparent restrictions under the Applicable Laws or otherwise for development of the Said Land in accordance with the approved building plan. There appears to be no hindrance or impediment of any nature whatsoever for obtaining Approvals for development of the Project in accordance with the approved building plan;
- (p) During the subsistence of this Agreement, the Owner shall not sell convey, transfer the title and ownership of the Said Land to any person or the Development Rights to any person other than Ashiana/its affiliates/its nominees/appointees.

16. ASHIANA'S REPRESENTATIONS AND WARRANTIES:

- 16.1 Ashiana shall comply with all Applicable Laws, including RERA 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, completion certificates/occupancy certificate from the appropriate authority including for the purpose of registration of the sale deeds/ lease deeds pertaining to transfer of Unit(s) forming part of the Project.
- 16.2 Ashiana shall complete the development of the Project in accordance with this Agreement and Applicable Laws.
- 16.3 Ashiana 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.

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17. INDEMNIFICATION

- 17.1 Ashiana shall at all times indemnify the Owner, its directors, shareholders, promoters, employees and authorized representatives and shall keep them indemnified, saved, defended and harmless, from and against all actual and direct financial losses which the Owner may bear, incur or suffer, and/or which may be made, levied or imposed on Owner due to or by reason or virtue of (i) breach of its obligations, covenants and undertakings under this Agreement; (ii) breach of its obligations under applicable labour laws; (iii) claims and/ or action that may be initiated against the Owner due to reasons exclusively attributable to Ashiana (except on account of Owner act of omission and commission of any act, willful default and gross negligence); (iv) any of its declarations and representations made in this Agreement being found to be false, untrue and/ or misleading in any manner whatsoever; and (v) all claims and actions initiated by Customer(s) of Unit(s) in the Project, any ultimate apex body formed, contractors, consultants, etc. engaged in development and construction of the said Project, banks/financial institutions/investors funding the Project.
- 17.2 The Owner shall at all times indemnify Ashiana, 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 Ashiana may bear, incur or suffer, and/or which may be made, levied or imposed on Ashiana, and/or claimed from Ashiana, due to or by reason or virtue of (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 Documents; (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; (v) breach of its obligations, covenants and

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undertakings under this Agreement; (vi) claims, investigations, orders, demands, attachments, proceedings, and, or, enquiries that may be initiated against Ashiana on account of acquisition and ownership of the Said Land in violation of the Applicable Laws; and (vii) any and all liabilities, losses, damages, costs, actions, proceedings, judgments, settlements, expenses or the like, which Ashiana may bear, incur, suffer and/or which may be made, levied, or imposed on Ashiana and/or claimed from Ashiana owing to any part of the Said Land or the Project.

18. ASHIANA'S BORROWING RIGHTS

18.1 The Construction of the Project shall be carried out by Ashiana from the advances received from the Allottee(s) and from its own funds. However, in exceptional circumstances, in order to meet the construction cash flow shortfall, Ashiana shall be entitled to, with mutual consent in writing and subject to the terms and conditions of the Agreement, raise working capital/give guarantee/raise finance/borrow up to an amount of Rs. ~~25,00,00,000/-~~ (Rupees ~~Two hundred crore~~) from banks/financial institutions/non-banking financial companies/any person, by mortgaging the Said Land solely for the execution, construction and development of the Project. Ashiana shall be entitled to mortgage its rights and entitlements under this Agreement to secure any working capital/finance/loan and advances.

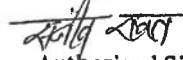
18.2 That, it is clarified that the obligation to repay the finance facility including interest, penal interest and other charges and penalties, availed by Ashiana shall be that of Ashiana only and the Owner shall not be liable for repayment in any manner. Further, all finances raised by the Ashiana against its rights and entitlements under this Agreement, shall be utilized towards the Project only.

18.3 The Owner shall extend all its assistance and cooperation to Ashiana in getting the finance facility sanctioned including signing of any documents and papers required in this connection to be signed by the Owner.

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- 18.4 Ashiana shall bear and pay all cost and expenses of stamp duty, registration fee, processing fee and advocate fee etc. in respect of mortgage deed and other documents and writings in relation to the construction finance as mentioned hereinabove.

19. MATERIAL BREACH AND REMEDY

- 19.1. Ashiana shall be in default of the terms of this Agreement if it defaults in completing the Project within the Development Term subject to Force Majeure circumstances and compliance of terms and conditions of this Agreement by the Owner.

- 19.2. In the event wherein Ashiana, (i) fails to complete the construction and development of the Project within the Development Term and/or, (ii) completes the construction and development of the Project within the Development Term, however fails to sell all Unit(s) comprised in the Project Complex, in that case Ashiana shall be eligible for an extension of 1.5 (one point five) years from the date of expiry of the Development Term to complete the construction of the Project and complete the sale of the entire Saleable Area/Unit(s) comprised in the Project on the Said Land ("**Extension Period**"). During the Extension Period, Ashiana shall endeavour to sell the entire Unit(s) comprised in the Project. However, in the event there still remain few unbooked/unsold Unit(s) in the Project, Ashiana shall distribute unbooked/unsold Unit(s) between the Parties in the ratio of their respective entitlement in the revenue, i.e., the Owner shall get ~~40%~~ of the unbooked/unsold units and Ashiana shall get ~~60%~~ of the unbooked/unsold units. Out of the units so allocated or distributed to the Owner as aforesaid, Ashiana shall purchase 50% of such Unit(s) from the Owner and handover balance 50% of the Unit(s) to the Owner after completing the construction. The price of such Unit(s) to be paid by Ashiana to the Owner shall be calculated based on the average sale price of the last 30 (thirty) Unit(s) comprised in the Project sold by Ashiana immediately before the date of expiry of the Extension Period after deduction of 10% from the average sale price of such Unit(s). For instance, if the average sale price of the last 30 (thirty) Unit(s) is Rs. ~~30000/-~~, Ashiana shall pay to the Owner, Rs. ~~30000/-~~ minus ~~10%~~, i.e., ~~Rs. 27000/-~~.

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~~area~~ of super area, however, it shall not be lower than the minimum average sale price of the Unit(s). Further, Ashiana shall also adjust balance unadjusted Interest Free Refundable Deposit (IFRD), if any while making payment to the Owner. It has been further agreed that Ashiana shall make the payment to the Owner against purchase of such Unit(s) from the Owner within 30 (thirty) days from the expiry of Extension Period failing which Ashiana shall be liable for interest on such amount at the rate of SBI MCLR as on the date of expiry of Extension Period.

19.3. Since distribution of unbooked/unsold area shall be done in the form of Unit(s), there will be some fractional area which cannot be converted into Unit(s). In that situation, Ashiana shall pay to the Owner for the fractional area based on the aforesaid formula under Article 19.2 within 30 (thirty) days from the date of expiry of Extension Period failing which Ashiana shall be liable for interest on such amount at the rate of SBI MCLR as on the date of expiry of Extension Period.

19.4. After purchase of 50% Units from the Owner as mentioned in the above Article 19.2, Ashiana shall hand over the balance 50% Units so allocated to the Owner in the form of completed Units within 30 days' time from the expiry of Extension Period. In case Ashiana fails to hand over these 50% of unsold Units so allocated to the Owner, Ashiana shall be liable for interest at the rate as mentioned in the Article 19.2 and 19.3 on the total price of such Unit(s) to be handed over to the Owners from the date of expiry of Extension Period. The price of such Unit(s) shall be determined in the same manner as mentioned in the Article 19.2 above. The Owner shall be free to market, sell and dispose off their respective Unit(s) as allocated in the aforesaid manner and be entitled to exclusively realize revenue therefrom. The Owner shall become liable to pay the Maintenance Charges, maintenance deposit, applicable Pass Through Charges, etc. to the Maintenance Agency for the Unit(s) retained by them.

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20. NOTICES

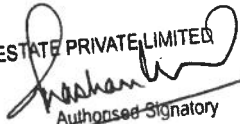
- 20.1 Notices to the Owner shall be given by sending the same at its corporate office stated hereinabove or hereinbelow and any notice so given shall be deemed to be a valid and proper notice given to the Owner.
- 20.2 Notices to Ashiana shall be given by sending the same at its corporate office stated hereinabove or hereinbelow and any notice so given shall be deemed to be a valid and proper notice given to the Ashiana.
- 20.3 That all notices to be served on the Owner and Ashiana as contemplated by this Agreement shall be deemed to have been duly served if sent to the Owner or Ashiana by Registered Post A.D/courier and notified email ID at their respective addresses specified below:

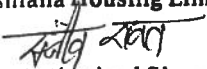
Name of the Owner	M/s KGK Real Estate Private Limited
Address	D-45, Subhash Marg, C-Scheme, Jaipur- 302001, Rajasthan.
Notified email id	prashant.kothari@kgkmail.com chandan@kgkhomes.com

Name of the Developer	M/s Ashiana Housing Limited
Address	401, 3 rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015.
Notified email id	varun.gupta@ashianahousing.com

21. AMENDMENT

- 21.1 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.

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- 21.2 Any amendment to this Agreement shall be done in writing signed by both the Parties hereto and shall be varied/amended only by execution of a supplementary agreement signed in writing by or on behalf of the Parties hereto.

22. ASSIGNMENT/TRANSFER

Both the Owner and Ashiana shall not transfer or assign any of their respective rights, obligations or liabilities under this Agreement to any third party without the written consent of either party and subject to the provisions of RERA.

23. WAIVER

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 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.

24. PARTIAL INVALIDITY

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.

25. CUMULATIVE RIGHTS AND REMEDIES

Each right and remedy provided for herein or now or hereafter existing at law, in equity, by statute or otherwise shall be

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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.

26. PARAGRAPH HEADINGS

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.

27. COMPLETE AGREEMENT

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.

28. CONFIDENTIALITY

This Agreement, its existence and all information exchanged between the Parties under this Agreement shall not be disclosed to any person by the Owner except when the same is required to be disclosed pursuant to Applicable Law, rules regulations etc. or is appropriate in connection with any necessary or desirable intimation to the Government of India. Before making any such disclosure the Owner shall obtain prior approval/consent of Ashiana, which approval/consent shall not be unreasonably withheld.

29. DISPUTE RESOLUTION

- 29.1 All disputes and differences by and between Ashiana on the one hand and Owner on the other hand with respect to construction or interpretation of any terms and conditions contained herein 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.

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- 29.2 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 Ashiana and the two arbitrators so appointed shall appoint the third and/or presiding arbitrator.
- 29.3 Such arbitration proceedings shall be conducted in English and in accordance with the provisions contained in the Arbitration & Conciliation Act, 1996 or any statutory modification thereof.
- 29.4 The arbitral tribunal shall be at liberty to frame its own procedure including summary procedure.
- 29.5 The seat of arbitration and venue shall be Jaipur or New Delhi or at any other place mutually agreed upon between the Parties in writing.
- 29.6 The arbitral tribunal shall pass its final and binding award within 12 months and the arbitral tribunal shall pass a final award within 12 months of the dispute being referred to it. The decision of the arbitral tribunal shall be final and binding on the Parties.

30. NO TERMINATION

Notwithstanding anything contained in this Agreement, the Parties recognize and acknowledge that Ashiana will be investing substantial sum of money and time and has agreed to enter into this Agreement on the specific understanding that the Owner shall not be entitled to terminate this Agreement for any reason whatsoever nor shall be entitled to revoke any of the Development Rights granted herein unless mutually agreed in writing.

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PART-A OF THE FIRST SCHEDULE
THE ENTIRE LAND

The Entire Land is land admeasuring 36,900 sq. mtrs., (3.69 hectares) under khasra numbers, namely 876, 877, 878, 879, 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 thereabout lying and situated at Village Bhankrota Kalan, Tehsil Sanganer, Dist. Jaipur in the state of Rajasthan and the Owner has acquired the same in the following manner: -

S.No.	Seller/Previous Owners	Buyer/Owner	Sale Deed Details	Khasra No.	Khasra Area (Hect)
1	Bharu Duttak S/O Shree Narayan	KGK Real Estate Pvt. Ltd.	Sale Deed No. 2010399004201 dated 24 th September 2010 registered on 24 th September 2010 vide book no. 1, jild no. 128, page no. 178, serial no. 2010399003583 and pasted on additional book no. 1, jild no. 512, page no. 250 to 258.	876	0.35
				877	0.49
				878	0.32
				885	0.12
2	1) Ganesh Narayan S/O Late Jagannath 2) Birdhi Chand S/O Late Jagannath 3) Suraj S/O Late Mangi Lal 4) Hajari Lal S/O Late Prabhu Narayan		Sale Deed No. 2010399004394 dated 14 th October 2010 registered on 14 th October 2010 vide book no. 1, jild no. 129, page no. 146, serial no. 2010399003751 and pasted on additional book no. 1, jild no. 515, page no. 420 to 430.	881/2891	0.04
				879	0.35
				880	0.53
				881	0.08
				882	0.29
				884	0.12
3	1) Kalu Ram S/O Late Ganga Ram 2) Lala Ram S/O Late Ganga Ram 3) Babu Lal S/O Late Ganga Ram		Sale Deed No. 2010399003751 and pasted on additional book no. 1, jild no. 515, page no. 420 to 430.	886	0.09
				887	0.03
				905	0.88
Total					3.69

For KGK REAL ESTATE PRIVATE LIMITED

[Signature]
Authorised Signatory

For Ashiana Housing Limited

[Signature]
Authorised Signatory

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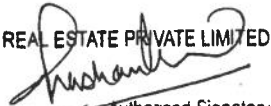




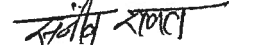
PART B OF THE FIRST SCHEDULE
THE SAID LAND

The Said Land is land admeasuring 32,693.75 sq. mtrs. (3.26 hectares) (excluding land area surrendered towards sector roads and facility area) forming part of the Entire Land lying and situated at Village Bhankrota Kalan, Tehsil Sanganer, Dist. Jaipur in the state of Rajasthan. A copy of the map of the Said Land is attached as **Annexure I.**

For KGK REAL ESTATE PRIVATE LIMITED


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For Ashiana Housing Limited


Authorised Signatory

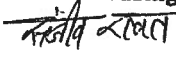
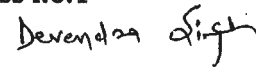
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जयपुर नवम्



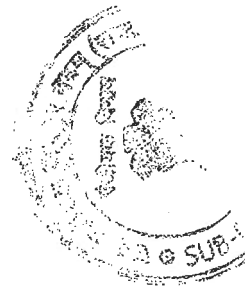


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IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED
THIS AGREEMENT ON THE DAY, MONTH AND YEAR MENTIONED
ABOVE.

EXECUTED on behalf of KGK REAL ESTATE PRIVATE LIMITED	For KGK REAL ESTATE PRIVATE LIMITED  Authorised Signatory (Stamp & Signature)
Through Mr. Prashant Kothari	
EXECUTED on behalf of ASHIANA HOUSING LIMITED	For Ashiana Housing Limited  Authorised Signatory (Stamp & Signature)
Through Mr. Sanjeev Rawat	
Witness No.1 Name:  Address: 43, Street No 20, Rampura Basti Bikaner	 (Signature)
Witness No.2 Name:  Address: 401, 3rd floor, Apex Mall, Conch Rd, Jaipur	 (Signature)

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जयपुर नक्स



ANNEXURE I
(Map of the Said Land)



SITE PLAN OF GROUP HOUSING PLOT KHASRA NO:- 876, 877, 878, 879 & 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 IN VILLAGE-BHANKROTA KALAN TEHSIL SANGANER, DIST. JAIPUR.

PLOT AREA = 32693.75 SQ.MTR.

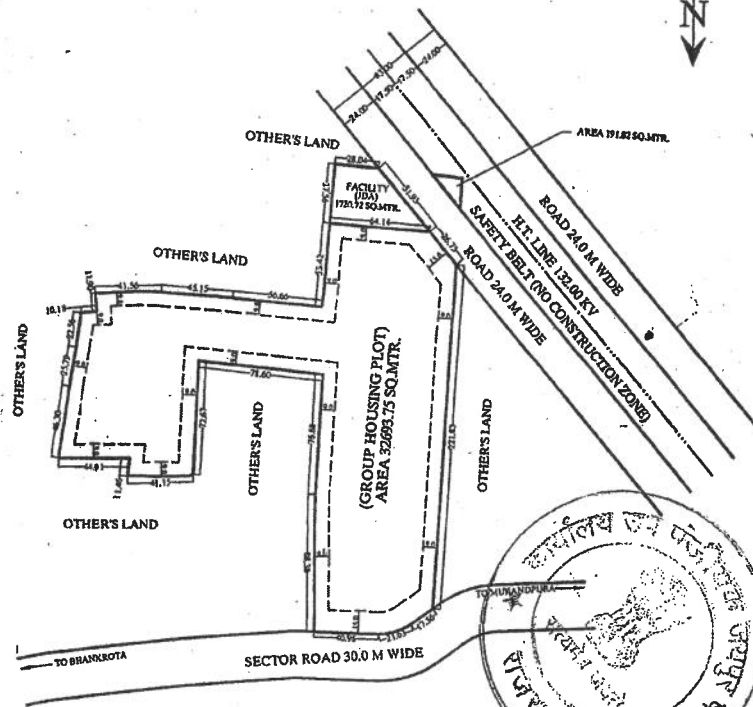
AREA IN SAFETY CORRIDOR = 191.82 SQ.MTR.

PERCENTAGE OF CONSTRUCTION AREA : 35%

F.A.R : 1.33 (STANDARD)

HEIGHT : AS PER JDA BUILDING BYE LAWS 2011 POINT NO. 8.11

SCALE - 1CM=30M



Signature
SITE ENGINEER
ZONE-12

Signature
ZONE-12

Signature
उपायुक्त एवं प्राधिकृत अधिकारी
DY.COMMISSIONER
ZONE-12
जायपुर विकास प्राधिकरण, जायपुर

JAIPUR DEVELOPMENT AUTHORITY
JAIPUR

For KGK REAL ESTATE PRIVATE LIMITED

Signature
Authorised Signatory

For Ashiana Housing Limited

Signature
Authorised Signatory



Registration Endorsement

आज दिनांक 27/05/2022 को

पुस्तक संख्या 1 जिल्द संख्या 226 में

पृष्ठ संख्या 178 क्रम संख्या 202203182103791 पर पंजीकृत किया गया तथा

अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 904 के

पृष्ठ संख्या 484 से 542 पर चर्चा किया गया।

202201182004339

Developer Agreement (Sale power)

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जयपुर नवग
PUR-IX



जयपुर विकास प्राधिकरण, जयपुर

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की जाने वाली) अधिनियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख



यह विलेख आज वर्ष 2013 के माह 10 के 11 के दिनांक को विक्रय पत्र संख्या 10/2013 के द्वारा जयपुर विकास प्राधिकरण, जयपुर (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं केजीके डियल एस्टेट प्रा.लि. जयपुर निदेशक नवरतन कोठारी पुत्र स्व. श्री धीरूताल कोठारी जाति महाजन ध्यावसाय व्यापार निवासी डी-44, सुभाष मार्ग, सी-स्क्रीम, जयपुर जिनको इसके बाद लीजधारक (पट्टाधारक) संबोधित किया गया है) द्वितीय पक्ष तथा इस इलाका में जहां कहीं प्रसंग से देसा अर्थ निकले उनके उत्तराधिकारी, निर्वाहक, प्रबन्धक, प्रतिनिधि और भुक्तकीन अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यार्थित करता है कि प्रियम तंथा विकास शुल्क की एकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है, और जिसकी इसी नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, से एवज में लीजधारक को जमीन का वह तंताम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो आवासीय (ग्रुप हाउसिंग) भूखण्ड राजस्व ग्राम माकरोटा कला तहसील सांगानेर के खसरा नं. 881/2891, 878, 877, 878, 886, 879, 890, 891, 882, 884, 886, 887, 905 कुल किता 13 कुल सांप 3.69 हैक्टर भूमि में से 30 मीटर सड़क सीमा से प्रभावित 1001.87 वर्गमीटर 24 मीटर सड़क सीमा में निहित 1291.83 वर्गमीटर एवं नो कन्स्ट्रक्शन सेप्टी कॉरीडोर का क्षेत्रफल 191.82 वर्गमीटर भूमि जमिना को निशुल्क समर्पित करने तथा 5 प्रतिशत सुविधा क्षेत्र 1720.72 वर्गमीटर छोड़ने के पश्चात् 32893.75 वर्गमीटर भूमि 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 संलग्न चित्रों में दर्शाया गया है, और जिसे पूर्ण स्वामित्व सम्बन्धी स्वतंत्र संहिता किन्तु निम्नलिखित तंताम पर प्रत्येक उपयोग, संरक्षण, प्रतिबन्ध, इन्फ्रा, शर्तों और करारों के अधीन खरीददार अपने उपयोग, उपयोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात्:-

लीजधारक कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दे, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अनुसार निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रुपये 51,81,71.00 अंके इकावन लाख, इकरानव हजार सात सौ ग्यारह रुपये मात्र येवंगी अदा करेगी परन्तु लीजधारक, यदि चाहें तो, एक बारीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर निर्धारण की राशि के संदाय के दायित्व से छुट प्राप्त करने का अधिकारी होगा। एकमुश्त लीज राशि जमा है।

- एक बार नियत किया गया भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय पत्र 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 भूमि के किराये का 25 प्रतिशत होगी।
- पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होगा।
- उक्त भूखण्ड का उपयोग केवल आवासीय (ग्रुप हाउसिंग) 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।
- इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जाये, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
- लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्लिखित निर्बंधन और शर्तों और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानों 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 निर्बंधनों और शर्तों या किन्हीं पृथक् आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस विहित विनियमित मामलों में जारी किये जायें, शासित होंगे।
- उक्त भूखण्ड के अन्तरण के मामलों में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए आवेदन के साथ रजिस्ट्रार विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रुपये प्रतिवर्गमीटर की दर से अन्तरण फीस निश्चित की जायेगी। परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभावित नहीं की जायेगी।

उप पंजीयक
वर्धन जयपुर-6

प्रमाणित एवं प्रामाणिक अधिकारी
जोन-12
जयपुर विकास प्राधिकरण, जयपुर

For KGK REAL ESTATE PRIVATE LIMITED

(Signature)
Authorised Signatory

For Ashiana Housing Limited

(Signature)
Authorised Signatory

8. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम ब्याज, आन्तरिक/बाह्य निकाल प्रभार का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया राशि में सीजधारक से वसूली होगी।

9. यदि आर्बटन या पट्टा विलेख के निर्वादन के पश्चात् यह पाया जाता है कि आर्बटन या पट्टा विलेख विधि की दुरुनिराधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुरुपदेशानुसार अनिर्वात किया गया है या आर्बटन या पट्टा विलेख के निर्वादन और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों सहित नगर निकाय में निहित समझ जायेगा और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसान के लिए उत्तरदायी नहीं होगा।

इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिखपुल्ल बैंक/सरकार ऋणदात्री संस्था/एच.डी.एफ.सी. अधवा. नेशनल हाउसिंग बैंक द्वारा अधिपूत ऋणदात्री संस्थाओं के पास भवन निर्माण के ऋण के लिए प्रचलित रखा जा सकेगा।

परिशिष्ट

नोट - इस भूखण्ड की पंजीकृत मूल्य राशि रुपये 25958552/- होती है। अतएव स्टाम्प नम्बर जोड़के 0001257228, 3105 स्टाम्प रुपये 1287830+10 संख्या 1+1 इहेसियत पट्टा इसके साथ लगाये जाते हैं।

कर के नाम ग्राम बाकिरोटा कला तहसील सांगानेर के खसरा नं. 861/2891, 878, 877, 878, 885, 879, 880, 881, 882, 884, 885, 887, 895 योजना का नाम निजी खातेदारी आवासीय (ग्रुप हाउसिंग) विस्तृत नाम सहित क्षेत्रफल 32893.76 वर्गमीटर

पूर्व परिसर नं. 861/2891, 878, 877, 878, 885, 879, 880, 881, 882, 884, 885, 887, 895 में निजी खातेदारी आवासीय (ग्रुप हाउसिंग)

सीमा उत्तर, दक्षिण, पूर्व, पश्चिम मानचित्र संलग्न है।

इसके साक्षी के रूप में इसके करीबने न इसके बाद प्रत्येक दशा में निर्दिष्ट स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये हैं।

सरकार की ओर से-

आज सन् 2013 के माह 10 के 21 वें दिन श्री हरीन्द्र सिंह आर.ए.एस

सक्षम अधिकारी, जयपुर विकास प्राधिकरण, जौन-12 जयपुर ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये।

साक्षी-

(1) नाम सुरेश कुमार मोदी पुत्र श्री राधेश्याम मोदी व्यवसाय प्राधिकरण सेवा निवास स्थान जयपुर

(2) नाम बाबू लाल निमा-ड/0 ख. श्री पुत्र जगदीश निमा-प्राधिकरण सेवा व्यवसाय जयपुर निवास स्थान जयपुर

आज दिनांक सन् 2013 के माह 10 के 21 वें दिन को निम्नलिखित की उपस्थिति में उक्त केजीके डियल-एस्टेट प्रा.लि. जॉरिये निदेशक नवरतन कोठारी सीजधारक द्वारा कार्यालय जयपुर विकास प्राधिकरण, जयपुर में हस्ताक्षर किये गये।

साक्षी-

(1) नाम सौरभ बोहरा पुत्र श्री राधेश्याम मोदी व्यवसाय सविन निवास स्थान 18, श्रीराम कॉलोनी, आर.टी.ओ. रोड, इन्दौर (म.प्र.)

(2) नाम राकेश दालीम पुत्र श्री राधेश्याम शर्मा व्यवसाय अधिकृत

उपायुक्त एवं प्राधिकृत अधिकारी सक्षम अधिकारी के हस्ताक्षर जयपुर विकास प्राधिकरण, जयपुर

साक्षी के हस्ताक्षर

साक्षी के हस्ताक्षर

सीजधारक के हस्ताक्षर

साक्षी के हस्ताक्षर



69AA 938634



राजस्थान सरकार
जयपुर विकास प्राधिकरण, जयपुर
बनाम

केजीके रियल एस्टेट प्रा.लि. जयपुर निदेशक नवरतन कोठारी पुत्र स्व. श्री धीसीलाल कोठारी निवासी डी-44, सुभाष मार्ग, सी-स्क्रीम, जयपुर।

क्र.सं.	स्टाम्प नं.	दिनांक	संख्या	राशि
1.	जेड.के. 0001257228	18.10.13	1	1297930/-
2.	3105	18.10.13	1	10/-

भूमि राजस्व ग्राम भांकरोटा कला तहसील सांगानेर के खसरा नं. 681/2891, 876, 877, 878, 885, 879, 880, 881, 882, 884, 886, 887, 905 कुल किता 13 कुल माप 3.69 हैक्टर भूमि में से 30 मीटर सड़क सीमा से प्रभावित 1001.87 वर्गमीटर, 24 मीटर सड़क सीमा में निहित 1291.83 वर्गमीटर एवं नो कन्स्ट्रक्शन सेफ्टी कॉरीडोर का क्षेत्रफल 191.82 वर्गमीटर भूमि जविप्रा को निशुल्क समर्पित करने तथा 5 प्रतिशत सुविधा क्षेत्र 1720.72 वर्गमीटर छोड़ने के पश्चात् 32693.75 वर्गमीटर भूमि का (आवासीय ग्रुप हाउसिंग) भूखण्ड की लीजडीड हेतु वांछित रेवेन्यू स्टाम्प संलग्न है, जो केजीके रियल एस्टेट प्रा.लि. जयपुर निदेशक नवरतन कोठारी पुत्र स्व. श्री धीसीलाल कोठारी निवासी डी-44, सुभाष मार्ग, सी-स्क्रीम, जयपुर को जयपुर विकास प्राधिकरण से आवंटित किया गया है।

उप पंजीयक
जयपुर

उपायुक्त जयपुर विकास प्राधिकरण, जयपुर

For KGK REAL ESTATE PRIVATE LIMITED

[Signature]
Authorised Signatory

For Ashiana Housing Limited

[Signature]
Authorised Signatory

क्र.स 3105 दिनांक 18/10/2013
 पदांक पूर्व मूल्य 10/-
 दता/दिनांक के.पी.डी. सेक्टर फोर प्रो.कि.
 पिला/परिचय श्री.वि. विद्यालोक तनवत के.पी.
 निवास स्थान के.पी.डी. गुमनाम
 भारत

भारत सरकार
 ऑफिस रजिस्ट्रार जनरल
 ऑ.नं. 90/2011-42
 के.पी.डी. परिसर, जयपुर



endorsement presenter



आज दिनांक 25 माह अक्टूबर सन् 2013 को 14:06 AM बजे
 श्री/श्रीमती/शुभी NAVRATTAN KOTHARI पुत्र/पुत्री/पत्नी श्री LATE GHISILAL KOTHARI
 उम्र 71 वर्ष, जाति JAIN व्यवसाय BUSSINESS
 निवासी D-44, SUBHASH MARG, C-SCHEME, JAIPUR AS DIR. KGK REAL ESTATE PVT.
 LTD. null
 ने मेरे सम्मुख बसतावेज पंजीयन हेतु प्रस्तुत किया।

[Signature]
 हस्ताक्षर प्रस्तुतकर्ता
 (2013396007343)
 (Lease deed for local bodies (Patta))

[Signature]
 हस्ताक्षर उप पंजीयक,
 JAIPUR-VI
 उप पंजीयक
 बसन्त जयपुर-6

रसीद नं०	[2013396007544]
दिनांक	[25-10-2013]
पंजीयन शुल्क रु०	50000
प्रतिनिधि शुल्क रु०	0
खर्चोंकम शुल्क रु०	300
अन्य शुल्क रु०	129793
कमी स्टम्प शुल्क रु०	0
कुल योग रु०	180093



(2013396007343) उप पंजीयक, JAIPUR-VI
 (Lease deed for local bodies (Patta))

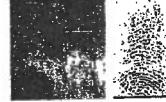
[Signature]
 उप पंजीयक
 बसन्त जयपुर-6

उक्त श्री/श्रीमती/शुभी (Executant)
 1-NAVRATTAN KOTHARI / LATE GHISILAL KOTHARI
 उम्र -71 वर्ष जाति - JAIN, व्यवसाय -BUSSINESS
 निवासी - D-44, SUBHASH MARG, C-SCHEME, JAIPUR AS DIR.
 KGK REAL ESTATE PVT. LTD.

Signature

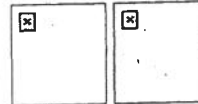
Photo

Thumb



(And Claimant)

1-JDA / JDA
 उम्र -0 वर्ष जाति - null व्यवसाय -WORKER
 निवासी -JAIPUR



मेरे लेख्यपत्र Lease deed for local bodies (Patta) को पढ़ सुन व
 समझकर निष्पादन करना स्वीकार किया। प्रतिकूल राशी.रु० 25958552/-
 पूर्व में मेरे समक्ष / मे से रु० 25958552/- पूर्व में मेरे समक्ष
 प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
 1- श्री/श्रीमती/शुभी RAJENDRA AGARWAL
 पुत्र /पुत्री /पत्नी श्री GOVIND RAM AGARWAL
 उम्र -40 वर्ष जाति-HINDU व्यवसाय -PROFESS:ONAL
 निवासी 7/406, MALVIYA NAGAR, JAIPUR.



मे की है जिसके समस्त हस्ताक्षर एवं अंगूठा को निम्नानुसार मेरे समक्ष लिये
 गये हैं।

(2013396007343)
 Lease deed for local bodies (Patta)

[Signature]
 उप पंजीयक, JAIPUR-VI
 उप पंजीयक
 बसन्त जयपुर-6

For KGK REAL ESTATE PRIVATE LIMITED
[Signature]
 Authorised Signatory

For Ashiana Housing Limited

[Signature]
 Authorised Signatory

Page 1 of 1

(281273600244)
Lease deed for local bodies (Rajasthan)
उप पंजीयक, JAIPUR-VI
पञ्चम जयपुर-०



SITE PLAN OF GROUP HOUSING PLOT KHASRA NO:- 876, 877, 878, 879 & 880, 881, 881/2891, 882, 884, 885, 886, 887, 905 IN VILLAGE-BHANKROTA KALAN TEHSIL-SANGANER, DIST. JAIPUR.

PLOT AREA = 32693.75 SQ.MTR.

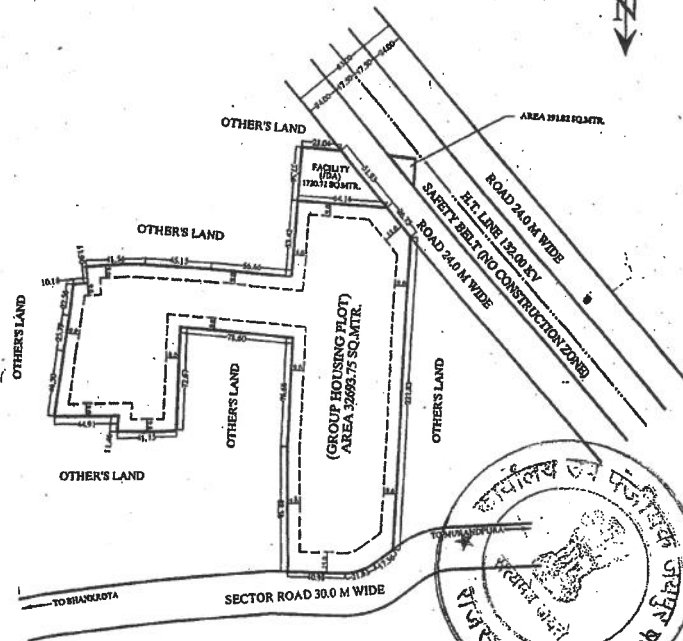
AREA IN SAFETY CORRIDOR = 191.82 SQ.MTR.

PERCENTAGE OF CONSTRUCTION AREA: 35%

F.A.R: 1.33 (STANDARD)

HEIGHT: AS PER JDA BUILDING BYE LAWS 2011 POINT NO. 8.11

SCALE - 1CM=30M



[Signature]
SITE ENGINEER
ZONE-12

[Signature]
Z.P.
ZONE-12

[Signature]
उपायुक्त एवं प्राधिकृत अधिकारी
DY. COMMISSIONER
ZONE-12
जयपुर विकास प्राधिकरण, जयपुर

JAIPUR DEVELOPMENT AUTHORITY
JAIPUR

For KGK REAL ESTATE PRIVATE LIMITED

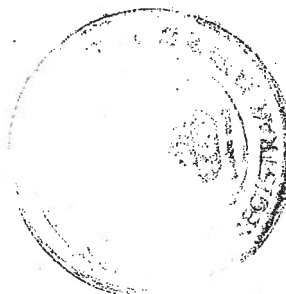
[Signature]
Authorised Signatory

For Ashiana Housing Limited

[Signature]
Authorised Signatory

Page 1 of 1

उप-पंजीयक, JAIPUR-VI
उप-पंजीयक
बिष्णु जयपुर-६



e-Stamp

Certificate No.	IN-PJ00241662107446L
Certificate Issued Date	19-Oct-2013 03:44 PM
Account Reference	SHCIL (FI)/fshcil01/RAMBAGH/ R/MP
Unique Doc. Reference	SUBIN/3361SHCIL/10098109337695L
Purchased By	KGK REAL ESTATE PVT LTD
Description of Document	Article 33(c)(ii) Lease Deed for Local Bodies (Patta)
Property Description	KHNO 881/2891.878,878,878,885,879,880,881,882,884,886,887,905 VILL BHANKRATAKALANTER SANGANER DFR
Consideration Price (Rs)	0
First Party	(Zero) JDA
Second Party	KGK REAL ESTATE PVT LTD
Stamp Duty Paid By	KGK REAL ESTATE PVT LTD
Stamp Duty Amount (Rs)	12,67,930/- (Twelve Lakh Ninety Seven Thousand Nine Hundred And Thirty only)

Please write or type below this line

[illegible]

0001257228

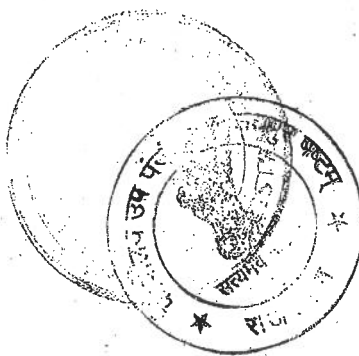
उपयुक्त एव प्राधिकृत अधिकारी
 पृष्ठ-12

1. The authenticity of the Stamp Certificate should be verified at "www.shcstamp.com". **सत्यपुष्प प्रमाणित**
2. The onus of checking the legitimacy is on the users of the certificate. **सत्यपुष्प**
3. The users should inform the Competent Authority.

AL ESTATE PRIVATE LIMITED

Authorised Signatory

Authorised Signatory



Warning

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

Any alteration to this certificate renders it invalid. Use of an alternate certificate without all the details mentioned is a criminal offence."

This document consists primarily features like coloured background with Geometric Flexible patterns and Subtle Logo images, decorative ornamental design borders. And copy text the appearance of micro printing, official watermarks and other Open and Closed features."

stampsAndRegistrationDepartment

Stamps and Registration Department
Office of the Sub Registrar VI
JAIPUR

(Rule 75 & 131)
FEE RECEIPT

Fee Receipt No 2013396007544
Presenter Name NAVRATTAN
Presenter/Property KOTHARI
Address D-44, SUBHASH MARG, C-Scheme, JAIPUR AS DIR. KGK REAL ESTATE
Document Type Lease deed for local bus (Part)
Claimant Name JDA
Face Value 25958552

Date

25/10/2013

Document S. No

2013396007343

Document S. No

Document S. No

Document S. No

Document S. No

Document S. No

Document S. No

Document S. No

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Document S. No



Ord- registration fee	3000	commission	0
csf_more_50000	300	stamp duty	0
stamp(memorandum)	0	stamp duty	0
Penalty	0	us_57	0
stamp duty	0	Surcharge	129793
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	180093

One Lakh Eighty Thousand Ninety Three Only

Cashier

Sub Registrar JAIPUR VI

For KGK REAL ESTATE PRIVATE LIMITED

Authorised Signatory

For Ashiana Housing Limited

Authorised Signatory





जयपुर विकास प्राधिकरण, जयपुर
(जमाकर्ता की प्रति)

प्रकोष्ठ : Account Officer (Payment)

खालान संख्या 285248

खाता सं. 675405000020

दिनांक 15/10/2013 Valid upto 14/11/2013

जमाकर्ता/आवेदनकर्ता का नाम KGK REAL ESTATE PVT.LTD DIR..
NAVERATAN KOTHARI

KHASRA NO- 851/2851,876,877,878 BHAKROTA
MUJUND PURA ROAD (NUJ KHATEDAR)

Code	Head	Rupess
1010106	Land Cost Under BSUP (Shetna)	622189.00
1010408	Registration Fee	3183370.00
1020311	Site Plan Charges	100.00
1020702	Urban Assessment (one Time)	5181715.00
1010404	Periphetal Charges(Esterial Development Charges)	8305510.00
कुल योग (शेको में)		17504830.00

Amount (Rs.)=1,75,04,830.00 (valid upto 14/11/2013)

Name of Bank ICICI BANK LTD

Payment Mode-CD No. D03099 Date 15/10/2013

भारत का सीमांत क्षेत्रों में विकास के लिए सरकार द्वारा प्रदान की गई छूट का उपयोग करने के लिए यह चेक जारी किया गया है।

धननबद्धता

उपरोक्त धन की राशि को बैंक खाते में जमा करने के लिए बैंक को निर्देश दिया गया है।

खालान संख्या 285248

Contact No. 9799494841

15 OCT 2013

Subject to Receipt
CREATIVE

For KGK REAL ESTATE PRIVATE LIMITED

Authorised Signatory

For Ashiana Housing Limited

Authorised Signatory



82c

10:10:13

राजस्थान सरकार

CASH CHALLAN

Date दिनांक: 11/10/2023

रकम जमा कराने का चालान

[illegible]

Amount (in words) Rupees

Amount (₹) 45,31,000

पूरा खाता (Full Accounts) में प्रत्येक खाते का प्रारंभिक बलाना (Opening Balance) इस प्रकार दर्शाया गया है -

Notes: Full accounts classification including head must be recorded in this statement in space provided for the purpose.

टिप्पणी :- इस बालान में प्रत्येक खाते का पूर्ण बिलाना यथा विस्तृत मंडी में लिखना चाहिए।

For KGK REAL ESTATE PRIVATE LIMITED

STATE PRIVATE LIMITED
Authorized Signatory

For Ashiana Housing Limited

Authorised Signatory



For Non-Banking Treasuries/Sub Treasuries बैंक कोषदार/उपकोषदार उपयोग हेतु

Received Rupees
प्राप्त किये रुपये

Treasurer खजानेदार	Accountant लेखापाल	Date दिनांक	Treasury/Sub Treasury Officer कोषदार/उपकोषदार अधिकारी
-----------------------	-----------------------	----------------	--

For Banking Treasuries/Sub Treasuries बैंक कोषदार/उपकोषदार उपयोग हेतु

Order to the Bank बैंक को आज़ा

Date दिनांक	Treasury/Sub Treasury Officer कोषदार/उपकोषदार अधिकारी
----------------	--

For Bank use बैंक उपयोग हेतु

Received Rupees
प्राप्त किये रुपये

On दिनांक

Bank Seal
बैंक की मोहर

Bank Manager बैंक मैनेजर

Space for entries of refund वापसी के लिए स्थान



जयपुर विकास प्राधिकरण, जयपुर।

क्रमांक:एफ()जविप्रा/उपा/जोन-12/नि.खाते./13/डी-3510 दिनांक 21-10-13
उप पंजीयक,
पंजीयन व मुद्रांक विभाग,
जयपुर।



विषय :-

निजी खातेदारी द्वारा प्रस्तुत राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर कृषक प्रयोजन के लिये उपयोग की अनुज्ञा और आवंटन) नियम 2012 के नियम 22 के अन्तर्गत अनुमोदित राजस्व ग्राम भाकरोटा कला तहसील सांगानेर के खसरा नं. 881/2891, 876, 877, 878, 885, 879, 880, 881, 882, 884, 886, 887, 805 कुल किता 13 कुल माप 3.69 हैक्टर भूमि में से 30 मीटर सड़क सीमा से प्रभावित 1001.87 वर्गमीटर, 24 मीटर सड़क सीमा में निहित 1291.83 वर्गमीटर एवं नो कन्सट्रक्शन सेफ्टी कॉरीडोर का क्षेत्रफल 191.82 वर्गमीटर भूमि जविप्रा को निःशुल्क समर्पित करने तथा 5 प्रतिशत सुविधा क्षेत्र 1720.72 वर्गमीटर छोड़ने के पश्चात् 32693.75 वर्गमीटर भूमि का आवासीय ग्रुप हाउसिंग प्रयोजनार्थ (एकल पददा) लीजडीड पंजीकृत करने बाबत।

महोदय,

इस पत्र के साथ में केंजीके रियल एस्टेट प्रा.लि. जसिये निदेशक नवरतन कोठारी पुत्र स्व. श्री धीरसीलाल कोठारी निवासी डी-44, सुभाष मार्ग, सी-स्क्रीम, जयपुर को निजी खातेदार द्वारा प्रस्तुत राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर कृषक प्रयोजन के लिये उपयोग की अनुज्ञा और आवंटन) नियम 2012 के नियम 22 के अन्तर्गत अनुमोदित राजस्व ग्राम भाकरोटा कला तहसील सांगानेर के खसरा नं. 881/2891, 876, 877, 878, 885, 879, 880, 881, 882, 884, 886, 887, 805 कुल किता 13 कुल माप 3.69 हैक्टर भूमि में से 30 मीटर सड़क सीमा से प्रभावित 1001.87 वर्गमीटर, 24 मीटर सड़क सीमा में निहित 1291.83 वर्गमीटर एवं नो कन्सट्रक्शन सेफ्टी कॉरीडोर का क्षेत्रफल 191.82 वर्गमीटर भूमि जविप्रा को निःशुल्क समर्पित करने तथा 5 प्रतिशत सुविधा क्षेत्र 1720.72 वर्गमीटर छोड़ने के पश्चात् 32693.75 वर्गमीटर भूमि का आवासीय ग्रुप हाउसिंग प्रयोजनार्थ (एकल पददा) की लीजडीड उनके द्वारा प्रस्तुत स्टाम्प पर निष्पादित की जा रही है। कृपया वित्त विभाग द्वारा जारी परिपत्र के अन्तर्गत पूर्ण मुद्रांकित कर नियमानुसार पंजीकरण की कार्यवाही कराये।

सलंगन :- उपरोक्तानुसार

भवदीय,

उपायुक्त, उप पंजीयन, जयपुर
जयपुर विकास प्राधिकरण,
जयपुर विकास प्राधिकरण, जयपुर

For KGK REAL ESTATE PRIVATE LIMITED

Authorised Signatory

For Ashiana Housing Limited

Authorised Signatory



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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 25-05-2022 6:53 PM

Fee Receipt No	: 9922981450383	Receipt Date	: 25/05/2022
Name	: ASHIANA HOUSING LIMITED THROUGH AUTHORIZED SIGNATORY MR SANJEEV RAWAT	Document S. No.	: 2520182001339
Address	: 102 MADHO PEARL PRIDE C6, JAIPUR, JAIPUR		
Document Type	: Power of Attorney		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 10000	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 150	Stamp Duty	: ₹ 500
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 10950
		Total Amount	: ₹ 10950

Mode of Payment (#Mode Number Amount #).

e-Registration Receipt RJ1262981450383 ₹ 30 # e-Registration Receipt RJ1242591458926 ₹ 10270 # eStamp IN-RJ62641832603258U ₹ 650

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

संजीवक
जयपुर नवम

SECRET



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 00000000000000000000

Receipt Date

25-MAY-2022 14:00

S.R. Location JAIPUR IX

Receipt No 00000000000000000000

Name Of Seller KGK REAL ESTATE PRIVATE LIMITED

Name Of Buyer ASHIANA HOUSING LIMITED

Type of Document 44 - Power Of Attorney (Eee) When Given To Promoter Or Developer By Whatever Name Called For Construction On, Or Development Of, Or Sale Or Transfer (In Any Manner Whatsoever) Of Any Immovable Property, (With Sale Power)

ACC Reference SHCIL/SHCIL RAJASTHAN/BANI PARK

Paid Fees

Particulars

Amount (Rs.)

Particulars

Amount (Rs.)

Registration Fees

₹ 9970

CSI

₹ 300

Copy of Fees

₹ 0

Record Inspection Fees

₹ 0

Late Fees

₹ 0

Commission Fees

₹ 0

Other Charges

₹ 0

Total Amount

₹ 10270

Service Charges

₹ 30

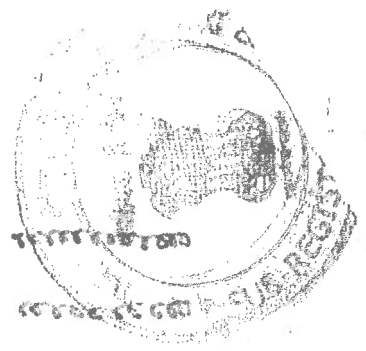
Grand Total

₹ 10300

(Rupees Ten Thousand Three Hundred Only)



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.

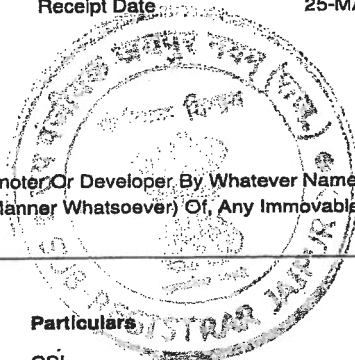




Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID: 202200000907
S R Location: JAIPUR IX
Receipt No: 202200000907
Name Of Seller: KGK REAL ESTATE PRIVATE LIMITED
Name Of Buyer: ASHIANA HOUSING LIMITED
Type of Document: 44 - Power Of Attorney (Eee) When Given To Promoter Or Developer By Whatever Name Called For Construction On, Or Development Of, Or Sale Or Transfer (In Any Manner Whatsoever) Of, Any Immovable Property, (With Sale Power)
ACC Reference: SHCIL/SHCIL RAJASTHAN/BANI PARK

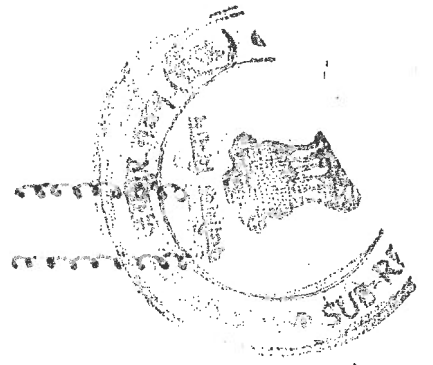


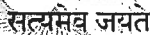
Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 30	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 30	Service Charges	₹ 10
Grand Total	₹ 40		
(Rupees Forty Only)			

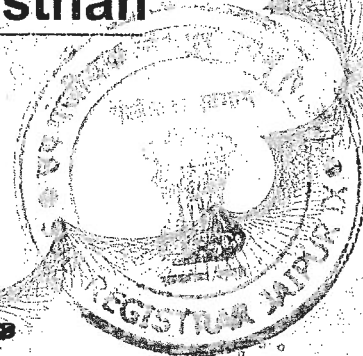


Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.





e-Stamp

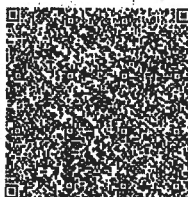


Certificate No.	: KH/2629478320032500
Certificate Issued Date	: 25 May 2022 01:03 PM
Account Reference	: 50200012130001250000000000000000
Unique Doc. Reference	: 50200012130001250000000000000000
Purchased by	: ASHIANA HOUSING LIMITED
Description of Document	: Article 44 Power of Attorney (see) When given to promoter or developer by whatever name called for construction on, or development of, or sale or transfer (in any manner whatsoever) of any immovable property, (with Sale power)
Property Description	: KHASRA NO 876 877 878 879 880 881 881/2891 882 884 885 886 887 905 VILL BHANKROTA KALAN SANGANER JPR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KGK REAL ESTATE PRIVATE LIMITED
Second Party	: ASHIANA HOUSING LIMITED
Stamp Duty Paid By	: ASHIANA HOUSING LIMITED
Stamp Duty Payable (Rs.)	: 500 (Five Hundred only)
Surcharge for Infrastructure Development (Rs.)	: 50 (Fifty only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 50 (Fifty only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 50 (Fifty only)
Stamp Duty Amount(Rs.)	: 850 (Six Hundred And Fifty only)

REAL ESTATE PRIVATE LIMITED

Authorised Signatory

Authorised Signatory



JMD 0003960963

VOID VOID VOID



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."

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GENERAL POWER OF ATTORNEY

THIS **GENERAL POWER OF ATTORNEY ("GPA")** is executed on this 25th day of May, 2022:

BY:

KGK REAL ESTATE PRIVATE LIMITED (CIN: U45201RJ2006PTC028227, PAN: AADCK04183), a Company existing under the Companies Act, 2013 having its Registered Office at D-45, Subhash Marg, C-Scheme, Jaipur- 302001, Rajasthan, represented by its Director Mr. Prashant Kothari, son of Mr. Prakash Chand Kothari, resident of B-1, Prithvi Raj Road, C-Scheme, Jaipur, Rajasthan 302001 duly authorized vide resolution dated 11th May 2022, hereinafter referred to as the **"Principal"** (which expression shall unless repugnant to the context mean and include its successors, representatives and permitted assigns) of the **ONE PART**;

IN FAVOUR OF

ASHIANA HOUSING LIMITED (CIN: L70109WB1986PLC040864 PAN: AADCA9093P), a Company existing under Companies Act, 2013 and having its Registered Office at 5F, Everest, 46/C, Chowringhee Road, P.S. Chowringhee Road, Kolkata-700071 and Local Office at 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015, and represented by its authorized signatory Mr. Sanjeev Rawat, son of Late Nathi Singh Rawat, resident of 102, Madho Pearl Pride, C-6, Vivekanand Marg, C-Scheme, Jaipur 302001, Rajasthan, duly authorized vide resolution dated 10th May 2022 and hereinafter referred to as **"Attorney"** (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the **OTHER PART**.

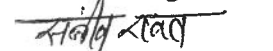
WHEREAS:

- The Principal is the absolute legal, beneficial and registered landowner and in vacant possession of all those pieces or parcels of the Said Land admeasuring 32,693.75 sq. mtrs. (3.26 hectares) lying and situated at Village Bhankrota Kalan, Tehsil Sanganer, Dist. Jaipur in the state of Rajasthan.
- The Principal and the Attorney have entered into a Development Agreement dated 25th May 2022, (hereinafter referred to as the **"Development Agreement"**) for development of a group housing project on the Said Land as more particularly described in the **Schedule I** hereunder written and on the terms and conditions stated therein.

For KGK REAL ESTATE PRIVATE LIMITED


Authorised Signatory

For Ashiana Housing Limited


Authorised Signatory



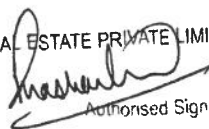


- C. With reference to Article 2.4 of the Development Agreement, the Principal agreed to execute an appropriate power of attorney in favour of the Attorney to do all such acts, deeds and things in its name and on its behalf for obtaining approvals, construction, development, sales, marketing and other ancillary work, to enter into agreement for sale and other requisite documentation required to transfer the Units/flats in the Project to the allottees/Customers.
- D. Capitalized words and expressions used but not defined herein shall carry the same meaning as ascribed to them in the Development Agreement.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, the Principal, doth hereby nominate, constitute and appoint Attorney herein, as its true and lawful attorney to do execute and perform or cause to be done, executed and performed all activities relating to obtaining of all requisite approvals, development and execution of the Project on the Said Land and to market the same including the following acts, deeds and things, that is to say:

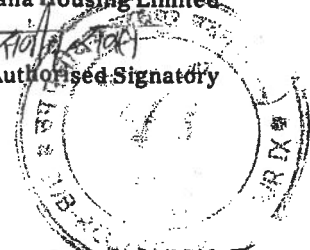
1. To take all steps for construction and development of the Project on the Said Land, either by itself, or through contractors, builders, architects, development managers, sub-contractors, agents, consultants and/or other persons engaged by the Attorney.
2. To plan, conceptualize, design and execute the Project.
3. To carry out the Marketing of the Project and exercise full, free and exclusive marketing, allotment, transfer, or sale rights in respect of the entire Project, including the built-up Apartments/Units, car parking spaces and any other saleable space in the Project by way of sale, allotment, lease, license, conveyance, assignment, grant, alienation and monetization or any other recognized manner of transfer.
4. To utilize and consume the FAR/BAR available for the Said Land.
5. To operate, manage, administer and maintain the Project and common areas and handover/ transfer of the common areas to the common organization of the Customers as per the Applicable Laws.
6. To sign, file, submit and obtain layout plan, building plan, services plan, revised/modified Building Plan and services plan before the concerned authorities including but not limited to Jaipur Development Authority, municipal authority and /or any other local/authority under the state

For KGK REAL ESTATE PRIVATE LIMITED


Authorized Signatory

For Ashiana Housing Limited


Authorized Signatory





Presentation Endorsement

आज दिनांक 25 माह 05 सन् 2022 को 08:50 PM बजे
श्री/श्रीमती/सुश्री KGK REAL ESTATE PRIVATE LIMITED THROUGH ITS
DIRECTOR MR PRASHANT KOTHARI पुत्र/पुत्री/पति श्री PRAKASH
CHAND KOTHARI
उम्र 44 वर्ष, जाति O-HINDU, व्यवसाय Business
निवासी House No.: B 1, Colony: C SCHEME, Area: PRITHVI RAJ
ROAD, City: JAIPUR, Pin code: 302001, District: JAIPUR, State:
RAJASTHAN

ने धरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता

In any other case

हस्ताक्षर उप पंजीयक
उप पंजीयक
जयपुर नवम्

Fees Receipt Endorsement

रसीद नं.	202202182005474
दिनांक	25-05-2022
पंजीयन शुल्क ₹	10000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
कुल योग	10950

In any other case



उप पंजीयक, JAIPUR-IX
उप पंजीयक
जयपुर नवम्

CHAK JALPURA

-3-



government and/or central government as may be required from time to time for development of the Project.

7. To enter upon the Said Land, take possession of the Said Land, survey the same, prepare layout and plans, drawings etc. and to sign and apply and follow up with all the concerned regulatory authorities, the matters relating to grant of Approval(s), sanctions, consents, Building Plans, and registrations under relevant laws, rules, regulations, orders, notifications, for and in respect of the Project and the Said Land or any part thereof, to obtain sanctions and Approvals of modifications to the sanctioned plans, Building Plans, zoning plans, occupation certificates, completion certificates if permitted under Applicable Law for the Project or any part thereof, as required under Applicable Law(s), rules, regulations, orders, notifications from time to time.
8. To do all such acts, deeds and things as may be required to landscape, divide/sub-divide the Said Land or carry out, or cause to be done, all technical and engineering activities for the purposes of the construction and development of the Project on the Said Land and the construction/erection of buildings thereon.
9. To market and sell the Units comprised in the Project Complex in accordance with the terms of Development Agreement and to dig, build, erect, develop, launch, construct and complete the buildings, structures for residential/club house facilities/common facilities for a residential project/entertainment and/or recreation purposes on the Said Land either by itself and/or through third-party contractors, as allowed and/or may be allowed under Applicable Law.
10. To submit all undertakings, agreements, affidavits, declarations, applications, instruments, letters, bonds, on behalf of the Principal, as required from time to time in connection with the Project and the Said Land.
11. To do all necessary acts, deeds and things towards construction and development of the Project, the completion of the development of the Project including, without limitation, appointing architects, engineers, workmen, contractors, agents, consultants, advisers and other personnel, obtaining necessary Approvals including, without limitation, approvals for the modification of the sanctioned plan, the commencement certificate, clearances, permissions, approvals, consents and no-objection certificates for the Project, wherever applicable at the cost of the Attorney.

For GK REE ESTATE PRIVATE LIMITED

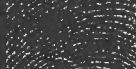
Authorised Signatory

For Ashiana Housing Limited

Authorised Signatory



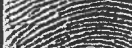
Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/शुश्री KGK REAL ESTATE PRIVATE LIMITED THROUGH ITS DIRECTOR MR PRASHANT KOTHARI, पुत्र/पुत्री/पति श्री PRAKASH CHAND KOTHARI, व्यवसाय Businessवाति 0-HINDU House No.:B 1 , Colony: C SCHEME, Area: PRITHVI RAJ ROAD, City: JAIPUR, Pin code: 302001, District: JAIPUR, State: RAJASTHAN			Executant Age : 44 Signature : 
2	श्री/श्रीमती/शुश्री ASHIANA HOUSING LIMITED THROUGH AUTHORIZED SIGNATORY MR SANJEEV RAWAT, पुत्र/पुत्री/पति श्री LATE NATHI SINGH RAWAT, व्यवसाय Servicesवाति 0-HINDU House No.:102, Colony: MADHO PEARL PRIDE C 6, Area: VIVEKANAND MARG C SCHEME, City: JAIPUR, Pin code: 302001, District: JAIPUR, State: RAJASTHAN			Claimant Age : 61 Signature : 

ने लेख्यपत्र In any other case को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 0/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

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

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री DEVENDRA SINGH, पुत्र/पुत्री/पत्नि श्री RAJENDRA SINGH जाति HINDU Age: 31 Add: House No.:43, Colony: RAMPURA BASTI, Area: STREET NO 20 LALGARH, City: BIKANER, Pin code: 334004, District: BIKANER, State: RAJASTHAN			Signature 
2	Name: श्री/श्रीमती/सुश्री SAMIKSHA BANSAL, पुत्र/पुत्री/पत्नि श्री NAVEEN KUMAR BANSAL जाति HINDU Age: 31 Add: House No.:4 DA 25, Colony: JAWAHAR NAGAR, Area: ., City: JAIPUR, Pin code: 302004, District: JAIPUR, State: RAJASTHAN			Signature 

~~2020-08-25-09~~

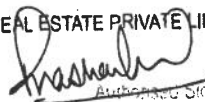
In any other case

उप पंजीयक, JAIPUR IX
उप पंजीयक
जयपुर जवम

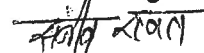


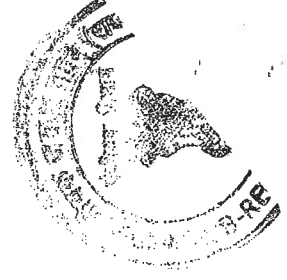
12. To prepare, consolidate, sign, furnish and file all relevant data(s), applications, undertakings, affidavits, bonds, applications, deeds and documents, in the prescribed format for grant of all Approvals, permissions, clearances, sanctions, consents, and registrations including but not limited to no objection certificate ("NOC") from the forest department, NOC from the fire department, NOC from Airport Authority of India, NOC from Central Ground Water Authority, NOC from electricity board NOC, NOC from mining department, environment clearance, consent to establish building plan, completion certificate, consent to operate and any other permission from the Government of Rajasthan or any authority constituted thereunder as applicable and any other Approval(s) or clearance required etc., from the concerned authorities for construction and development of the Project.
13. To sign, execute, affirm, declare, verify, file, submit, furnish all applications and documents, deeds, information before appropriate/concerned authority and various authorities and departments of the relevant government wherein applications, deeds, documents, letters, undertakings, declarations and instruments or any other document as may be required to be filed in connection with the Development Agreement.
14. To appear and act either personally or through its authorized officers, agents and/or lawyers before any Government Authority, all statutory and competent authorities, commissions, officers of the government/semi government/local bodies and/or any other statutory bodies for obtaining Approvals and/or in connection with the purposes of implementation of the Development Agreement and as an attorney of the Principal with respect to the Project.
15. In consultation with the Principal, to apply for and obtain water connections, sewerage disposal connections, electricity connections, environmental approvals and all other consents and Approvals as may be required in connection with the development of the Project.
16. To apply for and obtain any renewals of Approval(s), sanctions, consents and registrations and to apply for and obtain transfer of any Approval(s), sanctions, consents and registrations for transfer of built-up Unit(s)/total built up area on the Said Land in favor of Customers/transferees along with proportionate undivided interest in the Said Land upon completion of Units in accordance with the terms of Development Agreement and in this regard to make various applications, execute undertakings, affidavits and such other deeds, documents and writings as may be required by the concerned local authority, including without limitation, jal board, electricity board,

For KGK REAL ESTATE PRIVATE LIMITED


Authorized Signatory

For Ashiana Housing Limited


Authorized Signatory



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 0 मानते हुए इस पर देय कमी मुद्रांक राशि रु 500 पर कमी पंजीयन शुल्क रु 10000, सरचाज राशि 150 कुल रु 10650 रसीद संख्या ~~20220527000000~~ दिनांक 25-05-2022 में जमा किये गये हैं।
अतः दस्तावेज को रु 500 के मुद्रांकों पर निष्पादित माना जाता है।

~~20220527000000~~

In any other case

उप पंजीयक, JAIPUR-IX
जयपुर नवम्

Registration Endorsement

आज दिनांक 27/05/2022 को
पुस्तक संख्या 4 जिल्द संख्या 7 में
पृष्ठ संख्या 39 क्रम संख्या ~~20220527000000~~ पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 13 के
पृष्ठ संख्या 365 से 383 पर चस्पा किया गया।

~~20220527000000~~

In any other case

उप पंजीयक, JAIPUR-IX

उप पंजीयक
जयपुर नवम्



pollution control board and other statutory authorities under Applicable Laws.

17. To construct and develop the Project on such terms and conditions as detailed in the Development Agreement and as per approved/modified/renewed building plan(s) for the Project and to take necessary steps in this regard to create mortgage and Encumbrance on the Said Land or any part thereof in favor of banks/financial institutions/ non-banking financial companies or any other person/company for any purposes including securing its rights under the Development Agreement, charge, lease, license, sell, mortgage or otherwise deal with the buildings/Units thereon in any manner as it may deem fit in its absolute discretion only in order to give effect to the provisions of the Development Agreement, and to execute all documents in relation to creation of mortgage, as may be required by the lender.
18. To advertise, launch, market the built up Unit(s)/Project, put signboards, hoardings on the exterior of the buildings either by itself or any person appointed by it as may be deemed fit & proper by the Attorney.
18. To issue/execute allotment letters, flat/Unit buyer/s/allottee's agreement(s), sale/ conveyance/ lease/ sub-lease deeds, memorandum of understanding, power of attorneys and/ or all such relevant agreements/ documents, term-sheets with respect to the Project in favor of prospective buyers/ lessees/ Customers specifically in respect of Unit(s) comprised in the Project in accordance with the terms of the Development Agreement for and to do the following:
 - 18.1. to execute and convey/transfer to the Customers the proportionate undivided right, title and interest in the Said Land along with development/building/Units/built-up area of the Project, other relevant appurtenant and rights and intents in accordance with the terms of Development Agreement and present the sale deed/ conveyance instruments for registration in respect of the undivided share in respect of the Said Land and the units constructed thereon upon completion of the Units;
 - 18.2. to give a good and marketable title in the Said Land to the Customers of the Project, for and on behalf of the Principal and other relevant rights and intents in this regard;

For KGK REAL ESTATE PRIVATE LIMITED

Authorized Signatory

For Ashiana Housing Limited

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- 18.3. to execute, present and admit execution of the sale/conveyance/lease/sub-lease/ assignment deeds and power of attorneys for registration before the sub registrar of assurances and obtain duly registered documents from the office of the sub-registrar of assurances for and on behalf of the Principal;
- 18.4. to appear in person to represent before the officers of all concerned local authority(ies), and to give any statement, affidavit, application, undertaking, indemnity bond or any other documents that may be required by the Attorney for the purpose of construction and development of the Project;
- 18.5. collect sale proceeds, advances, lease, rents with respect to the Project and to give a valid and effective discharge in relation to the receipt of the sums received pursuant hereto; and
- 18.6. collect fixture charges, club membership charges, maintenance deposit, Maintenance Charges and/or any other payments to be received from the Customer(s)/occupants of the Unit(s) in the Project/total built up area on the Said Land and to give a valid and effective discharge in relation to the receipt of the sums received pursuant hereto.
19. To pay prescribed government fee and/or charges for obtaining any sanctions, Approvals, consents, permissions, water and/or electricity connections, to the concerned governmental department/authority on behalf of the Principal at the cost and expense of the Attorney.
20. To register the Project under the provisions of The Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate (Regulation and Development) Rules, 2017 (both collectively referred to as "RERA") and comply with the provisions of RERA framed thereunder and submit documents/undertakings/annexures as may be required under the provisions of RERA to the concerned/appropriate authority for and on behalf of the Principal.
21. To file a suit for declaration pursuant to the provisions of the Specific Relief Act, 1963 in the name of the Principal in respect of the Said Land and/or the Project and on behalf of the Principal and for the purpose engaging any lawyer/solicitor, senior counsel, finalize and execute the plaint verifications interim applications, affidavits, rejoinders, replies and/or file appeals and do all such acts, deeds, matters and things as may be deemed necessary

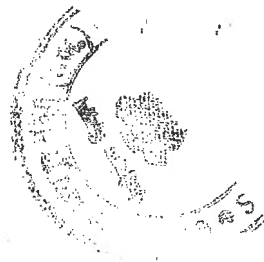
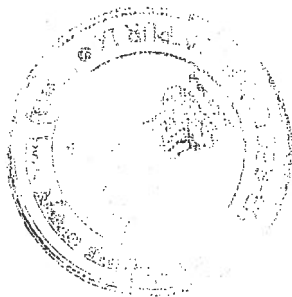
For KGK REAL ESTATE PRIVATE LIMITED

Authorised Signatory

For Ashiana Housing Limited

Authorised Signatory

उप पंजीयक
जयपुर नवम्

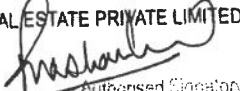


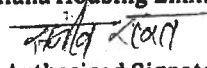


pursue the suit/legal proceeding and to settle the suit/legal proceeding subject to such terms and conditions as may be thought fit and proper with respect to the Said Land and/or the Project.

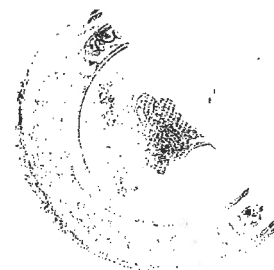
22. To file / defend any suit, proceedings, civil, revenue, taxation or criminal before any court/officer/authority/tribunal/arbitrator including under RERA or Consumer Protection Act, 2019. The Attorney shall be entitled to prosecute/defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid in relation to the Project, to compromise any matter /proceedings, to suffer any decree, to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of in relation to the Project. The Attorney shall be competent to enter into any settlement pertaining to the Project in question.
23. To execute, sign and present and/or defend any type of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits etc. in law courts i.e., civil, criminal or revenue and/or tribunal and to proceed in all proceedings before arbitrator or any other authority in the name of the Principal and on behalf of the Principal in matters only concerning with the Project, Said Land or any matter incidental thereto including enhancement of compensation.
24. To do and execute all acts, deeds, matters and things which are incidental to and necessary for the implementation of all the powers vested hereinabove, and as may be necessary to be done on behalf of or by the Principal in relation to the Development Agreement or any other acts, deeds and things that may be required for full exploitation of the Development Rights as granted under the Development Agreement or for implementation of the Development Agreement or the transaction contemplated therein.
25. To delegate any or all of the powers as mentioned hereinabove in favor of any of its director, employee and/or officer on such terms and conditions as the Attorney may deem fit and proper.

AND GENERALLY to do all such other acts, deeds, matters and things and exercise all powers and authorities as may be necessary or expedient in connection with or incidental to execution and development of the Project on the Said Land and to market the same in pursuance of the Development Agreement as fully or effectually as the Principal could do.

For KGK REAL ESTATE PRIVATE LIMITED

Authorised Signatory

For Ashiana Housing Limited

Authorised Signatory

उप पंजीयक
जयपुर नवम्





AND the Attorney shall exercise all powers and authorities under these presents through its present directors or through such other directors or officers or any other person as the board of directors of the Attorney may resolve or appoint from time to time in this regard.

AND the Principal shall hereby ratify and confirm all and whatever acts, deeds, matters and things the Attorney through its directors or officers or delegates shall do or cause to be done lawfully by virtue of this GPA.

AND the Principal hereby declare that this GPA shall be read in conjunction with the Development Agreement and in case of any conflict between the Development Agreement and this GPA, the Development Agreement shall prevail upon this GPA.

AND this GPA is irrevocable and shall co-exist with the Development Agreement and shall remain in full force and effect during subsistence of the Development Agreement and settlement of accounts of the Attorney.

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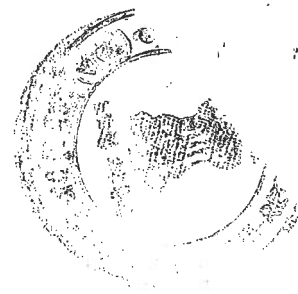
For KGK REAL ESTATE PRIVATE LIMITED

Authorized Signatory

For Ashiana Housing Limited

Authorized Signatory

उप पंजीयक
जयपुर नवम्





Schedule I

Description of the Said Land

The Said Land is land admeasuring 32,693.75 sq. mtrs. (3.26 hectares) (excluding land area surrendered towards sector roads and facility area) forming part of the Entire Land lying and situated at Village Bhankrota Kalan, Tehsil Sanganer, Dist. Jaipur in the state of Rajasthan. A copy of the map of the Said Land is attached as **Annexure I.**

For KGK REAL ESTATE PRIVATE LIMITED

Authorized Signatory

For Ashiana Housing Limited

Authorized Signatory


उप पंजीयक
जयपुर नवम्





IN WITNESS WHEREOF the parties hereto have executed this Power of Attorney on the day month and year mentioned above.

For KGK REAL ESTATE PRIVATE LIMITED <i>[Signature]</i> Authorised Signatory For and on behalf of the Principal (Authorized Signatory)	
For Ashiana Housing Limited <i>[Signature]</i> Authorised Signatory For and on behalf of the Attorney (Authorized Signatory)	
<i>[Signature]</i> Devendra Singh 43, Street No 29 Rampura Basti, Bikaner - 334004 Witness No. 1	<i>[Signature]</i> Jaimish Bansal 3rd floor, 1st floor Railroad, Jyoti Witness No. 2

⑥
उप पंजीयक
जयपुर नवम्





Annexure I
(Map of the Said Land)

SITE PLAN OF GROUP HOUSING PLOT KHASRA NO:- 876, 877, 878, 879 & 880, 881, 882, 884, 885, 886, 887, 905, IN VILLAGE BHANKROTA KALAN TEHSIL-SANGANER, DIST. JAIPUR.

PLOT AREA = 32693.75 SQ.MTR.

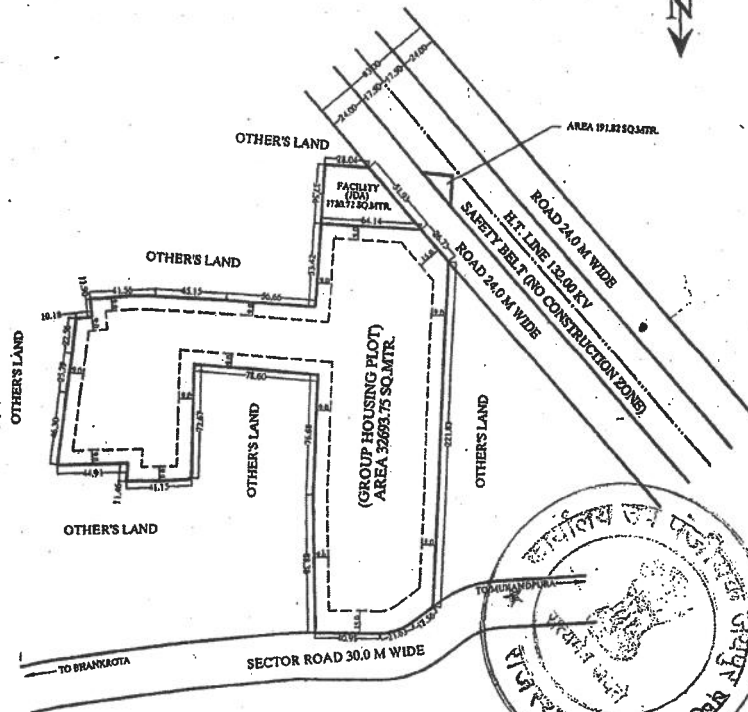
AREA IN SAFETY CORRIDOR = 191.82 SQ.MTR.

PERCENTAGE OF CONSTRUCTION AREA : 35%

F.A.R : 1.33 (STANDARD)

HEIGHT : AS PER JDA BUILDING BYE LAWS 2011 POINT NO. 8.11

SCALE - 1CM=30M



Neishaw
SITE ENGINEER
ZONE-12

Q. M. P.
ZONE-12

S. M. P.
DY. COMMISSIONER
ZONE-12
जयपुर विकास प्राधिकरण, जयपुर

JAIPUR DEVELOPMENT AUTHORITY
JAIPUR

For KGK REAL ESTATE PRIVATE LIMITED

Signature
Authorised Signatory

For Ashiana Housing Limited

Signature
Authorised Signatory



Registration Endorsement

आज दिनांक 27/05/2022 को
पुस्तक संख्या 4 जिल्द संख्या 7 में
पृष्ठ संख्या 39 क्रम संख्या ~~0000000000~~ पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 13 के
पृष्ठ संख्या 365 से 383 पर चस्पा किया गया।

~~0000000000~~

In any other case

उप पंजीयक JAIPUR-IX

उप पंजीयक
जयपुर नवम्