

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0076677448



Payment Date: 05/06/2023 16:52:57

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

Location: JAIPUR (SECTT.)

Period: 01/04/1993-To-30/06/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	1500.00

Commision(-): 0.00

Total/NetAmount: 1500.00

One Thousand Five Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: M/s GBD Construction	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302020)
Address:Khasra No. 111, 267/119 and 268/120 at Village Ramsingpura urf Rampura, Tehsil Sanganer	Remarks:Advocate Search Report- Samkit Jain

Payment Details:

Challan No. - 0

Bank:	Bank Of Baroda	Bank CIN No:	BARB7667744805062023
Date:	05/06/2023 16:52:57	Refrence No:	1338851956

Computer generated copy on : 05/06/2023

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

SAMKIT JAIN

Advocate

Raj. High Court, Jaipur

Office & Residence 4/23, Shivanand

Marg, Malviya Nagar, Jaipur-302017

Mob: 9828700854

Email: samkit.jain96@gmail.com

THE LAND TITLE REPORT

Sought by:-“The Promoter”

M/s. GBD Construction, a proprietorship firm, having its office at Office no. 202, Plot No. 25 to 28, Pink Tower, Tonk Road, Jaipur through its Proprietor Mr. Aryan Pareek, for its project **“ALAYA BY GBD”**.

DOCUMENTS IN CHRONOLOGY –

Following documents have been perused which express explicit consent of the Promoter- M/s. GBD Construction.

1. Lease Hold to Free-hold Lease Deed dated 12.12.2022

That a Lease Hold to Free-hold Lease Deed 12.12.2022 was issued by the Jaipur Development Authority along with the site plan to Mr. Ramakant Pareek s/o Shri Phool Chand Pareek R/o Plot No. F-4, Natraj Colony, Tonk Fatak, Jaipur for residential land situated at Khasra No. 111, 267/119 and 268/120 at Village Ramsingpura urf Rampura, Tehsil Sanganer, District Jaipur-302020, admeasuring 4664 sq. meter. The same was duly registered on 13.12.2022 before Sub-Registrar, Jaipur-I, in its Book no. 1, Volume no. 1382 at Page no. 185, serial no. 202203015123167 and

*Samkit Jain
Adv.*

additional copy of the same was also pasted in book no. 1, volume no. 5525 at page no. 270-281.

The copy of the same is attached herewith and the same is marked and annexed herewith as **Annexure-1.**

2. Building Plan Approval

That thereafter the Jaipur Development Authority vide its letter dated 29.03.2023 issued the approved building maps for the land situated at Khasra No. 111, 267/119 and 268/120 at Village Ramsingpura urf Rampura, Tehsil Sanganer, District Jaipur-302020, admeasuring 4664 sq. meter, in furtherance of the decision taken in its 269th BPC meeting (BP) dated 02.03.2023.

The copy of the same is attached herewith and the same is marked and annexed herewith as **Annexure-2.**

3. Development Agreement

That thereafter the landowner Mr. Ramakant Pareek s/o Shri Phool Chand Pareek R/o Plot No. F-4, Natraj Colony, Tonk Fatak, Jaipur and the developer-promoter M/s. GBD Construction, a proprietorship firm, having its office at Office no. 202, Plot No. 25 to 28, Pink Tower, Tonk Road, Jaipur through its Proprietor Mr. Aryan Pareek entered into a development agreement dated 05.05.2023 for the development of the land situated at Khasra No. 111, 267/119 and 268/120 at Village Ramsingpura urf Rampura, Tehsil Sanganer, District Jaipur-302020,

Sanku Jain Adv.

admeasuring 4664 sq. meter into a residential flat scheme in the name and style of **"ALAYA BY GBD"**. The same was duly registered on 12.05.2023 before Sub-Registrar, Jaipur-IX, in its Book no. 1, Volume no. 278 at Page no. 125, serial no. 202303182104478 and additional copy of the same was also pasted in book no. 1, volume no. 1111 at page no. 336-351.

The copy of the same is attached herewith and the same is marked and annexed herewith as **Annexure-3**.

GENERAL SEARCH AND INSPECTION OF THE RECORD OF SUB-REGISTRAR OF JAIPUR RECORD.

The record made available to this undersigned of the Books maintained at Sub Registrar's office to record the transfer, conveyance, alienation mortgage etc. of the non-testamentary instrument, noting such liens, burdens and charges on the immovable property of the rights, interest and proprieties on sale or otherwise by the owners of the land covered in said plot were inspected and I found no such adverse entry to evident any such ultra-transactions and the land comprised in the particular.

The said land is all free of encumbrances and burdens and the plots have clear marketable title.

Sanku Jain Adv.

Annexure-4. Original Receipt of S.R. Jaipur-I dated 05.06.2023, amounting to Rs. 1500/- for 30 years search of record.

CONCLUSION-

On perusal of the photocopy documents supplied to me and as evident from the above mentioned documents and averred facts as it is concluded that –

The residential flat development in the name and style of “**ALAYA BY GBD**”, situated at Khasra No. 111, 267/119 and 268/120 at Village Ramsingpura urf Rampura, Tehsil Sanganer, District Jaipur-302020, admeasuring 4664 sq. Meter proposed to be developed by the promoter is good and marketable title.

I certify that the TITLE of the said plot is perfectly LEGAL AND GOOD MARKETABLE. So this is issued under my signature on dated this 5th day of June 2023.



SAMKIT JAIN

**ADVOCATE
(R/2242/2019)**



जयपुर विकास प्राधिकरण

पददा-विलेख (लीज होल्ड से फ्री होल्ड)

आवासीय

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

क्रमांक /PSKS-4356

दिनांक 12/12/22

पददा धारक का नाम श्री रमा कान्त पारीक पुत्र/पुत्री श्री फूलचन्द पारीक
पत्नी पति
निवासी प्लॉट नं० एफ-4 जयराज कॉलोनी रोड फाटक जयपुर

अथवा

पददा धारक मैसर्स कार्यालय पता
..... जरिये
(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

भूखण्ड सं. क्षेत्रफल 4664.00 वर्ग मी

राजस्व ग्राम रामसिंहपुरा उर्फ रामपुरा खसरा सं. 111, 267, 268
योजना 119, 120

स्थानीय निकाय (पददा कर्ता) द्वारा पददा धारक के पक्ष में उक्त भूखण्ड का पददा दिनांक 12/12/22 को निष्पादित किया जाता है।

पददा धारक के हस्ताक्षर

1. 4-15

2.

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

उपायुक्त जयपुर - 8

प्राधिकृत अधिकारी के हस्ताक्षर नय मोहर

जयपुर

उप पंजीयक
जयपुर (प्रधान)



आवासीय पट्टा विलेख की शर्तें (लीज होल्ड से फ्री होल्ड) (कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जावे।
2. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड जो उक्त पट्टे (राब-लीज) पर भी दे सकेगा।
3. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित भूखण्ड आवंटन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
4. पट्टा विलेख को सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास बंधक (मोर्गेज) प्रदान करने के लिए स्थानीय निकाय के अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
5. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
6. पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन या भू उपयोग परिवर्तन नहीं किया जा सकेगा।
7. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
8. पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
9. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
10. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया हैं। इनके सभी प्रावधान व शर्तें लागू होगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
11. अन्य.....

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

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि पूरे में जारी लीज होल्ड के आधार पर फ्री होल्ड डीड

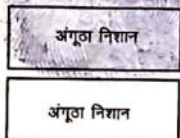
भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व..... पश्चिम.....
उत्तर..... दक्षिण.....

साइट प्लान संलग्न हैं।

पट्टा धारक के हस्ताक्षर

- 1.
2.

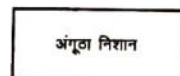


साक्षी :-

हस्ताक्षर

नाम

पता



उपायुक्त ज्ञान - 8

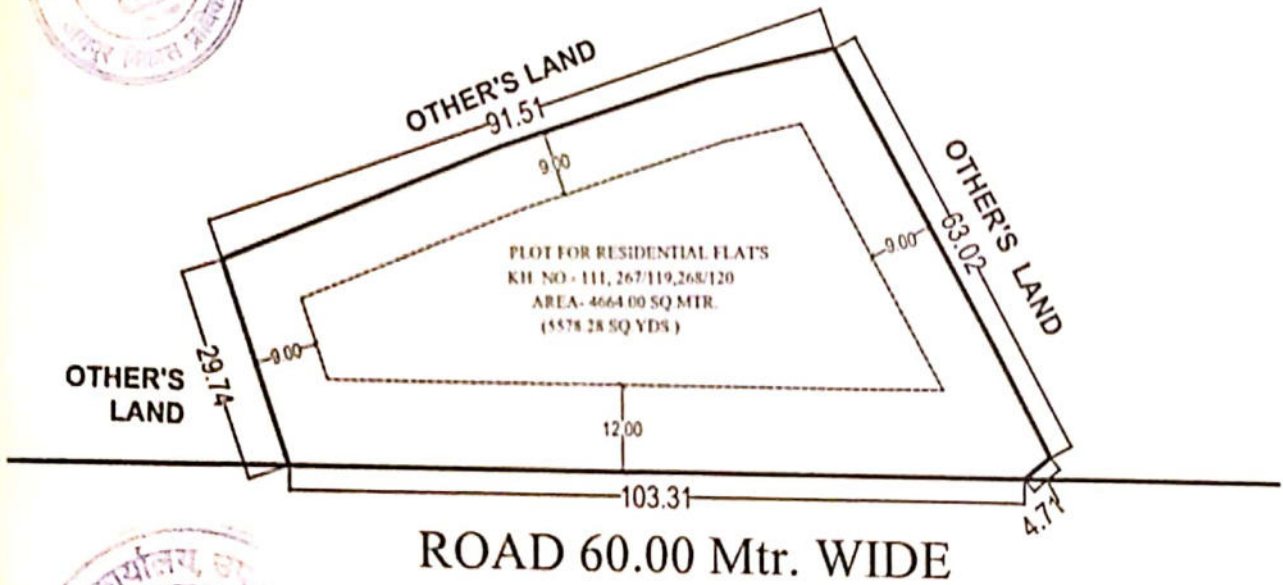
जयपुर विकास प्राधिकरण
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
जयपुर



जयपुर विकास प्राधिकरण साईट प्लान



भूखण्ड संख्या KH. NO. - 111, 267/119, 268/120 भूखण्ड का क्षेत्रफल 4664.00 SQM.
योजना का नाम " RESIDENTIAL FLATS " पैमाना 1" = 50'-0"
विकासकर्ता. (NIJI KHATEDARI) भू-उपयोग RESIDENTIAL
ग्राम RAMSINGHPURA URF RAMPURA,
TEH- SANGANER, JAIPUR.
पैरामीटर जयपुर विकास प्राधिकरण, जयपुर (जयपुर रीजन भवन) भवन विनियम 2020 के अनुसार देय होंगे।



कनिष्ठ/सहायक अभियंता
जोन-8

सहायक/उप नगर नियोजक
जोन-8

उपायुक्त ज्ञान - 8
जयपुर विकास उपायुक्त
जयपुर ज्ञान-8

Registration Endorsement

आज दिनांक 13/12/2022 को
पुस्तक संख्या 1 जिल्द संख्या 1382 में
पृष्ठ संख्या 185 क्रम संख्या 202203015123167 पर पंजीयत किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5525 के
पृष्ठ संख्या 270 से 281 पर चस्पा किया गया।

202201015024542

Lease Deed Free Hold

उप निरीक्षक, JAIPUR-I

रूप पंजीयक
जयपुर (ग्राम)





Presentation Endorsement

आज दिनांक 13 माह 12 सन् 2022 को 04:06 PM बजे
श्री/श्रीमती/सुश्री RAMAKANT PAREEK पुत्र/पुत्री/पत्नि श्री PHOOL CHAND
PAREEK
उम्र 46 वर्ष, जाति 0-BRAHMIN , व्यवसाय Other
निवासी House No.:118, Colony: SHREE GOPAL NAGAR NEAR
MAHESH NAGAR , Area: GOPALPURA BYEPASS , City: JAIPUR ,
Pin code: 302018, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202201015024542

Lease Deed Free Hold

हस्ताक्षर उप पंजीयक,
JAIPUR-I

Fees Receipt Endorsement

रसीद नं.	202202015027712
दिनांक	13-12-2022
पंजीयन शुल्क ₹	300
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
कुल योग	1150

202201015024542

Lease Deed Free Hold

उप पंजीयक, JAIPUR-I

Mode of Payment (#Mode Number Amount #)

Stamp T509125 ₹ 650 # e-Registration
Receipt RJ1487123475402 ₹ 500

उप पंजीयक
जयपुर (प्रथम)



Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1 श्री/श्रीमती/शुभी RAMAKANT PAREEK , पुत्र/पुत्री/पत्नि श्री PHOOL CHAND PAREEK , व्यवसाय Otherजाति 0-BRAHMIN House No.:118, Colony: SHREE GOPAL NAGAR NEAR MAHESHI NAGAR , Area: GOPALPURA BYEPASS , City: JAIPUR , Pin code: 302018, District: JAIPUR, State: RAJASTHAN			Executant Age : 46 Signature :
2 श्री/श्रीमती/शुभी JDA, पुत्र/पुत्री/पत्नि श्री JAIPUR , व्यवसाय जाति Jaipur Development Authority			Claimant Age : 0 Signature :

ने लेख्यपत्र Lease Deed Free Hold 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 कारी की पहचान निम्न व्यक्तियों ने की है , जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए है।

अनु क्र. गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1 Name: श्री/श्रीमती/शुभी MAHENDRA KUMAR JAIN , पुत्र/पुत्री/पत्नि श्री CHOTH MAL JAIN जाति JAIN Age: 58 Add: House No.:173, Colony: NEAR RAGHUNATH JI KE MANDIR , Area: ISARDA , City: SAWAIMADHOPUR , Pin code: 32703, District: SAWAI MADHOPUR, State: RAJASTHAN			Signature

202201015024542

Lease Deed Free Hold

उप पंजीयक, JAIPUR-I

उप पंजीयक
जायपुर (पंजीयक)



Registration Endorsement

आज दिनांक 13/12/2022 को
पुस्तक संख्या 1 जिल्द संख्या 1382 में
पृष्ठ संख्या 185 क्रम संख्या 202203015123167 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5525 के
पृष्ठ संख्या 270 से 281 पर चस्पा किया गया।

202201015024542

उप पंजीयक, JAIPUR-I

Lease Deed Free Hold

उप पंजीयक
जयपुर (पं.)

जयपुर विकास प्राधिकरण, जयपुर

www.jda.urban.rajasthan.gov.in

ज.वि.प्रा./अति.मु.न.वि./बी.पी.सी.(बीपी)/2023/डी-458

दिनांक:- 29/3/2023

श्री रमाकान्त पारीक,
एफ-4, नटराज कॉलोनी, टीक फाटक,
जयपुर।

विषय:- खसरा नम्बर 111, 267/119, 268/120, ग्राम रामसिंहपुरा उर्फ रामपुरा, तहसील सांगानेर,
जयपुर के प्रस्तावित आवासीय प्रयोजनार्थ भवन मानचित्र अनुमोदन बाबत।

महोदय,

उपरोक्त विषयान्तर्गत आपका प्रकरण भवन मानचित्र समिति (बीपी) की 269वीं बैठक दिनांक 02.03.2023 में प्रस्तुत किया गया, जिसमें लिये गये निर्णयानुसार आप निम्न कार्यवाही करें :-

1. प्रस्तावित विस्तार हेतु पार्किंग के प्रावधानों की पालना सुनिश्चित किये जाने हेतु भवन विनियम 2020 के अनुसार शपथ पत्र/अण्डरटेकिंग प्रस्तुत करें।
2. आप द्वारा अग्निशमन संबंधी आवश्यक मानदण्डों की अनुपालना सुनिश्चित की जानी होगी एवं अधिवास प्रमाण पत्र के आवेदन के साथ अग्निशमन विभाग का स्थाई अनापत्ति प्रमाण पत्र प्रस्तुत किया जाना होगा, अतः उपरोक्त के संबंध में शपथ पत्र प्रस्तुत करें।
3. प्रस्तुत भवन मानचित्र अनुसार प्रस्तावित सकल निर्मित क्षेत्रफल 20,000 वर्गमीटर से अधिक प्रस्तावित किया गया है। अतः अधिवास प्रमाण पत्र जारी होने के 3 माह अन्दर Consent to operate पर्यावरण विभाग से प्राप्त किया जाना अनिवार्य है एवं जिन प्रकरणों में पर्यावरण अनापत्ति लेना अनिवार्य है ऐसे मामलों में पर्यावरण विभाग की अनापत्ति भी आवेदक द्वारा अधिवास प्रमाण पत्र प्राप्त किये जाने से पूर्व प्रस्तुत की जानी होगी। अतः उक्त आशय का शपथ पत्र प्रस्तुत करें।
4. आप द्वारा लेबर सेस की राशि राज्य सरकार के आदेश क्रमांक प.11(9)नवि/2020 दिनांक 29.11.2022 के अनुसार निर्माण लागत की 1 प्रतिशत की राशि श्रम विभाग में जमा करवाकर बालान/रसीद की प्रति प्रस्तुत करें।
5. भवन में आकाशीय बिजली से बचाव हेतु तड़ित धालक का प्रावधान N.B.C. के प्रावधान अनुसार किया जाना होगा एवं इस आशय का शपथ पत्र प्रस्तुत करें।
6. आप द्वारा प्रस्तुत भवन मानचित्रों में स्टिप्ट पर गेस्ट रूम प्रस्तावित किये गये हैं। उक्त गेस्ट रूम का व्यावसायिक उपयोग एवं विक्रय नहीं किया जायेगा तथा इन गेस्ट रूम को बाकी सुविधाओं के साथ ही RWA को हस्तान्तरित किया जावेगा, इस आशय का शपथ पत्र प्रस्तुत करें।
7. पूर्व-दक्षिण कोने में 12' X 26' का कमरा निर्मित है, जिसे हटायें जाने के संबंध विकासकर्ता द्वारा अण्डरटेकिंग प्रस्तुत करें।
8. प्रस्तावित परियोजना की ऊँचाई 30 मीटर से अधिक है। अतः अनुमोदित भवन मानचित्र जारी किये जाने के पश्चात 90 दिवस की अवधि में संरचनात्मक सुरक्षा के उपायों से संबंधित समस्त दस्तावेजों मय स्ट्रक्चरल डिजाइन मानचित्रों को राजकीय स्तर के संस्थानों यथा आईआईटी/एनआईटी/राजकीय अभियांत्रिकी महाविद्यालय/राज्य सरकार द्वारा अथवा विनियम-19 व 20 के अनुसार पंजीकृत तकनीकीविज्ञ से प्रमाणित करवाकर आवश्यक रूप से नगरीय निकाय में प्रस्तुत की जानी होगी, इस आशय का शपथ पत्र प्रस्तुत करें।
9. भवन विनियम 2020 के प्रावधान संख्या 12.1.4 (अ) के अनुसार आवश्यक पार्किंग का 10 प्रतिशत EV Charging Facility के प्रावधान की गौके पर सुनिश्चितता किये जाने हेतु शपथ पत्र प्रस्तुत करें।
10. भवन में RPWD Act 2018, UNCRPD Act 2006 एवं प्रचलित भवन विनियम में विनिर्दिष्ट धाराओं के अनुसार विशेष योग्यजनों के लिए आवश्यक भाषदण्ड/सुविधाओं/साईन बोर्ड/दिशा निर्देशों की पालना सुनिश्चितता आप द्वारा सुनिश्चित की जानी होगी, इस आशय का शपथ पत्र प्रस्तुत करें।

रामकिशोर व्यास भवन, इन्दिरा सर्किल, जवाहर लात नेहरू मार्ग, जयपुर-302004
दूरभाष-(+91-141-सम्बंधित कार्यालय) : ईपीबीएक्स - +91-141-2569696 एक्सटेंशन: (5153); फ़ैक्स- +91-141-2574555

जयपुर विकास प्राधिकरण, जयपुर

www.jda.urban.rajasthan.gov.in

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11. नगरीय विकास विभाग, राजस्थान सरकार के आदेश दिनांक 14.12.2022 के अनुसार भवन विनियम 2020 के प्रावधान संख्या 12.4 के अनुसार भवन में Common Telecom Infrastructure (CTI) के प्रावधान की सुनिश्चितता किये जाने हेतु शपथ पत्र प्रस्तुत करें।

12. अग्निशमन शुल्क की राशि रुपये 25,08,023/- आप द्वारा फायर सेस हेतु राज्यस्तरीय बैंक खाता संख्या 919010091350994, Axis Bank, Branch C-scheme, IFSC Code-UTIBOCCH274 में जमा करवाकर जमा रसीद की प्रति जयपुर विकास प्राधिकरण, जयपुर में प्रस्तुत करें।

उपरोक्त के अतिरिक्त कृपया आप निम्न प्रकार राशि प्राधिकरण परिसर स्थित बैंक में जमा करवाकर चालान की प्रति प्रस्तुत करें जिससे प्रकरण में अग्रिम कार्यवाही की जा सके।

1.	भवन अनुज्ञा शुल्क	रु0	15,04,814 /-
2.	शेल्टर फण्ड (बी.एस.यू.पी.)	रु0	2,50,802 /-
3.	आदेश दिनांक 28.10.2015 की अनुपालना में अतिरिक्त शेल्टर फण्ड @ 100/- प्रति वर्गफीट (5 प्रतिशत बी.एस.यू.पी. के क्षेत्रफल पर)	रु0	9,90,031 /-
	कुल राशि (लेने योग्य)	रु0	27,45,647 /-

नोट:-

- भवन मानचित्र समिति (बिल्डिंग प्लान) की 249वीं बैठक दिनांक 03.11.2021 में लिये गये नीतिगत निर्णय के बिन्दु 01 के अनुसार "भवन विनियम 2020 की अनुसूची के बिन्दु संख्या 16 के अनुसार "भवन निर्माण संबंधी राशि हेतु मांग पत्र जारी होने के दिवस से 60 दिवस में राशि जमा करानी होगी। 60 दिवस में राशि जमा न होने पर अगले 60 दिवस में 15 प्रतिशत ब्याज के साथ राशि जमा करायी जा सकेगी। ब्याज की गणना विलंब अवधि के लिए ही की जावेगी।" मांग पत्र जारी होने के 30 दिवस परचात 01 स्मरण पत्र जारी किया जावेगा एवं 120 दिवस की अवधि में भी मांग राशि जमा नहीं करवाने पर बीपीसी-बीपी के निर्णय को स्वतः निरस्त माना जाकर पत्रावली दफ्तर दाखिल कर दी जावेगी। विकासकर्ता द्वारा आवेदन करने पर पुनः जाँच शुल्क व आवेदन शुल्क जमा करवाया जाकर प्रकरण को बीपीसी-बीपी के समक्ष निर्णय हेतु प्रस्तुत किया जावेगा।"
- भवन विनियम 2020 की अनुसूची 2 के बिन्दु संख्या 7 के अनुसार बेटरमेंट लेवी की राशि 2,08,70,361/- पांच किशतों में निम्नानुसार देय होगी-

क्र.सं.	विवरण	प्रतिशत	राशि	दिनांक	समयावधि
1.	प्रथम किशत	बेटरमेंट लेवी का 20%	41,74,073 /-	28.03.2024	भवन मानचित्र स्वीकृति से एक वर्ष
2.	द्वितीय किशत	बेटरमेंट लेवी का 20%	41,74,073 /-	28.12.2024	भवन मानचित्र स्वीकृति से एक वर्ष से अधिक
3.	तृतीय किशत	बेटरमेंट लेवी का 20%	41,74,073 /-	28.09.2025	भवन मानचित्र स्वीकृति से दो वर्ष से अधिक
4.	चतुर्थ किशत	बेटरमेंट लेवी का 20%	41,74,073 /-	28.06.2026	भवन मानचित्र स्वीकृति से तीन वर्ष से अधिक
5.	पंचम किशत	बेटरमेंट लेवी का 20%	41,74,073 /-	28.03.2027	भवन मानचित्र स्वीकृति से चार वर्ष

नोट:- उपरोक्तानुसार किशतों की राशि के उत्तर दिनांकित बैंक (Post Dated Cheque) लेकर ही मानचित्र स्वीकृत किये जावे, उत्तर दिनांकित बैंक (Post Dated Cheque) अस्वीकृत (Dishonour) होने पर बैंक अस्वीकृत होने की दिनांक (विलंब अवधि) से नियमानुसार ब्याज देय होगा साथ ही परक्राम्य लिखित अधिनियम (Negotiable Instrument Act) के अंतर्गत कार्यवाही की जावेगी। बेटरमेंट लेवी हेतु देय किशत का बैंक किसी विशेष परिस्थिति में अनादरित हो जाता है तो ऐसी स्थिति में आवेदक यदि बैंक की दिनांक से अधिकतम 15 दिवस में सक्षम अधिकारी को आवेदन प्रस्तुत करता है तो सक्षम अधिकारी द्वारा उक्त किशत की राशि हेतु छः माह की अवधि हेतु 12 प्रतिशत ब्याज की दर से मय ब्याज जमा कराये जाने की छूट प्रदान की जा सकेगी।

भवदीय,

Recd
H/c
Mayank Parulk

अतिरिक्त मुख्य नगर नियोजक,
भवन मानचित्र समिति (बीपी)
जयपुर विकास प्राधिकरण, जयपुर।
o/c

रामकिशोर व्यास भवन, इन्दिरा सर्किल, जवाहर लाल नेहरू मार्ग, जयपुर-302001

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 11-05-2023 3:06 PM

Fee Receipt No	: 202302182006507	Receipt Date	: 11/05/2023
Name	: ARYAN PAREEK AS PROPRIETOR MS GBD CONSTRUCTION,	Document S. No.	: 202301182005331
Address	: 118 ,SHRI GOPAL NAGAR, NEAR MAHESH NAGAR ,JAIPUR ,JAIPUR		
Document Type	: Agreement		
Face Value	: ₹ 0	Evaluated Value	: ₹ 20105232
Ord-Registration Fee	: ₹ 201053	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 81423	Stamp Duty	: ₹ 271410
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 554186
		Total Amount	: ₹ 554186

Mode of Payment (#Mode Number Amount #)

*Rebate U/S 9(1) : ₹ 934905

Stamp AC674903 ₹ 650 # e-Gras Challan 75523630 ₹ 201353 # eStamp IN-RJ92529026984637V ₹ 352183

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

उप पंजीयक
जयपुर नवम्





e-Challan

Registration and Stamps department
Government of Rajasthan



GRN: 0075523630

Payment Date: 11/05/2023 14:14:16

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	0030-03-800-01-00-अन्य प्रप्तियां	300.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	201053.00
Commision(-):		0.00
Total/NetAmount:		201353.00

Two Lakh One Thousand Three Hundred Fifty Three Rupees and Zero Paise Only

Payee Details:

Full Name: MS GBD CONSTRUCTION	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302016)
Address:NA	Remarks:DEVELOPER AGREEMENT OF KHASRA NO 111, 267/119 AND 268/120, VILL RAMSINGHPURA TEH SANGANER, JAIPUR

Payment Details:

Bank:	State Bank Of India	Challan No. - 0	Bank CIN No: SBIN7552363011052023
Date:	11/05/2023 14:14:16	Refrence No: IK0CFXNW14	

Computer generated copy on : 11/05/2023

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

Handwritten signature

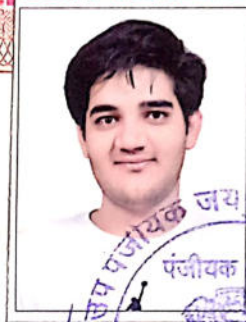


For GBD CONSTRUCTION
Handwritten signature
Proprietor





राजस्थान RAJASTHAN



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made at Jaipur on this 05th day of May, 2023 BY AND BETWEEN Shri Ramakant Pareek S/o. Late Shri Phool Chand Pareek aged about 48 years resident of House no.-118, Shree Gopal Nagar, near Mahesh Nagar, Gopalpura Bypass, Jaipur in the state of Rajasthan (hereinafter being referred to as "LANDOWNER" /Party of first part which expression shall unless repugnant to the context hereof mean and shall include heir successors, legal representatives, nominees and assigns.) of the one part.

AND

M/s. GBD Construction through its proprietor Shri Aryan Pareek, having place of business at office no. 202, Plot no. 25 to 28 Pink Tower, Tonk Road, Jaipur in the state of Rajasthan (hereinafter referred to as "DEVELOPERS"/Party of second part which expression shall unless repugnant to the context hereof mean and shall include its successors, nominees and assigns) of the second part.



उप पंजीयक
जयपुर नवम्

For GBD CONSTRUCTION
Proprietor



क्रमांक 610 दिनांक - 5 MAY 2023
 पुरातन का क्रमांक 509 ला. नं. 24/96
 केस का नाम शशावती पाटील - जी. बी. (उ)
 पिता/पति का नाम लाल
 पता
 पुस्तक का प्रयोजक जोष्ट 59054 फिन 1-2/82

कैलाशचन्द्र पावूर्वीले
 ला. रत्नाथ दिक्तेता 24/96
 स्टोक एक्स्पोजिशन मैन्वर भवन
 एम. आई रोड जयपुर

प्राचुर्यमान प्रमाण प्रमाणित	
आवृत्ति प्रमाण प्रमाणित	
1. आवृत्ति प्रमाणित	100
2. आवृत्ति प्रमाणित	100





INDIA NON JUDICIAL
Government of Rajasthan



e-Stamp

Certificate No. : IN-RJ92529026984637V
Certificate Issued Date : 11-May-2023 02:10 PM
Account Reference : NONACC (SV)/ rj3062404/ JAIPUR/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ306240474113641929598V
Purchased by : MS GBD CONSTRUCTION
Description of Document : Article 5(e) Developer Agreement (Sale power)
Property Description : KHASRA NO 111, 267/119 AND 268/120, VILL RAMSINGHPURA TEH SANGANER, JAIPUR
Consideration Price (Rs.) : 0
 (Zero)
First Party : RAMAKANT PAREEK
Second Party : MS GBD CONSTRUCTION
Stamp Duty Paid By : MS GBD CONSTRUCTION
Stamp Duty Payable (Rs.) : 2,70,910
 (Two Lakh Seventy Thousand Nine Hundred And Ten only)
Surcharge for Infrastructure Development (Rs.) : 27,091
 (Twenty Seven Thousand And Ninety One only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 27,091
 (Twenty Seven Thousand And Ninety One only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 27,091
 (Twenty Seven Thousand And Ninety One only)
Stamp Duty Amount(Rs.) : 3,52,183
 (Three Lakh Fifty Two Thousand One Hundred And Eighty Three only)

For GBD CONSTRUCTION
 [Signature]
 Director



₹3,52,183

IN-RJ92529026984637V
JD 0029568365

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



SHCIL



(A) WHEREAS the OWNER/Party of first part is absolute owner and is in possession of open land measuring 4664 Sq Mtrs. Khasra No. 111, 267/119 and 268/120 Village - Ramsinghpura, Tehsil- Sanganer, Jaipur as per Patta thereof issued by the JDA (Jaipur Development Authority, Jaipur). The boundaries of the said plot are as given under (referred hereinafter as the "**SAID LAND**").

In North : Other Land
In South : Other Land
In East : Public Road 60 Meter wide
In West : Other Land

AND WHEREAS the Jaipur Development Authority issued a lease deed (Lease hold to Free hold) bearing no. PSKS-4356 dated 12.12.2022 in favour of LAND OWNER for the "**Residential Flats**" admeasuring 4664 sqm. situated at Khasra No. 111, 267/119 and 268/120 Village - Ramsinghpura, Tehsil- Sanganer, Jaipur. The lease deed was registered in the office of Sub Registrar - I, Jaipur on 13-12-2022 vide R. No. 202203015123167 in Book No. I, Vol. No. 1382 on page 185 and the copy of the deed affixed in Addl. Book No. I, Vol. No. 5525 on page 270 to 281.

The said land is more particularly shown and delineated in the site plan of the said Land annexed with this Agreement.

- (i) The party of the first part has got building plan approved from JDA, vide approval no. JDA/ADD. M.N.N./BP/2023/D-559 Dated 27/04/2023. A copy of approved building plan is annexed with this agreement.
- (ii) **AND WHEREAS** the party of first part is desirous to get developed a multi stories project with modern design and facilities on the said land so as to realize the maximum returns from the said land.

B) AND WHEREAS the party of first part is busy in his other businesses and as such unable to attend and devote the required time and attention towards this housing project. Accordingly it is decided by him to construct the said project by a developer, who will construction and will do marketing of the said project at his cost on the above said land of the part of the first part.

C) AND WHEREAS the party of second part has represented to the party of first part that he has required sources of finances, and also possesses necessary infrastructure and manpower to construct and market the said proposed multi stories housing project.

D) AND WHEREAS the party of first part and party of second part have desired and agreed to join and enter into a Development agreement

FOR GBD CONSTRUCTION

PROPRIETOR





Presentation Endorsement

आज दिनांक 11 माह 05 सन् 2023 को 02:53 PM बजे
श्री/श्रीमती/सुश्री RAMA KANT PAREEK पुत्र/पुत्री/पत्नि श्री LATE SHRI
PHOOL CHAND PAREEK
उम्र 46 वर्ष, जाति 0-PAREEK, व्यवसाय Other
निवासी House No.:118, Colony: SHRI GOPAL NAGAR, NEAR
MAHESH NAGAR, Area: GOPALPURA BYE PASS, City: JAIPUR,
Pin code: 302019, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301182005331

Developer Agreement (Sale power)

उप पंजीयक,
JAIPUR-IX
जयपुर नवम्

Fees Receipt Endorsement

रसीद नं.	202302182006507
दिनांक	11-05-2023
पंजीयन शुल्क ₹	201053
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	271410
कमी सरचार्ज शुल्क ₹	81423
कुल योग	554186

202301182005331

Developer Agreement (Sale power)

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 75523630 ₹ 201353 #
eStamp IN-RJ92529026984637V ₹
352183 # Stamp AC674903 ₹ 650

उप पंजीयक, JAIPUR-IX
उप पंजीयक
जयपुर नवम्





for above said housing project on the said land (hereinafter referred to as the "said project") on the terms and conditions as mutually agreed upon by and between the parties and recorded hereinafter:-

NOW, THEREFORE THIS DEVELOPMENT AGREEMENT WITNESSETH ASUNDER: -

1. That subject to and in terms of this Agreement and in consideration of the receipt of payments referred hereinafter by way of sharing of sale consideration, the First party hereby permits the second party to develop, construct in accordance with the permissions given by local authorities (JDA) on the said plot of land a housing project.
2. That the First party declares that the said land is free from all sorts of charges, liens, mortgages, disputes, attachments, court injunctions, prior sale, prior agreement to sell or any other encumbrances whatsoever. In the event any such encumbrance is found and/or notified, the party of first part shall immediately rectify the same at its own costs within fifteen days of its coming to notice. The party of first part shall fully indemnify the party of-second part against any losses, claims, damages etc. as may be caused to the party of second part on this account in addition to the expenses incurred by the party of second part in getting the encumbrances removed.
3. (a) That the party of first part agrees to keep the title and land use valid and discharge all its financial liabilities/ responsibilities so as not to effect the title of owner over the land.
(b) That the Developer assures the Owner that the Developer shall not encumber in any manner the land on which housing project is to be developed.
4. That the party of second part shall make an interest free refundable / adjustable security deposit of Rs. 2,00,000/- with the party of first part. The aforesaid amount of Rs. 2,00,000/- shall be paid by party of second part to the party of first part as under:-
 - a) Rs 1,00,000/- on the date of registration of this Development agreement.
 - b) Balance Rs 1,00,000/- on Bhoomi Poojan.
 - c) Separate receipt for each payment will be issued by the other party of the first part.
5. a) That at the time of signing this Agreement the party of first part has allowed the party of second part to carry out measurements,

[Signature]


FOR GBD CONSTRUCTION

[Signature]
 PROPRIETOR



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री RAMA KANT PAREEK , पुत्र/पुत्री/पत्नि श्री LATE SHRI PHOOL CHAND PAREEK , व्यवसाय Otherजाति 0-PAREEK House No.:118, Colony: SHRI GOPAL NAGAR, NEAR MAHESH NAGAR , Area: GOPALPURA BYE PASS, City: JAIPUR, Pin code: 302019, District: JAIPUR, State: RAJASTHAN			Executant Age : 46 Signature : 
2	श्री/श्रीमती/सुश्री ARYAN PAREEK AS PROPRIETOR MS GBD CONSTRUCTION, पुत्र/पुत्री/पत्नि श्री RAMAKANT PAREEK , व्यवसाय Otherजाति 0-PAREEK House No.:118, Colony: SHRI GOPAL NAGAR, NEAR MAHESH NAGAR, Area: GOPALPURA BYE PASS, City: JAIPUR, Pin code: 302019, District: JAIPUR, State: RAJASTHAN			Claimant Age : 21 Signature : 

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

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

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

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री DHARMPAL SAMOTA, पुत्र/पुत्री/पत्नि श्री BIRDDI CHAND जाति SAMOTA Age: 43 Add: House No.:53733, Colony: LAXMI NAGAR, NEAR APNI DHANI HOTEL, MACHEDA, Area: RAJAWAS, City: JAIPUR, Pin code: 302032, District: JAIPUR, State: RAJASTHAN			Signature 
2	Name: श्री/श्रीमती/सुश्री ANKIT JAIN, पुत्र/पुत्री/पत्नि श्री MOOL CHAND JAIN जाति JAIN Age: 41 Add: House No.:B-8, Colony: BHAVYA TOWER, KABIR MARG, Area: BANI PARK , City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature 

202301182005331

Developer Agreement (Sale power)

उप पंजीयक
जयपुर





(4)



surveys, prepare the schemes of Development, preparation of housing projects to put up hoardings of proposed housing project at the site of said land. However it is specifically agreed and understood that the legal possession over the land shall always remain with the party of first part while the permissive (passive) possession to act in accordance with the terms of this agreement shall be with party of second part.

- b) That it is also agreed that the owner will simultaneously with the agreement execute a power of attorney in favour of the developer for getting all kinds of sanctions, permissions, approvals, quotas of various commodities entitlement of the allocations, as may be required in housing project including rights of getting water, electricity and telephone connection(s).
 - c) That party of the Second Part is also authorised/empowered to issue booking amount payment receipt(s), execute agreement to sale and other necessary acts in connection to booking / sale of flats in the housing project.
 - d) That in addition to execution of Power of Attorney, both the parties agrees to render all assistance to each other in implementation of the project including signing all applications, affidavits, undertakings to JDA, letters, pleadings in any court case or any other documents as may be necessary for effective implementation of the terms of this Agreement, and shall also render full assistance to each other for profitable disposal of housing project.
 - e) That it is also agreed by and between both parties that the developer shall be entitled to display its board at the site and will be free to advertise the project as and when required at his own cost and expenses but in the advertisement the owner's name will be indicated under the head of Promoter's and under the head of Developer the name of second party will be indicated.
6. a) The developer shall act strictly in accordance with the approved building plans and in conformity with all statutory laws, regulations, rules, bye laws etc. The development shall be done in accordance with the details, particulars to this Agreement which shall be treated to be a part of this agreement, regarding such development and the entire responsibility in this respect shall be that of developer who shall keep the owner indemnified in all respects in the matter of development of property in accordance with approved housing

FOR GBD CONSTRUCTION


PROPRIETOR



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मातृवित रु 20105232 मानते हुए इस पर देय कमी मुद्रांक राशि रु 271410 पर कमी पंजीयन शुल्क रु 201053, सरकारी राशि 81423 कुल रु 553886 रसीद संख्या 202302182006507 दिनांक 11-05-2023 में जमा किये गये हैं।
अतः दस्तावेज को रु 271410 के मुद्रांकों पर निष्पादित माना जाता है।

202301182005331

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-JX

उप पंजीयक
जयपुर नवम्

Registration Endorsement

आज दिनांक 12/05/2023 को
पुस्तक संख्या 1 जिल्द संख्या 278 में
पृष्ठ संख्या 125 क्रम संख्या 202303182104478 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1111 के
पृष्ठ संख्या 336 से 351 पर चस्पा किया गया।

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Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-JX

उप पंजीयक
जयपुर नवम्





project and statutory requirements. The Owner however shall assist the Developer as and when so required by filing affidavits. Signing requisite forms/giving statements and providing the legal documents in connection with the development work photo copy of which the owner shall retain. It is also specifically agreed that full permissible FAR would be utilized by Developer for maximising the areas to be built as permitted by the competent authorities. As per approved building plan. Saleable developed area works out 232500 sq. feets.

- b) That the owner shall have the right to give suggestions in executing the plans to the Developer. However, the owner subject to its right of supervision and suggestions shall not interfere with day to day working in any manner in execution completion of the work of the development of the said land.
 - c) That the Developer shall develop the proposed housing project strictly in accordance with the plans as mutually decided between both the parties and any deviations shall be considered only after mutual decision of both the parties.
7. That the party of the first part shall be entitled 30% (Thirty percent) of the total sale price (excluding brokerage/commission) of the project in consideration of having provided the said housing project for the purpose of the developer. The party of the second part shall be entitled 70% (Seventy percent) of the total sale price (excluding brokerage/commission) of the project in consideration of carrying out construction /development of Project in all respect, marketing the same and for discharging other obligations undertaken under this agreement.
8. (a) The developer agrees and undertakes to expeditiously commence and carry out the work on the said project and subject to force major clause will complete the same in all respects fully habitable within a period of 48 months from the end of the month on which owner make the land available to the developer. The developer shall be granted a grace period of another six months by the owner without any compensation in case the building.
- (b) That in case the building/project still remains incomplete after expiry of grace period, the owner shall get the project completed at the cost of developer and the amount incurred shall be deducted from the security amount and the sale of area from share of developer. The owner shall also have the right to get the

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FOR GBD CONSTRUCTION

PROPRIETOR







(6)



unfinished work completed by a third party, and it shall be the responsibility of the Developer to indemnify the Owner for the expenses incurred in getting the work finished, and for any damage or loss suffered by him.

- (c) That it is agreed that the delay caused in construction and development due to any natural calamity or due to any defect in the title of the owners or due to any boundary dispute with the neighbours due to any stay/injunction from the competent court which may be beyond the control of the developer would not be the responsibility of the developer and time consumed in clearance of above mentioned hurdles shall not be counted in the stipulated period stated above.

9. a) That the marketing of the said project shall be carried out by the party of second part. All costs on marketing including all advertisements, hoardings, publicity materials etc. shall be incurred by the party of second part. All documents regarding sale of units i.e. advertisements, application form, allotment letters will be prepared by the party of second part in consultation with party of first part.

- b) That the sale of the project may be launched by the party of second part after issuing a registration certificate from Rajasthan Real Estate Regulation Authority RERA. However the final date of launch shall be decided mutually amongst the parties to this agreement.

- c) The sale price shall be fixed by party of second part in consultation with the party of first part and in case of bulk sales the terms of sales including the sale price shall be decided mutually amongst the parties to this agreement.

10. a) That the sales consideration right from booking of flats will be shared in the ratio of 30:70 by both the parties thereto. However it is specifically agreed that the party of the second part may retain amount towards advertisement, publicity and/or other necessary items required to be incurred towards marketing the said project out of the sale consideration received. In this regard it is also clarified that the said expenditures(s) to be incurred shall be completely/wholly on account of developers and the **Party of the First part and on final settlement of account in between both the parties hereto shall be entitled his 30% share in the total sale consideration, after deduction of commission and discount etc.**

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FOR GBD CONSTRUCTION

PROPRIETOR



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- b) That in case after completion of the project some area remained unsold then The owner and the developer shall be the absolute and ultimate owner in their respective share and shall be entitled to use/lease out /gift/mortgage/and to transfer and sell to any person or persons at their own will and convenience.
- c) It is agreed by and between the parties thereto that a escrow account may be opened in any bank(s) and the sale consideration will be deposited with an instruction that the same will be transferred in the ratio 30% and 70% in the respective bank account(s) of the party of the first and second part.
11. That the party of second part agrees to keep the party of first indemnified at all times against any claims including court expenses, damages. compensation etc. which might be raised or become payable to the intending purchasers or any other person by the party of first part on account of faulty development in the land. The party of second part shall carry out the rectification thereof, if feasible. The party of first part shall not be liable for any compensation/damages for any claim in respect thereof shall be defended at the expenses of the party of second part.
12. That in the event of any breach of contract by the party of the First Part the developer will be free to claim all the incurred losses and damages. Similarly the owner would be free to claim all the losses and damages from developer if contract is breached from the side of Developer.
13. That Sale Deeds in respect of developed area so marketed/sold shall be got registered in favour of the prospective purchasers on or before handing over possession of each unit or as may be mutually decided by the party of second part and the party of the first part shall sign the same as the owner of plot of land and / or as a confirming party. The stamp duty, registration charges, out of pocket expenses etc. shall be borne by the prospective purchasers and/or as decided mutually at the time of registration of the document.
14. The agreement shall be irrevocable and neither party shall entitle to revoke the agreement after the construction is started.
15. That Party of First Part and Party of Second Part have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed or construed as constituting a service contract or partnership or sale between the Party of the

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FOR GBD CONSTRUCTION

PROPRIETOR





Second Part and the Party of the first Part or as a Joint Venture, between the Party of the First part and Party of the Second Part, nor shall the Party of the Second Part and the Party of the First Part in any manner constitute an association of persons. Each party shall be strictly responsible for its own acts and Income Tax Liabilities, service tax, if any, shall keep the other party thereto indemnified from and against the same at all times i.e. each of them shall pay his share.

16. That the party of the first part shall refund/repay the interest free security amount Rs. 2,00,000/- on completion of the project. It is also agreed that minor work or non-installation of electric connection by Vidyut Vitran Nigam shall not be treated as non-completion of project or non-handing over the possession. It is also agreed by the party of the first part that in case of non-refund of security amount within stipulated time the party of second part may retain amount out of sale consideration to be received after completion of the project.
17. That any changes, modifications or alteration on any amendments in this agreement shall be made only with mutual consent by both the parties in writing.
18. That all notices, letters, shall be delivered by hand or sent through registered post Acknowledgement due to the other party at the addresses first above given or at such duly notified change of addresses. That the name of project shall be **ALAYA**.
19. That in case of any dispute arising between parties in respect of meaning and interpretation with regard to any of the clauses of this Development Agreement or in respect of its execution or completion of project or any other dispute(s) relating to or concerning thereto shall be referred to an Arbitrated Tribunal of three persons , one to be nominated by the owners , one by the developers and one by the two appointed arbitrators who shall decide the disputes in accordance with the provisions of the Arbitration and Conciliation Act , 1996.
20. That the party of the second part may borrow loans from any financial institution/ private party(s) with the consent of the party of the first part and if so mutually agreed the land may be pledged as a collateral security with the financial institutions and concerned financial institutions/banks

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FOR GBD CONSTRUCTION

PROPRIETOR



21. That the amount of registration, the development agreement, etc shall be born by the parties hereto in proportion of 30% and 70%

22. That Courts of Jaipur only shall have jurisdiction over the subject matter of this Development Agreement.

IN WITNESS WHEREOF both the parties have executed this Agreement and put their hands and deals on the 05th day of May and year Two Thousand Twenty Three as mentioned above.

PARTY OF THE FIRST PART

PARTY OF THE SECOND PART


RAMAKANT PAREEK
PAN NO. ACJPP7183N


ARYAN PAREEK
PAN NO. FUSPP7074Q
AS PROPRIETOR
M/S GBD CONSTRUCTION

IN THE PRESENCE OF FOLLOWING WITNESSES:

1. SIGNATURE



NAME

DHARMPAL SAMOTA, AGED ABOUT 43YEARS

FATHER NAME SHRI BIRDDI CHAND

ADDRESS

5, LAXMI NAGAR, NEAR APNI DHANI HOTEL,
MACHEDA, RAJAWAS, JAIPUR 302032 RAJASTHAN

AADHAR NO. 7334 1301 3733

2. SIGNATURE



NAME

ANKIT JAIN, AGED ABOUT 41YEARS

FATHER NAME SHRI MOOL CHAND JAIN

ADDRESS

B-8, BHAVYA TOWER, KABIR MARG,
BANI PARK JAIPUR 302016 RAJASTHAN


उप पजीयक
जयपुर नवम

FOR GBD CONSTRUCTION


PROPRIETOR

ANKIT JAIN
DEED WRITER
9214331509



SITE PLAN OF PLOT KHASRA NO. III ^{267 268}_{119 120}
IN SCHEME RESIDENTIAL FLATS,
VILLAGE RAMSINGH PURA URF RAMPURA
TEHSIL SANGANER, JAIPUR

SCALE: 1 INCH = 50 FT.

N
V



TOTAL AREA = 4664.0 SQ. MTRS.
DEED COLOUR SHOWN THUS

For GBD CONSTRUCTION
[Signature]
Proprietor



Registration Endorsement

आज दिनांक 12/05/2023 को
पुस्तक संख्या 1 जिल्द संख्या 278 में
पृष्ठ संख्या 125 क्रम संख्या 202303182104478 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1111 के
पृष्ठ संख्या 336 से 351 पर चप्पा किया गया।

202301182005331

Developer Agreement (Sale power)

उप पंजीयक JAIPUR IX
जयपुर नवरा



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

Fee Recolpt

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

Print Date : 14-09-2023 4:28 PM

Fee Receipt No	: 202302182014648	Recolpt Date	: 14/09/2023
Name	: ARYAN PAREEK AS PROPRIETOR MS GBD CONSTRUCTION,	Document S. No.	: 202301182011904
Address	: 118 ,SHREE GOPAL NAGAR, NEAR MAHESH NAGAR ,JAIPUR ,JAIPUR		
Document Type	: Supplementary Deed/Correction Deed		
Face Value	: ₹ 0	Evaluated Value	: ₹ 4288
Ord-Registration Fee	: ₹ 200	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 200	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	: ₹ 1050
		Total Amount	: ₹ 1050

Mode of Payment (#Mode Number Amount #)

Stamp Y784573 ₹ 650 # e-Gras Challan 80602728 ₹ 400

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

जयपुर नवम्





e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0080602728



Payment Date: 14/09/2023 14:43:18

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	0030-03-800-01-00-अन्य प्राप्तियाँ	200.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	200.00
Commision(-):		0.00
Total/NetAmount:		400.00

Four Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: MS GBD CONSTRUCTION	Tin/Actt.No./VehicleNo./Taxid :
Part No (If Applicable):	City(Pincode): Jaipur(302016)
Address:NA	Remarks:ADDENDUM TO THE DEVELOPMENT AGREEMENT OF KHASRA NO 111, 267/119 AND 268/120, VILL RAMSINGHPURA TEH SANGANER, JAIPUR

Payment Details:

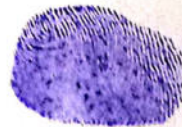
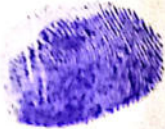
Bank:	State Bank Of India	Challan No. -	0
Date:	14/09/2023 14:43:18	Bank CIN No:	SBIN8060272814092023
		Refrence No:	IK0CLGPCJ8

Computer generated copy on : 14/09/2023

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

GBD CONSTRUCTION

dot
A.L. Signatory





राजस्थान RAJASTHAN

11 SEP 2023

Y 784573

ADDENDUM TO THE DEVELOPMENT AGREEMENT

In continuation to the Development Agreement executed on 5th May, 2023, this ADDENDUM to the Development Agreement ("Addendum") is made and executed at Jaipur on this 13th day of September 2023 between the parties as below:-

Shri Ramakant Pareek S/o. Late Shri Phool Chand Pareek aged about 48 years resident of House No. 118, Shree Gopal Nagar, near Mahesh Nagar, Gopalpura Bypass, Jaipur in the state of Rajasthan (hereinafter being referred to as "Landowner"/Party of First Part which expression shall unless repugnant to the context hereof mean and shall include their successors, legal representatives, nominees and assignees) of the First Part.

AND

M/s. GBD Construction through its proprietor Shri Aryan Pareek, having place of business at office no. 202, Plot no. 25 to 28 Pink Tower, Tonk Road, Jaipur in the state of Rajasthan (hereinafter referred to as "DEVELOPERS"/Party of second part which expression shall unless repugnant to the context hereof mean and shall include its Successors, nominees and assigns) of the Second Part.

उप पंजीयक
जयपुर नवम्

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Auth. Signatory

क्रम संख्या :- 9207 दिनांक :- 14.09.2023
रकम :- 500/-
नाम :- Ramakant Pareek
पता :- Gopalpura, Jaipur
वास्ते :- Addendum to Agreement

राकेश अरोड़ा

स्टाम्प विक्रेता

लाइसेन्स नम्बर 105/09-10
94/40, विजय पथ, मानसरोवर, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभाविता अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3-क)- 10% = 50	
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3-क)- 20% = 100	
कुल योग 150/-	
हस्ताक्षर स्टाम्प वेण्डर	





Whereas the First Party and Second Party executed a Development Agreement and now both the Parties have mutually agreed to change a clause in the Development Agreement and to this effect this Addendum Agreement to the Development Agreement is entered and executed between the parties

NOW THIS ADDENDUM WITNESSETH

It is hereby mutually agreed and accepted by and between the parties:-

1. The Clause 5(B) of the original agreement be amended as below:-

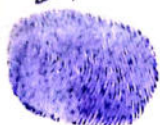
The parties hereto mutually agree and accept that the First Party has given all the rights and power to the Second Party for the purposes of obtaining all kinds of sanctions, permissions, approvals, and quotas of various commodities entitlement of the allocations, as may be required in housing project including rights of getting water, electricity and telephone connection. The parties mutually agrees that no separate power of attorney be executed between the First Party and the Second Party as both the parties have already executed the Development Agreement with Sale Power in favour of the Second Party. The Second Party is also empowered to enter into agreement for sale or sale deed or to execute any such documents with the allottees in the project.

2. The Clause 10(A) of the original agreement be amended as below:-

The parties have mutually decided and agree that subject to the provision of the Real Estate (Development and Regulation) Act, 2016 and rules issued there under, from time to time, all the receipts from allottees arising out of the Project shall be deposited in a bank account opened as a "Collection Account" by the Second Party in relation to the said Project.

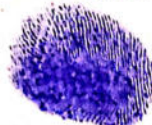
It is understood and clarified that no receipts etc. from the allottees shall be received by either of the parties directly in their personal account or any other account.

The Parties agree and shall deal with the revenues generated from the Project in the following manner:-

GBD CONSTRUCTION

Auth. Signatory





Registration Endorsement

आज दिनांक 15/09/2023 को
पुस्तक संख्या 1 जिल्द संख्या 308 में
पृष्ठ संख्या 145 क्रम संख्या 202303182110491 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1231 के
पृष्ठ संख्या 685 से 695 पर चम्पा किया गया।

202301182011904

Supplementary Deed/Correction Deed(Where original is Compulsary Registerable)

उप पंजीयक
जयपुर नवम्बर





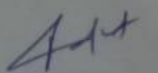
- a) The deposit and withdrawal of money from the bank account will be subject to the provisions of the RERA, 2016 and the rules, regulations and notifications made thereof.
- b) All revenues arising out of the Project shall be deposited into a bank account opened as a collection account by the Second Party in relation to the said Project.
- c) 70% of the receipts from the allottees shall be transferred/deposited from collection account to 'RERA designated separate account and shall be utilized for the construction of the project in compliance with the provisions of the Real Estate (Development and Regulation) Act, 2016 and rules, regulations and notifications made thereof and;
- d) 30% of the receipts from the project deposited in project collection account shall be transferred to project expense account.
- e) That from the above receipts transferred to project expense account, 30% of the amount shall be retained by the landowner and 70% of the amount shall be retained by the developer. However, it is specifically agreed that the party of the Second Part may retain amount towards advertisement, publicity or for any other marketing purpose towards the said project out of the sale proceeds.

In case of cancellation of any Booking by either the First Party or Second Party, then refund of the booking amount after deduction will be made according to the RERA Rules and will be paid by the First Party and the Second Party as per their share in the unit/or the amount received by the respective parties. The parties agree to read this agreement as **Addendum to the original Development Agreement dated 5th May 2023** executed between them and except what has been agreed herein all other clauses of the said Original Agreement shall stand *mutatis mutandis* and have full force and effect, bind and regulate the relations of the Owner and the Developer and shall be subject to the same terms, covenants, stipulations, declarations, and conditions as are expressed and contained therein except in so far as the same shall be necessarily modified or effected by these presents.

TO THE EXTENT of the modification agreed in this **Addendum**, the Original Development Agreement dated 5th May 2023 stands modified.

In WITNESS WHERE OF BOTH THE PARTIES have set their respective hands and signed this agreement in the presence of attesting witness, signing as such on the day first above written.

PARTY OF FIRST PART




PARTY OF SECOND PART




Presentation Endorsement

आज दिनांक 14 माह 09 मन् 2023 को 04:11 PM बजे
श्री/श्रीमती/मुथी RAMAKANT PAREEK पुत्र/पुत्री/पत्नि श्री LATE SHRI
PHOOL CHAND PAREEK
उम्र 46 वर्ष, जाति 0-PAREEK, व्यवसाय Other
निवासी House No.:118, Colony: SHREE GOPAL NAGAR, NEAR
MAHESH NAGAR, Area: GOPALPURA BYEPASS, City: JAIPUR, Pin
code: 302019, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301182011904

हस्ताक्षर उप पंजीयक,
JAIPUR-IX
नयपुर नवम

Supplementary Deed/Correction Deed(Where original is Compulsary Registerable)

Fees Receipt Endorsement

रसीद नं.	202302182014648
दिनांक	14-09-2023
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
कुल योग	1050

202301182011904

Supplementary Deed/Correction Deed(Where original is Compulsary Registerable)

Mode of Payment (#Mode Number Amount #)

Stamp Y784573 ₹ 650 # e-Gras Challan
80602728 ₹ 400





IN THE PRESENCE OF FOLLOWING WITNESSES

1 SIGNATURE [Signature]

NAME - Dharm Pal Sharma

FATHER'S NAME - Shri Bhardi Chandel

ADDRESS - S. Laxmi Nagar, Near APNI DHANI HOTEL
Machhada, Railway, Jaipur 302032

2 SIGNATURE [Signature]

NAME - ANKIT JAIN

FATHER'S NAME - Shri Mool Chand Jain

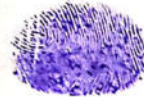
ADDRESS - B-8, Bhavya Tower, Kabir Marg,
Bani Park, Jaipur, 302016

[Signature]



GBD CONSTRUCTION

[Signature]
Auth. Signatory





Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री RAMAKANT PAREEK , पुत्र/पुत्री/पत्नि श्री LATE SHRI PHOOL CHAND PAREEK, व्यवसाय Otherजालि 0-PAREEK House No.:118, Colony: SHREE GOPAL NAGAR, NEAR MAHESH NAGAR, Area: GOPALPURA BYEPASS, City: JAIPUR, Pin code: 302019, District: JAIPUR, State: RAJASTHAN			Executant Age : 46 Signature :
2	श्री/श्रीमती/सुश्री ARYAN PAREEK AS PROPRIETOR MS GBD CONSTRUCTION, पुत्र/पुत्री/पत्नि श्री RAMAKANT PAREEK, व्यवसाय Otherजालि 0-PAREEK House No.:118, Colony: SHREE GOPAL NAGAR, NEAR MAHESH NAGAR, Area: GOPALPURA BYE PASS, , City: JAIPUR, Pin code: 302019, District: JAIPUR, State: RAJASTHAN			Claimant Age : 21 Signature :

ने लेख्यपत्र Supplementary Deed/Correction Deed(Where original is Compulsary Registerable) को पड मुन 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 DHARMPAL SAMOTA, पुत्र/पुत्री/पत्नि श्री BIRDDI CHAND जाति SAMOTA Age: 43 Add: House No.:5, Colony: LAXMI NAGAR, NEAR APNI DHANI HOTEL, MACHEDA, Area: RAJAWAS, City: JAIPUR, Pin code: 302032, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री ANKIT JAIN, पुत्र/पुत्री/पत्नि श्री MOOL CHAND JAIN जाति JAIN Age: 42 Add: House No.:B-8, Colony: BHAVYA TOWER, KABIR MARG, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature

202301182011904

उप पंजीयक जयपुर नवम् (राज.)

Supplementary Deed/Correction Deed(Where original is Compulsary Registerable)

