

Date :- 19.01.2024

To Whom It May Concern

Sub. :- Legal Report Regarding the property situated at Kh. No. 27 & 34, of Village Jhalamand, Tehsil Luni, District Jodhpur.

Project Name – Ashapurna Vally
Developer – M/s Ashapurna Bulldcon Ltd., Smt. Bebi W/o Sohan Ram, Smt. Geeta W/o Chaina Ram,
Owner of Property – M/s Ashapurna Bulldcon Ltd.
Details of Property – Property Situated At Various Residential Plots/Villas At Kh. No. 27 & 34, of Village Jhalamand, Tehsil Luni, District Jodhpur.

Total admeasuring Area – 23748.15 Sq. Yard

I have perused the following to this letter in respect of the above mentioned project.

In my opinion, the Property Type Transaction is Plots/Villas Being Purchased Directly from Builder.

01. Photocopy of Layout plan approval by JDA, Jodhpur for 17940.15 Sq. Yard Land. on Dated. 21.06.2023 (Kh. No. 27)
02. Photocopy General Power of Attorney executed Smt. Bebi W/o Sohan Ram, Smt. Geeta W/o Chaina Ram in favour of M/s. Ashapurna Bulldcon Ltd. for Kh. No. 27, which was duly registered before Sub Registrar IV Jodhpur, Registered on Dated 14.08.2023, Book No. 4, Zild No. 12, Page No. 25, S. No. 202303054400583.
03. Photocopy Developer Agreement executed Smt. Bebi W/o Sohan Ram, Smt. Geeta W/o Chaina Ram in favour of M/s. Ashapurna Bulldcon Ltd. for Kh. No. 27, which was duly registered before Sub Registrar Luni, Registered on Dated 14.08.2023, Book No. 1, Zild No. 493, Page No. 75, S. No. 202303054116952.
04. Photocopy Conversion Order no. 101784, Dated. 16.08.2023 issued by JDA, Jodhpur in favour of Smt. Bebi W/o Sohan Ram, Smt. Geeta W/o Chaina Ram (Kh. 27 & 09 Bigha 05 Biswa 06 Biswanshi)
05. Photocopy of Jamabandi in the name of Smt. Sanju W/o Bhana Ram for Kh. No. 34
06. Photocopy of Layout plan approval by JDA, Jodhpur for 5808.00 Sq. Yard Land on Dated.21.06.2023 (Kh. No. 34)
07. Photocopy of Sale Deed Smt. Sanju W/o Bhana Ram in favour of M/s. Ashapurna Bulldcon Ltd. which was duly registered before Sub Registrar IV Jodhpur, Registered on Dated 27.09.2023, Book No. 1, Zild No. 510, Page No. 124, S. No. 202303054120401. (P. No. 11 to 15 & 1106.36 Sq. Yds.)
08. Photocopy of Sale Deed Smt. Sanju W/o Bhana Ram in favour of M/s. Ashapurna Bulldcon Ltd. which was duly registered before Sub Registrar IV Jodhpur, Registered on Dated 06.10.2023, Book No. 1, Zild No. 511, Page No. 114, S. No. 202303054120591. (P. No. 1,7,8,9,10 & 1117.86 Sq. Yds.)
09. Photocopy of Sale Deed Smt. Sanju W/o Bhana Ram in favour of M/s. Ashapurna Bulldcon Ltd. which was duly registered before Sub Registrar IV Jodhpur, Registered on Dated 09.10.2023, Book No. 1, Zild No. 512, Page No. 197, S. No. 202303054120874. (P. No. 2 to 6 & 1161.11 Sq. Yds.)

Search Receipt No. 84817704 dated 19/01/2024 of Rs. 650/- for the 13 year from 2012-2024.



e-CHALLAN			
Registration and Stamps department			
Government of Rajasthan			
GRN: 84817704		Payment Date: 19/01/2024	
Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JODHPUR			
Location: JODHPUR (CITY)			
Period: 01/04/2023 -To- 31/03/2024			
S.No.	Purpose/Budget Head Name	Amount (₹)	
1	0030-02-800-01-00-अन्य पदवियां	650.00	
		Commission(-):	0.00
		Total Net Amount	650.00
Six Hundred Fifty Rupees and Zero Paise Only			
Payee Details:			
Full Name: mukul angras		Tin/Act.No/VehicleNo./Taxid:	
Pan No.(If Applicable):	*****	City(Pincodes):	Jodhpur (342001)
Address: Jodhpur		Remarks: 2012-2024 Ashapurna Buildcon Ltd	
Payment Details:			
Bank:	Bank Of Baroda	Bank CIN No:	BARB8481770419012024
Date:	19/01/2024 17:19:21	Reference No:	1369222498





राजस्थान सरकार जोधपुर विकास प्राधिकरण, जोधपुर (जोन-2)

क्रमांक : LU2012/JOD/20 22-23/101784

दिनांक - 16/08/2023

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

-: आदेश :-

मामले के संक्षिप्त तथ्य निम्नानुसार हैं:-

श्रीमती बेबी पत्नी श्री सोहनराम एवं श्रीमती गीता पत्नी श्री चैनाराम जाति-मेघवाल सा.- मेघवालों को मोहस्ता, ग्राम छबियासरा, जिला-जोधपुर। (आवेदक/खातेदार)

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

क्र. सं.	ग्राम, तहसील व जिले का नाम	खातेदार का नाम	खसरा संख्या	क्षेत्रफल
1	राजस्व ग्राम झालामण्ड तहसील कुडी भगतासनी व जिला जोधपुर	श्रीमती बेबी पत्नी श्री सोहनराम एवं श्रीमती गीता पत्नी श्री चैनाराम	27	09 बीघा 05 बिस्वा 06-3/4 बिस्वांशी (14999.76 वर्गमीटर)
कुल				1.4999 हेक्टेयर

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

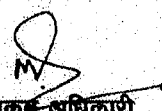
(3) यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है। मैंने संबंधित तहसीलदार की रिपोर्ट और स्थानीय प्राधिकारी की सहमति रिपोर्ट का परीक्षण कर लिया है। मेरी यह राय है कि आवेदित भूमि का गैर-कृषिक प्रयोजन के लिए वांछित उपयोग मास्टर योजना/विकास योजना/स्कीम के अनुरूप है और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

(4) अतः अब इसके द्वारा आदेश दिया जाता है कि उपरोक्त भूमि पर आवेदक के अभिधृति अधिकारों को उक्त भूमि का आवासीय योजना प्रयोजन के लिये उपयोग करने हेतु निर्वापित किया जायेगा और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदक द्वारा नाम निर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी पर लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आबंटन के लिए, स्थानीय प्राधिकारी के व्ययनाधीन रखा गया समझा जायेगा।

(5) आवेदक द्वारा उस भूमि को, जिसके लिए यह अनुज्ञा दी गयी है, यथा विहित प्रीनियम, नगरीय निर्धारण के साथ ही विनिर्दिष्ट अन्य प्रभारों के निक्षेप और सुसंगत विधि के अधीन अभिन्यास योजना के अनुमोदन के पश्चात्, स्थानीय प्राधिकारी द्वारा सम्यक् आबंटन किये जाने के पश्चात् ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।

(6) इन नियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित निबंधनों और शर्तों की आवेदक द्वारा पालना की जायेगी।

यह आदेश अधोहस्ताक्षर के हस्ताक्षर और मुहर के अधीन आज दिनांक 16/08/2023 को पारित किया गया।


प्राधिकृत अधिकारी
उपायुक्त (जोन संख्या-2)
जोधपुर विकास प्राधिकरण, जोधपुर

(प्रति पत्र)

राजस्थान

राज्यपाल

[illegible]

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 14-08-2023 6:19 PM

Fee Receipt No	: 202302054021704	Receipt Date	: 14/08/2023
Name	: M/S ASHAPURNA BUILDCON LIMITED TH HARSHVARDHAN SINGH ,	Document S. No.	: 202301054021522
Address	: 00 ,UCHIYARDA ,JODHPUR ,JODHPUR		
Document Type	: Agreement		
Face Value	: ₹ 0	Evaluated Value	: ₹ 1862257
Ord-Registration Fee	: ₹ 186224	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 76539	Stamp Duty	: ₹ 255127
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 518190
		Total Amount	: ₹ 518190

Mode of Payment, (#Mode Number Amount #)

Stamp T862304 ₹ 650 # e-Gras Challan 79468379 ₹ 517540

*Rebate U/S 9(1) : ₹ 862215

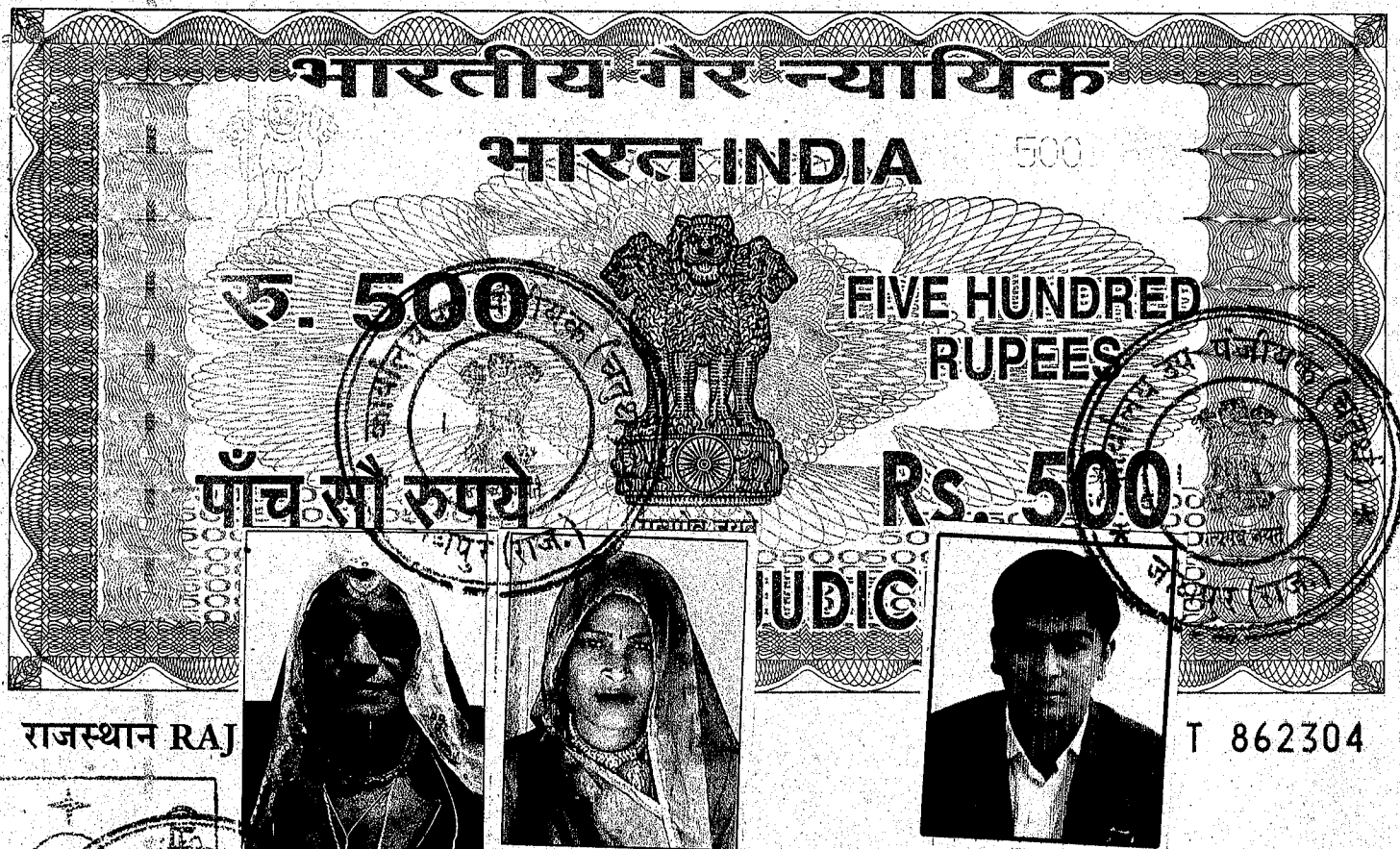
Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

सत्यमेव जयते
जोधपुर (राज.)
सुबंजीयक (चतुर्थ)
जोधपुर



DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is executed at Jodhpur on this 14th day of August, 2023 by and between :

1. Mrs. Geeta W/o Shri Chaina Ram Ji Bycaste Meghwal Aged 59 years
AADHAR NO. [REDACTED] 4300 PAN NO. AKDPM 9963 B
2. Mrs. Bebi W/o Shri Sohan Ram Ji Bycaste Meghwal Aged 38 years
AADHAR NO. [REDACTED] 1953 PAN NO. AKFPM 8911 K
R/o Meghwalo Ka Bas, Uchiyarda, Jodhpur (Rajasthan)-342027 [Hereinafter referred to as the "Owner" or "Party of the First Part" in this Agreement, which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)]

AND

Ashapurna Buildcon Limited, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Opp. LIC Office, Circuit House Road, Jodhpur (Rajasthan) through its Director Mr. Harshvardhan Singh S/o Shri Karan Singh Ji Bycaste Rajput Aged 29 years R/o Village Uchiyarda Tehsil & District Jodhpur duly authorized by its Board of Directors [Hereinafter referred to as the "Developer" or "Party of the Second Part" in this Agreement, which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)]. Hereinafter the "Party of the First Part" and the "Party of the Second Part" shall collectively be referred to as the "Parties" and individually as "Party".

PAN NO. AAFCA 1426 L

.....2.

WHEREAS:

- A. The Party of the First Part is the absolute Khatedar of land admeasuring 9 Bigha 5 Bishwa 6.75 Bishwanshi corresponding to Khasra No. 27 situated at Village Jhalamand Tehsil & District Jodhpur (Rajasthan) (more particularly detailed in Schedule-A attached hereto and hereinafter referred to as the "**Schedule-A Land**").
- B. The Party of the First Part jointly purchased parcel of land admeasuring 13 Bigha 18 Bishwa corresponding to Khasra No. 27 situated at Village Jhalamand Tehsil & District Jodhpur with Mrs. Kamli, from Mr. Mahendra Saraswat S/o Mr. Shammudutt Saraswat Bycaste Brahmin Resident of Pal Road, Jodhpur General Power of Attorney Holder of Smt. Savita W/o Shri Hakaram Ji Bycaste Meghwal Resident of Village Pal Tehsil and District Jodhpur Dated 20.12.2005. The Saledeed was duly registered in the office of Sub-Registrar-III, Jodhpur on 10.1.2006 at Book No. 1 Vol. No. 52 Page No. 169 Serial No. 2006000165. After Purchase of the said Land, the Parties entered their name in the revenue record. Thereafter the parties, with mutual consent, divided the land of their purchase and occupied the land that came in our respective parts, the details of which are as follows:-

Participant -

1. Mrs. Geeta and Mrs. Bebi - Out of the said 13 Bigha 18 Bishwa land, the area of the north side - 9 Bigha 5 Bishwa 6.75 Biswashi Land.
2. Mrs. Kamli - Out of the said 13 Bigha 18 Bishwa land, the area of the south side - 4 Bigha 12 Bishwa 13.25 Biswanshi Land.

As per the above mutually agreed dividation, the parties are in possession of the land which has come in their respective shares and the Party of the First Part filled mutation of 9 Bigha 5 Bishwa 6.75 Bishwanshi Land. Thereafter, the Party of the First Part became the absolute Khatedar of the Said Land.

- C. The Land of Khasra No. 27 admeasuring 9 Bigha 5 Bishwa 6.75 Bishwanshi is used for the project land.

- D. Schedule-A Land shall hereinafter collectively be referred to as "**the Project Land**".

.....3.



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For Ashapurna Buildcon Ltd.

Director





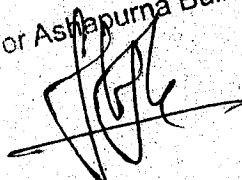
ਸਹਿਤ



ਕੈਕੀ



For Ashapurna Buildcon Ltd.

 Director



- E. The Party of the First Part was desirous of disposing off the Project Land and looking at the size of the Project Land, it realized that for getting the best value of the Project Land, it would be necessary to allow the development of a real estate project upon the Project Land and then dispose off the same to various buyers of units in the project.
- F. The Party of the Second Part is a reputed developer and hence possesses requisite expertise & resources in respect of the construction and development of real estate projects.
- G. The Party of the First Part was approached by the Party of the Second Part for the purpose of developing a real estate project comprising of villas, plots and walk-up-apartments upon the Project Land (hereinafter referred to as "*the Project*"). The Parties, therefore, have decided to collaborate in such a manner that the Developer would develop the Project upon the Project Land and then the plots/villas/units in the Township Project would be sold/transferred to the buyer(s) in such a manner that the Owner would transfer its interest in the plot of land/proportionate undivided interest in the respective plot of land, in case of walk-up apartment(s), to each one of them and the Developer would transfer the developed units along-with incidental facilities/amenities and realize their respective considerations from the buyer(s).
- H. The Party of the First Part has represented that she is the absolute title holder of the Project Land and has never entered into prior agreements for sale or development of the Project Land. The Party of the First Part has a clear and marketable title on the Project Land and the Project Land is available for development of the Project.
- I. The Party of the Second Part is a reputed real estate developer and a builder and is engaged in the development of various real estate projects and possesses adequate experience and expertise required for the construction and development of various kinds and sizes of real estate projects.
- J. The Parties, relying upon each other's representations and in terms of the understanding specified herein, have decided to enter into this Agreement for recording the terms and conditions of development of the Project on the Project Land, by the Party of the Second Part as per the plans sanctioned by the concerned authorities after obtaining mandatory/statutory permissions required for development of the Project at the Party of the Second Part's cost and resources.

.....4.

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

- I) (i) In this Agreement the following words and expressions shall have the following meanings:

"Encumbrance" shall mean (i) any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, assignment, deed of trust, security interest or other encumbrance of any kind securing, or conferring any priority of payment in respect of any obligation of any Person, including without limitation any right granted by a transaction which, in legal terms, is not the granting of security but which has an economic or financial effect similar to the granting of security under applicable Law; (ii) any voting agreement, interest, option, right of first offer, refusal or transfer restriction in favour of any Person; (iii) any claims (including any claim under the Hindu Succession Act, 1956, adverse claim as to title, possession or use or relating to tenancy rights), award, interest, disputes, notices, demands, orders, judgments, gift, exchange, previous sale, notifications, any designation of loss payees or beneficiaries or any similar arrangement under or with respect to any insurance policy;

"Force Majeure" shall mean any event or combination of events or circumstances beyond the control of a Party which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures be prevented or caused to be prevented, and which materially and adversely affects a Party's ability to perform obligations under this Agreement including:

- acts of God i.e. fire, draught, flood, earthquake, epidemics and other natural disasters;
- explosions or accidents, air crashes and shipwrecks;
- strikes, lock-outs, civil disturbances, curfew etc.;
- war or enemy action or terrorist action;
- change in Law, Rules and Regulations, injunctions or stay granted by court of law or interim order by Arbitrator;
- non-availability of steel and / or cement or other building material or water supply or electric power or like; or
- any event or circumstances analogous to the foregoing which is beyond the control of the parties.

"Gross Revenue" shall mean and include all revenue realized out of the sale of the Project, by way of booking amount, advance, down payment, part payment, installment, sale proceeds etc. However, amount received from prospective buyers/transferees towards the following shall not be treated as Gross Revenue from the transferee:-

.....5.



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For Ashapurna Buildcon Ltd.

Director

- a) Goods and Service Tax (G.S.T.) ;
- b) Any tax /levies to be imposed/enacted in future (if directly and lawfully chargeable from transferee and paid to Govt.);
- c) Interest free maintenance security deposit/maintenance charges, Society charges, club charges, Corpus funds, etc.

“Law” or “Laws” shall mean and include all applicable statutes, enactments, acts of legislature or parliament, laws, ordinances, rules, by-laws, regulations, notifications, guidelines, policies, directions, directives and orders of any Governmental Authority, tribunal, board, court, and/or another authorities;

“Person” shall mean any natural person, limited or unlimited liability company, corporation, partnership (whether limited or unlimited), proprietorship, Hindu undivided family, trust, union, association, government or any agency or political subdivision thereof or any other entity that may be treated as a Person under applicable Law;



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For Ashapurna Buildcon Ltd.

[Signature]

Director



(ii) Unless the context of this Agreement otherwise requires:

- (a) Words of any gender are deemed to include those of the other gender;
- (b) Words using the singular or plural number also include the plural or singular number, respectively;
- (c) The terms “hereof”, “herein”, “hereby”, “hereto” and derivative or similar words refer to this entire Agreement or specified Clauses of this Agreement, as the case may be;
- (d) The term “Clause” refers to the specified Clause of this Agreement;
- (e) Reference to the word “include” shall be construed without limitation;
- (f) The Schedules/Annexure hereto shall constitute an integral part of this Agreement;
- (g) The recitals hereto shall constitute an integral part of this agreement;
- (h) If any provision in Clause I(i) is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Agreement; and
- (i) Reference to a document, instrument or agreement (including, without limitation, this Agreement) is a reference to any such document, instrument or agreement as modified, amended, varied, supplemented or novated from time to time in accordance with the provisions; and

- (iii) Where any act is prohibited by the terms of this Agreement, none of the Parties will knowingly permit or omit to do anything, which will allow that act to be done.
- (iv) Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement such notice, consent, approval, permission or certificate must be in writing.

II) CONVERSION, PATTI AND MAP APPROVAL



उपनिता



- (i) The Owner shall obtain approvals under 90 A proceedings from the Jodhpur Development Authority ("JDA"), Jodhpur, in respect of the Project Land at its own cost and expenses.
- (ii) The Owner shall be responsible for obtaining residential patta for the Project Land for development of the Project at its own cost & expenses. Funds if required to the owner of the land, will be provided by the developer without any interest.
- (iii) The Owner shall be responsible for structuring and preparing the appropriate plans/maps for the Project, finalization of maps and obtaining map approvals in respect of the Project at its own cost & expenses. However, the Owner shall get the Project map finalized from the Developer before getting it approved from the concerned authorities.

III) REPRESENTATIONS, ASSURANCES AND WARRANTIES

मैत्री



For Ashapurna Buildcon Ltd.

Director



- (i) The Owner hereby represents, assures and warrants to the Developer that the Project Land is free from all Encumbrance's, family disputes, claims, litigation of whatsoever nature, attachment, notice of requisition or acquisition and/or any other liability or liabilities. In the event of (i) non-commencement and/or delay in the commencement of the Project on account of any dispute, litigation, claims, proceedings of attachment, defect in respect of title/ownership of the Project Land or any reason(s) attributable to the Owner or (ii) court stay on the development of the Project upon the Project Land due to the reason of defects in title deed of the Project Land and/or due to any reason related and incidental thereto and/or due to any reason attributable to the Owner, the Owner shall resolve such dispute/litigation and/or get the court stay/attachment/defect as the case may be, removed within a period of 12 months from the date of such claim/dispute/litigation and/or the court stay/attachment/defect. The cost & expenses in respect of resolution of claim/dispute/litigation and/or removal of the court stay/attachment shall be borne and/or paid by the Owner. In such event and the event of delay caused due to any reason not attributable to the Developer, the duration for completion of the Project given in Clause IV(iv) shall be extended accordingly and the Owner shall be liable to pay liquidated damages @ of Rs. 10000/- (Rupees Ten thousand only) per month to

the Developer during the period for which the Project is suspended/delayed due to such claims, dispute/attachment/court stay/litigation/ defect in title or any other reason attributable to the Owner. If the Owner fails to settle/resolve the dispute /litigation in respect of title, ownership of the Project Land/Project and/or to remove the Court Stay/defect/attachment on the Project Land and/or the development upon the Project Land within the period of 12 months from the date of notice of such dispute/litigation/Court Stay/ attachment/defect to settle/remove the same, the Developer shall be entitled to terminate this Agreement in accordance with Clause VIII of this Agreement.

- (ii) The Owner hereby agrees to keep the title of the Project Land clear and marketable upto, during and after the complete implementation of this Agreement.
- (iii) From the date of execution of this Agreement the Owner shall not:
 - (a) Undertake any activity so that proceedings under any applicable Laws, including those pertaining to acquisition, requisition and land ceiling are potentially attracted in respect of the Project Land;
 - (b) Create now or at any time any Encumbrance on the Project Land;
 - (c) Initiate, solicit or consider, whether directly or indirectly, any competitive bids from any Person for the sale of the Project Land;
- (iv) In the event of acquisition of the Project Land or part thereof by the Government (State or Central) or any other Government instrumentality under any law (State or Central) in respect of the Project Land and/or Project, the Owner shall be liable to pay the Developer expenses/cost incurred by the Developer in respect of the development of the Project up till the date of such acquisition of the Project Land along with interest @ 24% calculated from the date of expenses/cost incurred till the date of payment.
- (v) The Parties agree that they shall take all necessary actions and steps required to give effect to the intent and transactions contemplated under this Agreement and without prejudice to the generality of the aforesaid, they shall:
 - a. Execute and deliver all necessary documents, deeds, agreements, consents and approvals that may be required to give effect to the transactions contemplated under this Agreement; and/or
 - b. Pass all necessary resolutions and procure all relevant approvals and consents as may be required, including but not limited to approvals of creditors and, if applicable, any Governmental Authority, to give effect to the transactions contemplated under this Agreement; and/or

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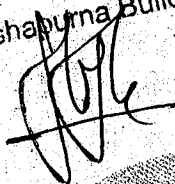
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For Ashapurna Buildcon Ltd.

 Director



- c. Exercise all rights including voting rights to procure that the objectives set out in this Agreement are achieved within the time frame prescribed herein.

(vi) The Developer and the Owner acknowledge and agree that:

- a. The Developer shall be responsible for constructing and developing the Project from its resources and at its cost or expense unless otherwise contemplated in this Agreement.
- b. The Developer shall adhere to plans sanctioned by the relevant Governmental Authority in executing the Project, provided that the Developer shall be entitled to make alterations/ adjustments to the extent permissible under applicable Laws.
- c. The Owner shall extend necessary co-operation to the Developer and do all such acts and deeds as may be required for completion of all formalities concerning the development of the Project Land for purposes of the Project.
- d. The Owner recognizes and acknowledges that the Developer is making substantial investments in the Project on the basis of representations, undertakings, assurances and warranties of the Owner.
- e. The Owner shall not commit any act, deed or omission that may have the effect of cancelling or revoking the Power of Attorney executed pursuant to this Agreement, or in any manner prejudicing or affecting the power/authority vested in the Developer pursuant to such Power of Attorney.
- f. The Owner and/or the Developer shall not do or cause to be done or have any right to do any act or deed which has the effect of interrupting the progress or completion of the development of the Project.
- g. The Owner shall not do or cause to be done or have any right to do any act or deed which either renders the Developer incapable of performing its obligations under the Agreement or increases the burden of the Developer in performing its obligations under this Agreement, or which adversely affects the Project. Without prejudice to the generality of the above, the Owner shall not enter into any agreement, understanding or arrangement with any Person concerning the Project Land or alienate the Project Land.
- h. Without prejudice to the authority vested in the Developer under the Power of Attorney, the Owner shall, if required, execute such documents and do such further acts as may be necessary to enable the Developer to (i) raise loans and obtain other facilities; and (ii) enjoy the benefits and rights vested in the Developer herein without effecting the rights of the Owner in respect of Project Land.

- (vii) The Owner shall hand over the true certified copies of all the antecedent documents including certified true copies of title deeds of the Project Land and the Owner shall be liable to produce original copies when required by the Developer, Customers, bank/ financial institution /statutory authorities etc. as per Developer's requirement.

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For Ashapurna Buildcon Ltd.
Director



IV)

DEVELOPMENT WORK

- (i) The Owner permits the Developer to enter upon the Project Land from the date of execution of this Agreement for carrying out the development of the Project upon the Project Land as per the rules and regulations of the various concerned authorities applicable in the area and as per the plan sanctioned by the authorities concerned. The said permission to the Developer to enter upon the Project Land shall be considered as irrevocable license granted by the Owner (however, such license shall not mean possession under Section 53A of the Transfer of Property Act, 1882) in favour of the Developer to enter upon the Project Land for the purpose of development of the Project or other incidental works and to allow other agencies/persons to do so. The Developer shall be authorised to obtain all the requisite permissions, sanctions, licenses and approvals from various authorities (local, state and central) as may be considered necessary. The Owner shall provide all requisite documents and shall sign all applications, forms, letter, affidavits, undertakings, representation, plans, drawings, documents as may be prepared by the Developer and/or their architect and as may be required by the various authorities concerned, before, during and/or after the development of the Project. The Owner has executed a Power of Attorney in favour of the Developer authorising the Developer to obtain all the requisite permissions, sanctions, licenses and approvals from various authorities (local, state and central) as may be considered necessary, to develop the Project upon the Project Land and for all other incidental work relating to the development of the Project.
- (ii) The Developer shall develop the Project, as per specifications agreed between the Parties in Schedule-C attached hereto, at its own cost & expenses. The Developer shall be entitled to appoint architects, engineers, contractors and other staff necessary to develop the Project at its own cost and all liabilities in respect of such architects, engineers, contractors and other staff under the provisions of any Statute such as labour laws, P.F., E.S.I. workmen, compensation etc. shall be exclusively borne by the Developer.
- (iii) The decision of the Developer in respect of the construction and development of the Project shall be final and binding. However, the Owner may give suggestion in respect of the same.
- (iv) The Developer will endeavour to do external development of the Project, which is the responsibility of Jodhpur Development Authority; however, it shall not be the liability of Developer to do external development.
- (v) Subject to Force Majeure and subject to clause II & III (i), the Developer shall complete the development of the Project within a period of 60 (Sixty) months from the date of commencement of development work, which shall be only after the release of approved of

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For Ashapura Buildcon Ltd.

Director



maps of the Project. Further, the Developer shall be entitled to get 6 (Six) months' grace period if development remains incomplete on conclusion of specified 60 (Sixty) months duration. In the event of non-completion of the Project by the Developer within the said 60 (Sixty) months + 6 (Six) months ("Project Completion Period") from the date of commencement of development work, the Developer shall be liable to pay Rs. 10000/- (Rupees Ten thousand only) per month to the Owner for the period of delay provided such delay is not caused on account of Force Majeure and/or on account of any claims, dispute /Court Stay/Litigation/attachment in respect of the Project Land/Project as detailed in clause III (i) hereinabove.



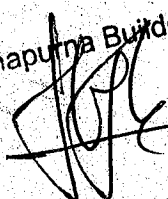
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For Ashapura Buildcon Ltd.

 Director



- (vi) All the plots/units in the Project left unsold upon expiry of Project Completion Period shall be earmarked by the Parties in the their respective ratio i.e. Owner: 26 % and Developer: 74 % and the Parties shall be entitled to receive revenue from the sale of such plots/units in their respective earmarked area, subject to the terms of this Agreement.
- (vii) During any time of Project, if Land Owner wants to sale their part of Plots, they should first offer to sale it to the Developer. If the Developer denies to purchase the same in writing, they can sale their share of plots to anybody else with the prior written consent of the Developer.
- (viii) It is decided by the Parties hereto that the name of the Project shall be determined by the Developer.
- (ix) The Developer shall be entitled to avail Loan facility from any Bank/ Financial Institutions for development of the Project. The Developer shall not avail any loan facility of any type by mortgaging the Project Land in any way whatsoever. However, the prospective buyer(s) shall be entitled to avail loan facility by way of creating security interest in the plots/units purchased by such prospective buyer(s).
- (x) The Project shall be maintained by a Society/Association of the owners of plots/units in the Project, to be formed for providing common facilities and upkeep of common areas, in the Project, and for other incidental and ancillary purposes. The Developer shall prepare and formulate the structure, bye-laws, rules and regulations of the Society/Association. However, the Developer shall maintain the Project for three years from the commencement of the Project and shall be entitled to collect maintenance charges, at such rate at which it generally collects from similar project, from the buyers of plots/units in the Project in its own name. Society charges/Corpus fund shall be decided by the Developer at the time of Project Starts/begins and respectively collected from the buyers of plots/units & it shall be transferred to the Society/Association, form for owners of this project.

V) ALLOCATION

- (i) The substance of this Agreement is that the Owner shall remain the owner of Project Land and the Developer shall remain the owner of the development upon the Project Land during the development period and the Owner and the Developer are collaborating with each other in such a manner that they together dispose off their respective rights (Owner: Project Land and Developer: Development) so that the third parties get the developed plots/units in the developed Project.
- (ii) The Expenses relating to the Project Land levelling will be borne by the Owner.
- (iii) The Developer shall be entitled to get an amount equivalent to 74 % of the Gross Revenue of the Project which is being referred to as "**the Developer's Allocation**" in this Agreement and similarly, the Owner shall also be entitled to get an amount equivalent to 26 % of the Gross Revenue of the Project which is being referred to as "**Owners' Allocation**" in this Agreement.
- (iv) The amount of Owners' Allocation shall be considered to be the consideration for transfer of proportionate rights in the Project Land by the Owner in favour of Buyer(s) of the plots/units in the Project. Similarly, the amount of Developer's Allocation shall be considered to be the consideration for transferring the proportionate rights in development upon the Project Land by the Developer in favour of buyer(s) of the plots/unit in the Project.
- (v) Considering the experience, networking and the marketing resources of the Developer, it has been agreed between the Parties that the Developer shall be entitled to sell all the plots/ units in the Project and shall be entitled to receive Gross Revenue in respect of the sale of all the plots/units in the Project, in its own name including advance/booking/instalments/interest on delayed payments.
- (vi) The Owner has, executed and delivered the "Power of Attorney" in favour of the Developer or nominee of Developer which *inter alia*, authorize the Developer:
 - a. To Sign, execute, enter into, modify, cancel, terminate, alter, draw, and approve agreements to sell in respect of plots/units in the Project with such persons and on such terms & conditions as the said attorney may think fit and proper but subject to the conditions contained in the said Agreement.



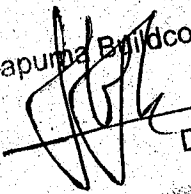
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For Ashapurna Buildcon Ltd.


Director



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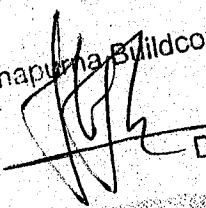


- b. To determine, negotiate, finalise and modify the terms & conditions of the booking and agreement to sell of the plots/units in the Project including the terms related to the consequences of delay, levy of interest, interest rates on delay of payment by the prospective buyer(s), waiving off of such interest, cancellation of booking, re-allotment of plots/units in the Project and to initiate and defend any legal proceedings against and by the buyer(s) in the Project, at Developer's sole discretion and without any interference from the Owner or any person claiming under the authority of the Owner.
- c. To accept any/all advances/monies/consideration or other payments in its own name in respect of plots/units in the Project on such terms and for such consideration as the Developer may think fit and proper and to do all things necessary in relation thereto.
- d. To present the documents for registration and admit the execution of such documents before the appropriate authority and in case, the Owner is required to sign on the sale deed, he shall, also sign on the papers of such deed when requested by the Developer.
- e. To sign on the tripartite sale deeds for the sale of plots/units in the Project with each purchaser on behalf of the Owner.
- f. To do all other acts, deeds and things that is incidental or ancillary to or necessary in respect of the above mentioned in accordance with this Agreement.
- (i) The aforesaid power of attorney by the Owner in favour of Developer for sale of plots/units in the Project and the power of attorney referred to in clause IV(i) is annexed herewith as **Annexure 'A'**.

VI)

TAXES, RATES AND CESS

For Ashapurna Buildcon Ltd.

 Director



- (i) That the Owner shall bear and pay all taxes, cesses, rates, water and electricity bills which have accrued or may accrue in respect of the Project Land, whether due to Central Government or State Government or any local authority and if the Developer is required to pay any such sum for the Project, the Owner shall reimburse the same to the Developer and further, the Owner shall keep and hold the Developer indemnified against all/any losses/damages caused to the Developer due to the non-payment of such taxes by the Owner.
- (ii) Each Party shall strictly be responsible for its own Income Tax Liabilities or other liabilities, if any, and shall keep the other Party thereto indemnified from and against the same at all time.

- (iii) The Developer and Owner can recover taxes and/or all other levies payable to the Government (Central, State or local) in respect of the Project Land/Project from the buyers of the plots/units in the Project. However, taxes in respect of this Agreement and/or development of the Project (including service tax) which, as per applicable laws, are not recoverable from the buyers of the units shall be divided between the parties as per their respective ratio i.e. 74 % Developer and 26 % Owner.



VII)

HOARDINGS AND SIGNAGE

- (i) Immediately after execution of this Agreement, the Developer shall be free to put up the hoardings/boards, bring out brochures and commence the marketing of the proposed Project from the date of execution of this Agreement. The Project shall be marketed under the brand of the Developer and the Developer shall be free to advertise the Project in whatsoever manner the Developer deems fit and necessary, as and when required, at his own cost and expenses.
- (ii) The Developer shall be entitled to display the board/hoardings of its group companies at the site of the Project Land at any time after execution of this Agreement till the date of completion of the Project and thereafter on any portion of the developed Project.
- (iii) After completion of the Project, any revenue/income generated by setting up of hoardings and/or advertisements in the common area of the Project or any other revenue from the Project shall be shared in the ratio stipulated in Clause V hereinabove.

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VIII)

TERMINATION

- (i) In the event of:
- failure on the part of Owner to settle the dispute /litigation in respect of title, ownership of the Project Land and/or in respect of the Project and/or to remove the Court Stay on development upon the Project Land within the period of one year from the date of notice of such dispute/litigation/Court Stay to settle/remove the same; and/or
 - breach by the Owner and/or Confirming Party of any other representations, warranties, assurances and/or non-fulfilment of any obligations of the Owner and/or Confirming Party under this Agreement, the Developer shall issue a written notice of 7 days to the Owner and/or Confirming Party for rectification of such breach/default. In the event of failure on the part of the Owner and/or Confirming Party in rectifying such breach/default within 7 days of notice;

For Ashapurna Buildcon Ltd.

Director



the Developer shall be entitled to terminate this Agreement by giving 7 days notice, which termination shall be without prejudice to all other rights and remedies available to the Developer under this Agreement or any other agreement or under the process of law or equity.

- (ii) In the event of termination of this Agreement, caused by reasons attributable to the Owner and incidental thereto, the Owner shall be liable to:

- a. reimburse all the costs/expenses incurred by the Developer till termination on the development of the Project as per this Agreement along-with interest @ 24% p.a. and ;
- b. pay liquidated damages of Rs 10000/- (Rupees Ten thousand only) per month for delayed payment of the aforesaid.

to the Developer.

- (iii) In case the Owner is unable to pay the compensation and/or fails to reimburse the expenses/cost as stated in Clause III and/or Clause VIII(ii) or any other provision of this Agreement, the Owner shall be liable to pay the same out of the sale proceeds received by selling the Project Land (in any manner) to a third party. The Developer shall be entitled to continue to occupy the Project Land uptill complete recovery of the amount of compensation and the expenses/cost as stated in Clause III and/or Clause VIII(ii) or any other provision of this Agreement.

- (iv) The Owner shall not be entitled to change, modify, revoke, terminate or cancel this Agreement for any reason or on any ground.

INDEMNIFICATION

Notwithstanding any other provision of this Agreement, the Owner shall keep and hold the Developer, its directors, shareholders, employees, agents, etc. indemnified and harmless from and against all claims, actions, causes of action, demands, assessments, losses, damages, liability, judgments, settlements, penalties, costs and expenses, asserted against, resulting to, imposed upon, or incurred by the Developer by reason of any defect in or wants of title on the part of the Owner and/or any previous encumbrance, charge or agreement in respect of the Project Land and/or losses asserted against or incurred by the Developer, as a result of, arising from any breach or inaccuracy of any representation, warranty, covenant or agreement made or failure to perform (whether in whole or part) any obligation required to be performed by the Owner pursuant to this Agreement.

MISCELLANEOUS

- (i) If the Project could not be undertaken due to Force Majeure then no party shall claim any loss for expenses incurred.
- (ii) The Developer and the Owner have entered into this Agreement on Principal to Principal basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership

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IX)



or Ashapurna Buildcon Ltd.

Director

[Signature]



X)

Presentation Endorsement

आज दिनांक 14 माह 08 सन् 2023 को 05:40 PM बजे
श्री/श्रीमती/सुश्री SMT GEETA पुत्र/पुत्री/पत्नि श्री SHRI CHAINA RAM JI
उम्र 59 वर्ष, जाति 0-MEGHWAL, व्यवसाय Housewife
निवासी House No.:00, Colony: MEGHWALO KA BAS, Area:
UCHIYARDA, City: JODHPUR, Pin code: 342027, District: JODHPUR,
State: RAJASTHAN

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301054021522

Developer Agreement (Sale power)

हस्ताक्षर उप पंजीयक,
JODHPUR-IV

Fees Receipt Endorsement

रसीद नं.	202302054021704
दिनांक	14-08-2023
पंजीयन शुल्क ₹	186224
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	255127
कमी सरचार्ज शुल्क ₹	76539
कुल योग	518190

202301054021522

Developer Agreement (Sale power)

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 79468379 ₹ 517540 #
Stamp T862304 ₹ 650

उप पंजीयक (चतुर्थ)
जोधपुर

उप पंजीयक, JODHPUR-IV

उप पंजीयक (चतुर्थ)
जोधपुर



or sale or transfer of property between the Developer and the Owner and or as a joint venture, between the Developer and the Owner nor shall the Developer and the Owner in any manner constitute an association of persons.

- (iii) The correspondence between both the parties shall be addressed to the address mentioned on the Page No. 1 of this Agreement as registered office address. If in future there are any changes in the address as mentioned, either party has to inform to other about the changes within seven days of such changes under Registered Post.
- (iv) All the terms and conditions of this Agreement shall be applicable to all the legal heirs, partners, legal representatives, directors, agents, attorneys of both the parties.
- (v) This Agreement may be amended only by an instrument in writing signed by the parties hereto or by the duly authorized representatives of each of the Parties.
- (vi) If any provision of this Agreement is held to be invalid or unenforceable, such invalidity or unenforceability shall not invalidate this Agreement as a whole, but this Agreement shall be construed as though it did not contain the particular provision or provisions held to be invalid or unenforceable.
- (vii) The cost of stamp duty and registration charges of this Agreement and the Power of Attorney's in relation to this Agreement shall be borne by the Developer.
- (viii) This Agreement is subject to the Jurisdiction of Hon'ble Rajasthan High Court at Jodhpur and courts subordinate to it.
- (ix) Any dispute, difference, controversy or claim ("Dispute") arising between the parties out of or in relation to or in connection with this agreement, of the breach, termination, effect, validity, interpretation or application of this agreement or as to their rights, duties or liabilities there-under, or as to any act, matter or thing arising out of, consequent to or in connection with this agreement, shall be settled by the parties by mutual negotiations and agreement. If, for any reason, such dispute cannot be resolved amicably by the parties, the same shall be resolved through arbitration in accordance with the Arbitration and Conciliation Act, 1996 or any subsequent enactment or amendment thereto (the "**Arbitration Act**") by a sole arbitrator appointed by mutual consent of both the Parties. The decision of the Arbitrator shall be final and binding upon the parties. The venue of arbitration proceedings shall be Jodhpur. The language of the arbitration and the award shall be English. The cost of Arbitrators appointed and other cost of arbitration shall be borne by the parties in agreed revenue sharing ratio.



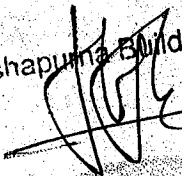
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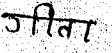
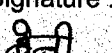
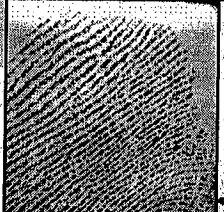
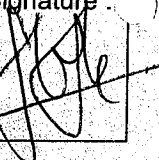
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For Ashapurna Buildcon Ltd.


Director

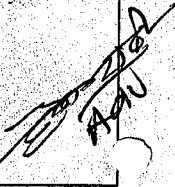
Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री SMT GEETA, पुत्र/पुत्री/पत्नि श्री SHRI CHAINA RAM JI, व्यवसाय Housewife जाति 0-MEGHWAL House No.:00, Colony: MEGHWALO KA BAS, Area: UCHIYARDA, City: JODHPUR, Pin code: 342027, District: JODHPUR, State: RAJASTHAN			Executant Age : 59 Signature : 
2	श्री/श्रीमती/सुश्री SMT BEBI, पुत्र/पुत्री/पत्नि श्री SHRI SOHAN RAM JI, व्यवसाय Housewife जाति 0-MEGHWAL House No.:00, Colony: MEGHWALO KA BAS, Area: UCHIYARDA, City: JODHPUR, Pin code: 342027, District: JODHPUR, State: RAJASTHAN			Executant Age : 38 Signature : 
3	श्री/श्रीमती/सुश्री M/S ASHAPURNA BUILDCON LIMITED TH HARSHVARDHAN SINGH, पुत्र/पुत्री/पत्नि श्री SHRI KARAN SINGH JI, व्यवसाय Business जाति 0-RAJPUT House No.:00, Colony: UCHIYARDA, Area: UCHIYARDA, City: JODHPUR, Pin code: 342027, District: JODHPUR, State: RAJASTHAN			Claimant Age : 29 Signature : 

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

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

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

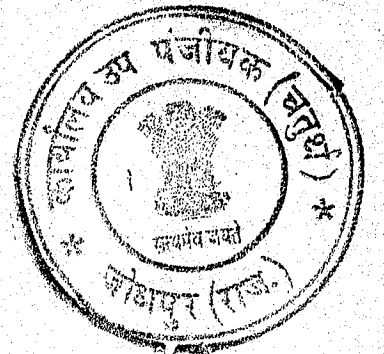
अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री D L RATHI, पुत्र/पुत्री/पत्नि श्री ADVOCATE जाति MAHESHWARI Age: 68 Add: House No.:00, Colony: RHC, Area: RHC, City: JODHPUR, Pin code: 342006, District: JODHPUR, State: RAJASTHAN			Signature 

202301054021522

Developer Agreement (Sale power)

उप पंजीयक, JODHPUR-IV

उप पंजीयक (चतुर्थ)
जोधपुर



IN WITNESS WHEREOF both the parties put their hands and seal on the day date first mentioned above in presence of following witnesses.

Signature

Signature

Geeta

Bebi

For Ashapurna Buildcon Ltd.

Director

Mrs. Geeta Mrs. Bebi
(Owner)

Ashapurna Buildcon Limited
(Developer)

Witnesses:



1. सोहनराम & वैनाराम जी जाति मेधवाल निवासी
गांव उचियारडा तहसील जोधपुर (राज.)

— सोहन —



वैवेन्द्र सिंह & प्रहलाद सिंह जी जाति - राजपूत
निवासी ग्राम: रावनिथाना पिपाड. शहर. जोधपुर

Dingla.



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 18622257 मानते हुए इस पर देय कमी मुद्रांक राशि रु 255127 पर कमी पंजीयन शुल्क रु 186224, सरचार्ज राशि 76539 कुल रु 517890 रसीद संख्या 202302054021704 दिनांक 14-08-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 255127 के मुद्रांकों पर निष्पादित माना जाता है।

202301054021522

उप पंजीयक, JODHPUR-IV

Developer Agreement (Sale power)

उप पंजीयक (चतुर्थ)

जोधपुर

Registration Endorsement

आज दिनांक 14/08/2023 को
पुस्तक संख्या 1 जिल्द संख्या 493 में
पृष्ठ संख्या 75 क्रम संख्या 202303054116952 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1970 के
पृष्ठ संख्या 414 से 429 पर चस्पा किया गया।

202301054021522

उप पंजीयक, JODHPUR-IV

Developer Agreement (Sale power)

उप पंजीयक (चतुर्थ)

जोधपुर



Schedule-A

Description of Schedule-A Land

The Party of the First Part jointly purchased parcel of land admeasuring 13 Bigha 18 Bishwa corresponding to Khasra No. 27 situated at Village Jhalamand Tehsil & District Jodhpur with Mrs. Kamli, from Mr. Mahendra Saraswat S/o Mr. Shammudutt Saraswat Bycaste Brahmin Resident of Pal Road, Jodhpur General Power of Attorney Holder of Smt. Savita W/o Shri Hakaram Ji Bycaste Meghwal Resident of Village Pal Tehsil and District Jodhpur Dated 20.12.2005. The Saledeed was duly registered in the office of Sub-Registrar-III, Jodhpur on 10.1.2006 at Book No. 1 Vol. No. 52 Page No. 169 Serial No. 2006000165. After Purchase the said Land, the Parties entered their name in the revenue record. Thereafter the parties, with mutual consent, divided the land of their purchase and occupied the land that came in our respective parts, the details of which are as follows:-

Participant -

1. Mrs. Geeta and Mrs. Bebi - Out of the said 13 Bigha 18 Bishwa land, the area of the north side - 9 Bigha 5 Bishwa 6.75 Biswashi Land.
2. Mrs. Kamli - Out of the said 13 Bigha 18 Bishwa land, the area of the south side - 4 Bigha 12 Bishwa 13.25 Biswanshi Land.

As per the above mutually agreed dividation, the parties are in possession of the land which has come in their respective shares and the Party of the First Part filled mutation of 9 Bigha 5 Bishwa 6.75 Biswanshi Land. Thereafter, the Party of the First Part became the absolute Khatedar of the Said Land.

For Ashapura Buidcon Ltd.

Director

जतिना

वेवी



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

Fee Receipt

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

Print Date : 14-08-2023 6:18 PM

Fee Receipt No	: 202302054021703	Receipt Date	: 14/08/2023
Name	: SMT GEETA,	Document S. No.	: 202301054021521
Address	: 00 ,MEGHWALO KA BAS ,JODHPUR ,JODHPUR		
Document Type	: Power of Attorney		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 500	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 200	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 30	Stamp Duty	: ₹ 100
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 830
		Total Amount	: ₹ 830

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 79467310 ₹ 700 # Stamp BR240135 ₹ 130

Signature of presenter or applicant for
copy or Search certificate

Cashier



Signature of recipient
and date of return receipt

SUB-REGISTRAR

उप पंजीयक (चतुर्थ)
जोधपुर



राजस्थान RAJASTHAN



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We -

1. Mrs. Geeta W/o Shri Chaina Ram Ji Bycaste Meghwal Aged 59 years
AADHAR NO. [REDACTED] 4300 PAN NO. AKDPM 9963 B
2. Mrs. Bebi W/o Shri Sohan Ram Ji Bycaste Meghwal Aged 38 years
AADHAR NO. [REDACTED] 1953 PAN NO. AKFPM 8911 K
R/o Meghwalo Ka Bas, Uchiyarda, Jodhpur (Rajasthan)-342027 Hereinafter referred to as the "Owner", which expression shall unless repugnant to the context or meaning thereof be deemed to include his legal representative(s), legal heir(s), administrator(s), executor(s), successor(s) and permitted assign(s)] SEND GREETINGS:

WHEREAS :

We are the absolute owner/khatedar of parcel of land Khasra No. 27 admeasuring 9 Bigha 5 Bishwa 6.75 Bishwanshi situated at Village Jhalamand Tehsil & District Jodhpur (Rajasthan) (more particularly detailed in Schedule-A attached hereto hereinafter referred to as the "Project Land").

.....2.

नाम मुद्रांक विक्रेता श्रीमती पूर्णिमा सुराणा अनुज्ञापन संख्या 17/जोधपुर राह 402

रजि. क्रम संख्या 2298 दि 11/8/21 मुद्रांक वेल्डिंग व क्रम संख्या 100L

मुद्रांक क्रेता का नाम बीबी पिता/पति का नाम सोहनराज कौशिक

पता उनि 24/255 जोधपुर

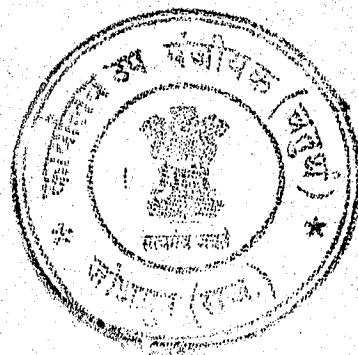
प्रयोजन POA

(हस्ताक्षर की दशा में हस्ताक्षर का नाम पता अभेदचक्र आर्ट (Art))

क्रेता/हस्ताक्षर 182 मुद्रांक विक्रेता के हस्ताक्षर 2

पता राजस्थान सरकार के पास, रातानाडा रोड, जोधपुर

राजस्थान सरकार अधिनियम, 1998 के अन्तर्गत मुद्रांक अधिकार प्रमाणपत्र अधिनियम	
1. आवश्यक अनुसंधान सुविधाओं हेतु (खंड 3-क) - 10% अनुपात	100L
2. मध्य और उत्तरी भारत के संरक्षण और संवर्धन हेतु (खंड 3-ख) प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु - 20% अनुपात	201A
कुल योग	301L
हस्ताक्षर <u>2</u>	





उत्तिता



बेबी



Ashapurna/Buidcon Ltd.
Director

[Signature]



A. We have entered into a Development Agreement dated 14.th August, 2023 (hereinafter referred to as "*Agreement*") with **Ashapurna. Buildcon Limited**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Opp. LIC Office, Circuit House Road, Jodhpur (Rajasthan) through Director Mr. Harshvardhan Singh S/o Shri Karan Singh Ji Bycaste Rajput Age 29 years R/o Village Uchiyarda Tehsil and District Jodhpur duly authorized by its Board of Directors [Hereinafter referred to as the "*Developer*", which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)] for development of real estate project comprising of developed plots/units upon the Project Land (hereinafter referred to as "*the Project*") on the terms and conditions as set out in the said Agreement.

B. In terms of the Agreement We, being the absolute owner of the Project Land permitted the Developer Company to develop the Project upon the Project Land in accordance with the rules, regulations, permissions/approvals and building bye-laws of the local authorities and do all necessary and incidental activities relating thereto and considering the experience, networking and the marketing resources of the Developer Company, it has been agreed between the Parties that the Developer Company shall be entitled to receive advance/booking amounts and sale proceeds in respect of the sale of all the plots/units in the Project in its own name and the Gross Revenue (as defined in Agreement) so collected shall be divided between us and the Developer Company in accordance with the terms of the Agreement.

In order to facilitate the process of the development of the Project, to get the Project approved from competent authority and other authorities concerned for the related works required in these development activities and its approval and to facilitate the process of sale of all the plots/units in the Project We, Mrs. Geeta W/o Shri Chaina Ram Ji & Mrs. Bebi W/o Shri Sohan Ram Ji Bycaste Meghwal R/o Meghwalo Ka Bas, Uchiyarda, Jodhpur (Rajasthan)-342027 hereby

.....3.

nominate/constitute and appoint Ashapurna Buildcon Limited, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Opp. LIC Office, Circuit House Road, Jodhpur (Rajasthan) through its authorized signatory duly authorized by its Board of Directors and such other persons as may be authorised by the Developer Company, as its lawful Attorney (hereinafter referred to as "the said Attorney(s)") to severally and independently do, execute and perform all or any of the following acts, deeds and things.



उत्तिता



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For Ashapurna Buildcon Ltd.
Director



1. To enter upon the Project Land for the purpose of carrying out the development of the Project upon the Project Land.
2. To obtain any/all necessary permissions, clearances, approvals and sanctions from concerned authorities (Central, State or local) for carrying out the development of the Project upon the Project Land and to allow other persons/agencies to do so.
3. To use its own name as the developer/the said Attorney(s), at all times, in respect of the Project.
4. To prepare plans for development of the said Project and submit the same to the Jodhpur Development Authority, Jodhpur ("JDA"), Nagar Nigam and other concerned authorities for obtaining the necessary approvals and NOC(s) and, if obtained, to submit proposals from time to time for amendments of such plans for obtaining approvals to such
5. To supervise the development work in respect of the Project on the Project Land and to carry out and/or to get carried out through contractors, sub-contractors and/or departmentally and/or in such manner as may be determined by the said Attorney(s), in accordance with the plans and specifications sanctioned by JDA/Nagar Nigam, Jodhpur with necessary and/or permissible

6. deviation and from other concerned authorities and in accordance with all the applicable rules and regulations made by State of Rajasthan, JDA/Nagar Nigam, Jodhpur and/or other concerned authorities.



7. To carry on correspondence with all concerned authorities and bodies including the State of Rajasthan in all its departments, JDA/Nagar Nigam, Jodhpur and/or town planning department or other concerned authorities.

8. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnels/professionals and workmen for carrying out the development of the Project and to pay their fees, consideration monies, salaries or wages in its/their own name or in our name or in the joint name of Owner and the Developer Company.

चरिता



वेदी



9. To pay various deposits to JDA/Nagar Nigam, Jodhpur and /or other concerned authorities as may be necessary for the purpose of carrying out the development work on the Project Land and to claim refund of such deposits so paid by the said Attorney(s) and to give valid and effectual receipts in our name and/or on our behalf in connection with the refund of such deposits in its/their own name or in the joint name.

For Ashapura Buildcon Ltd.
Director

[Signature]



10. To approach the concerned authorities and offices of the JDA/ Nagar Nigam, Jodhpur and/or other concerned authorities for the purpose of obtaining various permissions and other service connections including water connections for carrying out and completing the development of the Project and also to obtain water connection and service connection to the said Project.

11. To make necessary applications to JDA and concerned authorities for obtaining electric power for the Project in its/their own name or in our name or in joint name of Owner and the Developer.



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For Ashaburna Buildcon Ltd.
Director



12. To make necessary representations including filing of objections and appeals before the land and building department and other concerned authorities including Courts including writ jurisdiction in regard to the fixation of reasonable value in respect of the Project or any portion thereof by the said assessing and collection department in its/their own name or in our name or in joint name of Owner and the Developer.
13. To apply from time to time, if required, for modification of Project plans to be developed on the Project Land in its/their own name or in our name or in joint name of Owner and the Developer.
14. To give such letter and writings and/or undertakings as may be required from time to time by the JDA/Nagar Nigam and /or other concerned authorities for the purpose of carrying out the development work in respect of the Project thereon in its/their own name or in our name or in joint name of Owner and the Developer.
15. To make application for water connection, electric supply, gas connection and other incidental requirements, which may be required for the development of the Project in its/their own name or in our name or in joint name of Owner and the Developer.
16. To apply to the Controller of cement and steel and any other authorities for the purpose of making application for cement and steel and other materials and procure the same and for that purpose to give such undertakings or execute such documents and applications as also to correspond with and do such other acts, matters and things as the said Attorney(s) may think fit and proper for the purpose of developing the Project on the Project Land.



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For Ashapura Buildcon Ltd.

[Signature]

Director



17. For the Project, to accept service of any Writ or Summons or other legal process and to appear in any Court, and before all Courts, Magistrate or judicial or any other officers whatsoever as the said Attorney(s) shall think advisable and to commence any action, or other proceedings in Court of Justice or authority to prosecute or discontinue or become non-suited therein into settlement, compromise or referred to arbitration any suit, action or proceedings as the said Attorney(s) shall think fit and if the said Attorney(s) shall see cause.
18. To appoint pleader, solicitor or Attorney(s) or lawyers to appear and in any court of justice or before any or revenue or other officer(s) or any state or local authority and to revoke such appointment and to substitute any other in their place and stead.
19. To sign, verify and execute complaints, written statements, counter claims, appeals, reviews, applications, affidavits and paper of every description that may be necessary to be signed verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or equity whether on Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful authority and to do all acts and appearances and applications in such court or courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend and to answer or oppose the same or suffer judgment or decrees to be had given, taken or pronounced in any such actions, appeals, proceedings and to execute decrees as the said Attorney shall be advised or think proper and to sign, verify and execute any applications, affidavits, agreements or other documents and to contest the proceedings for sealing of the Project and file before the Appellate authorities and get the same de-sealed.



उत्तिर



बीबी



For Ashapura Buildcon Ltd.

Director



20. To sign, execute, enter into, modify, cancel, terminate, alter, draw, and approve agreements to sell in respect of all the plots/units in the Project with such persons and on such terms & conditions as the said attorney may think fit and proper but subject to the conditions contained in the said Agreement.
21. To determine, negotiate, finalise and modify the terms & conditions of the booking and agreement to sell/lease deeds of all the plots/units in the Project including the terms related to the consequences of delay, levy of interest, interest rates on delay of payment by the prospective buyer(s), waiving off of such interest, cancellation of booking, re-allotment of all the plots/units in the Project and to initiate and defend any legal proceedings against and by the buyer(s) in the Project, at Developer's sole discretion and without any interference from us or any person claiming under our authority.
22. To accept any/all advances/monies/consideration or other payments in respect of all the plots/units in the Project in its own name i.e. Developer's name on such terms and for such consideration as the said Attorney may think fit and proper and to do all things necessary in relation thereto.
23. To sell and dispose off all or any of the plots/units in the Project on such terms and for such consideration as the said Attorney may think fit and proper and to do all things necessary in relation thereto.
24. To present the documents for registration and admit the execution of such documents before the appropriate authority.
25. To deal with all the plots/units in the Project in any manner whatsoever, the said Attorneys may deem fit and to do all acts, deed and things incidental, ancillary and necessary in respect of such dealings/ transactions.

Presentation Endorsement

आज दिनांक 14 माह 08 सन् 2023 को 05:34 PM बजे
श्री/श्रीमती/सुश्री SMT GEETA पुत्र/पुत्री/पत्नि श्री SHRI CHAINA RAM JI
उम्र 59 वर्ष, जाति 0-MEGHWAL, व्यवसाय Housewife
निवासी House No.:00, Colony: MEGHWALO KA BAS, Area:
UCHIYARDA, City: JODHPUR, Pin code: 342027, District: JODHPUR,
State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।
जिता

हस्ताक्षर प्रस्तुतकर्ता
202301054021521

In any other case

हस्ताक्षर उप पंजीयक,
JODHPUR-IV

उप पंजीयक (चतुर्थ)
जोधपुर

Fees Receipt Endorsement

रसीद नं.	202302054021703
दिनांक	14-08-2023
पंजीयन शुल्क ₹	500
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	100
कमी सरचार्ज शुल्क ₹	30
कुल योग	830

202301054021521

In any other case

उप पंजीयक, JODHPUR-IV

उप पंजीयक (चतुर्थ)
जोधपुर

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 79467310 ₹ 700 #
Stamp BR240135 ₹ 130





उत्तर



वे की

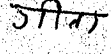
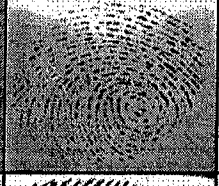


or Ashapurna Buildcon Ltd.
Director



26. To do all other acts, deeds and things that is incidental or ancillary to or necessary in respect of the above mentioned in accordance with the said Agreement.
 27. To substitute and appoint one or more attorney or attorneys under him/them, from time to time, for all or any of the purposes aforesaid and at his pleasure to displace and remove them as he shall see the occasion.
 28. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things incidental or ancillary to and/or necessary for:
 - a) all or any of the purposes aforesaid,
 - b) giving full effect to the authorities, herein before contained as full and effectually as We ourself could do and
 - c) the development of the Project upon the Project Land in accordance with the Agreement.
 - d) the sale/disposal of all the plots/units in the Project in accordance with the Agreement.
 29. To do all other acts, deeds and things that is incidental or ancillary to or necessary in respect of the above mentioned and for the development of the Project upon the Project Land in accordance with the Agreement and to perform the obligations under the Agreement.
- C. That all terms and conditions of the Agreement, to the extent applicable, shall form part of this Power of Attorney. In this Power of Attorney, the Possession of the Land is not transferred. This Power of Attorney is revocable.
- D. AND that I hereby agree from time to time and at all times hereafter to ratify and confirm whatsoever the said Attorney (or his lawful attorney or attorneys to be by him appointed as aforesaid) shall lawfully do or cause to be done by virtue of this Power of Attorney.

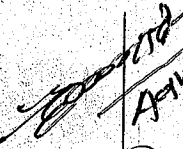
Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री SMT GEETA, पुत्र/पुत्री/पत्नि श्री SHRI CHAINA RAM JI, व्यवसाय Housewife जाति 0-MEGHWAL House No.:00, Colony: MEGHWALO KA BAS, Area: UCHIYARDA, City: JODHPUR, Pin code: 342027, District: JODHPUR, State: RAJASTHAN			Executant Age : 59 Signature : 
2	श्री/श्रीमती/सुश्री SMT BEBI, पुत्र/पुत्री/पत्नि श्री SHRI SOHAN RAM JI, व्यवसाय Housewife जाति 0-MEGHWAL House No.:00, Colony: MEGHWALO KA BAS, Area: UCHIYARDA, City: JODHPUR, Pin code: 342027, District: JODHPUR, State: RAJASTHAN			Executant Age : 38 Signature : 
3	श्री/श्रीमती/सुश्री M/S ASHAPURNA BUILDCON LIMITED TH HARSHVARDHAN SINGH, पुत्र/पुत्री/पत्नि श्री SHRI KARAN SINGH JI, व्यवसाय Business जाति 0-RAJPUT House No.:00, Colony: RHC, Area: RHC, City: JODHPUR, Pin code: 342006, District: JODHPUR, State: RAJASTHAN			Claimant Age : 29 Signature : 

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

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

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

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री D L RATHI, पुत्र/पुत्री/पत्नि श्री ADVOCATE जाति MAHESHWARI Age: 68 Add: House No.:00, Colony: RHC, Area: RHC, City: JODHPUR, Pin code: 342006, District: JODHPUR, State: RAJASTHAN			Signature 

202301054021521

उप पंजीयक JODHPUR IV
उप पंजीयक (चतुर्थ) y
जोधपुर

In any other case



IN WITNESS WHEREOF We, Mrs. Geeta W/o Shri Chaina Ram Ji & Mrs. Bebi W/o Shri Sohan Ram Ji Bycaste Meghwal R/o Meghwalo Ka Bas, Uchiyarda, Jodhpur (Rajasthan)-342027 have set our hands this 14th day of August, 2023.

Signed, Sealed and delivered by the within named

बीबी



Mrs. Bebi

गीता

✓



Mrs. Geeta

For Ashapurna Buildcon Ltd.

Director

(Attorney)

WITNESSES;

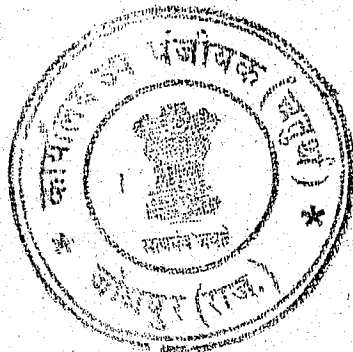
1. सोहनराम श/० चैनाराम जी जारि मेघवाल निवासी
गोव. उचियारडा तहसील/ जिला जोधपुर (राज.)

साक्ष



2. देवेन्द्र सिंह श/० प्रहलाद सिंह जी जारि - राजपूर
निवासी: ग्राम: रावनिधाना पिपाड. बहर. जोधपुर

साक्ष



Schedule-A

Description of Schedule-A Land

The Party of the First Part jointly purchased parcel of land admeasuring 13 Bigha 18 Bishwa corresponding to Khasra No. 27 situated at Village Jhalamand Tehsil & District Jodhpur with Mrs. Kamli, from Mr. Mahendra Saraswat S/o Mr. Shammudutt Saraswat Bycaste Brahmin Resident of Pal Road, Jodhpur General Power of Attorney Holder of Smt. Savita W/o Shri Hakaram Ji Bycaste Meghwal Resident of Village Pal Tehsil and District Jodhpur Dated 20.12.2005. The Saled deed was duly registered in the office of Sub-Registrar-III, Jodhpur on 10.1.2006 at Book No. 1 Vol. No. 52 Page No. 169 Serial No. 2006000165. After Purchase the said Land, the Parties entered their name in the revenue record. Thereafter the parties, with mutual consent, divided the land of their purchase and occupied the land that came in our respective parts, the details of which are as follows:-

Participant -

1. Mrs. Geeta and Mrs. Bebi - Out of the said 13 Bigha 18 Bishwa land, the area of the north side - 9 Bigha 5 Bishwa 6.75 Biswashi Land.
2. Mrs. Kamli - Out of the said 13 Bigha 18 Bishwa land, the area of the south side - 4 Bigha 12 Bishwa 13.25 Biswanshi Land.

As per the above mutually agreed divination, the parties are in possession of the land which has come in their respective shares and the Party of the First Part filled mutation of 9 Bigha 5 Bishwa 6.75 Biswanshi Land. Thereafter, the Party of the First Part became the absolute Khatedar of the Said Land.

जगि

बीबी

For Ashapura Buildcon Ltd.

Director



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 0 मानते हुए इस पर देय कमी मुद्रांक राशि रु 100 पर कमी पंजीयन शुल्क रु 500, सरचार्ज राशि 30 कुल रु 630 रसीद संख्या 202302054021703 दिनांक 14-08-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 100 के मुद्रांकों पर निष्पादित माना जाता है।

202301054021521

In any other case

उप पंजीयक, JODHPUR-IV

उप पंजीयक (चतुर्थ)
जोधपुर

Registration Endorsement

आज दिनांक 14/08/2023 को
पुस्तक संख्या 4 जिल्द संख्या 12 में
पृष्ठ संख्या 25 क्रम संख्या 202303054400583 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 23 के
पृष्ठ संख्या 280 से 291 पर चस्पा किया गया।

202301054021521

In any other case

उप पंजीयक, JODHPUR-IV

उप पंजीयक (चतुर्थ)
जोधपुर



卷之六

181

म. उ. अभिलेख निदेशिक प्रयोगभू
दिनांक: 9/1/2004

पटवार क्षेत्र
मिना
जबलपुर
महाराष्ट्र
वास्तुविज्ञान मन्त्रालय
2058

नमस्कार गीत मालाम-७
सहचरित
संका- 2058 - 2061
संस्कृत नैतिक विद्या में

[illegible]

जयवर्ति चामरी
रा. न. प्र. १७५५
जो. प्र. १७५५

[illegible][illegible]

रवाता से 530 के बीच दिनांक
नॉ. 40 सं. 12/09/22 के अनुसार वेद में भी वाचकता बरा -

① श्रीमती वैष्णवी श्री. चेतनराम जी श्रीमती
पंखली श्री. लालाराम जाति मेघवाल
निकाशिकागढ़ जोधपुर खातेदार
27 मिन 17-09-56

② श्रीमती सन्तु श्री. जगदीश श्रीमती
वेदी श्री. सोहनराम जाति मेघवाल
निकाशिकागढ़ जोधपुर खातेदार
27 मिन 17-09-56

③ श्रीमती कमली श्री. लूम्बाराम जी
श्री. चेतनराम जाति मेघवाल नि. 50
निकाशिकागढ़ जोधपुर खातेदार
27 मिन 17-09-56

शेष बरसूर

नॉ. 40 सं. 13/12 दि. 25.9.05 के जरिफे

रवाता 27 दि. रकबा 17-09, 17-09 व 17-09

कुल 51-00 बीघा गण्डुधार न्याय जोधपुर

के नाम दर्ज किया गया।

रवाता 5-11-1168 के जरिफे

मा. सं. 27/14/12 दि. 20.12.07 वेदान्त सविता द्वारा - श्री. रामधन सुन्दराम
निकाशिकागढ़ श्री. सोहनराम सन्तोकराम श्री. मकाराम श्री. गिराम श्री. अकराम जगत
मेघवाल नि. ग्राम करड़ा तह. राजीकाटा जि. राजौरा ख. 27 मी. लका
10-00 बीघा का 2 नॉ. वेद बरसूर

नॉ. 60-6042 दिनांक 14.09.17 वेदान्त - रवा. नं. 27 रकबा 13-18 सविता श्री. हकाराम
के स्थान पर - गीता श्री. चेतनराम मेघवाल कमली श्री. लूम्बाराम मेघवाल वेदी
श्री. सोहनराम जाति मेघवाल निकाशिकागढ़ जोधपुर खातेदार रवा. नं. 27 रकबा 13-18
किस्म बा. 1 लगान 7.82 के सविता
श्री. हकाराम जाति मेघवाल नि. ग्राम पाल तह. व. जि. जोधपुर के नाम
दर्ज किया।

मा. नं. 6042 दिनांक 14.09.17 वेदान्त - रवा. नं. 27 रकबा 13-18 सविता श्री. हकाराम
के स्थान पर - गीता श्री. चेतनराम मेघवाल कमली श्री. लूम्बाराम मेघवाल वेदी
श्री. सोहनराम जाति मेघवाल निकाशिकागढ़ जोधपुर खातेदार रवा. नं. 27 रकबा 13-18
किस्म बा. 1 लगान 7.82

मा. नं. 6681 दिनांक 12.06.19 विभाजन - रवा. नं. 27 रकबा 13-18 वेद बरसूर नि. मकाराम रहे -

① गीता पत्नी चेतनराम वेदी पत्नी सोहनराम रवा. नं. रकबा किस्म लगान
जाति मेघवाल सा. निकाशिकागढ़ जोधपुर खातेदार 27 09-05-06 3/4 बा. 1 5.20

② कमली पत्नी लूम्बाराम जाति मेघवाल 27/1 04-12-13/4 बा. 1 2.62
सा. निकाशिकागढ़ जोधपुर खातेदार

सही फोटो प्रतिविधि

सही फोटो प्रतिविधि

8.35 कमाई

पटवारी जिला मजिस्ट्रेट

पटवारी जिला मजिस्ट्रेट



राजस्थान RAJASTHAN

AC 791632

रहन नामा (Mortgage Deed)

रहम नामा एक लिख देते है (1) श्रीमती गीता पत्नी श्री चेनाराम जी निवासी ग्राम उचियारडा जिला व तहसील जोधपुर, (2) श्रीमती बेबी पत्नी श्री सोहन राम जी निवासी ग्राम उचियारडा जिला व तहसील जोधपुर, शपथ पूर्वक बयान करते है कि जिन्हे आगे इस दस्तावेज में प्रथम पक्षकार के नाम से सम्बोधित किया जायेगा।

बहक

सचिव जोधपुर विकास प्राधिकरण जोधपुर जिन्हे आगे इस दस्तावेज में द्वितीय पक्षकार के नाम से सम्बोधित किया जावेगा के पक्ष में यह दस्तावेज निम्न प्रकार से तहरीरी कर देता हु कि :-

1. यह है की प्रथम पक्षकारान की खरीद सुदा कृषि भूमि खसरा न. 27 कुल रकबा 09.05.00 बीघा ग्राम झालामण्ड जिला व तहसील जोधपुर में आयी हुई है।

2. यह है की उक्त कृषि भूमि का जोधपुर विकास प्राधिकरण जोधपुर द्वारा आवासीय प्रयोजनार्थ ले-आउट दिनांक 29.08.23 को अनुमोदित किया जा चुका है तथा 90-A की कार्यवाही दिनांक 16.08.23 को पूर्ण हो चुकी है।

NOTARY JODHPUR
13/01/24

गीता

बेबी

नाम मुद्रांक क्रिेता श्रीमती पूर्णिमा सुराणा दस्ता प्र संख्या 17/जोधपुर शहर/2020
रजि. क्रम संख्या 7782 दि. 12/1/2024 मुद्रांक वेल्डु व क्रम संख्या 500L
मुद्रांक क्रेता का नाम गीता मिश्रा/पति का नाम चैना मर

पता 3 पिच 1337 जोधपुर
प्रयोजन रदननाम

(हस्ते क्रय की पता से हस्ते का नाम पता जमना (Aan) R-5007/m

क्रेता/हस्ते के हस्ताक्षर जे हस्ते क्रिेता के हस्ताक्षर

विक्रय स्थान:- जलबन्त कॉलेज, केन हॉस्टल के पास, रातानाड़ा रोड, जोधपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रमाणित अधिकार	
1. आधारभूत अवसंरचना के निर्माण हेतु (धारा 3-ख) के अन्तर्गत आवश्यक एवं वांछित निर्माण	500L
2. भाग और संरक्षित मकानों के निर्माण और संरक्षण हेतु (धारा 3-ख) के अन्तर्गत आवश्यक एवं वांछित निर्माण	100L
उत्पत्तियों के निवारण हेतु - 2000 रुपये	150L
कुल योग	
हस्ताक्षर स्टाम्प वेण्डर	

3. यह है की टाउनशिप पॉलिसी में निर्धारित मापदंडों के अनुरूप आंतरिककार्य के बाबत 12.5 प्रतिशत भूमि द्वितीय पक्षकार के पास रहन रखे जाने है इस आवासीय कॉलोनी में आंतरिक विकास कार्य टाउनशिप पॉलिसी 2010 एक्ट के नियम 12 के अधीन उक्त विकास करने के लिए प्रतिबंध हु अन्यथा नियमानुसार पेनल्टी भुगतान को तैयार हु उक्त समयवधि में आंतरिक विकास नहीं करने पर भूखंडो को विक्रय हेतु प्राधिकरण अधिकृत होगा।

4. यह है की उक्त खसरा न. 27 के अनुमोदित ले -आउट प्लान में से 12.5 प्रतिशत भूखंड का विवरण निम्न है

क्र. स	भूखंड संख्या	भूखंडो का क्षेत्रफल
	26	1355.42 वर्ग गज
	27	
	49	
	50	
	65	
	66	
	67	
	68	
	75	
	76	

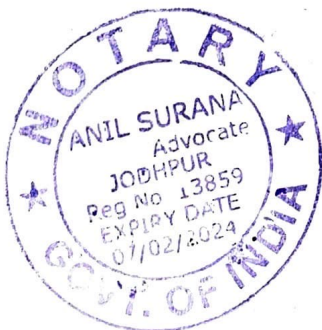
5. यह है की उपरोक्त वर्णित सारणी के भूखंडो को हम प्रथम पक्षकार टाउनशिप पॉलिसी या निर्धारित मापदंडों के अनुरूप आंतरिक विकास कार्य के बाद 12.5 % भूखंडो के अंतर्गत द्वितीय पक्षकार के पास रहन रख रहे है।

6. यह की उक्त भूखंडो को आंतरिक विकास कार्य पूर्ण करने की अवधि तक के लिए रहन रखा गया है। जो आंतरिक विकास कार्य पूर्ण होने के पश्चात द्वितीय पक्षकार नियुक्त कर्मचारी की रिपोर्ट के पश्चात द्वितीय पक्षकार रहन मुक्त कर सकेंगे तत्पश्चात 12.5 % भूखंडो के पट्टे प्रथम पक्षकार प्राप्त करने के अधिकार रहेंगे।

लिहाजा ये रहनामा प्रथम पक्षकार द्वितीय पक्षकार के हक में राजी खुशी अकल होशियारी से बिना नशे पते और बिना किसी दबाव को पढ़ कर सुनकर निष्पादित कर दिया गया है। जो लिखे माफिक सही है व सनद है तथा वक्त जरूरत काम आवे।

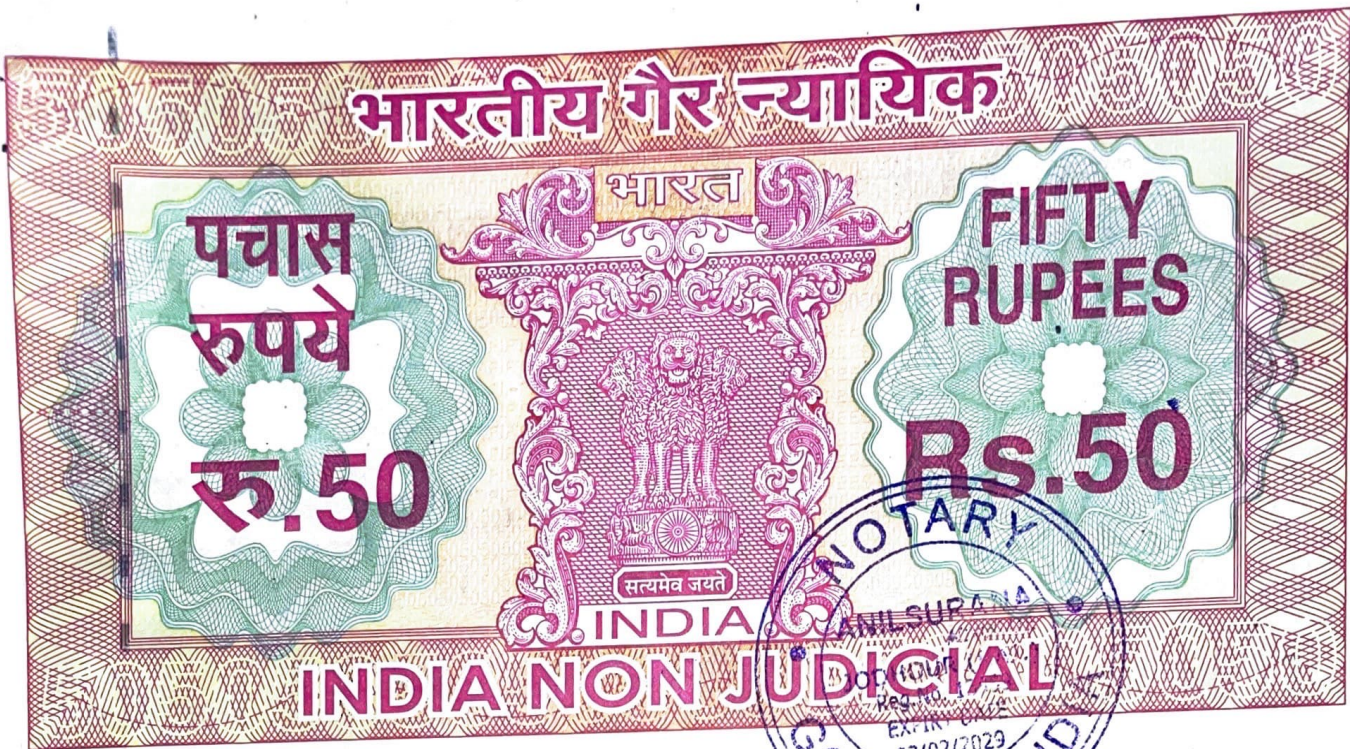
गीता बेबी

हस्ताक्षर प्रथम पक्षकार



ATTESTED

NOTARY JODHPUR
13/01/24



संजयस्थान RAJASTHAN

DECLARATION

BT 855300

Affidavit cum Declaration of Mr. Harshvardhan Singh for the proposed project

"ASHAPURNA VALLEY ORCHARD-I"

I, Harshvardhan Singh Son of Sh. Karan Singh aged 30 Years R/o 239, Rajputo Ka Bas, Uchiyara, Banar, Jodhpur, Rajasthan-342027 Director Of Ashapurna Buildcon Limited, Promoter cum Power of Attorney Holder for the proposed project "ASHAPURNA VALLEY ORCHARD-I", do hereby solemnly declare, undertake and state as under:

1. That the land is owned by Mrs. Geeta W/o Shri Chaina Ram Ji, Mrs. Bebi W/o Shri Sohan Ram Ji, who has the legal title of the land on which the development of the proposed project is to be carried out for which development agreement was executed. Thereafter, Mrs. Geeta W/o Shri Chaina Ram Ji, Mrs. Bebi W/o Shri Sohan Ram Ji has executed a Power of Attorney in favor of ASHAPURNA BUILDCON LIMITED for the further development of the said land.
2. That the mortgaged Plots No. 26, 27, 49, 50, 65, 66, 67, 68, 75, 76 admeasuring 12198.78 Sqft will be sold after the completion of the Said project & receiving of mortgage free letter from Jodhpur Development Authority.

For ASHAPURNA BUILDCON LTD.

Deponent

Auth. Signatory

Verification

I, Harshvardhan Singh Son of Sh. Karan Singh aged 30 Years R/o 239, Rajputo Ka Bas, Uchiyara, Banar, Jodhpur, Rajasthan-342027, do here by verify that the contents in para No. 1 & 2 of above Affidavit are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Jodhpur on this 22th day of February, 2024

For ASHAPURNA BUILDCON LTD.

Deponent

Auth. Signatory

ATTESTED

NOTARY, JODHPUR
22/02/2024

नाम मुद्रांक विक्रेता श्रीमती पूर्णिमा सुराणा अनुज्ञापत्र संख्या 17/जोधपुर राहत 2020
 रजि. क्रम संख्या 3006 दि. 24/3/24 मुद्रांक बेम्बा व क्रम संख्या 506
 मुद्रांक क्रेता का नाम हर्षवर्धन सिंह 510 करवा सिंह जी
 पता इन्दिरा जोधपुर

प्रयोजन 24/4/24
 (हस्ते क्रय की बात है हस्ते का नाम पता मोहित सिंह राठौड़)

क्रेता/हस्ते के हस्ताक्षर [Signature] मुद्रांक विक्रेता के हस्ताक्षर [Signature]
 स्थान:- जसवंत जंजीर, नैन हॉस्टल के पास, रातानाड़ा रोड, जोधपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अधिभार (मुद्रांक) हेतु (धारा 2-ब-1) - 10%	54
2. भाग और उसका नाल के अधिभार 3. संवर्धन हेतु (धारा 2-ब-2) प्रत्येक के अतिरिक्त 5% मानव निर्मित आपदाओं के निवारण हेतु 10% अथवा	106
कुल योग	154
हस्ताक्षर स्टाम्प वेण्डर	