VINOD KUMAR MATHUR
ADVOCATE
ENROLMENT NO. R-376/1994
PRACTISING LAWYER, DEALING IN THE MATTERS
OF LAND FOR MORE THAN 23 YEARS

Cell 9928312006
0141-2392264 ®
RESIDENCE
4/149, SHIPRA PATH,
MANSAROVAR,
JAIPUR

Date 14.05.2025

THE LAND TITLE REPORT

1. **For Akshat Kanota Sky Homes 4 Residential Group Housing Scheme.**

   [Under the REAL ESTATE (Regulation and Development Act 2016, and Rajasthan Real Estate Regulation and Development Rules 2017] "THE RERA ACT 2016 & THE RAJASTHAN RERA RULES 2017."

2. **SOUGHT MY** – 'The Promoter' and the Free Hold Grantee of Promoter – by the Jaipur Development Authority (J.D.A.) Jaipur. (Raj.)

   M/s Akshat Apartments Private Limited a company incorporated and registered under the companies act 1956, having its registered office at A-27/13-A, Kanti Chandra Road, Banipark, Jaipur the Promoter / Developer & Builder of the Real Estate Project – Bearing Plot No. 3 residential plot of free hold allotment.

3. **THE PRINCIPLE OWNER** – Thakur Mansingh Ji S/o Late Thakur Mohan Singh Ji of Kanota R/o "Kanota – Castle", Village Kanota, Tehsil Bassi, District Jaipur.

4. **THE HOLDER OF PATTA OF PROJECT IN THE PHASE** – "Akshat Kanota Sky Homes – 04 Group Housing Scheme.

   (i) M/s Akshat Apartments Pvt. Ltd. Through Sunil Jain S/o Nandkishore Jain Director. A-27/13-A, Kanti Chandra Road, Banipark, Jaipur patta holder of Plot No. 3 consisting and containing land meant to be developed as the group housing residence Use, detailed hereunder for phased development project – Akshat Kanota Sky Homes 3 for the residential multi storey complex.

5. **DETAILED DESCRIPTION OF LAND UNDER THE DEVELOPMENT PROJECT PLOT NO. 4 LAND OF P. NO. 4 HAVING DIMENSIONAL MEASUREMENT – AND PARTICULARS OF SURROUNDING LOCATION.**

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All that the piece and parcel of the land of P.No. 4 of Niji Khatedari Scheme - Akshat Kanota Group Housing Scheme – named of "Akshat Kanota Sky Homes 4" in village Kanota, Tehsil Bassi, District Jaipur measuring

East Arm	:	30 Feet
West Arm	:	30 Feet
North Arm	:	58.97 Feet, and
South Arm	:	60.50 Feet

Total land area of 2143.26 square yards equivalent to 1792 square meter (As depicted and described in J.D.A. Plan annexed to Patta Bounded and Surrounded:

North – By Plot No. 03,
South - By Plot no. 05,
East – By Road 24 meter wide
West – By Road 12 meter wide

Permission to construct as per building bye laws in force at present.

6. **NAME OF THE PROJECT UNDER THE PROCESS OF CONSTRUCTION AND DEVELOPMENT AS GROUP HOUSING NAMED AS:-**

The promoter is in the consistent process of development. Akshat Kanota Sky Homes 4 situate within the Akshat Kanota Estate, Khasra No. 49/1, 49/2 of village Kanota, Teh. Bassi, District Jaipur.

DETAIL OF PATTA:- Free hold patta no. 191 dated 10.11.2021 of P. No. 4, Akshat Kanota Estate spread within Khasra No. 49/1 & 49/2 of village Kanota Tehsil Bassi made and executed by J.D.A. under the Rajasthan Urban Areas (For Permission and Allotment of Conversion of Agriculture Land for Non Agriculture purpose land use rules of 2012 under rule – 22)

PERUSED – The Patta date of execution 10 Nov. 2021 by the Jaipur Development Authority executed by Dy. Commissioner Zone 13 as No. 191 of Year 2021 and registered by the Sub Registrar of Jaipur II as on dated 15.11.2021. in book no. 1 volume no. 1377 page 181 at registration no. 202103016110976 and recorded in additional Book No 1, Volume No. 5496 at page no. 531 to 545 (Copy of Patta Enclosed).

7. **CHRONOLOGY OF DOCUMENTS** – Following documents have been perused by me these documents express explicit consent and stipulated bindings between the principal owner as innate and intense desire to develop the plots of ownership of the land to be developed.

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7.1 **16th March 2013 Memorandum of understanding** – This document sets forth the express & explicit consent of the principal owner as innate and intense desire to develop the plots of its ownership of the land along with the Promoter – Builder and Developer, M/s Akshat Apartment Pvt. Ltd, understandings so arrived to develop super class residential arena with miscellaneous facilities amenities and modern nature living opportunity in serene village estate.

7.2 **29th August 2014 – Developer Agreement on joint venture basis** – executed on 29th August and registered by the Sub – Registrar of Bassi (Jaipur) as on date 03 September 2014 in book no. 1 volume no. 252 at page 29 registered as at Serial no. 2014005617 and copy filed in the additional book no. 1 volume 932 pages 277 to 320.

The principal owner namely Thakur Mansingh of Kanota has entered into this agreement with the Promoter - Builder & Developer, M/s Akshat Apartments Pvt. Ltd to develop land of owner as township of repute as promised and agreed interalia in the preceding MOU dated 16 March 2013 in accordance with the "Rajasthan Township Policy 2010". The entire township is in the process of development in various phases as nudge process.

7.3 **20th March 2017 Addendum of Development Agreement** – Subsequent to the Development agreement and its registration, thereafter; same principal owner and promoter – entered into bindings of another memorandum of understanding jotted down and signed to execute as supplement to the development agreement dated 29th August 2014 registered by Sub Registrar of Bassi (Jaipur) on 3rd September 2014, where in both the parties, looking to the intricacies of the scheme under development have further arrived at the understanding that the Row Housing Scheme in the ambitions township should be attended to one by one as Phase – 1; Phase – 2; Phase – 3 and so on that the phased development of Row Housing is completed expeditiously and further residential complexes Akshat Kanota Sky Homes 1 to Akshat Kanota Sky Homes 2 be developed accordingly.

7.4 That with the execution of several instruments in the course of development of township as phased one, all the phases I, II, III, IV, V and Retail Shops are already registered with the authority of Rajasthan Real Estate (Development and Regulation) in time and every time a separate, independent title report for particular phases is duly filed & submitted.

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8. The phased development of the project is carried on there on the Land of Principal Owner in accordance with the instruments and documents as enlisted above.

9. **8th September 2022 – Memorandum of understanding**

Executed on 8th September 2022 by Thakur Mansingh S/o Late Thakur Mohan Singh, the principal owner and M/s Akshat Apartments Pvt. Ltd. – the developer & builder/ (Promoter) to supplement the developer agreement dated 29.08.2014 registered on 3/09/2014. This supplement instrument has been registered by the Sub Registrar of Jaipur II on dated 14.09.2022 in book no. 1 volume no. 1446 page 179 no. 202203016111703 and additional book no. 1 volume no. 5772 pages 690 to 704. Per this instrument titled as MOU, the principal owner Thakur Mansingh Ji vide this letter dated 23.07.2015 and subsequent letter dated 14/10/2021 requested to JDA to issue pattas of plots mentioned there in to the detailed below persons:

Plot No.	Area Sq. Yd	Allottee	Issue Date
1	2358.26	Akshat Apartments Pvt. Ltd.	10.11.2021
2	2033.84	Akshat Apartments Pvt. Ltd.	10.11.2021
3	2088.55	Akshat Apartments Pvt. Ltd.	10.11.2021
4	2143.26	Akshat Apartments Pvt. Ltd.	10.11.2021
5	3168.81	Thakur Mansingh Kanota	17.12.2021

Page 3 - Relevant paras to amend the terms of development agreement dated 29.08.2014 precisely.

"Where as due to the change in circumstances, both the parties have agreed not to develop plots no. 3, 4 & 5 for group housing constitution and have further decided to sub divide land of the plots in smaller plots of lands, for which the original pattas will be surrendered to JDA and party of the second part shall complete the required formalities"

10. **Order dated 23rd October 2014** – The Deputy Commissioner Zone 13 of the JDA in the matter no. 86 of the year 2013 have passed on order, where by the entire land of principal owner has been permitted and sanctioned to be used as residence purposes necessary for a progressive township with developed infrastructure after conversion of land use under section 90-A of the Rajasthan Land Revenue Act 1956.

11. **20th September 2023** – Memorandum of Understanding / Supplementary Instrument executed by the same parties that is, principal owner and the promoter – developer & builder to supplement the main developer agreement dated 29.08.2014. This MOU has been registered by the sub registered of Jaipur II as on

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dated 21st September 2023. In book no. one volume no. 1430 page 192 registration no. 202303019114908 and in additional book no. one volume no. 5720 pages 386 to 395. Per this document following terms conditions of the main developer agreement have been modified and amended to supplement the main developer agreement between same parties.

(i) Due to Covid - 19 and diminishing demand in market the promoter / builder & developer have approaches the principal owner to reduce the sale proceed ratio from 27.50% to 20% i.e. reduction of 7.50% is agreed by the principal owner, now to share 20% of it.

(ii) There by making changes in the main developer agreement, interalia all the supplements of MOUs and Addendum to mean as such.

12. **21st April 2025** - Again execution of a subsequent supplementary agreement between the same parties as on 21st day of April 2025 A.D and this too is registered by the Sub Registrar of Jaipur V as on date 23.04.2025 book no. one volume no. 1578 page 178 no. of registration 202503019106504 and additional book no. one volume no. 6312 pages 203 to 216.

This particular instrument supplement the latest amendments as under:-

(1) Pursuant to clause II of the registered development agreement the principal owner has agreeably confirmed its share as 20% in the sale proceeds of all the five plots.

(2) That instead of development of five enumerated plots 1 to 5 numbers respectively were to be developed as Group Housing Projects. However by the Supplementary Instrument dated 08/09/2022, the parties mutually agreed to alter the development plan for Plots No. 3, 4 and 5 respectively to be sub divided and fragmented in to smaller plot units of independent setting. The plot no. 1 and 2 as mentioned earlier have already been developed. Now plots no. 3, 4 and 5 are yet to be developed, hence for the project of development of these three plots looking to the present circumstances prorogue, it is agreeably decided to develop these plots as earlier termed to be developed as GROUP HOUSING PROJECT and the decision undertaken on dated 08th September 2022 has been cancelled and the Plot No. 3 Plot No. 4 and Plot No. 5 detailed below to be developed as group housing:-

Plot No.	Area	Owner / Allottee
3	2088.55 sq. yd	Akshat Apartments Pvt. Ltd.
4	2143.26 sq. yd	Akshat Apartments Pvt. Ltd.
5	3168.81 sq. yd	Akshat Apartments Pvt. Ltd.

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Revenue Share – The proportion of sharing the sale proceeds has been decided for the three plots now as principal owner 20% : Promoter / Developer and Builder 80%.

This last instrument has been treated by the parties now to have over riding effect on all previous instruments main, addendum and supplementary, chronologically as enumerated above.

FINDINGS REGARDING TITLE OF PLOT AND ITS SEARCH REPORT

I have conducted general search of the registered documents w.e.f. the year 2014, title date of the record of Sub Registrar offices of Bassi, Jaipur – II and V respectively and I have found to conclude that – subject plot no. 03 of Akshat Kanota Estate in question is loaded by no burden or encumbrance of mortgage and / or transfer otherwise and M/s Akshat Apartments Pvt. Ltd through its authorised signatory Mr. Sunil Kumar Jain S/o Sh. Nandkishore Jain, Director is true and bonafide owner/allottee of the said plot no. 04.

Certified and issued under my seal and signatures.

VINOD KUMAR MATHUR
ADVOCATE

Vinod Kumar Mathur
Advocate
R 376/1994

Encl : Receipt of money deposited for inspection with Sub Registrar.

Bassi	Rpt. No. :RJ1394301340856	Date: 14.05.2025
Jaipur II	Rpt. No. :RJ1330491346852	Date: 14.05.2025
Jaipur V	Rpt. No. :RJ1303841345276	Date: 14.05.2025

Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID	2025000999R	Receipt Date	14-MAY-2025 13:34
S R Location	JAIPUR-V		
Receipt No	**RJ1303841345276**		
Name Of Seller	VINOD KUMAR MATHUR ADVOCATE		
Name Of Buyer	NA		
Type of Document	Others - Search Year 2023 To 2025		
ACC Reference	NONSH/KRISHAN KUMAR KUMAWAT/JAIPUR		

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 150
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹150**	**Service Charges**	**₹10**
Grand Total	**₹160**		

(Rupees One Hundred Sixty Only)

VINOD KUMAR MATHUR ADVOCATE 14/140 MANSAROVAR R.No. 376-1994

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

SECOND COPY

SRO Unique ID	2025000999R	Receipt Date	14-MAY-2025 13:34
S R Location	JAIPUR-V		
Receipt No	**RJ1303841345276**		
Name Of Seller	VINOD KUMAR MATHUR ADVOCATE		
Name Of Buyer	NA		
Type of Document	Others - Search Year 2023 To 2025		
ACC Reference	NONSH/KRISHAN KUMAR KUMAWAT/JAIPUR		

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 150
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹150**	**Service Charges**	**₹10**
Grand Total	**₹160**		

(Rupees One Hundred Sixty Only)

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VINOD KUMAR MATHUR ADVOCATE 14/140 MANSAROVAR, JAIPUR R.No. 376-1994

Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID	2025000999R	Receipt Date	14-MAY-2025 13:33
S R Location	BASSI		
Receipt No	**RJ1394301340856**		
Name Of Seller	VINOD KUMAR MATHUR ADVOCATE		
Name Of Buyer	NA		
Type of Document	Others - Search Year 2014 To 2025		
ACC Reference	NONSH/KRISHAN KUMAR KUMAWAT/JAIPUR		

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 600
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹ 600**	**Service Charges**	**₹ 10**
Grand Total	**₹ 610**		
(Rupees Six Hundred Ten Only)			

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Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID	2025000999R	Receipt Date	14-MAY-2025 13:33
S R Location	BASSI		
Receipt No	**RJ1394301340856**		
Name Of Seller	VINOD KUMAR MATHUR ADVOCATE		
Name Of Buyer	NA		
Type of Document	Others - Search Year 2014 To 2025		
ACC Reference	NONSH/KRISHAN KUMAR KUMAWAT/JAIPUR		

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 600
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹ 600**	**Service Charges**	**₹ 10**
Grand Total	**₹ 610**		
(Rupees Six Hundred Ten Only)			

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ADVOCATE
MANSAROVAR, JAIPUR
R.NO. 376-1994

Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID	2025000999R	Receipt Date	14-MAY-2025 13:34
S R Location	JAIPUR-II		
Receipt No	**RJ1330491346852**		
Name Of Seller	VINOD KUMAR MATHUR ADVOCATE		
Name Of Buyer	NA		
Type of Document	Others - Search Year 2021 To 2025		
ACC Reference	NONSH/KRISHAN KUMAR KUMAWAT/JAIPUR		

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 250
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹ 250**	**Service Charges**	**₹ 10**
Grand Total	**₹ 260**		

(Rupees Two Hundred Sixty Only)

VINOD KUMAR MATHUR
ADVOCATE
R.No. 376-1994

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Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID	2025000999R	Receipt Date	14-MAY-2025 13:34
S R Location	JAIPUR-II		
Receipt No	**RJ1330491346852**		
Name Of Seller	VINOD KUMAR MATHUR ADVOCATE		
Name Of Buyer	NA		
Type of Document	Others - Search Year 2021 To 2025		
ACC Reference	NONSH/KRISHAN KUMAR KUMAWAT/JAIPUR		

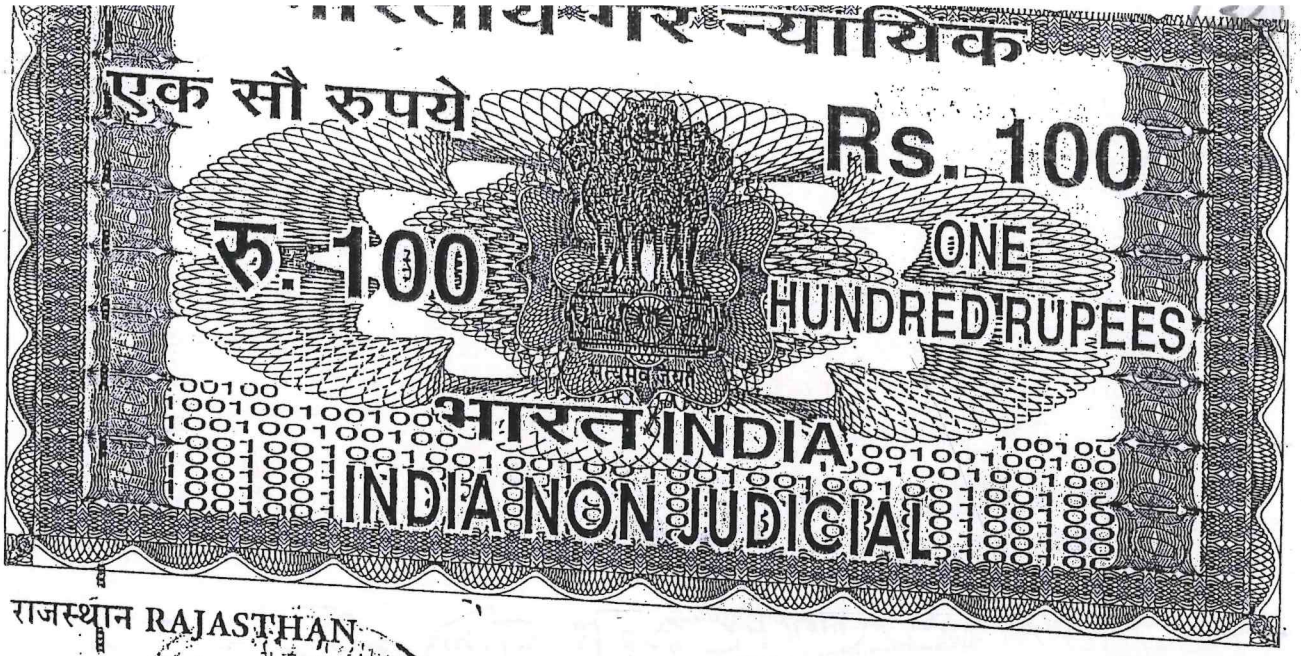
Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 250
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹ 250**	**Service Charges**	**₹ 10**
Grand Total	**₹ 260**		

(Rupees Two Hundred Sixty 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.

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ADVOCATE
14/148, [illegible]SAROVAR, JAIPUR
R.No. 376-1994



राजस्थान RAJASTHAN

U 131260

1 MAR 2013

ज्यूडिशियल

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING IS BEING MADE AND EXECUTED on this the 16th Day of March, 2013 at Jaipur (Raj.) by and between **Thakur Man Singh** son of [Late] Thakur Mohan Singh Ji Kanota, aged 48 years, resident of Castle Kanota, Village Kanota, Agra Road, District Jaipur (Rajasthan), hereinafter being referred to as '**Party of the First Part**' (*which expression shall, unless repugnant to the context hereof, be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives, assigns, etc.*), of the First part **AND M/s. Akshat Apartments Private Limited**, a private limited company duly incorporated and registered under the provisions of the -

NOTARY M. K. BAGGA Adv. Reg. No. Govt. of India

ATTESTED
NOTARY JAIPUR
Rajasthan (INDIA)

For Akshat Apartments Pvt. Ltd.

Director

04 APR 2013

क्रमांक 55951 दिनांक 15 MAR 2013.

मुद्रांक का मूल्य 100 ला.न. 55/97

क्रेता का नाम [illegible]

पिता/पति का नाम [illegible]

पता [illegible]

मुद्रांक का प्रयोजन [illegible]

महेश झालानी
ला. स्टाम्प विक्रेता 55/97
कलेक्ट्रेट परिसर, जयपुर

Companies Act, 1956 having its registered office at 'Akshat House', A-27/13-A, Kanti Chandra Road, Bani Park, Jaipur-302016 (Raj.), hereinafter being referred to as **'Party of the Second Part'** (*which expression shall, unless repugnant to the subject or context or meaning hereof, be deemed to mean and include its successors-in-interest, assignee, authorized Directors, constituted attorney[s] etc.*) through its Authorized Director **Mr. Sunil Jain** son of Mr. N. K. Jain, resident of A-27/4, Kanti Chandra Road, Bani Park, Jaipur 302016 (Raj.), of the Second part.

WHEREAS, Party of the First Part owns and possess the following lands lying and situate at Village Kanota, Agra Road, Tehsil & District Jaipur [Rajasthan]:-

S. No.	Khasra No.	Total Area
1	49/1	54 Bigha 2 Biswa (Part)
2	104	2 Bigha 14 Biswa
3	49/2	1 Bigha 1 Biswa
4	108	1 Bigha 1 Biswa
	Total	**58.18 Bigha**

being hereinafter referred to as **"said property"**. Party of the First Part is interested in developing the same by way of plotting, plots with built-up houses, group housing and for institutional purposes etc. of different sizes with an intent to develop the whole area as a good residential locality having related facilities including a club with various games, swimming pool & other amenities & community facilities for the people of the colony, for which Party of the First Part has approached Party of the Second Part. Since, Party of the Second Part possesses the required expertise and infrastructure, is willing to undertake the development work; AND.

NOTARY M. K. BAGOTIA Reg. No. 46 Govt. of India

ATTESTED
NOTARY JAIPUR
Rajasthan (INDIA)

04 APR 2013

For Akshat Apartments Pvt. Ltd.

Director

WHEREAS, it has been decided between the parties that the detailed Development Agreement shall be drawn soon after the land gets converted for residential purposes and possession is given to Party of the Second Part for the said purposes; AND

WHEREAS, it is a clear understanding between both the parties that Party of the First Part shall ensure clear, perfect & marketable title in respect of the aforesaid land. At present the land has three tube-wells having enough water to ensure 24 hours water supply fitted with motors & electric connections. The whole of the land is surrounded by Pucca wall/ fencing without any interference of any other person and neighbours except one dispute about the boundary with the neighbours in respect of one bigha land which Party of the First Part shall try & resolve within six months hereof; AND

WHEREAS, both the parties have decided to utilize the land for different purposes tentatively in the following proportion:-

S. No.	Particulars	Land
1.	Plots	15%
2.	Plots with Built-up Houses	25%
3.	Group Housing	10%
4.	EWS/ LIG (*to be surrendered to the Govt.*)	3%
5.	Retail	2%
6.	Institutional (School), Club Park & Roads.	45%

NOTARY M. K. BAGG Reg. No. 45 Govt. of India

ATTESTED
NOTARY JAIPUR
Rajasthan (INDIA)
04 APR 2013

For Akshat Apartments Pvt. Ltd.

Director

WHEREAS, parties of both the parts are interested in developing the whole area in three separate segments and in three stages, the Western end as plotted area & institutional area, the middle one as Plots with Built-up houses and the Eastern most area as Group Housing; AND

WHEREAS, Party of the Second Part is interested in getting his share of built-up in group housing partly or wholly to be used as hotel and accordingly Party of the Second Part shall construct the same at its cost determined to the extent of the construction cost of per square feet of the Group Housing; AND

WHEREAS, on the terms and conditions broadly agreed to by and between both the parties, the parties herein agree to reduce the same into writing as under:-

NOW, THEREFORE, THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS UNDER:-

1. That all expense relating to clearance of title i.e. administrative clearance shall be borne by Party of the First Part and the conversion of land for residential purposes and issuance of lease with one-time lease money shall be paid and borne by Party of the Second Part. However, subsequently conversion charges & onetime lease money for the area to be utilised for hotel purposes shall be borne and paid by Party of the First Part. However, Party of the Second Part shall try and get the land required for Hotel purpose converted at the first instance and in such an event Party of the Second Part shall bear conversion cost to the extent of residential purpose and the remaining shall be borne by Party of the First Part.

NOTARY M. K. BAGO... Reg. No. 4... Govt. of India

ATTESTED

NOTARY JAIPUR
Rajasthan (INDIA)

2. That Party of the Second Part shall get the plans prepared with due consultations with Party of the First Part for development at its own costs and submit the same as soon as complete land is duly

04 APR 2013

For Akshat Apartments Pvt. Ltd.

Director

converted by the local authority or the State government as may be required. However, whatever money is required to be paid or deposited for these purposes the same shall be borne by Party of the Second Part.

3. That it has been agreed to by & between both the parties that Party of the Second Part shall deposit a sum of Rs.5.51 Crore by way of interest free refundable security to Party of the First Part in the manner and the stages mentioned herein below:

S. No.	Stage	Amount [Rs.]
1.	On execution of MOU	51 Lac
2.	On approval of Plans and possession of land to be utilized for plotting and institutional area	1.5 Crore
3.	On possession of the area to be used as plots with built-up houses	2.0 Crore
4.	On possession of the land area to be utilized for Group Housing	1.5 Crore
	Total	**5.51 Crore**

Party of the Second Part has paid Cheque No.001431 dated 16.03.2013 drawn on Bank of Baroda, Park Street Branch, Jaipur of a sum of **Rs.51 Lac** to Party of the First Part simultaneously with the execution of these presents, which shall be refunded at the time of taking actual physical possession at the end of each stage of development.

NOTARY M. K. BAGGA Adv. Reg. No. 4; Govt. of India

ATTESTED
NOTARY JAIPUR
Rajasthan (INDIA)

4 APR 2013

4. That Party of the Second Part shall prepare and submit development plans for the whole area as aforesaid and begin work at site within

For Akshat Apartments Pvt. Ltd.

Director

three months upon sanction & delivery of plans and upon handing over of the land of Western Segment to Party of the Second Part by the Party of the First Part and shall complete the work of the Western Segment i.e. for plotting within 12 months and utilization of institutional area within 18 to 24 months of the allotment in favour of Party of the First Part by the State Government.

5. That it has been agreed to by and between both the parties that the institutional area shall be developed for a high end school with support facilities within 18/24 months of sanction and release of the plans allotment of the same in favour of Party of the First Part as aforesaid in this regard it is agreed that after the allotment of institutional area is done in favour of Party of the First Part a partnership will be formed between both the parties and one Mr. Harminder Singh Multani son of Col. G.S. Multani. In this regard another MOU is being executed simultaneously.

6. That Party of the First Part shall handover possession of the Middle Segment to Party of the Second Part after Six to Nine Months of start of the work of the Western Segment, looking to the progress of the same.

7. That Party of the First Part shall handover possession of the Eastern Segment to Party of the Second Part after 18 months of the start of the work of the Middle Segment depending on the progress of the same.

NOTARY M. K. BAGO... Adv. Reg. No. 4... Govt. of India

8. That Party of the Second Part shall bear complete cost of construction and development of the total project. It is agreed that both the parties shall share the developed areas and utilize the remaining lands/ areas in the following proportion & manner: -

ATTESTED
NOTARY JAIPUR
Rajasthan (INDIA)
04 APR 2013

For Akshat Apartments Pvt. Ltd.

Director

	Plotting and institutional area (without construction)	Row houses constructed	Group Housing (*stilt + 4 floors upto the height of 15 meter*)
Plotting area	25%	30% (25+3+2)	10%
Land Owner's share out of the plotting area	61% inclusive institutional area	33%	27.5%

It is agreed by and between both the parties that Party of the Second Part shall construct boundary-walls of each plot of land and shall provide proper gate for entry & exist with locking system and shall also provide electrical wiring, water pipeline and sewerage point upto the plot of land to enable the plot holder to straight away get the connections done without breaking the road and disturbing other common facilities of the Scheme.

9. That it has been agreed to that it shall be the sole responsibility of Party of the First Part to get the proper boundary wall constructed all around the land and to resolve all and whatever disputes or issues arise with the immediate neighbors or any other third party or person at the time of construction of boundary wall in respect of his holding. Although, the cost of construction of boundary wall shall be borne by Party of the Second Part. Party of the First Part shall be responsible for all the issues relating to ownership of the land.

NOTARY M. K. BAG... Reg. No. ... Govt. of India

10. That Party of the First Part herein hereby agree and undertake not to create any kind of encumbrance, whatsoever and/or third party rights, title or interest in whole or any part of the property for which understanding is being arrived at and to keep their title to the said property absolutely clear and marketable. The Party of the First Part

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Rajasthan (INDIA)
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For Akshat Apartments Pvt. Ltd.

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herein hereby also declares that the original title deeds of the said property are in his power and possession and that he shall keep the original title deeds safe and intact at all times to come. A duly certified to be true and correct Photostat copy of the original title including upto date land record deeds have been provided by Party of the First Part to Party of the Second Part herein, receipt whereof Party of the Second Part herein hereby acknowledges.

11. That it has been agreed to that Party of the Second part shall retain HT Transformer charges, which is a usual practice in the trade for the entire project from all the Buyers including the share of Party of the First Part. Similarly, Party of the Second Part shall retain Club Membership charges which are charged initially from the Buyers of the plots, bungalows or flats. However, it is made clear that Party of the First Part shall not pay the same although as & when any portion is sold by Party of the First Part out of his share, he shall recover the HT Line charges as well as the club membership charges at the rate prescribed by Party of the Second Part and shall forward the same to Party of the Second Part.

12. That Party of the Second Part if at all requires for completion of project to be raised funds from the Banks and financial institutions, they shall be entitled to raise the same by encumbering its share in the built up and the open lands, which they are entitled to get after completion. However it is made clear that in any circumstance whatsoever the encumbrance so created shall not be treated as an encumbrance on Party of the First Part's land and their share of built up.

NOTARY M.K. BAG... Reg. No. ... Govt. of India

ATTESTED
NOTARY JAIPUR
Rajasthan (INDIA)

13. That Party of the First Part and Party of the Second Part hereby further assure each other herein that no litigation, arbitration, administrative, taxation or any such other or related proceeding(s),

04 APR 2013

For Akshat Apartments Pvt. Ltd.

Director

whatsoever is or are pending or threatened to be initiated against both which may adversely affect the proposed developmental work of the said property.

14. That Party of the First Part herein hereby agree and undertake to execute a Power of Attorney in favour of the authorized representatives of Party of the Second Part herein soon after execution of these presents to enable Party of the Second Part to get the needful done at the earliest in connection with conversion & approval of plans.

15. That any assistance required by Party of the First & Second Part to fulfill their responsibilities shall be provide mutually.

16. That it has also been agreed to that Party of the First Part shall at the cost of Party of the Second Part execute a Special Power of Attorney simultaneously with the handing over of possession of different segments of the said property in the name of Party of the Second Part or its nominee/s for getting the Agreement(s)/Sale Deed(s) registered in the names of the prospective purchasers in respect of the plots, bungalows, flats etc. which Party of the Second Part shall have a right to sell belonging to its share and shall also authorize Party of the Second Part to sell proportionate, variable & undivided rights in the land beneath the built up to be sold i.e. the land within the compound of each plot, bungalows & flats etc. only to the extent of its share. It is made clear that Party of the Second Part shall not handover possession of any portion nor shall transfer by way of sale to any one unless possession is first handover to Party of the First Part of each segment. However, it is made clear that the Party of the Second Part shall be free to make bookings and accept advance consideration and execute 'Agreement to Sell' during the progress of the Project.

NOTARY M. K. BAGDI Reg. No. 01 Govt. of India

ATTESTED
NOTARY JAIPUR
Rajasthan (INDIA)

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For Akshat Apartments Pvt. Ltd.

Director

Second Part shall be free to make bookings and accept advance consideration and execute Agreement to Sell during the progress of the Project.

17. That it is made clear that the Service Tax shall be paid by the House/ Flat/ Plot Buyers as may from time to time be applicable.

18. That both the parties shall bear charges for stamp duty & registration of the Development Agreement in 1:2 proportion respectively.

IN WITNESS WHEREOF both the parties hereto hereby set and subscribe their respective hands and seals on this **MEMORANDUM OF UNDERSTANDING** on the day, month and the year first above mentioned:

WITNESSES:

[1]

(Pratap Singh Rathore)

PARTY OF THE FIRST PART

[Thakur Man Singh]

PARTY OF THE SECOND PART

M/s. Akshat Apartments Private Limited
Through authorized Director
For Akshat Apartments Pvt. Ltd.

[Sunil Jain] Director

NOTARY
M. K. BAG
Reg. No.
Govt. of Ind.

[2]

(BRIJESH SAXENA)
S/o Late Shri K.C. SAXENA
84/92, Mansarovar
JAIPUR - 302020

ATTESTED
NOTARY JAIPUR
Rajasthan (INDIA)

4 APR 2013

'STRATION & STAMPS DEPARTMENT
FICE OF SUB REGISTRAR,BASSI
BASSI
(Rule 75 & 131)
FEE RECEIPT

The Sr. No. : 2014006121 Dated : 01/09/2014
Presenter Name : TH.MANSINGH Face Value : 0
Presenter Address : CASTLE KANOTA VILL. KANOTA AGRAROAD JAIPUR
Document Type : Agreement of Developer
Claimant Name : M/S AKSHAT APARTMENTS PVT.LTD. TH. DIR. SUNIL JAIN, AKSHAT HOUSE A-27/13A KANTI CHANDRA
Document S.No. : 2014008098 Stamp Value : 3283500

Ordinary Registration Fee	: 50000	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandom u/s 64-67	: 100	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 0
Surcharge on Stamp Duty	: 0		
Late Fee u/s 25-34	: 0		

TOTAL : 50400

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

E-Stamp No : / Amount : 0

(Paid) - DD No. : / Amount : 0
DD Drawn Bank : /

(Paid) - EGRAS GRN No. : 3213486 / Amount : 50400
Deposit Bank : S.B.B.J.BASSI / Date : 01/09/2014

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

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

Amount Rs. Fifty Thousand Four Hundred only

Cashier

Sub Registrar, BASSI
उप-पंजीयक
बस्सी (जयपुर)

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ01502178556786M
Certificate Issued Date	:	01-Sep-2014 01:08 PM
Account Reference	:	SHCIL (FI)/ rjshcil01/ BANI PARK/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL0101571248841842M
Purchased by	:	BOTH PARTY
Description of Document	:	Article 5(e) Developer Agreement
Property Description	:	KH NO 49/1, 49/2, VILL- KANOTA , TEH-BASSI, JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	THAKUR MAN SINGH
Second Party	:	MS AKSHAT APARTMENTS PVT LTD
Stamp Duty Paid By	:	MS AKSHAT APARTMENTS PVT LTD
Stamp Duty Amount(Rs.)	:	32,82,500 (Thirty Two Lakh Eighty Two Thousand Five Hundred only)

कार्यालय उप पंजायक, बस्सी जिला जयपुर (राज.)

Please write or type below this line

उप-पंजायक
बस्सी (जयपुर)

0000818218

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हज़ार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

राजस्थान RAJASTHAN E 235085





कार्यालय उप पंजीयक, जिला जयपुर (राज.)

कार्यालय उप पंजीयक, जिला जयपुर (राज.)

उप-पंजीयक
बस्सी (जयपुर)

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS BEING MADE AND EXECUTED on this the 29th Day of August, 2014 at Jaipur (Raj.) by and between **Thakur Man Singh** son of [Late] Thakur Mohan Singh Ji Kanota, aged 48 years, resident of Castle Kanota, Village Kanota, Agra Road, Jaipur (Rajasthan), hereinafter being referred to as the **'Owner'** (*which*

For AKSHAT APARTMENTS PVT. LTD.

...2

(SUNIL JAIN)
Director
DIN - 00155259

expression shall, unless repugnant to the context hereof, be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives, etc.) of the **First Part**

AND

M/s. Akshat Apartments Private Limited, a private limited company duly incorporated and registered under the provisions of the Companies Act, 1956 having its registered office at 'Akshat House', A-27/13-A, Kanti Chandra Road, Bani Park, Jaipur-302016 (Raj.), hereinafter being referred to as the **'Developer & Builder'** (Which expression shall, unless repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors-in-interest, assignees, authorized Directors, constituted attorney[s] etc.) through its Authorized Director vide a Board Resolution dated 25.08.2014 **Mr. Sunil Jain** son of Mr. N. K. Jain, to execute these presents, of the **Second Part**.

WHEREAS, the Owner owns & possesses land comprised in Khasra No.49/1 admeasuring 54 Bigha 2 Biswa (Part) and Khasra No.49/2 admeasuring 1 Bigha 1 Biswa, in all admeasuring 55 Bigha 3 Biswa situate at Village Kanota, Jaipur and is interested in developing the same in view of the Rajasthan Township Policy 2010 by way of sub-dividing the entire land in different sizes of plots in various segments such as (i) Small plots to be ultimately used for construction of independent bungalows, (ii) Small plots for construction of row houses, (iii) Big plots for construction of stilt + Four with a maximum of height of 15 meter group housing flats, (iv) School at area reserved for institutional purpose, (v) Small plots to be surrendered to JDA for allotment to economically weaker section & (vi) Commercial/ Shopping area; AND

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WHEREAS the Owner intends to develop the whole area as a super class residential arena having best of the facilities including a Club House with various facilities of indoor games, swimming pool, community centre outdoor games etc. for the residents of the colony for which the Owner approached the Developer & Builder who possesses the requisite expertise

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
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and infrastructure and has after due deliberations agreed & consented to carryout the development work; AND

WHEREAS initially, based on the agreed terms a Memorandum of Understanding was drawn on 16.03.2013 by & between both the parties incorporating the broad terms & conditions for development of the Project; AND

WHEREAS based on the said MOU, the Developer & Builder got the layout plans prepared in consultation with the Owner and submitted the same in the office of the Jaipur Development Authority, Jaipur who after making certain suggestions got the layout plans submitted afresh and have recently approved the layout plans of the whole of the area in all admeasuring 139040.45 sq. meter [*166290.99 sq. yard*] and released the same vide Letter bearing No.D-557 dated 22.05.2014; AND

WHEREAS recently, an Addendum has also been executed on 20.07.2014 modifying certain terms of the MOU dated 16.03.2013; AND

WHEREAS, the Owner represents that the Owner has clear, perfect & marketable title in respect of the aforesaid land and the Developer & Builder has fully satisfied itself in this regard; AND

WHEREAS, the Owner being entitled to develop the said property, which is in his actual physical possession and he possess complete right, title and interest therein to enter into these presents; AND

WHEREAS, the Owner represents that his right, title & interest in the said property is without any interference or encumbrance, whatsoever and that his right thereto is absolutely clear and marketable; AND

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WHEREAS, the Owner also represents that there is no dispute with the Government or any Local Authority in respect of the said property, the said

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land is bounded by barbed fencing and the Owner assures that there is no dispute whatsoever with any adjoining land Owner; AND

WHEREAS, the Owner is in possession of the title deeds of the said property and that a duly attested photocopy of the plenary set of title deeds has been provided by the Owner to the Developer & Builder; AND

WHEREAS, the Owner represents that the lands have neither been ever mortgaged / charged or encumbered in any manner, whatsoever either in full or in part in favour of anyone, whomsoever and that the said property is completely free from encumbrances of any sort whatsoever; AND

WHEREAS the Owner further declares that he has neither agreed nor committed or contracted or entered into any agreement or arrangement for sale / lease/development, etc. of the said property or any part thereof with any other person whomsoever, other than with the Developer & Builder herein by virtue of the said MOU dated 16.03.2013; AND

WHEREAS the Owner hereby further declares that it has not done any act, thing, or executed any deed or writing whereby or by reason whereof the development and construction of the said project in the manner proposed may get adversely affected or prevented in any manner, whatsoever to the detriment of either party hereto; AND

WHEREAS, till date the Owner has not received any notice nor has he any knowledge of any proceedings by the Government, local municipal Authority or any other authority whomsoever adversely affecting his legal right over the said property or any part thereof and no restrictions, whatsoever have ever been imposed on the use of the said property in the manner proposed herein; AND

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WHEREAS, the Owner further declares that the Owner has never taken any loan, whatsoever in his own name and/ or based on the property, where the said property was required to be kept as primary and/ or collateral security

For AKSHAT APARTMENTS PVT. LTD.

SUNIL JAIN
Director

either full or in part nor the Owner has ever offered the same by way of security nor has ever given any personal guarantee securing loan based on the aforesaid property and that no dues falling within the ambit of 'public dues' are due against the Owner herein and/ or in respect of whole or part of the said property; AND

WHEREAS, the Owner hereby further declares that there are no dues, falling within the category of 'statutory dues' are, outstanding against the Owner and/or in respect of the said property and that in case, if ever, in future any demand with respect thereto arises against the Owner herein and/or in respect of the said property, the liability to pay the same shall be of the Owner and the Owner herein hereby undertakes to keep the Developer & Builder fully indemnified in respect thereof; AND

WHEREAS, the Owner hereby further assures the Developer & Builder that the said property is not attached under any decree/Recovery Certificate passed by any Court/Tribunal and that no proceedings, whatsoever for acquisition of whole or any part of the said property were ever initiated and/or is pending at the time of execution of these presents; AND

ON THE AFORESAID REPRESENTATIONS MADE, THE OWNER AND THE DEVELOPER & BUILDER EXECUTE THESE PRESENTS ON THE FOLLOWING TERMS & CONDITIONS:-

1. That it has been categorically agreed to by & between both the parties that the Developer & Builder shall develop the total area admeasuring 55 Bigha 3 Biswa comprised of Khasra No.49/1 & Khasra No.49/2 in Village Kanota, Near Jaipur shown in the Layout Plan sanctioned by the Jaipur Development Authority and released vide Letter No. JDA/DC/Zone-13A/2014/D-557 dated 22.05.2014 in a phased manner at its own cost & expense as agreed to in the MOU dated 16.03.2013 as well as Addendum dated 20.07.2014.

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2. That all expense relating only to clearance of title i.e. administrative clearance shall be borne by Owner and the conversion of land for

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residential purposes and issuance of lease with one-time lease money shall be paid and borne by the Developer & Builder. However, subsequently conversion charges & onetime lease money for the area to be utilised for hotel purposes shall be borne and paid by Owner.

3. That Developer & Builder shall get the plans prepared with due consultations with Owner for development at its own costs and submit the same as soon as complete land is duly converted by the local authority or the State government as may be required. However, whatever money is required to be paid or deposited for these purposes the same shall be borne by Developer & Builder.

4. That it has been agreed to by & between both the parties that Developer & Builder shall deposit a sum of Rs.4.25 Crore by way of interest free refundable security deposit to Owner in the manner and the stages mentioned herein below:

S. No.	Stage	Amount (Rs.)
1.	On execution of MOU	51 Lac
2.	On approval of Plans and license for development of land to be utilized for plotting	1.5 Crore
3.	By 15th September, 2014	75 Lac
4.	By 30th September, 2014	75 Lac
5.	By 15th October, 2014	74 Lac
	Total	4.25 Crore

It is categorically agreed to that every time, the license to develop the next segment shall be given in writing by the Owner to the Developer & Builder.

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The Developer & Builder paid Cheque No.001431 dated 16.03.2013 drawn on Bank of Baroda, Park Street Branch, Jaipur of a sum of Rs.51,00,000/- (Rupees Fifty One Lac Only) to Owner

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(SUNIL JAIN)
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simultaneously with the execution of the MOU dated 16.03.2013, which shall be refunded at the time of completion of the total project. The Developer & Builder has also paid & deposited with the Owner another Rs.1,00,00,000/-(Rupees One Crore Only) in two installments vide Cheque No.003235 dated 20.04.2014 and Cheque No.003643 dated 10.07.2014 and both drawn on Bank of Baroda and has also paid another sum of Rs.50,00,000/- (Rupees Fifty Lac Only) vide Cheque No.003901 dated 21.08.2014 drawn on Bank of Baroda along with the execution of these presents. In this manner by now in all a sum of Rs.2.01 Cr. has been paid.

5. That the Owner shall refund the security deposit every time simultaneously at the time of taking over fully developed & completed in every respect each segment of the property. On completion and handing over & taking over of the first segment, the Owner shall refund a sum of Rs.2 Crore to the Developer & Builder and on completion and handing over & taking over of the second segment, the Owner shall refund a sum of Rs.1.25 Crore. Similarly, on completion of third segment and handing over & taking over of the third segment, the Owner shall refund a sum of Rs.1 Crore. The amount of initial deposit of Rs.51 Lac taken at the time of execution of MOU shall be refunded when the whole project comprised of 55 Bigha 3 Biswa is absolutely ready in every respect.

6. That Developer & Builder had already prepared and submitted the development Layout Plans for the whole area as aforesaid on 05.09.2013 and the same has already been sanctioned & released by the Jaipur Development Authority to the Developer & Builder on 22.05.2014 and accordingly, the Owner shall permit the Developer & Builder to start the development work in the plotted area immediately after execution of these presents for which a separate letter shall be given to the Developer & Builder and they shall complete this segment comprised of plots within the next 12 months.

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For AKSHAT APARTMENTS PVT. LTD.

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कार्यालय उप पंजीयक, बस्सी जिला जयपुर (राज.)

7. That it has been agreed to by and between both the parties that the institutional area shall be developed for a high end school with support facilities within 18/24 months from the allotment of land by Jaipur Development Authority. In this regard it is agreed that for all intents & purposes all expense whether related to land or construction & development shall be borne equally by both the parties. For the development of institutional area either a partnership firm or a private limited company shall be formed for which a separate MOU has already been drawn on 30.04.2013 and if need be an Addendum shall be drawn.

8. That it has further been agreed to that the work in the western segment comprised of the Row House and EWS/LIG shall be complete in every respect within 36 to 42 months from the execution of these presents. However, on this segment the work shall start after completion of the plotted area. Possession for development of this segment shall be given by the Owner by a separate Letter of Possession.

24th day Aug - 30
29/08/2015
29/08/2016
29/08/2017
29/08/2018
28/02/2018

9. That the Developer & Builder shall complete the construction & development work of the Eastern Segment comprised of Group Housing and shopping/commercial construction work in Northern Segment within 60 to 66 months from the execution of these presents. Possession of this segment shall be given by the Owner after completion of the western segment by a separate Letter of Possession.

29/08/2018
29/08/2019
28/02/2020

10. That the Owner shall out of the area reserved for Group Housing apply for conversion of Plot No.5 admeasuring 3168.81 sq. yard land for Hotel and get the lease deed issued in its name for which the expense shall be borne by the Owner and then get the building plans prepared and submitted to the JDA for approval at its own cost and once the plans are sanctioned the same will be handed over to be Developer & Builder who shall built the same at its own costs within

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36 months thereof. It is made clear that the Developer & Builder shall spend money to the extent required for construction of an equal area developed & built for Group Housing considering the same para-meters of height, specifications and construction and the remaining funds, if required, will be provided for by the Owner. In this regard if required a separate MOU at the appropriate stage may be drawn between both the parties.

It is made clear that the proportionate share in built up i.e. 72.50% to which the Developer & Builder is entitled on the aforesaid plot shall be compensated by the Owner out of the remaining built up of the Group Housing Segment.

11. That Developer & Builder shall bear complete cost of construction and development of the total project. It is agreed that both the parties shall share the developed areas and utilize the remaining lands/ areas in the following proportion & manner: -

Area	Plotting (*Without Construction*)	Row Houses Constructed	Institutional Area (*School-Without Construction*)	Group Housing (*Stilt+4 Floors upto the height of 15 meters*)	EWS/ LIG	Retail Shops (Built)	Commercial (Built)
Proposed Area	28836.18	34866.45	12705.70	11792.41	4042.7	1742.81	719.55
Land Owner's share	60%	32%	50%	27.50%	32%	32%	32%
Developer Share	40%	68%	50%	72.50%	68%	68%	68%
[*All areas mentioned in the chart are approximate and may vary during development*]							

It is agreed by and between both the parties that Developer & Builder shall construct boundary-walls of each plot of land and shall provide proper gate for entry & exist with locking system and shall also provide electrical wiring, water pipeline and sewerage point upto the plot of land to enable the plot holder to straight away get the

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connections done without breaking the road and disturbing other common facilities of the Scheme.

12. That it is made clear that whatever share out of the developed lands or row houses or group housing etc. shall be given to the Builder & Developer shall be purely on the basis of the services which they have agreed to render.

13. That it has been agreed to that it shall be the sole responsibility of Owner to get the proper boundary wall constructed all around the land by the Developer & Builder and to resolve all and whatever disputes or issues arise with the immediate neighbors or any other third party or person at the time of construction of boundary wall in respect of his total holding. Although, the cost of construction of boundary wall shall be borne by Developer & Builder. Owner shall be responsible for all the issues relating to ownership of the land with the neighbors' property.

14. That Owner herein hereby agree and undertake not to create any kind of encumbrance henceforth, whatsoever and/or third party rights, title or interest in whole or any part of the property for which understanding is being arrived at and to keep his title to the said property absolutely clear and marketable. The Owner herein hereby also declares that the original title deeds of the said property are in his power and possession and that he shall keep the original title deeds safe and intact at all times to comc. A duly certified to be true and correct Photostat copy of the original title including upto date land record has been provided by Owner to Developer & Builder herein, receipt whereof Developer & Builder herein hereby acknowledges.

उप-पंजायक
बस्सी (जयपुर)

15. That it has been agreed to that Developer & Builder shall retain HT Transformer charges, which is a usual practice in the trade for the entire project from all the Buyers including the share of Owner.

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
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Similarly, the Developer & Builder shall retain Club Membership charges taken initially from the Buyers of the plots, bungalows or flats. It is made clear that all the buyers of any Unit of the Project shall be bound to become a member of the Club House and such memberships shall be for the whole family of the Unit Holder residing in the Project Area and all shall be bound by the Rules & Regulations made in this behalf. However, it is made clear that Owner shall initially not pay the same though as & when any portion is sold by Owner out of his share, he shall recover the HT Line charges as well as the club membership charges at the rate prescribed by Developer & Builder and shall forward the same to Developer & Builder.

16. That Developer & Builder if at all requires for completion of project to raise funds from the Banks and financial institutions, they shall be entitled to raise the same by encumbering its share in the built up and the open lands, which they are entitled to get after completion of the project segment-wise. However it is made clear that in any circumstance whatsoever the encumbrance so created shall not be treated as an encumbrance on Owner's land and their share of built up.

17. That Owner and Developer & Builder herein hereby assure each other that no litigations, arbitrations, administrative, tax related issue or any such other or related proceeding(s), whatsoever is or are pending or threatened to be initiated against both which may adversely affect the proposed developmental work of the said property.

18. That Owner herein hereby agree and undertake to execute a Power of Attorney in favour of the authorized representative(s) of Developer & Builder herein simultaneously with the execution of these presents to enable Developer & Builder to get the needful done

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
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at the earliest in connection with conversion & approval of plans, issuance of lease deed(s) etc..

19. That any assistance required by Party of the First & Second Part to fulfill their responsibilities shall be provided mutually.

20. That it has also been agreed to that Owner shall at the cost of Developer & Builder execute a Special Power of Attorney, if need be as & when required in the name of Developer & Builder or its nominee/s for getting the Agreement(s)/Sale Deed(s) registered in the names of the prospective purchasers in respect of the plots, bungalows, flats & shops etc. for which Developer & Builder shall have a right to sell & belonging to its share and shall also authorize Developer & Builder to sell proportionate, variable & undivided rights in the lands beneath the built ups to be sold i.e. the land within the compound of each plot, bungalows, flats & shops etc. only to the extent of its share. However, in view of the recent changes in Registration charges, the Developer & Builder and its authorized representative shall on registration of Development Agreement gets the right to get the registrations done in respect of its share. It is made clear that Developer & Builder shall not handover possession of any portion nor shall transfer by way of sale to any third person unless developed area of each segment is first handed over to the Owner. However, it is made clear that the Developer & Builder shall be free to make bookings and accept advance consideration and execute 'Agreement to Sell' during the progress of the Project. However, it is made clear that in case, if the Owner does not take over the developed area of his share within the given time in spite of the written notice then the Developer & Builder shall be at liberty to hand over possession to its prospective Purchasers.

उप-पंजायक
बासनी (जयपुर)

21. That it is made clear that the Service Tax shall be paid by the Flat/ Plot Buyers as may from time to time be applicable in addition to the consideration and all other charges as may be agreed with the

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN - 00155259

prospective Purchasers. At present the Government Department's interpretation in respect of Service Tax is such that as soon as developed area is taken over by the Land Owner, the Service Tax accrues and therefore, the same is required to be deposited soon thereafter. However, reasonably it should accrue on sale or on handing over possession of a Unit. However, for the present, it is mutually agreed that the Owner shall within next 6 months of taking over the developed area pay Service Tax amount of such units to the Developer & Builder for depositing the same in the Government.

22. That it is also categorically agreed to that in case of any default or delay in refund of the balance security amount, the Owner shall be liable to pay interest @18% per annum as damages for the delayed period, which shall be adjusted out of the unsold land. However, it is made clear that in such an event, the Developer & Builder shall be free to sell & handover possession to its Buyers.

23. That it has also been agreed & decided by & between both the parties that in case, the 'Developer & Builder is unable to complete the project within the stipulated period of 60 months plus 6 months grace period from taking possession of the land then the 'Developer & Builder shall be liable to pay penalty of Rs.5 Lac per month for the delayed period upto next 6 months and in case, if the project is not complete beyond the 6 months period then the 'Developer & Builder shall be bound to pay in addition to Rs.5 Lac per month interest @18% on the value of the unfinished work in respect of the Owner' share of the built up. However, for any reason beyond the control of the developer and force majeure, act of God, civil commotion, including litigations from third parties etc. if the development & construction work stops then such period shall be excluded from the period of 60+6 = 66(*Sixty Six*) months.

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बस्सी (जयपुर)

24. That it has also been mutually decided that the completion of the project shall mean completion of plotted areas/ row houses/ shops/

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(SUNIL JAIN)
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Group Housing Units and Club house and the other development work of the entire project in every respect.

25. That it has also been mutually agreed to by & between both the parties that maintenance deposit for the common amenities & facilities shall not be shared between both the parties and shall be retained by the Developer & Builder, which will ultimately be passed on to the Maintenance Society/ Company.

26. That it has also been mutually agreed to by & between both the parties that a separate account shall be maintained in respect of collections of maintenance charges by the Developer & Builder until formation of a Maintenance Society or a Private Limited Company as may be decided.

27. That it has also been mutually agreed & decided by & between both the parties that every purchaser of every sellable area in the project shall become a member of the Maintenance Society who shall be bound to pay the deposits as well as monthly maintenance charges as may be decided by the Developer & Builder and later by the Society.

28. That it has also been mutually agreed to by & between required both the parties that both the parties shall be bound to pay the deposits and the monthly maintenance charges for any row house/ shop/Group Housing Unit etc. or any other sellable portion retained by either party or remained unsold in their respective accounts.

29. That it has also been mutually agreed to by & between both the parties that possession of any sellable Unit shall be given to the prospective purchaser only when full & final payment is made and or with the execution & registration of the sale deeds in their favour. In this regard, it is made clear that in case, before the start of construction work on any plot of land if patta is required to be taken

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DIN - 00155259

from the JDA, the cost of the same shall be borne by party herein in whose share the plot has come or by the prospective Purchaser.

30. That it has been mutually agreed to by & between both the Parties that in any event, the Builder & Developer shall after completion of each segment of the Scheme handover the developed area to the Owner and then only the Builder & Developer shall be entitled to transfer any sellable areas to their prospective Purchasers and give possession and execute necessary documents.

31. That it has also been mutually agreed to by & between both the parties that proportionate External Development Charges and Lease Money etc. as may be charged by the JDA shall be borne by the prospective purchasers in addition to the sale price as may be settled with them and by the parties hereto for the unsold sellable areas in their respective proportions.

32. That it has also been mutually agreed to by & between both the parties that the 'Developer & Builder shall have exclusive rights to engage architects, designers, contractors for any work to be done for the project.

33. That it has also been mutually agreed to by & between both the parties that the 'Developer & Builder shall develop & build the whole project commensurate to their reputation.

34. That it has also been mutually agreed to by & between both the parties that in case, for any reason at any stage if the approved plans by JDA are required to be modified, the Developer & Builder shall get the same done at its own cost.

उप-खण्ड अधिकारी
बस्सी (जयपुर)

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35. That the 'Developer & Builder shall comply with the directions of the Jaipur Development Authority and any other body or authority that may be issued during the course of construction.

36. That the 'Developer & Builder shall not do any act or execute any deed, matter or thing in the name of the Owner' and/or on behalf of the Owner that may under any Central, State and Local Rule, Law or Direction is illegal or improper.

37. That the 'Developer & Builder shall from the date and time of handing over actual, physical and vacant possession of the said property by the Owner to the Developers & Builder and till such time the entire project is completed, to pay water and electricity bills and other public outgoings and impositions whatsoever payable with respect to the said property and/or the project of construction of building either directly to the concerned authorities or to the Owner on demand, as the case may be.

38. That the 'Developer & Builder shall bear any penalties / fines related to and development related work including payments to their staff, contractors, labour etc..

39. That both the parties hereto hereby jointly and severally declare that they have entered into these presents on 'principal-to-principal basis' only and nothing contained herein shall be deemed or construe as constituting a 'service contract' or 'partnership' or 'sale' or in any way constitute an 'association of persons' or joint venture between the Owner & the 'Developer & Builder herein. Each shall be strictly responsible for its own Income Tax, Service Tax, Value Added Tax, if any, liabilities or any other statutory or other liabilities whatsoever and each shall keep the other party hereto completely indemnified from and against any other tax liabilities also at all times during and after the subsistence of these presents. It is being

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reiterated that the service tax shall be collected from the prospective Purchasers/ Owner.

40. That it is hereby being made further clear that these presents shall not be treated as a 'conveyance' or 'demise' or 'transfer' of any right, title or interest in the whole or any part of the said property in favour of the 'Developer & Builder except the license to develop and/or construct residential colony thereon.

41. That it has been duly agreed to by and between both the parties hereto that the residential colony so raised on the said property shall be named as '**Akshat Kanota Estates**' and this name shall not be changed/altered/modified unless with the parties hereto in agree in writing. Similarly, the external color scheme of the independent row houses/ Group Housing/shops/units & boundary walls of the Plots etc. shall also not be altered by any party hereto, from what is agreed at the first instance.

42. That it has also been agreed to by and between both the parties hereto that since, the Owner has handed over actual physical possession of the subject lands the 'Developer & Builder is free to open its site office on the said land to be used till the said project gets complete in all respects. It is further agreed that the Builder & Developer is entitled to affix neon signs of the name of the building and its logo at any conspicuous place(s) in the project area during and after the development of the project.

43. That it has also been agreed to by and between both the parties hereto that the 'Developer & Builder shall exclusively plan all marketing strategy and bear the marketing and advertisement expenses of the project, etc. The promotion techniques, media both outdoor and print, strategies and timing of the advertisements and or marketing campaigns shall be at the sole discretion of the Developer & Builder.

सब-रजिस्ट्रार
बस्सी (जयपुर)

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
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44. That it has been specifically agreed to that the Owner shall not interfere in the day-to-day development work, which is to be done by the 'Developer & Builder and that the Owner shall not create any hindrance or do any activity which will adversely affect the development and/or construction work. The Owner himself will discuss matters related to construction and all other issues involved with the 'Developer & Builder who shall be represented by Mr. Sunil Jain Director or his duly authorized representative.

45. That the Developer & Builder further assures the Owner that in addition to the already existing three tube-wells for the proposed colony if at all more are required the Developer & Builder shall dig additional pump-operated deep tube-well at its own cost as per requirement of the scheme, however, subject to the regulations made in this regard.

46. That the Owner assures that he shall be responsible to resolve any dispute related to the land at any stage and shall keep the 'Developer & Builder and buyers indemnified at all times in respect of the title & possession of the land.

47. That the Owner shall make the original title documents available to the 'Developer & Builder at the time of registration of these presents and later on for verification by the Banks & Financial Institutions from time to time. The Owner shall keep these documents in safe custody at all times and protect them.

48. That it is mutually agreed that if ever the Owner would need access as wide as may be reasonably required for the Northern Side undeveloped holding from the main East West road of this project, he will be free to have the same.

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उप-पंजायक
बस्सी (जयपुर)

49. That the Developer & Builder also assures the Owner that 'Developer & Builder shall not encumber in any manner the lands of the aforesaid project and the constructions made thereon to the extent of the interest of the Owner.

50. That the Developer & Builder if at all requires funds for completion of project they shall be entitled to raise funds from the banks and financial institutions by encumbering their own properties other than the aforesaid project and without creating any charge on the aforesaid property of the Owner. The Owner through these presents confirms that they shall have no objections whatsoever in this regard.

51. That it is also agreed that the provisional allotment letter to buyers for allotment of JDA pattas to be handed over to buyers shall be signed by the party concern.

52. That the 'Developer & Builder shall install the required rainwater harvesting system, fire extinguishers in the residential colony as may be prescribed by the local authorities or as may be required by the statute.

53. That both the parties hereto hereby agree to constitute a Maintenance Society. Each and every buyer, occupant and their representatives, if any, shall be bound to become its members for the purpose of maintenance, upkeep and safety of Club house, pools, games rooms etc. and roads, common areas, facilities of the township project. The Developer & Builder shall hand over all common portions, amenities and facilities for the purpose of maintenance to the Maintenance Society. It has also been specifically agreed to that the row houses/ Group Housing/shops/units etc. buyers shall be bound to pay one time maintenance deposits at the time of taking over possession. Besides, monthly maintenance charges as may be fixed initially by the Developer & Builder and later by the Society.

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54. That it has been categorically agreed to that the Owner shall have no answerability whatsoever direct or indirect or even remote in respect of development and construction and shall have no responsibility for any sort of mis-happening during the ongoing work, before or after and otherwise also shall have no responsibility of the workmen at site in respect of their person or wages, salaries etc.

55. That it has also been agreed to very specifically that whatever differences might arise between the parties, the progress of the project shall not be impaired, stopped or stayed even temporarily by either of the parties and all disputes and differences shall be resolved by conciliation and good offices of Shri Sudhanshu Kasliwal, Sr. Advocate. It is made clear that conciliation as-well-as arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 (as amended from time-to-time) or by such other law as may then be in force. The arbitration expense will be shared by both the parties equally.

56. That all the expense in relation to preparation of this document and its execution and registration etc. shall be borne by both the respective parties in ratio of 1:2.

57. That professional fee for initiation of the Project, settlement of the terms, for the documentation work of the Project from the beginning till the end shall be borne by both the parties equally. However, it is further agreed that brokerage & commission on sales shall be borne by both the parties respectively.

58. That it has been categorically agreed to that the Developer & Builder shall develop the Project by & large in accordance with the approved plans and shall not make such changes which are not compoundable. The specifications of the material along with the brand names

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For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN - 00155259

are mentioned in the Annexure enclosed herewith which shall form part of these presents.

59. That these presents have been prepared in two sets, each set is to be retained in original by both the parties herein.

IN WITNESS WHEREOF both the parties hereto have hereby set & subscribed their respective hands and seals on this DEVELOPMENT **AGREEMENT** on the day, month and the year first above mentioned.

WITNESSES:

[1]

(Pratap Singh Rathore)
29/09/14
Narain Niwas Sajpur

OWNER:

[Thakur Man Singh]
IT PAN No. ABGPR2891B

DEVELOPER & BUILDER:
M/s. Akshat Apartments Private Limited,
Through authorized Director
For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN-00158209

[2]

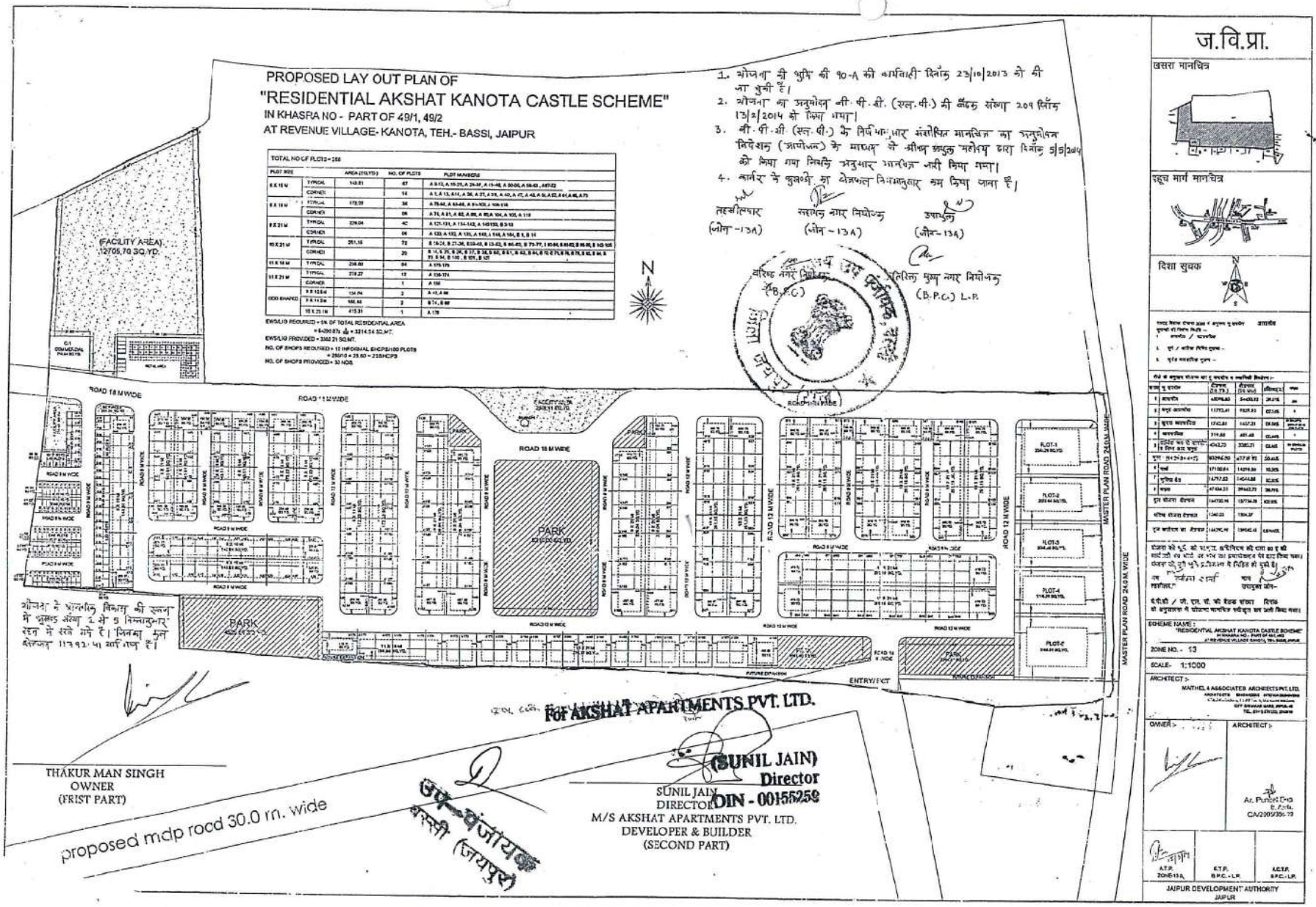
(BRIJESH SAXENA)
84/92, Mansarovar
Jaipur 302020

IT PAN No.: AABCA5661K

(3) Nandkishor
Nandkishore Kumawat
S/Sh. Rameshwar Lal Kumawat
210 305, Ishaway Tower, Kabir Marg,
Bani park Jaipur.

(4)
Vipendra K. Sharma.
S/Sh. M.L. Sharma.
R/o 305, Ishaya Tower Kabir marg
Vanipark Jaipur

उप-पंजायक
बस्सी (जयपुर)


PROPOSED LAY OUT PLAN OF
"RESIDENTIAL AKSHAT KANOTA CASTLE SCHEME"
IN KHASRA NO - PART OF 49/1, 49/2
AT REVENUE VILLAGE- KANOTA, TEH.- BASSI, JAIPUR
TOTAL NO OF PLOTS = 256
EWS/LIG REQUIRED = 5% OF TOTAL RESIDENTIAL AREA
EWS/LIG PROVIDED = 3362.21 SQ.MT.
NO. OF SHOPS REQUIRED = 10 INFORMAL SHOPS/100 PLOTS
NO. OF SHOPS PROVIDED = 30 NOS.
1. योजना की धारा 90-A की कार्यवाही दिनांक 23/10/2013 को की जा चुकी है।
2. योजना का अनुमोदन जी.पी.बी. (खल.पी.) की बैठक संख्या 209 दिनांक 13/2/2014 को किया गया।
3. जी.पी.बी. (खल.पी.) के निर्णयानुसार संशोधित मानचित्र का अनुमोदन निदेशक (आयोजना) के माध्यम से अधो.हस्ता. महोदय द्वारा दिनांक 5/5/2014 को किया गया जिसके अनुसार मानचित्र जारी किया गया।
4. कार्नर के खुलवे का क्षेत्रफल निःशुल्क छोड़ा जाना है।
तहसीलदार (जोन-13A)
सहायक नगर नियोजक (जोन-13A)
उपायुक्त (जोन-13A)
वरिष्ठ नगर नियोजक (B.P.C.)
वरिष्ठ मुख्य नगर नियोजक (B.P.C.) L.P.
(FACILITY AREA) 12705.70 SQ.YD.
ROAD 18 M WIDE
ROAD 12 M WIDE
PARK
MASTER PLAN ROAD 24.0 M WIDE
ENTRY/EXIT
योजना में आंतरिक विकास की दृष्टि में मुख्यतः अंश 2 में 5 निम्नानुसार रहने में रखने गये हैं। जिनका कुल क्षेत्रफल 1179.91 वर्ग.मी. है।
For AKSHAT APARTMENTS PVT. LTD.
(SUNIL JAIN) Director
DIN - 00155259
SUNIL JAIN
DIRECTOR
M/S AKSHAT APARTMENTS PVT. LTD.
DEVELOPER & BUILDER
(SECOND PART)
THAKUR MAN SINGH
OWNER
(FRIST PART)
proposed mdp road 30.0 m. wide
उप-खंड अधिकारी बस्सी (जयपुर)
ज.वि.प्रा.
खसरा मानचित्र
रहूच मार्ग मानचित्र
दिशा सूचक
SCHEME NAME : "RESIDENTIAL AKSHAT KANOTA CASTLE SCHEME"
ZONE NO. - 13
SCALE- 1:1000
ARCHITECT :- MATHEL & ASSOCIATES ARCHITECTS PVT. LTD.
OWNER :-
ARCHITECT :-
A.T.P. ZONE-13A
E.T.P. B.P.C.-L.P.
A.C.T.P. B.P.C.-L.P.
JAIPUR DEVELOPMENT AUTHORITY JAIPUR

(19)



ADDENDUM

TO THE DEVELOPMENT AGREEMENT DATED 29.08.2014

THIS ADDENDUM IS BEING MADE AND EXECUTED on this the 20th Day of March, 2017 at Jaipur (Raj.) by and between **Thakur Man Singh** son of [Late] Thakur Mohan Singh Ji Kanota, aged 51 years, resident of Castle Kanota, Village Kanota, Agra Road, Jaipur (Rajasthan), hereinafter being referred to as the **'Owner'** (*which expression shall, unless repugnant to the context hereof, be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives, etc.*) of the **First Part**

NOTARY Anupama Chaturvedi Reg. No 4973, Jaipur GOVT. OF INDIA

AND

M/s. Akshat Apartments Private Limited, a private limited company duly incorporated and registered under the provisions of the Companies Act, 1956 having its registered office at 'Akshat House', A-27/13-A, Kanti Chandra Road, Bani Park, Jaipur-302016 (Raj.), hereinafter being referred to as the **'Developer & Builder'** (Which expression shall, unless repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors-in-interest, assignees, authorized Directors, constituted attorney[s] etc.) through its Authorized Director **Mr. Sunil Jain** son of Mr. N. K. Jain, to execute these presents, of the **Second Part**.

For AKSHAT APARTMENTS PVT. LTD.
(SUNIL JAIN)
Director
DIN : 00155259

Attested
Notary Public
Jaipur (Raj.)
20 MAR 2017

क्र.सं. 45899 दिनांक 13 OCT 2016

मुद्रांक का मूल्य 500 जारी 55/97

क्रेता का नाम

पिता/पति का नाम

पता

मुद्रांक का प्रयोजन इसे

भवेश शर्मा
ला. स्टाम्प विक्रेता 55/97
कलेक्ट्रेट परिसर, जयपुर

NOTARY
GOVT. OF INDIA

Attested
Notary
Jaipur (Raj.)
12 MAR 2017

WHEREAS subsequent to the execution of the Development Agreement on 29.08.2014 the work is going on with full pace and after completing the first segment of plotted area the work on the western segment comprised of Row Houses and EWS/ LIG started which too is going on with reasonably good speed, however, looking to the market conditions and fall in demand both the parties herein have categorically agreed that the development of western segment should be done in three phases, in order to get reasonable returns, therefore, it has been decided that in First Phase the development of the Row Houses and Walkup Apartments etc. shall be completed on the following plots and by the end of the Year 2018:

Row Houses Plot Nos.

A-27, A-29, A-32, A-33, A-34, A-52, A-53, A-54, A-55, A-65, A-67, A-68, A-70, A-81, A-82, A-83, A-84, A-103, A-107, A-108, A-120, A-132, A-133, A-134,A-135, A-137, A-138, A-139, A-140, A-141, A-147, A-149, A-150, A-151, A-152, A-153, A-154, A-164,A-165,A-166, A-167,A-170, A-171

Walkup Apartments Plot Nos.

A-1, A-10, A-11, A-12, A-13

NOTARY Anupama Chaturvedi Reg. No 4973, Jaipur GOVT. OF INDIA

WHEREAS it has further been agreed that the Second Phase shall be completed by the end of the year 2020 which shall comprised of the following plots:

Row Houses Plot Nos.

A-28, A-30, A-31, A-35, A-36, A-37, A-38, A-39, A-40, A-41, A-42, A-43,A-44, A-45, A-46, A-47, A-48, A-50, A-51, A-56, A-57,A-58, A-59, A-60, A-61, A-62, A-63, A-64, A-69, A-71, A-72, A-73, A-74, A-75, A-76, A-77, A-78, A-79, A-80, A-85, A-86, A-87, A-88, A-89, A-98, A-99, A-130, A-131, A-136, A-146, A-148, A-163, A-168, A-169,

Walkup Apartments Plot Nos.

A-2, A-3, A-4, A-5

Attested
Notary Public
Jaipur (Raj.)

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN : 00155259

12 MAR 2017

WHEREAS for the last phase, it has been agreed that whether to go for it or not shall be decided well before the end of Year 2020 looking to the market conditions.

Plot Nos.

A-6, A-7, A-8, A-9, A-14, A-15, A-16, A-17, A-18, A-19, A-20, A-21, A-22, A-23, A-24, A-25, A-26, A-90, A-91, A-92, A-93, A-94, A-95, A-96, A-97, A-100, A-101, A-102, A-104, A-105, A-106, A-109, A-110, A-111, A-112, A-113, A-114, A-115, A-116, A-117, A-118, A-119, A-121, A-122, A-123, A-124, A-125, A-126, A-127, A-128, A-129, A-156, A-157, A-158, A-159, A-160, A-161, A-162, A-172, A-173, A-174, A-175, A-176, A-177, A-178

Both the parties herein very categorically agree that this Addendum is in furtherance and in continuation of the Development Agreement dated 29.08.2014 and shall form part of the Development Agreement and remaining the terms & conditions contained in the said Development Agreement shall continue to remain in full force.

NOTARY Anupama Chaturvedi Reg. No 4973, Jaipur GOVT. OF INDIA

IN WITNESS WHEREOF both the parties hereto have hereby set & subscribed their respective hands and seals on this ADDENDUM on the day, month and the year first above mentioned.

WITNESSES:

Identified by

[1]

OWNER

[Thakur Man Singh]
IT PAN No.ABGPR2891B:

DEVELOPER & BUILDER
M/s. Akshat Apartments Private Limited,
Through authorized Director

[2]

[Sunil Jain]
IT PAN No.: AABCA5661K

Attested
Notary Public
Jaipur (Raj.)

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 12-09-2022 11:52 AM

Fee Receipt No	:	202202016015228	Receipt Date	:	12/09/2022
Name	:	THAKUR MAN SINGH KANOTA,	Document S. No.	:	202201016012875
Address	:	0 ,CASTLE KANOTA ,JAIPUR ,JAIPUR			
Document Type	:	Supplementary Deed/Correction Deed			
Face Value	:	₹ 0	Evaluated Value	:	₹ 0

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 #)

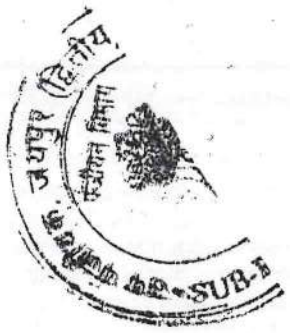
Stamp W185067 ₹ 650 # e-Registration Receipt RJ1197592558423 ₹ 400

Signature of presenter or applicant for copy or Search certificate

Signature of recipient and date of return receipt

Cashier

SUB-REGISTRAR


जयपुर (द्वितीय)
SUB-R


SUB-REGISTRAR

e-Registration Fee Receipt

SECOND COPY

SRO Cheque ID	20220000999R	Receipt Date	12-SEP-2022 11:06
SRO Location	JAIPUR-II		
Receipt No	RJ1197592558423		
Name Of Seller	THAKUR MAN SINGH KANOTA		
Name Of Buyer	MS AKSHAT APARTMENTS PVT LTD		
Type of Document	24 - Supplementary Deed / Correction Deed		
ARO Delegation	NONSH/KRISHAN KUMAR KUMAWAT/JAIPUR		

Paid Fees Particulars

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 200	CSI	₹ 200
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹ 400**	**Service Charges**	**₹ 10**
Grand Total	**₹ 410**		

(Rupees Four Hundred Ten 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.


उपरजिस्ट्रार
SUB-REGISTRAR


SUB-REGISTRAR
JAIPUR-II

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

W 185067





उप पंजीयक द्वितीय
जयपुर

MEMORANDUM OF UNDERSTANDING/ SUPPLEMENTARY INSTRUMENT

THIS MEMORANDUM OF UNDERSTANDING IS BEING MADE AND EXECUTED on this the 08th Day of September, 2022 at Jaipur (Raj.) by and between **Thakur Man Singh** son of [Late] Thakur Mohan Singh Ji Kanota, aged 57 years, resident of Castle Kanota, Village Kanota, Agra Road, Jaipur (Rajasthan), hereinafter being referred to as the **'Owner'** (*which expression shall, unless repugnant to the context hereof, be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives, etc.*) of the **First Part**

For KANISHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00155259

क्रमांक 2197 दिनांक 12 SEP 2022

मुद्रांक का मूल्य 50/-

क्रेता का नाम असरफ खान आफिस ऑफ्लिए

पिता का नाम पेठापुर ग्रामलिए कार्यालय

निवास स्थान उमट

पास्से सेशोधगढ़

* कृष्ण कुमार प्रभावत *
ला. स्टाम्प विक्रेता
जिलाधीश कार्यालय परिसर, जयपुर
ला. नं. 15/2000

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1 आधारभूत आवसरचना सुविधाओं हेतु (धारा 3– क)– 10% रुपये	50/-
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु प्राकृतिक आपदाओ एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3– ख)– 20% रुपये	100/-
कुल योग	150/-

हस्ताक्षर स्टाम्प विक्रेता

AND

M/s. Akshat Apartments Private Limited, a private limited company duly incorporated and registered under the provisions of the Companies Act, 1956 having its registered office at 'Akshat House', A-27/13-A, Kanti Chandra Road, Bani Park, Jaipur-302016 (Raj.), hereinafter being referred to as the **'Developer & Builder'** (Which expression shall, unless repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors-in-interest, assignees, authorized Directors, constituted attorney[s] etc.) through its Authorized Director - **Mr. Sunil Jain** son of Mr. N. K. Jain, aged 57 years, to execute these presents, of the **Second Part**; AND

WHEREAS in respect of the land owned by the Owner herein, the Developer & Builder had agreed to develop the land, complete particulars of which are given in the Development Agreement dated 29.08.2014 AND

WHEREAS the land owner - Thakur Man Singh vide his letter dated 23.7.2015 and subsequent letter 14.10.2021 requested to JDA to issues Pattas of Plot nos. 1 to 5 as under:

Plot No.	Area in sq. yards	Allottee	Date of Issue
1	2,358.26	Akshat Apartments Pvt. Ltd.	10.112021
2	2,033.84	Akshat Apartments Pvt. Ltd.	10.11.2021
3	2,088.55	Akshat Apartments Pvt. Ltd.	10.11.2021
4	2,143.26	Akshat Apartments Pvt. Ltd.	10.11.2021
5	3,168.81	Thakur Man Singh Kanota	17.12.2021

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00155259

Presentation Endorsement

आज दिनांक 12 माह 09 सन् 2022 को 11:45 AM बजे
श्री/श्रीमती/सुश्री THAKUR MAN SINGH KANOTA पुत्र/पुत्री/पत्नि श्री LATE SHRI THAKUR MOHAN SINGH KANOTA
उम्र 57 वर्ष, जाति 0-RAJPUT , व्यवसाय Business
निवासी House No.:0, Colony: CASTLE KANOTA, Area: VILLAGE KANOTA AGRA ROAD, City: JAIPUR, Pin code: 303012, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202201016012875

हस्ताक्षर उप पंजीयक,
JAIPUR-II

उप पंजीयक द्वितीय
जयपुर

Supplementary Deed/Correction Deed

Fees Receipt Endorsement

रसीद नं.	202202016015228
दिनांक	12-09-2022
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
कुल योग	1050

उप पंजीयक, JAIPUR-II

उप पंजीयक द्वितीय
जयपुर

202201016012875

Supplementary Deed/Correction Deed

Mode of Payment (#Mode Number Amount #)

Stamp W185067 ₹ 650 # e-Registration Receipt RJ1197592558423 ₹ 400

AND

M/s. Akshat Apartments Private Limited, a private limited company duly incorporated and registered under the provisions of the Companies Act, 1956 having its registered office at 'Akshat House', A-27/13-A, Kanti Chandra Road, Bani Park, Jaipur-302016 (Raj.), hereinafter being referred to as the **'Developer & Builder'** (Which expression shall, unless repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors-in-interest, assignees, authorized Directors, constituted attorney[s] etc.) through its Authorized Director - **Mr. Sunil Jain** son of Mr. N. K. Jain, aged 57 years, to execute these presents, of the **Second Part**; AND

WHEREAS in respect of the land owned by the Owner herein, the Developer & Builder had agreed to develop the land, complete particulars of which are given in the Development Agreement dated 29.08.2014 AND

WHEREAS the land owner - Thakur Man Singh vide his letter dated 23.7.2015 and subsequent letter 14.10.2021 requested to JDA to issues Pattas of Plot nos. 1 to 5 as under:

Plot No.	Area in sq. yards	Allottee	Date of Issue
1	2,358.26	Akshat Apartments Pvt. Ltd.	10.112021
2	2,033.84	Akshat Apartments Pvt. Ltd.	10.11.2021
3	2,088.55	Akshat Apartments Pvt. Ltd.	10.11.2021
4	2,143.26	Akshat Apartments Pvt. Ltd.	10.11.2021
5	3,168.81	Thakur Man Singh Kanota	17.12.2021

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00155259





Presentation Endorsement

आज दिनांक 12 माह 09 सन् 2022 को 11:45 AM बजे
श्री/श्रीमती/सुश्री THAKUR MAN SINGH KANOTA पुत्र/पुत्री/पत्नि श्री LATE SHRI THAKUR MOHAN SINGH KANOTA
उम्र 57 वर्ष, जाति 0-RAJPUT , व्यवसाय Business
निवासी House No.:0, Colony: CASTLE KANOTA, Area: VILLAGE KANOTA AGRA ROAD, City: JAIPUR, Pin code: 303012, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202201016012875

हस्ताक्षर उप पंजीयक,
JAIPUR-II

उप पंजीयक द्वितीय
जयपुर

Supplementary Deed/Correction Deed

Fees Receipt Endorsement

रसीद नं.	202202016015228
दिनांक	12-09-2022
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
कुल योग	1050

उप पंजीयक, JAIPUR-II

उप पंजीयक द्वितीय
जयपुर

202201016012875

Supplementary Deed/Correction Deed

Mode of Payment (#Mode Number Amount #)

Stamp W185067 ₹ 650 # e-Registration Receipt RJ1197592558423 ₹ 400

WHEREAS the JDA had accordingly issued Pattas in favour of the Developer and Owner as detailed herein above; AND

That according to Clause no. 11 of the Development Agreement dated 29.8.2014 and registered with sub-registrar of Jaipur, the land owner had agreed to the 27.50 % of the sales realization of the aforesaid five plots of land; AND

WHEREAS subsequent to the aforesaid, due to the lapse of time & abnormal increase in costs, the market conditions have changed and therefore both the parties have agreed to modify the terms of the Development Agreement and are executing these presents; AND

WHEREAS the JDA has given sanction for construction of Group Housing Flats on plot nos. 1 & 2 on 19.5.2022 & 4.5.2022, respectively and accordingly the same shall be complete in due course; AND

WHEREAS due to the change in circumstances both the parties have agreed not to develop plot nos. 3, 4 & 5 for Group Housing constructions and have further decided to sub-divided land of both the plots in smaller plots of lands, for which the original Pattas will be surrendered to JDA and Party of the Second Part shall complete the required formalities; AND

WHEREAS as per clause no. 16 of the Development Agreement the developer is authorized to raise loans by mortgaging Original Allotment Letter / Pattas of Plots no. 1 & 2 on the condition that the Developer shall be solely responsible to clear the loans raised and the

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00155259

Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री THAKUR MAN SINGH KANOTA, पुत्र/पुत्री/पत्नि श्री LATE SHRI THAKUR MOHAN SINGH KANOTA, व्यवसाय Businessजाति 0-RAJPUT House No.:0, Colony: CASTLE KANOTA, Area: VILLAGE KANOTA AGRA ROAD, City: JAIPUR, Pin code: 303012, District: JAIPUR, State: RAJASTHAN			Executant Age : 57 Signature :
2	श्री/श्रीमती/सुश्री SUNIL JAIN AS DIRECTOR MS AKSHAT APARTMENTS PVT LT, पुत्र/पुत्री/पत्नि श्री NANDKISHORE JAIN, व्यवसाय Businessजाति 0-JAIN House No.:D-260, Colony: DEVI MARG, Area: BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Claimant Age : 57 Signature

ने लेख्यपत्र Supplementary Deed/Correction Deed को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रू 0/- पूर्व में / मेरे समक्ष / में से रू 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 NANDKISHORE KUMAWAT, पुत्र/पुत्री/पत्नि श्री RAMESHWAR LAL KUMAWAT जाति KUMAWAT Age: 49 Add: House No.:06 BASEMENT, Colony: PASHUPATI AKSHAT HEIGHTS, Area: SAWAI MADHO SINGH ROAD, BANIPARK, JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री CHAND MANSURI, पुत्र/पुत्री/पत्नि श्री BABULAL MANSURI जाति KUMAWAT Age: 28 Add: House No.:06 BASEMENT, Colony: PASHUPATI AKSHAT HEIGHTS, Area: SAWAI MADHO SINGH ROAD, BANIPARK, JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature

202201016012875

Supplementary Deed/Correction Deed

उप-पंजीयक, JAIPUR-II

उप पंजीयक द्वितीय
जयपुर

Developer & Builder hereby indemnifies the owner in every respect relating to the proposed raising of loan.

OWNER

[Man Singh]

IT PAN: ABGHC8231B

DEVELOPER & BUILDER

M/s. Akshat Apartments Private Limited

Through authorized Director

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00155259

[Sunil Jain]

IT PAN: AABCA5661K

WITNESSES:

Nandkishore Kumawat
S/o Late Rameshwar lal Kumawat
R/o 6, Basement Pashupati Akshat Heights
Ramnagar Jaipur
302016.

Chandmansor,
S/o Babulal
R/o 6, Basement Akshat Heights
Ramnagar Jaipur 302016.

Registration Endorsement

आज दिनांक 14/09/2022 को
पुस्तक संख्या 1 जिल्द संख्या 1446 में
पृष्ठ संख्या 179 क्रम संख्या 202203016111703 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5772 के
पृष्ठ संख्या 690 से 704 पर चस्पा किया गया।

202201016012875

Supplementary Deed/Correction Deed

उप पंजीयक, JAIPUR-II
उप पजीयक द्वितीय
जयपुर



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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 20-09-2023 10:46 AM

Fee Receipt No	:	202302019023545	Receipt Date	:	20/09/2023
Name	:	THAKUR MAN SINGH KANOTA,	Document S. No.	:	202301019019080
Address	:	0 ,CASTLE KANOTA ,JAIPUR ,JAIPUR			
Document Type	:	Supplementary Deed/Correction Deed			
Face Value	:	₹ 0	Evaluated Value	:	₹ 0
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 #)

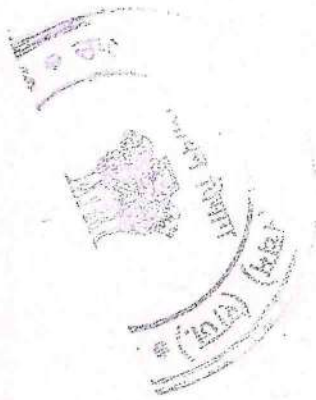
e-Gras Challan 80781560 ₹ 1050

Signature of presenter or applicant for copy or Search certificate

Signature of recipient and date of return receipt

Cashier

SUB-REGISTRAR





e-Challan

Registration and Stamps department

Government of Rajasthan

GRN: **0080781560** Payment Date: **20/09/2023 10:13:24**

Office Name: **SUB REGISTRAR-V REGISTRATION & STAMPS, JAIPUR**

Location: JAIPUR (CITY)

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

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	50.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	50.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	50.00
4	0030-03-800-01-00-अन्य प्रप्तियां	200.00
5	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	200.00
6	0030-02-103-01-00-दस्तावेजो के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	500.00

Commision(-): 0.00

Total/NetAmount: **1050.00**

One Thousand Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: **MS AKSHAT APARTMENTS PVT LTD**	Tin/Actt.No./VehicleNo./Taxid :SUPPLEMENTARY DEED
Pan No.(If Applicable):	City(Pincode): JAIPUR(302016)
Address:LAND SITUATED AT AKSHAT KANOTA ESTATE VILLAGE KANOTA TEHSIL BASSI DISTRICT JAIPUR	Remarks:STAMP DUTY, REGISTRATION FEE AND CSI FOR SUPPLEMENTARY DEED THAKUR MAN SINGH KANOTA

Payment Details: Challan No. - **0**

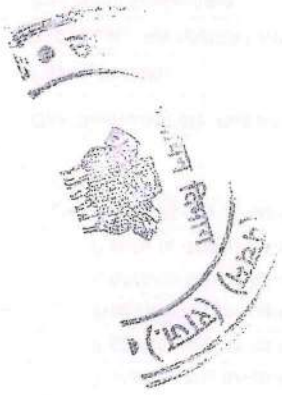
Bank:	State Bank Of India	Bank CIN No:	**SBIN8078156020092023**
Date:	20/09/2023 10:13:24	Refrence No:	**IK0CLLSTM7**

Computer generated copy on : ***20/09/2023*** ***Courtsy :*** ***https://Egras.rajasthan.gov.in***

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00156[illegible]


REGISTRAR, JAIPUR-V







MEMORANDUM OF UNDERSTANDING/

SUPPLEMENTARY INSTRUMENT

THIS MEMORANDUM OF UNDERSTANDING IS BEING MADE AND EXECUTED on this the 20th Day of September, 2023 at Jaipur (Raj.) by and between **Thakur Man Singh Kanota** son of [Late] Thakur Mohan Singh Ji Kanota, aged 58 years, resident of Castle Kanota, Village Kanota, Agra Road, Jaipur (Rajasthan), hereinafter being referred to as the **'Owner'** (*which expression shall, unless repugnant to the context hereof, be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives, etc.*) of the **First Part.**

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)

DIN

Presentation Endorsement

आज दिनांक 20 माह 09 सन् 2023 को 10:36 AM बजे
श्री/श्रीमती/सुश्री THAKUR MAN SINGH KANOTA पुत्र/पुत्री/पत्नि श्री LATE SHRI THAKUR MOHAN SINGH JI KANOTA
उम्र 58 वर्ष, जाति 0-RAJPUT , व्यवसाय Business
निवासी House No.:0, Colony: CASTLE KANOTA, Area: VILLAGE KANOTA, AGRA ROAD, City: JAIPUR, Pin code: 303012, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301019019080

हस्ताक्षर उप पंजीयक
JAIPUR-V

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Fees Receipt Endorsement

रसीद नं.	202302019023545
दिनांक	20-09-2023
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
कुल योग	1050

202301019019080

उप पंजीयक, JAIPUR-V

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 80781560 ₹ 1050

AND

M/s. Akshat Apartments Private Limited, a private limited company duly incorporated and registered under the provisions of the Companies Act, 1956 having its registered office at 'Akshat House', A-27/13-A, Kanti Chandra Road, Bani Park, Jaipur-302016 (Raj.), hereinafter being referred to as the **'Developer & Builder'** (Which expression shall, unless repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors-in-interest, assignees, authorized Directors, constituted attorney[s] etc.) through its Authorized Director - **Mr. Sunil Jain** son of Mr. N. K. Jain, aged 58 years, to execute these presents, of the **Second Part**; AND

WHEREAS in respect of the land owned by the Owner herein, the Developer & Builder had agreed to develop the land, complete particulars of which are given in the Development Agreement dated 29.08.2014 and the Supplementary Instrument dated 08.09.2022; AND

WHEREAS the land owner - Thakur Man Singh Kanota vide his letter dated 23.7.2015 and subsequent letter 14.10.2021 requested to JDA to issues Pattas of Plot nos. 1 to 5 as under:

Plot No.	Area in sq. yards	Allottee	Date of Issue
1	2,358.26	Akshat Apartments Pvt. Ltd.	10.11.2021
2	2,033.84	Akshat Apartments Pvt. Ltd.	10.11.2021
3	2,088.55	Akshat Apartments Pvt. Ltd.	10.11.2021
4	2,143.26	Akshat Apartments Pvt. Ltd.	10.11.2021
5	3,168.81	Thakur Man Singh Kanota	17.12.2021

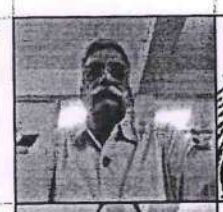
WHEREAS the JDA had accordingly issued Pattas in favour of the Developer and Owner as detailed herein above; AND

That according to Clause no. 11 of the Development Agreement dated 29.8.2014 and registered with sub-registrar of Jaipur, the land owner had agreed to the 27.50% of the sales realization of the aforesaid five plots of land; AND

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
DIN:

Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री THAKUR MAN SINGH KANOTA, पुत्र/पुत्री/पत्नि श्री LATE SHRI THAKUR MOHAN SINGH JI KANOTA, व्यवसाय Businessजाति 0-RAJPUT House No.:0, Colony: CASTLE KANOTA, Area: VILLAGE KANOTA, AGRA ROAD, City: JAIPUR, Pin code: 303012, District: JAIPUR, State: RAJASTHAN			Executant Age : 58 Signature :
2	श्री/श्रीमती/सुश्री SUNIL JAIN AS DIRECTOR M/S AKSHAT APARTMENTS PVT LTD, पुत्र/पुत्री/पत्नि श्री NANDKISHORE JAIN, व्यवसाय Businessजाति 0-JAIN House No.:D-260, Colony: DEVI MARG, Area: BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Claimant Age : 59 Signature :

ने लेख्यपत्र Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रू 0/- पूर्व में / मेरे समक्ष / में से रू 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 NANDKISHORE KUMAWAT, पुत्र/पुत्री/पत्नि श्री LATE SHRI RAMESHWAR LAL KUMAWAT जाति KUMAWAT Age: 50 Add: House No.:06, Colony: PASHUPATI AKSHAT HEIGHTS, Area: SAWAI MADHO SINGH ROAD, BANIPARK, JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री CHAND MANSURI, पुत्र/पुत्री/पत्नि श्री LATE SHRI BABULAL MANSURI जाति MANSURI Age: 28 Add: House No.:06 BASEMENT, Colony: PASHUPATI AKSHAT HEIGHTS, Area: SAWAI MADHO SINGH ROAD, BANIPARK, JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature

उप पंजीयक, JAIPUR-V

202301019019080

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

WHEREAS due to COVID-19 and diminishing demand in the area the Builder & Developer have been approaching the Owner to reduce the ratio from 27.50% to 20% as the project on the earlier agreed ratio was proving to be financially unviable, the Owner after understanding the financial aspects and looking to the long standing relations with the Builder & Developer has finally agreed to reduce his share to 20%; AND

WHEREAS in the aforesaid circumstances, both the parties have agreed to modify the terms of the last supplementary instrument executed on 08.09.2022 and are executing these presents; AND

WHEREAS the JDA has given sanction for construction on plot nos. 1 & 2 on 19.5.2022 & 4.5.2022, respectively and accordingly the same shall be complete in due course; AND

That only the above said term gets modified with this MOU, remaining all other terms and conditions of the Development Agreement and further Supplementary Instruments remains unchanged and in full force and efftect.

OWNER

[Thakur Man Singh Kanota]

IT PAN: ABGPR2891B

DEVELOPER & BUILDER
M/s. Akshat Apartments Private Limited

Through authorized Director

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00155259

[Sunil Jain]

IT PAN: AABCA5661K

WITNESSES:

[1] Nandkishore Kumawat
Nandkishore Kumawat
S/O Sh. Rameshwar Lal Kumawat
R/O 6, Basement Akshat Heights
Banipark Jaipur

[2] Chand
CHAND MANSURI
S/O Sh. Babuldi Mansuri
R/O 6 Basement Akshat Heights
Bani Park Jaipur

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रू 0 मानते हुए इस पर देय कमी मुद्रांक राशि रू 500 पर कमी पंजीयन शुल्क रू 200, सरचार्ज राशि 150 कुल रू 850 रसीद संख्या 202302019023545 दिनांक 20-09-2023 में जमा किये गये है।

अतः दस्तावेज को रू 500 के मुद्रांकों पर निष्पादित माना जाता है।

202301019019080

उप पंजीयक, JAIPUR-V

सब रजिस्ट्रार जयपुर

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Registration Endorsement

आज दिनांक 21/09/2023 को
पुस्तक संख्या 1 जिल्द संख्या 1430 में
पृष्ठ संख्या 192 क्रम संख्या 202303019114908 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5720 के
पृष्ठ संख्या 386 से 395 पर चस्पा किया गया।

202301019019080

उप पंजीयक, JAIPUR-V

सब रजिस्ट्रार जयपुर

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 21-04-2025 10:31 AM

Fee Receipt No	:	202502019010130	Receipt Date	:	21/04/2025
Name	:	THAKUR MAN SINGH KANOTA,	Document S. No.	:	202501019008103
Address	:	-- ,CASTLE KANOTA ,JAIPUR ,JAIPUR			
Document Type	:	Supplementary Deed/Correction Deed			
Face Value	:	₹ 0	Evaluated Value	:	₹ 0

Ord-Registration Fee	:	₹ 200	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
SiteInspection Fees	:	0	**Cash Amount Received**	:	**₹ 0**
			Other than Cash	:	**₹ 1150**
			Total Amount	:	**₹ 1150**

Mode of Payment (#Mode Number Amount #)
e-Gras Challan 104041584 ₹ 1150

उप-पंजीयक, जयपुर (पश्चिम) (राज.) पंजीयन किया SUB-REGISTRAR, JAIPUR

Signature of presenter or applicant for copy or Search certificate

Signature of recipient and date of return receipt

Cashier

SUB-REGISTRAR


SUB-


SUB-REGISTRAR

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: **0104041584** Payment Date: **20/04/2025 18:10:00**

Office Name: **SUB REGISTRAR-V REGISTRATION & STAMPS, JAIPUR**
Location: JAIPUR (CITY)
Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	50.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	50.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	50.00
4	0030-03-800-01-00-अन्य प्रप्तियां	300.00
5	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	200.00
6	0030-02-103-01-00-दस्तावेजो के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	500.00
	Commision(-):	0.00
	Total/NetAmount:	1150.00

One Thousand One Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: **M/S AKSHAT APARTMENTS PVT LTD**	Tin/Actt.No./VehicleNo./Taxid : SUPPLEMENTARY DEED
Pan No.(If Applicable):	City(Pincode): JAIPUR(302016)
Address:AKSHAT HOUSE, A-27/13-A, KANTI CHANDRA ROAD, BANIPARK, JAIPUR	Remarks:STAMP DUTY REGISTRATION FEE AND CSI THAKUR MAN SINGH KANOTA PLOT NO. 3, 4, 5 AKSHAT KANOTA ESTATE, VILLAGE KANOTA TEHSIL BASSI DISTRICT JAIPUR

Payment Details:

Bank:	UPI	Challan No. -	**0**
Date:	20/04/2025 18:10:00	Bank CIN No:	**CNRB10404158420042025**
		Refrence No:	**IK20250420062058**

Computer generated copy on : *20/04/2025* *Courtsy :* *https://Egras.rajasthan.gov.in*

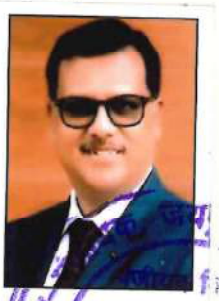
For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN-00155259


SUB-REG
उपपंजीयक, जयपुर (पश्चिम)
पंजीयन विभाग


SUB-REGISTRAR, JAIPUR-X
उपपंजीयक, जयपुर (पश्चिम) (राज.)-X
पंजीयन विभाग





SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT is made and executed on this 21st day of April 2025, at Jaipur [Rajasthan]:

By and Between

THAKUR MAN SINGH KANOTA son of [Late] Thakur Mohan Singh Ji Kanota, aged 60 years, resident of Castle Kanota, Village Kanota, Agra Road, Jaipur (Rajasthan), hereinafter being referred to as the **'Owner'** (which expression shall, unless repugnant to the context hereof, be deemed to mean and include his legal heirs, successors, executors, administrators. legal representatives, etc.) of the **First Part**.

AND

M/S. AKSHAT APARTMENT PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 1956 having its registered office at "Akshat House", A-27/13-A, Kanti Chandra Road, Bani Park, Jaipur-302016 [Rajasthan], through its authorized signatory/ Director Mr. Sunil Jain, aged 60 years, Son of Shri N.K. Jain, resident of D-260, Devi Marg, Bani Park, Jaipur-302016 [Rajasthan], hereinafter referred to as "Developer & Builder" (*which expression shall, unless it be repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors-in-interest, assigns, administrators, etc.*) of **Second Part**; (hereinafter individually referred to as "Party" and collectively referred to as the "Parties").

WHEREAS the Owner is the sole and absolute owner of the land situated at Khasra No. 49/1 admeasuring 54 Bigha 2 Biswa (Part) and Khasra No. 49/2

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)

सब रजिस्ट्रार जयपुर
पंचम


SUB-REGISTRAR


SUB-REGISTRAR

admeasuring 1 Bigha 1 Biswa, in all admeasuring 55 Bigha 3 Biswa located at Village Kanota, Jaipur (hereinafter referred as "land"); **AND**

WHEREAS the Developer had entered into a registered Development Agreement with the Owner dated 29.08.2014, along with a registered Supplementary Instrument dated 08.09.2022 and a registered Supplementary Instrument dated 20.09.2023, for the development of the Land; **AND**

WHEREAS the Owner, by letter dated 23.07.2015 and subsequent correspondence dated 14.10.2021, requested the Jaipur Development Authority ("JDA") to issue pattas for Plot Nos. 1 to 5, which are described as follows:

Plot No.	Area in Sq. yards	Allottee	Date of Issue
1	2358.26	Akshat Apartments Pvt. Ltd.	10.11.2021
2	2033.84	Akshat Apartments Pvt. Ltd.	10.11.2021
3	2088.55	Akshat Apartments Pvt. Ltd.	10.11.2021
4	2143.26	Akshat Apartments Pvt. Ltd.	10.11.2021
5	3168.81	Thakur Man Singh Kanota	17.12.2021

WHEREAS the JDA had accordingly issued Pattas in favour of the Developer and Owner as detailed herein above; **AND**

That Pursuant to Clause 11 of the registered Development Agreement, as amended by the registered Supplementary Instrument dated 20.09.2023, the Owner is entitled to 20% of the sales realization from the above-mentioned five plots of land. **AND**

That under the original terms of the Development Agreement dated 29.08.2014, Plot Nos. 1, 2, 3, 4, and 5 were agreed to be developed as group housing projects. However, by the Supplementary Instrument dated 08.09.2022, the parties mutually agreed to alter the development plan for Plot

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00155259

Presentation Endorsement Print Date:4/21/2025 11:39:45 AM

आज दिनांक 21 माह 04 सन् 2025 को 10:29 AM बजे
श्री/श्रीमती/सुश्री THAKUR MAN SINGH KANOTA पुत्र/पुत्री/पत्नि श्री LATE SHRI THAKUR MOHAN SINGH KANOTA
उम्र 60 वर्ष, जाति 0-RAJPUT , व्यवसाय Business
निवासी House No.:--, Colony: CASTLE KANOTA, Area: VILLAGE KANOTA, AGRA ROAD, JAIPUR, City: JAIPUR, Pin code: 303012, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202501019008103

हस्ताक्षर उप पंजीयक,
JAIPUR-V

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Fees Receipt Endorsement Print Date:4/21/2025 11:39:45 AM

रसीद नं.	202502019010130
दिनांक	21-04-2025
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
मौका निरीक्षण शुल्क ₹	0
कुल योग	1150

202501019008103

उप पंजीयक, JAIPUR-V

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 104041584 ₹ 1150

Nos. 3, 4, and 5, and instead agreed to subdivide these plots into smaller plots of land;

That Plot nos. 1 and 2 have been duly developed as group housing projects in accordance with the law and terms agreed between the parties.

WHEREAS due to change in the market conditions and prevailing circumstances, the Parties have mutually agreed to modify the development plan for Plot Nos. 3, 4 and 5, which shall now be developed as group housing projects instead of subdividing the plots into smaller parcels of land; **AND**

WHEREAS the requisite approvals from the concerned authorities for the development of Plot nos. 3 and 4 as group housing projects have been duly applied for and the accordingly, the same shall be developed in accordance with the prevailing and applicable laws in due course. **AND**

WHEREAS in the aforesaid circumstances, this supplementary agreement shall supersede and override the terms and conditions of registered supplementary instrument dated 08.09.2022 and registered Supplementary instrument dated 20.09.2023 to the extent that they relate to the development of Plot Nos. 3, 4 and 5, without affecting the other terms and conditions. All the other terms and conditions shall remain unchanged; **AND**

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, the Parties hereto agree as follows:

1. **Modification of Development Terms**: The terms & conditions of the registered Supplementary Instrument dated 08.09.2022 and the registered Supplementary Instrument dated 20.09.2023 are being modified with respect to the development of Plot Nos. 3, 4 and 5. These plots shall be developed as group housing projects and the earlier decision to subdivide the lands, stands revoked.

For ARTMENTS PVT. LTD.

(SUNIL JAIN)
Director
DIN: 00155250

Endorsement of Execution

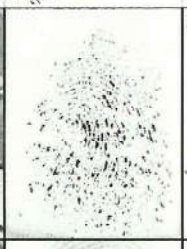
Print Date: 4/21/2025 11:39:45 AM

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री THAKUR MAN SINGH KANOTA, पुत्र/पुत्री/पत्नि श्री LATE SHRI THAKUR MOHAN SINGH KANOTA, व्यवसाय Businessजाति 0-RAJPUT House No.:--, Colony: CASTLE KANOTA, Area: VILLAGE KANOTA, AGRA ROAD, JAIPUR, City: JAIPUR, Pin code: 303012, District: JAIPUR, State: RAJASTHAN			Executant Age : 60 Signature :
2	श्री/श्रीमती/सुश्री SUNIL JAIN AS DIRECTOR M/S AKSHAT APARTMENTS PVT LTD, पुत्र/पुत्री/पत्नि श्री NAND KISHORE JAIN, व्यवसाय Businessजाति 0-JAIN House No.:D-260, Colony: DEVI MARG, Area: BANIPARK, JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Claimant Age : 61 Signature :

ने लेख्यपत्र Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रू 0/- पूर्व में / मेरे समक्ष / में से रू 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 NANDKISHORE KUMAWAT, पुत्र/पुत्री/पत्नि श्री LATE SHRI RAMESHWAR LAL KUMAWAT जाति KUMAWAT Age: 53 Add: House No.:06 BASEMENT, Colony: PASHUPATI AKSHAT HEIGHTS, Area: SAWAI MADHO SINGH ROAD, BANIPARK, JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री CHAND MANSURI, पुत्र/पुत्री/पत्नि श्री LATE SHRI BABULAL MANSURI जाति MANSURI Age: 30 Add: House No.:06 BASEMENT, Colony: PASHUPATI AKSHAT HEIGHTS, Area: SAWAI MADHO SINGH ROAD, BANIPARK, JAIPUR, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature

202501019008103

उप पंजीयक, JAIPUR-V

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

2. **Revenue Share:** It is mutually agreed between the parties that the land owner shall receive 20% of sale realization form the proceeds after development of plot no. 3, 4 and 5 and the remaining 80% shall be received by the Developer and Builder.

3. **Effect on Other Terms**: Except as expressly modified herein, all other terms and conditions of the Development Agreement dated 29.08.2014, as amended by the registered Supplementary Instruments dated 08.09.2022 and 20.09.2023, shall remain unchanged, valid, and in full force and effect.

4. **Supersession**: This Supplementary Agreement shall supersede and override the terms of the registered Supplementary Instruments dated 08.09.2022 and 20.09.2023 to the extent, stated hereinabove.

IN WITNESS WHEREOF, the Parties hereto have executed this Supplementary Agreement on the day and year first above written.

Land Owner:

[Thakur Man Singh Kanota]

Developer & Builder:
Akshat Apartment Pvt. Ltd.
Through Director

For AKSHAT APARTMENTS PVT. LTD.
Director
DIN: 00155259

[Sunil Jain]

Witnesses :

[1] Nandkishore Kumawat
S/o. Late Shri Rameshwar Lal Kumawat
R/o 06 Basement, Pashupati Akshat Heights, Sawai Madho Singh Road, Bani Park, Jaipur.

[2]

Chand Mansuri
S/o. Late Shri Babulal Mansuri
R/o 06 Basement, Pashupati Akshat Heights, Sawai Madho Singh Road, Bani Park, Jaipur

Registration Endorsement Print Date: 4/23/2025 3:03:56 PM

आज दिनांक 23/04/2025 को
पुस्तक संख्या 1 जिल्द संख्या 1578 में
पृष्ठ संख्या 178 क्रम संख्या 202503019106504 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 6312 के
पृष्ठ संख्या 203 से 216 पर चस्पा किया गया।

202501019008103 उप पंजीयक, JAIPUR-V

Supplementary Deed -(i) for correction of clerical errors or to make amendments not amounting to transfer of interest in any property

उप-पंजीयक, जयपुर (पंचम) (राज.) पंजीयन विभाग SUB-REGISTRAR, JAIPUR-V

(4)

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 12-11-2021 2:22 PM

Fee Receipt No	:	202102016014803	Receipt Date	:	12/11/2021
Name	:	SUNIL JAIN AS DIRECTOR MS AKSHAT APARTMENTS PVT LTD,	Document S. No.	:	202101016012220
Address	:	D-260-B ,DEVI MARG ,JAIPUR ,JAIPUR			
Document Type	:	Allotment or Sell by State Government, local authorities, public enterprises or any other Government bodies			
Face Value	:	₹ 900172	Evaluated Value	:	₹ 0

Ord-Registration Fee	:	₹ 9002	Fee for Memorandum Us_64_67	:	₹
CSI	:	₹ 300	Certified copying fees Us_57	:	₹ 0
Stamp (Memorandum)	:	₹	Reg (memorandum)	:	₹
Surcharge	:	₹ 16215	Stamp Duty	:	₹ 54050
Penalty	:	₹ 0	Inspection fee	:	₹ 0
Us_25_34	:	₹ 0	Commission	:	₹ 0
Custody	:	₹	Others	:	₹ 0
			Cash Amount Received	:	**₹ 0**
			Other than Cash	:	**₹ 79567**
			Total Amount	:	**₹ 79567**

Mode of Payment (#Mode Number Amount #)

Stamp N.A. ₹ 70265 # e-Registration Receipt RJ1160123161408 ₹ 9302

Signature of presenter or applicant for copy of Search certificate

Signature of recipient and date of return receipt

Cashier

SUB-REGISTRAR



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID	20210000999R	Receipt Date	12-NOV-2021 11:32
S R Location	JAIPUR-II		
Receipt No	**RJ1160123161408**		
Name Of Seller	JDA JAIPUR		
Name Of Buyer	MS AKSHAT APARTMENTS PVT LTD		
Type of Document	33 - The Lease Deed (Not Covered Under Any Category Specified Above) Issued/Executed By The State Government, Local Authorities, Public Enterprises Or Any Other Government Bodies In Respect Of Land Allotted Or Sold By Them.		
ACC Reference	NONSH/KRISHAN KUMAR KUMAWAT/JAIPUR		

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 9002	CSI	₹ 300
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹ 9302**	**Service Charges**	**₹ 10**
Grand Total	**₹ 9312**		

(Rupees Nine Thousand Three Hundred Twelve 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.



Presentation Endorsement

आज दिनांक 12 माह 11 सन् 2021 को 02:15 PM बजे
श्री/श्रीमती/सुश्री SUNIL JAIN AS DIRECTOR MS AKSHAT APARTMENTS PVT LTD पुत्र/पुत्री/पत्नि श्री NANDKISHORE JAIN
उम्र 57 वर्ष, जाति 0-JAIN , व्यवसाय Business
निवासी House No.:D-260-B, Colony: DEVI MARG, Area: BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202101016012220

हस्ताक्षर उप पंजीयक,
JAIPUR-II

The lease deed (not covered under any category specified above) issued/executed by the State Government, local authorities, public enterprises or any other Government bodies in respect of land allotted or sold by them.

Fees Receipt Endorsement

रसीद नं.	202102016014803
दिनांक	12-11-2021
पंजीयन शुल्क ₹	9002
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	54050
कमी सरचार्ज शुल्क ₹	16215
कुल योग	79567

202101016012220

उप पंजीयक, JAIPUR-II

The lease deed (not covered under any category specified above) issued/executed by the State Government, local authorities, public enterprises or any other Government bodies in respect of land allotted or sold by them.



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री SUNIL JAIN AS DIRECTOR MS AKSHAT APARTMENTS PVT LTD, पुत्र/पुत्री/पत्नि श्री NANDKISHORE JAIN, व्यवसाय Businessजाति 0-JAIN House No.:D-260-B, Colony: DEVI MARG, Area: BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Presenter Age : 57 Signature :

ने लेख्यपत्र The lease deed (not covered under any category specified above) issued/executed by the State Government, local authorities, public enterprises or any other Government bodies in respect of land allotted or sold by them. को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रू 900172/- पूर्व में / मेरे समक्ष / में से रू 900172/- 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 NANDKISHORE KUMAWAT, पुत्र/पुत्री/पत्नि श्री RAMESHWAR LAL KUMAWAT जाति KUMAWAT Age: 46 Add: House No.:06 BASEMENT, Colony: PASHUAPATI AKSHAT HEIGHTS, Area: SAWAI MADHO SINGH ROAD, BANIPARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN			Signature

202101016012220

उप पंजीयक, JAIPUR-II

The lease deed (not covered under any category specified above) issued/executed by the State Government, local authorities, public enterprises or any other Government bodies in respect of land allotted or sold by them.

Registration Endorsement

आज दिनांक 15/11/2021 को
पुस्तक संख्या 1 जिल्द संख्या 1377 में
पृष्ठ संख्या 181 क्रम संख्या 202103016110976 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5496 के
पृष्ठ संख्या 531 से 545 पर चस्पा किया गया।

202101016012220

उप पंजीयक, JAIPUR-II

The lease deed (not covered under any category specified above) issued/executed by the State Government, local authorities, public enterprises or any other Government bodies in respect of land allotted or sold by them.



जयपुर विकास प्राधिकरण, जयपुर

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

यह विलेख आज वर्ष 2014 के माह 11 के 10 वे दिन *जयपुर विकास प्राधिकरण/ (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री पुत्र श्री जाति व्यवसाय निवासी (जिनको इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसगं से वैसा/अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निषादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तो और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह समाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना राजस्व ग्राम के खसरा/भूखण्ड संख्या 04 क्षेत्रफल 2143.26 में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों,संरक्षणों, प्रतिबंधों, बंधनों, शर्तें और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात:-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रूपये अंके मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहें तो, एक बारिय नगरीय निर्धारक (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 105 रुपये प्रति वर्गगज से कुल नियमन-राशि 225052 रुपये देय होती है जो चालान नं. 7.61 दिनांक 4/2/2014 से जमा है। इसका 2.5 प्रतिशत की दर से शहरी जमाबन्दी देय है। आदेश क्रमाक : एफ-9(15) यू.डी./3/2001 दिनांक 15.1.2002 से 8 वर्षीय लीज राशि 45010 + 180040 रुपये होती है, जो चालान नं. 73878 दिनांक 9/11/21 से जमा है।
3. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
4. पट्टे की अवधि :- पट्टाधृति अधिकार ~~99~~ वर्ष के लिए होगी।
5. उक्त भूखण्ड का उपयोग केवल प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाएगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
6. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
7. लीजधारक उक्त भूखण्ड को आंशिक और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होगें।
8. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकायको आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रूपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
9. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
10. यदि आबंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आबंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आबंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकास में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।
11. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार ऋणदात्री संस्था/ एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट देवें।

उप पंजीयक द्वितीय
जयपुर

प्राधिकरण अधिकारी एवं उपायुक्त
जोन - 13
जयपुर विकास प्राधिकरण, जयपुर

(कृ.प.उ.)

परिशिष्ट

कस्बे का नामः
राजस्व ग्रामः कासला पूर्व पश्चिम भूखण्ड की संख्या यदि
खसरा नम्बरः 04 कोई हो 04 सीमा उत्तर दक्षिण
योजना का नामः प.ह.ा. कासला (तिरा) मानचित्र संलग्न है।
विस्तृत नाप सहित क्षेत्रफल वर्ग गज/
मीटर 2143.26 वर्ग मी.

नोटः–इस भूखण्ड की शहरी जमाबन्दी को जोडकर पंजीकृत मूल्य राशि रु. 900172/ होती है। अतएव स्टाम्प राशि रू. 64059/- के नं. 2165/2162 के कुल संख्या 9+1=10 बहैसियत पट्टा इसके साथ लगाये जाते है।

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

जयपुर विकास प्राधिकरण की ओर से
आज सन् 2021 के माह 11 के 10 वें दिन
श्री तिरा RAS सेक-13
ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये–

प्राधिकृत विकास प्राधिकरण/प्रथम पक्षकार
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)
जयपुर विकास प्राधिकरण, जयपुर

साक्षी :–

1. नाम
पुत्र
व्यवसाय पूरण चन्द मीणा
निवास स्थान पुत्र स्व. श्री घासी राम प्राधिकरण सेवा, जयपुर

साक्षी

2. नाम
पुत्र विजय प्रसाद जाटव
व्यवसाय स्व. श्री घासी राम
निवासी स्थान सेवा. सेवानिवृत्त कर्मचारी जमतपुरा जयपुर

साक्षी

आज 10/11/ सन् 2021 के माह 11
के दसवां वें दिन को निम्नलिखित की उपस्थिति में उक्त
श्री सुनील सैन सेक-13
लीजधारक द्वारा कार्यालय सै.13 में हस्ताक्षर किये गये।

लीजधारक–द्वितीय पक्ष

साक्षी :–

1. नाम VIMAL SHARMA
पुत्र Late Pt. Ram Ram Sharma
व्यवसाय Service
निवास स्थान C-22 Shanti Kunj Vihar Jagatpura Jaipur

साक्षी

2. नाम Nitesh Kumar Verma
पुत्र Pawan Kumar Verma
व्यवसाय Service
निवास स्थान 88 Radha Krishnapuram Sikar

साक्षी

(4)







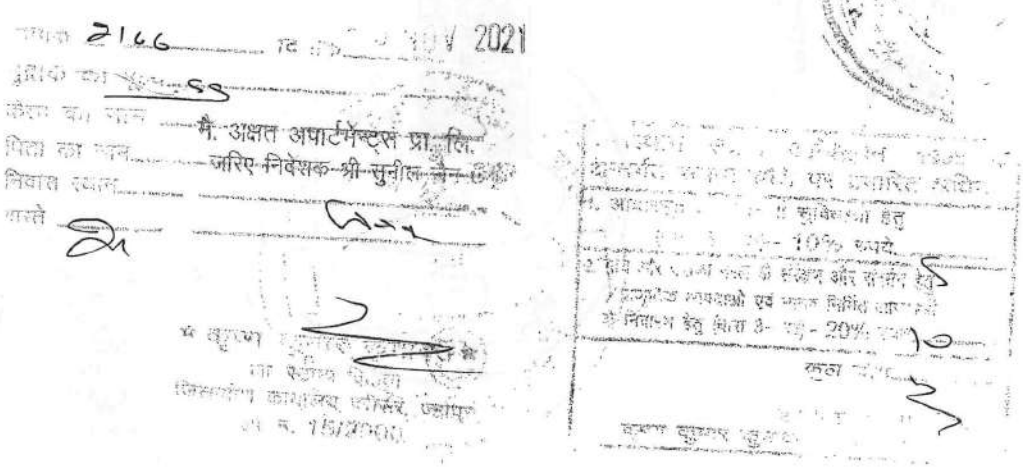


नीजी खातेदारी की अवाप्त भवोता
योजना में भूखण्ड संख्या/
क्षेत्रफल 21.43.26
वर्ग फीट की दर से
रुपये के स्टाम्प 54050+50

उपायुक्त एवं पदेन विशेष अधिकारी
जोन-13
जयपुर विकास प्राधिकरण, जयपुर

(4)

उप पंजीयक द्वितीय
जयपुर





29 OCT 2021
5
नॉन ज्यूडिशियल
SUB-REGISTRAR
उपयुक्त जोन-1
जयपुर विकास प्राधिकरण

यह स्वीकृति की जाती है कि [illegible] योजना में भूखण्ड संख्या/
[illegible] खसरा नं. 04 [illegible] रकबा 2143.26
वर्गगज की [illegible]
रूपये के [illegible] 5465+50

उपायुक्त एवं [illegible] अधिकारी
जोन- 13
जयपुर विकास प्राधिकरण, जयपुर

[illegible]
उप पंजीयक द्वितीय
जयपुर

09 NOV 2021

7689

नाम

पिता / पति का नाम

निवासी.

मै. अक्षत अपार्टमेन्ट्स प्रा. लि.
जरिए निदेशक श्री सुनील जयपुर

स्टाम्प क्रेता

स्टाम्प विक्रेता

रमेश चन्द कुम्हावत
ला स्टाम्प विक्रेता
कुम्हारो की गली वार्ड नम्बर 10
खजानेवालो का रास्ता जयपुर
ला. नं. 44/2012

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प शुल्क पर प्रभारित अधिभार

1. आवासन [illegible] हेतु (धारा 3-क)-- 10% रुपये 110

2. गाय और [illegible] के संरक्षण हेतु /प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु -- [illegible] 2% रुपये 220

कुल योग 330

हस्ताक्षर स्टाम्प विक्रेता
रमेश चन्द कुम्हावत लाइ नं. 44/2012



राजस्थान RAJASTHAN

K 296363





नीजी खातेदारी की अन्तर्गत योजना में भूखण्ड संख्या/
प्रकाश ... 04 ... क्षेत्रफल ... 2442.26
वर्गमीटर ... 5440.50+50
रुपये के ...

एप

सहायक कोष अधिकारी
जोन-13
जयपुर विकास प्राधिकरण, जयपुर

एप

उप पंजीयक द्वितीय
जयपुर

09 NOV 2021

जे.एस. 7685

नाम

पिता / पति का नाम श्री. अक्षत अपार्टमेन्ट्स प्रा. लि.

निवासी. ... जरिए निदेशक श्री सुनील जैन

मूल्यांक का मूल्य वास्ते

मुद्रांक विक्रेता

रमेश चन्द कुमावत
ला स्टाम्प विक्रेता
कुम्हारो की गली वार्ड नम्बर 10
खजानेवालो का रास्ता जय०
ला० नं० 44/2012

राजस्थान स्टाम्प अधिनियम, 1998 के
अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत अवसंरचना के विकास हेतु
(धारा 3– क)– 10% रुपये 110

2. ग्राम और शहरी क्षेत्र में संरक्षण और संवर्धन हेतु
/आकस्मिक आपदाओं एवं मानव निर्मित आपदाओं
के निवारण हेतु (धारा 3– ख)– 20% रुपये 220

कुल रुपये 330

हस्ताक्षर स्टाम्प विक्रेता
रमेश चन्द कुमावत ला० नं. 44/2012



राजस्थान RAJASTHAN

K 296362

SUB-REGISTRAR JAIPUR

उपायुक्त जोन-1 जयपुर विकास प्राधिकरण

नीजी खातेदारी की प्लाट मनोटा
...प्लॉट..... योजना में भूखण्ड संख्या/
खसरा नं. 04 रकबा...2143.26
वर्गफीट .....
रूपये 540504/-

04

उपायुक्त ... अधिकारी
जोन-1
जयपुर विकास प्राधिकरण, जयपुर

(4)

उप पंजीयक द्वितीय
जयपुर

9 NOV 2021

क्र.स. 7689 दिनांक

नाम

पिता/पति का नाम मै. अक्षत अपार्टमेन्ट्स प्रा. लि.
जरिए निदेशक श्री सुनील

निवासी

मूल्यांक का मूल्य 4000 रुपये

हस्ताक्षर विक्रेता

रमेश चन्द कुमावत
ला स्टाम्प विक्रेता
कुम्हारो की गली
खजानेवालो का

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार

1. आधारभूत आवसरचना सुविधाओं हेतु (धारा 3– क)– 10% रुपये 40

2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु /प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3– ख)– 20% रुपये 80

कुल जोड़ 120

हस्ताक्षर स्टाम्प विक्रेता
रमेश चन्द कुमावत ला0 नं. 44/2012



राजस्थान RAJASTHAN

K 296361

नीजी खातेदारी की भूखण्ड/फ्लैट योजना में भूखण्ड संख्या/
खसरा नं. 04 क्षेत्रफल 2143.26
वर्गगज की दर
रुपये के
5405050

उपायुक्त एवं अधिशासी अधिकारी
जोन-13
जयपुर विकास प्राधिकरण, जयपुर

उप पंजीयक द्वितीय
जयपुर

9 NOV 2021

क.स. 7604 दिनांक
नाम
पिता / पति का नाम
निवासी
मद्राक का मूल्य 4001 रुपये

मै. अक्षत अपार्टमेन्ट्स प्रा. लि.
जरिए निदेशक श्री सुनील जैन

मद्राक विक्रेता

रमेश चन्द कुमावत
ला स्टाम्प विक्रेता
कुम्हारो की गली बार्ड नम्बर 10
खजानेवालो का रास्ता जयपुर
ला न 44/2012

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प शुल्क पर प्रभारित अधिभार
1. आधारभूत अवसंरचना सुविधाओं हेतु
(धारा 3- क)- 10% रुपये
2. नगर पालिका क्षेत्र के समस्त ठोस संरचना हेतु
/ प्राकृतिक आपदा एवं अन्य विशेष आवश्यकताओं
के निदान हेतु (धारा 3- ख)- 20% रुपये
योग
हस्ताक्षर स्टाम्प विक्रेता
रमेश चन्द कुमावत ला0 नं. 44/2012

SUB-REGISTRAR JAIPUR-II (RAJ.)



राजस्थान RAJASTHAN

D 193012

SUB-REGISTRAR, JAIPUR-II (I)
उपायुक्त जोन-13 जयपुर विकास प्राधिकरण

मौजी/आबादी की भूखण्ड संख्या/
खसरा नं. 64 क्षेत्रफल...21.4.3.26
वर्गगज में .....
रूपये के .....5405+50

उपायुक्त अधिकारी
जोन-13
जयपुर विकास प्राधिकरण, जयपुर

उप पंजीयक द्वितीय
जयपुर

- 9 NOV 2021

क्रमांक 2165 दिनांक

मुद्रांक का मूल्य 5-05,8

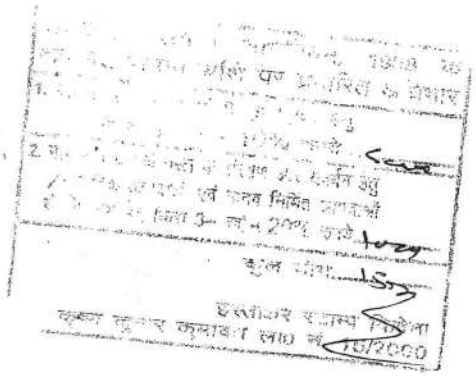
क्रेता का नाम मै. अक्षत अपार्टमेन्टस प्रा. लि.

पिता का नाम जरिए निदेशक श्री सुनील जैन

निवास स्थान

वास्ते

कृष्ण कुमार कुमावत
ला. स्टाम्प विक्रेता
जिलाधीश कार्यालय परिसर, जयपुर
ला. नं. 15/2000







राजस्थान RAJASTHAN

D 193013

02 NOV 2024

नीजी खातेदारी की अधार कालोनी
प्लॉट.....योजना में भूखण्ड संख्या/
खसरा नं....04.....क्षेत्रफल...2143.26
वर्गगज की दर.....
रूपये की राशि.....5405675

उपायुक्त/सहायक नगर नियोजन अधिकारी
जोन-13
जयपुर विकास प्राधिकरण, जयपुर

(4)

उप पंजीयक द्वितीय
जयपुर

- 9 NOV 2021

क्रमांक 2165 दिनांक

मुद्रांक का मूल्य 50000

क्रेता का नाम मै. अक्षत अपार्टमेन्ट्स प्रा. लि.

पिता का नाम जरिए निदेशक श्री सुनील जैन

निवास स्थान

आस्ते

कृष्ण कुमार
ला स्टाम्प विक्रेता
जिला कलक्ट्रेट परिसर, जयपुर
लाइसेंस नं. 15/2000

1903 के
अधिभार
1. [illegible] 1% अर्थात् 500
2. [illegible] के संरक्षण और संवर्धन हेतु
/आपदीय आपदाओं एवं मानव निर्मित आपदाओं
से निपटने हेतु नियम 5- वर्ष 2006 में 1%
कुल योग 1500
हस्ताक्षर स्टाम्प विक्रेता
कृष्ण कुमार लाइसेंस नं. 15/2000

SUB-REGISTRAR JAIPUR-II (राज.) उप पंजीयक, जयपुर (द्वितीय) (राज.)



राजस्थान RAJASTHAN

A 032192

02 NOV 2021

SUB-REGISTRAR, JAIPUR-II

उपायुक्त जोन-13 जयपुर विकास प्राधिकरण

नीजी खातेदारी की अकाट मोगटा
प्लॉट योजना में भूखण्ड संख्या/
खसरा नं. 04 क्षेत्रफल 2143.26
वर्गफीट
रुपये के 54,56750

उपायुक्त एवं उपखण्ड अधिकारी
जोन-13
जयपुर विकास प्राधिकरण, जयपुर

उप पंजीयक द्वितीय
जयपुर



0000S - 9 NOV 2021

क्रमांक 2168 दिनांक .....

मुद्रांक का मूल्य 5000

क्रेता का नाम .....मै. अक्षत अपार्टमेन्ट्स प्रा. लि.

पिता का नाम.....जरिए निदेशक श्री सुनील जैन

निवास स्थान.....

शस्ते .....

★ कृष्ण कुमार कुमावत ★
ला. स्टाम्प विक्रेता
जिलाधीश कार्यालय परिसर, जयपुर
लाइ.नं.18/2000

1. आपदा अवसंरचना सुविधाओं हेतु (कॉलम 3 की 10% रुपये 2000
2. भारी धातु, उनको नस्ल के संरक्षण और संवर्धन हेतु /प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (कॉलम 3– ख)– 20% रुपये 1000
कुल योग 3000
हस्ताक्षर स्टाम्प विक्रेता कृष्ण कुमार कुमावत लाइ0 नं0 18/2000





राजस्थान RAJASTHAN

A 032191

A 032191

SUB-REGISTRAR-JAIPUR-II

जयपुर विकास प्राधिकरण

नीचे खातेदारी की अड़ाट गोनेरा
प्लॉट योजना में भूखण्ड संख्या /
क्षेत्रफल....2142.26
SM050+50

उपखण्ड अधिकारी
जोन-13
जयपुर विकास प्राधिकरण, जयपुर

उप पंजीयक द्वितीय
जयपुर

00005

क्रमांक 2165 दिनांक - 9 NOV 2021

मुद्रांक का मूल्य 5000

क्रेता का नाम मै. अक्षत अपार्टमेन्ट्स प्रा. लि.

पिता का नाम जरिए निदेशक श्री सुनील जैन

निवास स्थान जयपुर

वास्ते

★ कृष्ण कुमार लखारा ★
का. स्टाम्प विक्रेता
जिलाधीश कार्यालय परिसर, जयपुर
ला. नं. 15/2000

[illegible] अधिनियम, 1998 के अन्तर्गत स्टाम्प शुल्क पर प्रभारित अधिभार

1. अभिवृद्धि अधिभार [illegible] हेतु
[illegible] 3 धारा 3 1% रुपये 2100

2. मेसर्स [illegible] के संचालन और रखरखाव हेतु
[illegible] के लिए हेतु [illegible] धारा 3- ख)- 20% रुपये 1400

कुल योग 6000

[illegible] स्टाम्प विक्रेता
कृष्ण कुमार लखारा [illegible] नं. [illegible]

उप पंजीयक, जयपुर (द्वितीय) (राज.) • Sub-Registrar, Jaipur-II • राजस्थान









नीली खातेदारी की अग्रहमोता
~~प्लॉट~~ योजना में भूखण्ड संख्या/
~~खसरा~~ ..... 04 ..... 2.1.22.26
वर्गमीटर ..... 54056+50
रूपये .....

उपायुक्त (जोन-1)
जयपुर विकास अधिकारी
जोन-1
जयपुर विकास प्राधिकरण, जयपुर

(4)

उप पंजीयक द्वितीय
जयपुर

29 NOV 2021

क्रमांक 2165 दिनांक

मुद्रांक का मूल्य

क्रेता का नाम मै. अक्षत अपार्टमेन्टस प्रा. लि.

पिता का नाम जरिए निदेशक श्री

निवास स्थान

वास्ते

कृष्ण कुमार चुमाक्ता
ला. स्टाम्प विक्रेता
निलामघर कार्यालय परिसर, जयपुर
ला. नं. 15/2000

अन्तर्गत स्थानीय निकाय पर प्रभारित उपकर

अधिनियम [illegible] प्रयोजनों हेतु

10% रुपये

नगर [illegible] के संरक्षण और संवर्धन हेतु

/ प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं

के निवारण हेतु (धारा 3– घ) - 20% रुपये

कुल योग

कृष्ण कुमार चुमाक्ता

उपखण्ड (द्वितीय) (राज.) • II-उपखण्ड अधिकारी • SUB-REGISTRAR

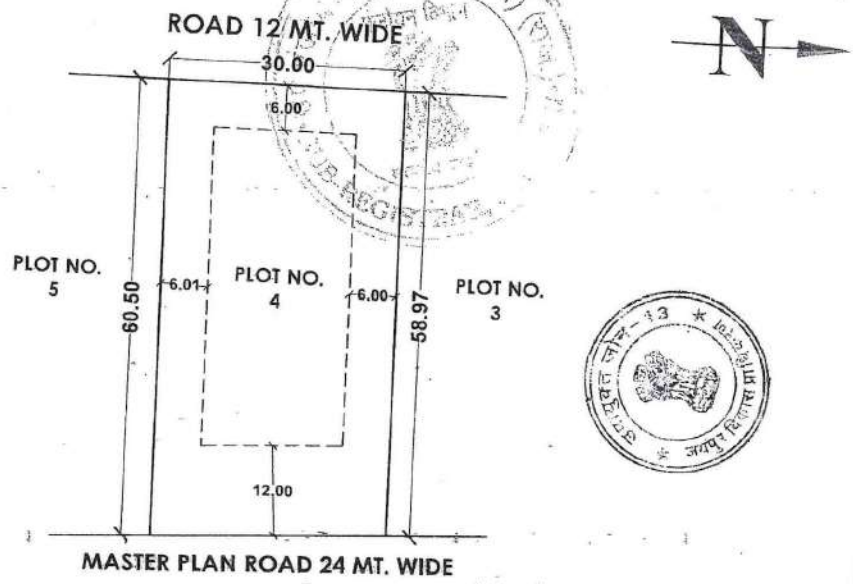
SITE PLAN OF PLOT NO. - 4

NIJI KHATEDARI SCHEME - AKSHAT KANOTA ESTATE

VILLAGE - KANOTA , TEH. - BASSI, JAIPUR

AREA - 1792.00 SQ.MTR. (2143.26 SQ. YARD)

SCALE- 1 CM = 7.5 M



THE CONSTRUCTION PERMISSION OF THE BUILDING REMAINING AS SUCH

(A) SET BACKS

- **FRONT = 12 Mt.**
- **REAR = 6 Mt.**
- **SIDE-1 = 6 Mt.**
- **SIDE-2 = 6 Mt.**

(B) MAXIMUM PERMISSIBLE HEIGHT : 8 MTR

(C) STORIES : GROUND FLOOR AND FIRST FLOOR

(D) FOR CONSTRUCTION OF BUILDING REMAINING PERAMETERS AS PER PREVAILING BUILDING BYE LAWS

SITE ENGINEER
ZONE - 13

ATP/DTP
ZONE - 13

प्राधिकरण अधिकारी एवं उपायुक्त
DY.COMMISSIONER
जयपुर विकास प्राधिकरण, जयपुर
ZONE - 13

JAIPUR DEVELOPMENT AUTHORITY, JAIPUR

Registration Endorsement

आज दिनांक 15/11/2021 को
पुस्तक संख्या 1 जिल्द संख्या 1377 में
पृष्ठ संख्या 181 क्रम संख्या 202103016110976 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द.संख्या 5496 के
पृष्ठ संख्या 531 से 545 पर चस्पा किया गया।

202101016012220

उप पंजीयक, JAIPUR-II

The lease deed (not covered under any category specified above) issued/executed by the State Government, local authorities, public enterprises or any other Government bodies in respect of land allotted or sold by them.

उप पंजीयक, द्वितीय
जयपुर

उप पंजीयक, जयपुर (द्वितीय) (राज.)
पंजीयन विभाग
सत्यमेव जयते
SUB-REGISTRAR, JAIPUR-II

AKSHAT KANOTA SKY HOMES 4 TITLE DOCUMENTS SUMMARY:

1. **16th March 2013 Memorandum of understanding** – MOU executed between the land owner Thakur Mansingh Kanota & Builder& Developer, Akshat Apartments Pvt. Ltd to develop the township.

2. **29th August 2014 – Developer Agreement on joint venture basis** – JDA was executed to settle on certain terms and finalize the plan of development and also to freeze the revenue sharing model.

3. **20th March 2017 Addendum of Development Agreement** – This was executed to arrive at the understanding that the Row Housing Scheme in the ambitions township should be attended to one by one as Phase – 1; Phase – 2; Phase – 3 and so on and further residential complexes Akshat Kanota Sky Homes 1 to Akshat Kanota Sky Homes 5 be developed accordingly.

4. **8th September 2022 – Memorandum of understanding** – In this MOU, both parties have agreed not to develop plots no. 3, 4 & 5 for group housing constitution and have further decided to subdivide land of the plots in smaller plots of lands

5. **20th September 2023 – Memorandum of Understanding / Supplementary Instrument** Due to Covid – 19, the builder & developer have approaches the principal owner to reduce the sale proceed ratio from 27.50% to 20% i.e. reduction of 7.50% is agreed by the principal owner, now to share 20% of it.

6. **21st April 2025 – Supplementary Agreement** - This particular instrument supplement the latest amendments as

    (i) the principal owner has agreeably confirmed its share as 20% in the sale proceeds of all the five plots, and

    (ii) it is agreeably decided to develop plots 3, 4 and 5 as earlier termed to be developed as GROUP HOUSING PROJECT and the decision undertaken vide MOU dated 08th September 2022 to develop these plots by subdividing into smaller plots has been cancelled.