e-Challan

Registration and Stamps department

Government of Rajasthan

GRN: **0030221975** Payment Date: **03/05/2019 09:40:14**

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

Location: JAIPUR (SECTT.)

Period: 03/05/2019-To-31/05/2019

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	500.00

Commision(-): 0.00

Total/NetAmount: **500.00**

Five Hundred Rupees and Zero Paise Only

Payee Details:			
Full Name: **MOHIT NATANI ADV.**		Tin/Actt.No./VehicleNo./Taxid :	
Pan No.(If Applicable):		City(Pincode):	JAIPUR(302001)
Address:JAIPUR		Remarks:SEARCH REPORT - YEAR 2010-2019, PROPERTY ADDRESS-PLOT AT KHASRA NO. 357/186, 358/186/307, VILLAGE TODI RAMJANIPURA TEHSIL SANGANER JAIPUR, PRESENT OWNER - SHAKTI SINGH ALIAS SHAKTIK SINGH	

Payment Details:		Challan No. -	**526536**
Bank:	State Bank Of India	Bank CIN No:	**00063260055520305 2019**
Date:	03/05/2019 09:40:14	Refrence No:	**IK0AARPOS2**

Computer generated copy on : *31/05/2019* *Courtsy :* *https://Egras.raj.nic.in*

Mohit Natani

Advocate

Rajasthan High Court, Jaipur

Shop No.250/2, Brij Vihar

Opp. Gurudwara, Mahal Road

JagatpuraJaipur

(M)+91-9983333828

Ref. No. 129A /2019

Date-03-05-2019

NON-ENCUMBRANCES CERTIFICATE/SEARCH REPORT

Area 1498.03 Sq. Mtr.(1791.64 sq.yds.). of Resi. Plot situated at Khasra No. 357/186, 358/186/307, 359/186/310 Village Todi Ramjanipura, Teh. Sanganer, Jaipur present owner **Shri Shakti Singh Alias Shaktik Singh S/o Shri Prithvi Singh R/o Gram Todiramjanipura Tehsil Sanganer Jaipur**.

I, Mohit Natani, Advocate have caused necessary searches in the Sub-Registrar Office Jaipur Ist for the period of 2010-2019 and have inspected all relevant records and all other relevant documents in respect of the aforesaid property.My search report is as follows:

That the Ekal Patta of above said Resi. Plot situated at Khasra No. 357/186, 358/186/307, 359/186/310 Village Todi Ramjanipura, Teh. Sanganer, Jaipur was issued by JDA in favour of **Shri Shakti Singh Alias Shaktik Singh** On dated 28-12-2010 revalid dated 05-10-2017. That Patta was registered in office of Sub-registrar- Jaipur-I, vide reg. no. 201703015107495 book no. 1 vol. no. 1023 page no.142 on dated 11-10-2017 and Additional Book No.1, Vol.No.4088 on Page No.328 to 342.

After then **Shri Shakti Singh Alias Shaktik Singh** execute a developer agreement of above said plot in favour of **M/s. Swadeshi Real Estate Reg Office P.No. C-341-A, Malviya Nagar, Jaipur** to Build a multistory building on the above said plot. That developer agreement was reg. in the office of Sub-registrar Jaipur-Ist vide reg. no. 201703015109300, book no. 1, vol. no.1032, page no. 165 on dated 22-12-2017 and Additional Book No. 1, Vol.No. 4125 on Page No. 1 to 25.

Mohit Natani

Then after **Shri Shakti Singh Alias Shaktik Singh** given a general power of attorney of above said Plot in favour of **M/s. Swadeshi Real Estate Reg Office P.No. C-341-A, Malviya Nagar, Jaipur.** This Power of Attorney is registered in Sub-Registrar Office-Jaipur-Ist on Dated 22.12.2017 Book No.6, Vol.No.3, Page No.148 On Sr. No.201703015600063 and Additional Book No.6, Vol.No.2 on Page No.154 to 164.

Then JDA issued a Correction Lease Deed No. D-5829 Dated 12-10-2017 in favour **Shri Shakti Singh Alias Shaktik Singh.** This Correction Lease Deed registered in Sub-Registrar Office Jaipur-Ist on Dated 29-12-2017 Book No.1, Vol. No.1033, Page No.129 On Sr. No.201703015109464 and Additional Book No.1, Vol. No.4128, Page No.169 to 175.

I hereby certify that the above said Resi. Plot situated at **Khasra No. 357/186, 358/186/307, 359/186/310 Village Todi Ramjanipura, Teh. Sanganer, Jaipur** is free from all sorts of encumbrances, charge liabilities, liens and dispenses, attachment of any kind what so ever and the title of the said property is absolutely clear, free and marketable.

I hereby certify that the said property is not effected by Urban Land Ceiling Act and Tenancy Law Act etc. and no permission or any No Objection certificates for the propose sale is necessary.

It is also hereby certified that the above-mentioned plot is not hit by any restriction of Urban Land (Ceilings Regulations) Act 1976, and it is fit for equitable mortgage.

The receipt for the relevant search is enclosed here with.

Mohit Natani
Advocate

जयपुर विकास प्राधिकरण, जयपुर

शहरी जमाबन्दी के आधार पर आवासीय प्रयोजनों के लिए भूमि पट्टा-विलेख
(आवासीय एकल पट्टा)

(राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90 'ख' के प्रावधानों के अन्तर्गत आवंटित भू-खण्डों के उप

यह इकरारनामा जो आज दिनांक 28.12.2010 को, आवंटित/विक्रय-पत्र संख्या 1180 सन् 2010 को राजस्थान राज्य के राज्यपाल जिन्हें इसमें इसके पश्चात् सरकार कह कर सम्बोधित किया गया है और दूसरी ओर

श्री/~~श्रीमती~~ शक्ति सिंह उर्फ शक्तिसिंह

पुत्र/~~पत्नी~~ श्री पृथ्वी सिंह जाति राजपूत

व्यवसाय व्यापार निवासी ग्राम- टोडी राजजानी पुरा तह. सांगानेर जिनको

इसमें इसके पश्चात् पट्टेदार कह कर सम्बोधित किया गया है और इस बाबत् में जहाँ कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबन्धक, प्रतिनिधि और मुन्तकील अलैह भी सम्मिलित होंगे) के बीच लिखा गया है।

इसमें उल्लेखित शर्तों और करारों, जो पट्टेदार द्वारा निष्पादित तथा पालन किये जावेंगे के एवज में सरकार इसके द्वारा पट्टेदार को जमीन का वह तमाम प्लाट (जो इसके बाद उक्त भूखण्ड कह कर सम्बोधित किया गया है) का नियमन और पुनः आवंटन करती है जो निजी खातेदारी भूमि ~~गृह निर्माण सहकारी समिति~~ की ग्राम टोडी राजजानी पुरा तह. सांगानेर के खसरा नं. 357/186, 358/186/307 एवं ~~योजना में स्थित स्थान~~ भूखण्ड संख्या 359/186/310 क्षेत्रफल 498.039 वर्ग मीटर (596.64 वर्ग गज) और जो अपनी सीमाओं और क्षेत्रफल के साथ इसके साथ संलग्न साइट प्लान में अधिक पूर्ण रूपेण वर्णित है। जिसका आकार विशेष रूप से इससे संलग्न नक्शे में दिखलाया गया है, और जिसे पूर्व स्वामित्व सम्बन्धी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबन्धों, वैध शर्तों और करारों के अधीन पट्टेदार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात् :-

1. उक्त भूखण्ड शहरी जमाबन्दी (लीज होल्ड) पर पुनः आवंटित किया गया है। लीज की अवधि, 99 वर्ष होगी।

2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन दर 60/- रुपये प्रति वर्ग गज से कुल नियमन राशि 107499/- रुपये देय होती है जो चालान नं. 119789 2490 दिनांक 24/12/10 से जमा है इसका 2.5% प्रति वर्ष की दर से शहरी जमाबन्दी रुपये देय है। राज्य सरकार के आदेश क्रमांक एफ-9 (15) यू.डी./3/2001 दिनांक 15.1.2002 से आठ वर्षीय लीज राशि 85999/- रुपये होती है जो चालान नं. 119789 दिनांक 24/12/10 से जमा है।

3. उक्त भूखण्ड का उपयोग केवल उस पर रहने के आशय से किसी भवन या भवनों के बनवाने में ही होगा। भूखण्ड का अन्य भिन्न उपयोग किसी भी भांति नहीं किया जा सकेगा। निर्मित भूखण्ड के सम्बन्ध में राज्य सरकार के आदेश दिनांक 10.7.99 क्रमांक पं. 5(3) न.वि.वि./3/99 द्वारा भवन विनियमों के प्रावधानों में प्रदत्त शिथिलता के तहत नियमन योग्य निर्माण ही नियमित किया गया है। तथा नियमन आयोग्य निर्माण के सम्बन्ध में सम्बन्धित विनियमों के अनुसार कार्यवाही की जावेगी एवं सैट बैक प्लान के अनुसार छोड़ने होंगे। पट्टा यदि भूखण्ड 500 वर्गमीटर से अधिक क्षेत्रफल का है तो उस पर निर्माण प्राधिकरण से भवन के नक्शे को नियमानुसार पास करवाकर करना होगा।

उप पंजीयक (प्रेक्षक) जयपुर

4. इस लीज डीड के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकारी ऋणदात्री संस्था/एच.डी.एफ.सी. अथवा नेशलन हाउसिंग बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास भवन निर्माण के ऋण के लिए गिरवी रखा जा सकेगा।

5. आवंटी द्वारा भूखण्ड विक्रय करने पर केता द्वारा भूखण्ड का हस्तांतरण जयपुर विकास प्राधिकरण के नियमों के अनुसार प्राधिकरण से करवाना होगा।

6. पट्टेदार उक्त भूखण्ड या उस पर बनाये गये भवन या भवनों का या उन दोनों के किसी भाग को किसी ऐसे आशय के लिये जो पिछले पद में निर्देशित आशय के असंगत है बिना सरकार या सरकार के ऐसे अधिकारी की लिखित स्वीकृति, के जो एतदर्थ नियुक्त किया गया हो, न तो उपयोग में लावेगा और न उपयोग में लाने की अनुमति ही देगा। पट्टेदार द्वारा पट्टा विलेख की उपरोक्त शर्तों एवं दी राज. इम्प्रुवमेंट ट्रस्ट (डिस्पोजल ऑफ अरबन लैण्ड रूल्स, 1974 के) अन्तर्गत स्थापित शर्तों की पूर्ण पालना की जावेगी। यदि किसी भी शर्त या शर्तों का उल्लंघन किया गया तो उक्त भूखण्ड एवं उस पर बने हुए भवन, यदि कोई हो, सहित उक्त भूखण्ड बिना किसी मुआवजे की राशि के अधिग्रहण कर लिया जावेगा।

आवंटन दिनांक 5/10/17 पट्टा पुनः देय किया जाता है

उपायुक्त एवं प्राधिकृत अधिकारी
जोन-9
जयपुर विकास प्राधिकरण, जयपुर

पंजीकृत मू. 4602847
स्टाम्प मू. 25000+55
स्टाम्प सं. 4

नोट :- इस भूखण्ड की विपत्रालेखसार स्टाम्प न. 1231 से 34 पंजीकृत मूल्य राशि रु. 4297716/- होती है। अतएव स्टाम्प नं. 10505, 10506 स्टाम्प रुपये 21500+10 संख्या 3 वहैसियत पट्टा इसके साथ लगाये जाते हैं। 27/12/10

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

सरकार की ओर से

वर्ष आज सन् 2010..... माह दिसम्बर के ....28.. वें दिन ..... श्री अभिलक्ष्मी अग्रवाल सक्षम अधिकारी, जयपुर विकास प्राधिकरण, जोन ..... 7 ..... जयपुर।

उपायुक्त जोन-7
सक्षम अधिकारी के हस्ताक्षर
जयपुर

एवं

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

पट्टेदार के हस्ताक्षर

साक्षी :-

1. नाम ASHOK SHARMA
   पिता/पति का नाम SH. C.M. SHARMA
   व्यवसाय BUSINESS
   निवास स्थान D-67, Vaishali Nagar Jaipur.

   Ashok
   साक्षी के हस्ताक्षर

2. नाम Sunil Saini
   पिता/पति का नाम Ramesh Chand
   व्यवसाय Privat Service.
   निवास स्थान M-10 Anand puri JPR.

   Sunil
   साक्षी के हस्ताक्षर

SITE PLAN OF KHASRA NO. 357/186, 358/186/307, 359/186/310. AT VILLAGE:- TODI RAMJANI PURA, TEH. SANGANER, JAIPUR.

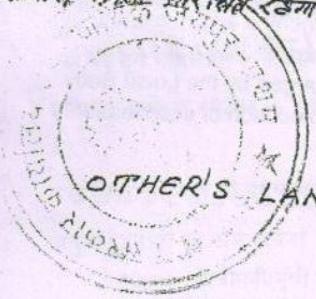
AREA:- 1498.03 SQ.M.

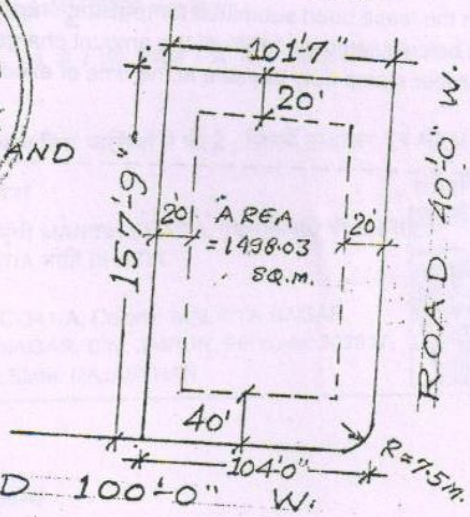
PERCENTAGE OF CONSTRUCTION AREA:- AS PER BY LAWS

SCALE:- 1" = 60'-0"

पैरामीटर्स / शर्तें:-

1. BUILT UP AREA:- WITHIN SET BECKES.
2. STANDARD F.A.R:- 1.2
3. MAXIMUM F.A.R:- 2.0 (WITH CHARGES)
4. राज्य सरकार का पत्र दि: 30.09.10 के बिन्दु संख्या - ii के अनुसार 2.0 ई॰ सी॰ एफ॰ आर॰ तक की टाउनशिप योजना में आवासीय क्षेत्रफल न्यूनतम 5 % प्रतिशत क्षेत्रफल EWS/LIG मुख हाउसिंग या कुल भूखण्डों / आवासों का 15 % जो भी अधिक हो EWS/LIG कैटेगरी के लिए आरक्षित रहेगा / ..OTHER'S LAND





J.EN. 27/12
(ZONE-9)

27-12-10
ATP
(ZONE-9)

DY.C.
(ZONE-9)

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 29-12-2017 5:30 PM

Fee Receipt No	:	201702015011565	Receipt Date	:	29/12/2017
Name	:	MANISH BHATIA AS AUTH. SIG. SHAKTI SINGH URF SHAAKTIK SINGH,	Document S. No.	:	201701015011230
Address	:	C-341A ,MALVIYA NAGAR ,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	:	₹ 100	Stamp Duty	:	₹ 500
Penalty	:	₹ 0	Inspection fee	:	₹ 0
Us_25_34	:	₹ 0	Commission	:	₹ 0
Custody	:	₹	Others	:	₹ 0
			Cash Amount Received	:	**₹ 0**
			Other than Cash	:	**₹ 1000**
			Total Amount	:	**₹ 1000**

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1629581712023 ₹ 400 # Stamp N.A. ₹ 600

Signature of presenter or applicant for copy or Search certificate

Signature of recipient and date of return receipt

Cashier

SUB-REGISTRAR

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये सत्यमेव जयते Rs. 500

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

H 797369

5 OCT 2017

संशोधित लीजडीड

जयपुर विकास प्राधिकरण द्वारा ग्राम टोडीरमजानीपुरा तहसील सांगानेर के आवासीय एकल पट्टा खसरा नम्बर 357/186, 358/186/307 एवं 359/186/310 क्षेत्रफल 1498.03 वर्ग मीटर (1791.64 वर्ग गज) का पट्टा विलेख क्रमांकः 11804 दिनांक 28.12.10 को श्री शक्ति सिंह उर्फ शाक्तिक सिंह पुत्र श्री पृथ्वी सिंह निवासी ग्राम टोडीरमजानीपुरा तहसील सांगानेर, जयपुर को जारी किया गया था। प्रार्थी द्वारा उक्त भूखण्ड के जारी लीजडीड के साईट प्लान मे अंकित सैट बैक एवं EWS/LIG के लिये अंकित नोट मे संशोधन चाहा गया है। एकल पट्टे के मानचित्र अनुमोदन मे पत्रावली के पैरा संख्या 110/एन पर निदेशक आयोजना का स्पष्ट नोट अंकित है कि प्रस्तुत प्रकरण मे भवन विनिमय 2010 के पैरामीटर लागू होंगे एवं इसे तत्समय आयुक्त जविप्रा द्वारा पैरा 113/एन पर अनुमोदित किया गया है। अतः उक्त जारी एकल पट्टे के साईट प्लान मे अग्र सैट बैक 12 मीटर के स्थान पर 9 मीटर अंकित किया गया है व भवन विनियम 2010 के अनुसार 5000 वर्ग मीटर क्षेत्रफल से कम के भूखण्डों मे 5 प्रतिशत EWS/LIG आरक्षित रखे जाने का प्रावधान लागू नही होने के कारण साईट प्लान मे अंकित नोट को हटाया जाकर संशोधित साईट प्लान संलग्न कर जारी किया जा रहा है।

उप पंजीयक जयपुर

उक्त लीजडीड उप पंजीयक जयपुर प्रथम के यहां दिनांक 11.10.17 को पुस्तक संख्या 1 जिल्द संख्या 1023 में पृष्ठ संख्या 142 कम संख्या 2017031015107495 पर पंजीबद्ध किया गया तथा अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4088 के पृष्ठ संख्या 328 से 342 पर चस्पा किया गया। उक्त जारी संशोधित लीजडीड पूर्व में जारी लीजडीड का अभिन्न अंग रहेगी। शेष शर्ते यथावत रहेगी।

संलग्नः–संशोधित साईट प्लान।

D 5829
12/10/17

12/10/17

उपायुक्त/जोनल अधिकारी
उपायुक्त एवं प्राधिकृत अधिकारी
जोन-9
जयपुर विकास प्राधिकरण, जयपुर

राजस्थान स्टाम्प अधिनियम,1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिभार	
1. आधारभूत अवसंरचना सुविधाओं हेतु (धारा 3–क)–10% रूपये–	50
2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु (धारा 3–ख)–10% रूपये–	50
कुल योग –100	
हस्ताक्षर स्टाम्प विक्रेता	

क्रमांक 2941 दिनांक 9-10-17

मुद्रांक का मूल्य 100

क्रेता का नाम [illegible]

पिता/पति का नाम [illegible]

निवास स्थान [illegible]

वास्ते [illegible]

विक्रेता के हस्ताक्षर

चन्द्रशेखर तोषनीवाल
स्टाम्प विक्रेता
लाईसेन्स नम्बरः– 19/2000
कलैक्ट्रेट परिसर, जयपुर

Presentation Endorsement

आज दिनांक 29 माह 12 सन् 2017 को 04:54 PM बजे
श्री/श्रीमती/सुश्री MANISH BHATIA AS AUTH. SIG. SHAKTI SINGH URF SHAAKTIK SINGH पुत्र/पुत्री/पत्नि श्री PITAMBER BHATIA
उम्र 33 वर्ष, जाति SINDHI , व्यवसाय Business
निवासी House No.:C-341A, Colony: MALVIYA NAGAR, Area: JAIPUR, City: JAIPUR, Pin code: 302017, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया ।

हस्ताक्षर प्रस्तुतकर्ता
201701015011230
Supplementary Deed/Correction Deed

हस्ताक्षर उप पंजीयक,
JAIPUR-I
उप पंजीयक
जयपुर प्रथम

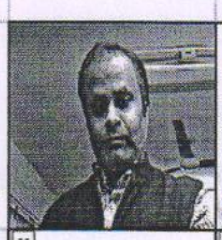
Fees Receipt Endorsement

रसीद नं.	201702015011565
दिनांक	29-12-2017
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	100
कुल योग	1000

201701015011230
Supplementary Deed/Correction Deed

उप पंजीयक, JAIPUR-I
उप पंजीयक
जयपुर प्रथम

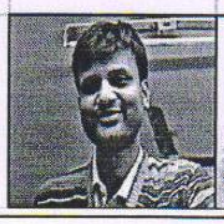
Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री MANISH BHATIA AS AUTH. SIG. SHAKTI SINGH URF SHAAKTIK SINGH, पुत्र/पुत्री/पत्नि श्री PITAMBER BHATIA, व्यवसाय Businessजाति SINDHI House No.:C-341A, Colony: MALVIYA NAGAR, Area: JAIPUR, City: JAIPUR, Pin code: 302017, District: JAIPUR, State: RAJASTHAN			Executant Age : 33 Signature :
2	श्री/श्रीमती/सुश्री JDA, पुत्र/पुत्री/पत्नि श्री JAIPUR, व्यवसाय जाति Jaipur Development Authority			Claimant Age : 0 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 MOHIT, पुत्र/पुत्री/पत्नि श्री OMPRAKASH जाति HINDU Age: 32 Add: House No.:0, Colony: BRIJ VIHAR, Area: JAGATPURA , City: JAIPUR, Pin code: 302017, District: JAIPUR, State: RAJASTHAN			Signature

उप पंजीयक, JAIPUR-I

201701015011230

Supplementary Deed/Correction Deed

उप पंजीयक
जयपुर प्रथम

Registration Endorsement

आज दिनांक 29/12/2017 को
पुस्तक संख्या 1 जिल्द संख्या 1033 में
पृष्ठ संख्या 129 क्रम संख्या 201703015109464 पर पंजीबद्व किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4128 के
पृष्ठ संख्या 169 से 175 पर चस्पा किया गया ।

201701015011230

Supplementary Deed/Correction Deed

उप पंजीयक, JAIPUR-I

उप पंजीयक
जयपुर प्रथम

REVISED SITE PLAN OF KHASRA NO. 357/186 ,358/186/307,359/186/310, AT VILLAGE - TODI RAM JANI PURA , TEH. SANGANER , JAIPUR

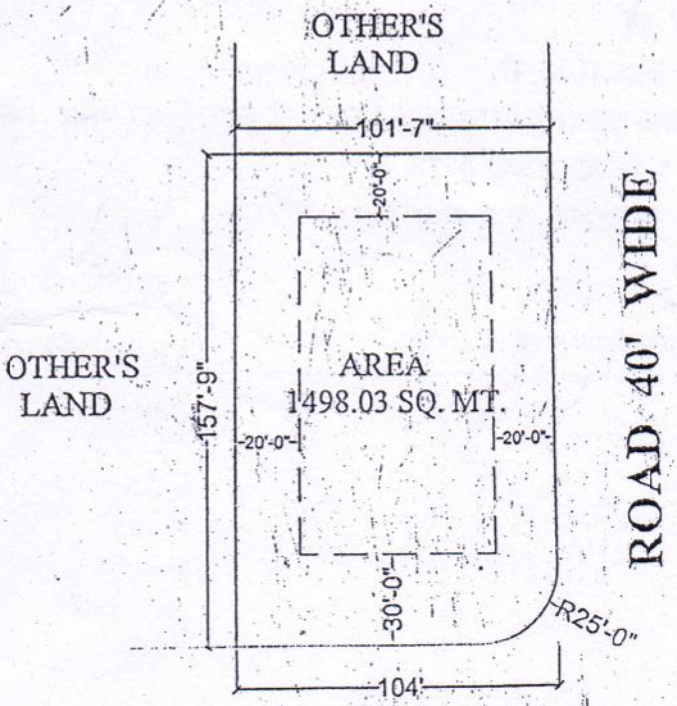
AREA :- 1498.03 SQ.MT.

PERCENTAGE OF CONSTRUCTION AREA :- AS PER BYELAWS

PARAMERERS

BUILT UP AREA :- WITH IN SET BACKS
STD. F.A.R. :- 1.2
MAX. F.A.R. :- 2.0 (WITH CHARGES)

SCALE - 1 INCH = 50 FEET



ROAD 100' WIDE

SITE ENGINEER
ZONE-9

ATP/DTP
ZONE-9

DY.COMMISSIONER
उपायुक्त एवं अधिकृत अधिकारी
जोन-9
जयपुर विकास प्राधिकरण, जयपुर

प्रपत्र संख्या पी. 88
देखिये नियम 184

फा.मु.व.—538—15,00,000—99

नकल जमाबन्दी (खतौनी) साल टोडरमलजी पुरा पटवार हल्का जालपुरी भू-अभिलेख निरीक्षक हल्का सेन्सस तहसील लूणकरे जिला जोधपुर राजस्थान सम्वत् 2052 से 2053 तक

हेक्टेयर (खतौनी) संख्या		भू-धारकों का नाम	भारसाधक का नाम आदेश तथा निदेश स्थान के नाम अधिकार भू-प्रवृत्ति का प्रकार	सर्वेक्षण संख्या	क्षेत्रफल	भूमि (वृत्ति) वर्गीकरण	विभाजन के आधार	दर-निर्धारित विवरण	रकम	सम्वत ..... के लिए क्षेत्रफल के प्रकार संबंधित भूमि जो प्रमाणित लगानदारों के आदेश की संख्या तथा तारीख	भूमि के स्थायी संबंधित लगान की विशिष्टियां जिसके पक्ष में भूमि अंकित की गई है	क्षेत्रफल के प्रकार संबंधित भूमि जो प्रमाणित लगानदारों के आदेश की संख्या तथा तारीख	भूमि के स्थायी संबंधित लगान की विशिष्टियां जिसके पक्ष में भूमि अंकित की गई है	सम्वत ..... के लिए क्षेत्रफल के प्रकार संबंधित भूमि जो प्रमाणित लगानदारों के आदेश की संख्या तथा तारीख	भूमि के स्थायी संबंधित लगान की विशिष्टियां जिसके पक्ष में भूमि अंकित की गई है	टिप्पणियां
नयी	पुरानी															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
24.	21.	राज० सरकार	मौकाई उर्फ हुकुमपुरी कोमा पूरी सिंह कोम राजपूत	1८६ 3०६	0.30	आबादी			2.८४							नोट:- जारीये नं० 57 दि० 14.3.2004 के सम्पूर्ण खाता किता ६ रकबा 0.८३६० में० शरीफसिंह उर्फ शातिरतन साहोड पुत्र पूरणसिंह जाति राजपूत नि० जालपुरा रेहसा 9६9 व मौकाई पुरी कुमारी कोमा पूरणसिंह राजपूत रेहसा ६६५/८३० हुआ। (अमलिकामाया)
				1८६ 3०६	0.10	की० सा०										
				1८६ 3०६	0.06	मे०कुए०										
				1८६ 3०८	0.10	मा०कृष										
				1८६ 3०८	0.16	मा०कृष										
				1८६ 3९०	0.10	मा०कृष										
			योग:-	६	0.८२				2.८४		मा०कृष 0.66 2.८४ , मे०कुए० 0.16 ६					

नकल जमाबंदी दोकाया विजयकुमार सेवक ने दी गयी।

क्रमांक 552
16-3-2004. मंत्री प्रतिनिधि

Swadeshi Real Estate
Partner

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 22-12-2017 4:46 PM

Fee Receipt No	:	201702015011329	Receipt Date	:	22/12/2017
Name	:	SHAKTI SINGH URF SHAKTIK SINGH,	Document S. No.	:	201701015010968
Address	:	0 ,VILL. TODIRAMJANIPURA ,JAIPUR ,JAIPUR			
Document Type	:	Agreement			
Face Value	:	₹ 0	Evaluated Value	:	₹ 11864397
Ord-Registration Fee	:	₹ 118860	Fee for Memorandum Us_64_67	:	₹
CSI	:	₹ 300	Certified copying fees Us_57	:	₹ 0
Stamp (Memorandum)	:	₹	Reg (memorandum)	:	₹
Surcharge	:	₹ 37040	Stamp Duty	:	₹ 185200
Penalty	:	₹ 0	Inspection fee	:	₹ 0
Us_25_34	:	₹ 0	Commission	:	₹ 0
Custody	:	₹	Others	:	₹ 0
			Cash Amount Received	:	**₹ 0**
			Other than Cash	:	**₹ 341400**
			Total Amount	:	**₹ 341400**

Mode of Payment (#Mode Number Amount #) ***Rebate U/S 9(1)** : **₹ 408136**

eStamp IN-RJ20074058639500P ₹ 120 # e-Registration Receipt RJ1622371712446 ₹ 50300 # e-Registration Receipt RJ1622391712509 ₹ 50000 # e-Registration Receipt RJ1622401712536 ₹ 18860 # eStamp IN-RJ20073991787295P ₹ 180000 # eStamp IN-RJ20074197569364P ₹ 42120

Signature of presenter or applicant for copy or Search certificate

Signature of recipient and date of return receipt

Cashier

SUB-REGISTRAR

Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID	201701015010968R	Receipt Date	22-DEC-2017 16:41
S R Location	JAIPUR-I		
Receipt No	**RJ1622391712509**		
Name Of Seller	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE		
Name Of Buyer	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE		
Type of Document	Article 5(E) Developer Agreement (Sale Power)		
ACC Reference	SHCIL/SHCIL RAJASTHAN/RAMBAGH		

Stock Holding Corporation of India Limited

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 50000	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹ 50000**	**Service Charges**	**₹ 40**
Grand Total	**₹ 50040**		

(Rupees Fifty Thousand Forty Only)

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

Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID	201701015010968R	Receipt Date	22-DEC-2017 16:40
S R Location	JAIPUR-I		
Receipt No	**RJ1622371712446**		
Name Of Seller	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE		
Name Of Buyer	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE		
Type of Document	Article 5(E) Developer Agreement (Sale Power)		
ACC Reference	SHCIL/SHCIL RAJASTHAN/RAMBAGH		

Stock Holding Corporation of India Limited

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 50000	CSI	₹ 300
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹ 50300**	**Service Charges**	**₹ 40**
Grand Total	**₹ 50340**		

(Rupees Fifty Thousand Three Hundred Forty Only)

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

Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID	201701015010968R	Receipt Date	22-DEC-2017 16:41
S R Location	JAIPUR-I		
Receipt No	**RJ1622401712536**		
Name Of Seller	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE		
Name Of Buyer	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE		
Type of Document	Article 5(E) Developer Agreement (Sale Power)		
ACC Reference	SHCIL/SHCIL RAJASTHAN/RAMBAGH		

Stock Holding Corporation of India Limited

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 18860	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	**₹ 18860**	**Service Charges**	**₹ 30**
Grand Total	**₹ 18890**		

(Rupees Eighteen Thousand Eight Hundred Ninety 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.

INDIA NON JUDICIAL

Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ20073991787295P
Certificate Issued Date	:	22-Dec-2017 04:36 PM
Account Reference	:	SHCIL (FI)/ rjshcil01/ RAMBAGH/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL0132605698108295P
Purchased by	:	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE
Description of Document	:	Article 5(e) Developer Agreement (Sale power)
Property Description	:	PLOT AT KH.NO.357/186,358/186/307,359/186/310 TODIRAMJANIPURA JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE
Second Party	:	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE
Stamp Duty Paid By	:	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE
Stamp Duty Payable (Rs.)	:	1,50,000 (One Lakh Fifty Thousand only)
Surcharge for Infrastructure Development (Rs.)	:	15,000 (FifteenThousand only)
Surcharge for Propagation and Conservation of Cow (Rs.)	:	15,000 (FifteenThousand only)
Stamp Duty Amount(Rs.)	:	1,80,000 (One Lakh Eighty Thousand only)

For Swadeshi Real Estate

Partner

उप पंजीयक
जयपुर प्रथम

UP 0004966721

Statutory Alert:

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Government of Rajasthan

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-RJ20074197569364P
Certificate Issued Date	:	22-Dec-2017 04:37 PM
Account Reference	:	SHCIL (FI)/ rjshcil01/ RAMBAGH/ RJ-JP
Unique Doc. Reference	:	SUBIN-RJRJSHCIL0132605789147493P
Purchased by	:	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE
Description of Document	:	Article 5(e) Developer Agreement (Sale power)
Property Description	:	PLOT AT KH.NO.357/186,358/186/307,359/186/310 TODIRAMJANIPURA JAIPUR
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE
Second Party	:	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE
Stamp Duty Paid By	:	SHAKTI SINGH URF SHAKTIK SINGH SWADESHI REALESTATE
Stamp Duty Payable (Rs.)	:	35,100 (Thirty Five Thousand One Hundred only)
Surcharge for Infrastructure Development (Rs.)	:	3,510 (Three Thousand Five Hundred And Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	:	3,510 (Three Thousand Five Hundred And Ten only)
Stamp Duty Amount(Rs.)	:	42,120 (Forty Two Thousand One Hundred And Twenty only)

For Swadeshi Real Estate

Partner

उप पंजीयक
जयपुर प्रथम

UP 0004966722

[redacted]

Statutory Alert:

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Warning

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"Shree"

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this day of 22/12/2017 at Jaipur between;

1. Shakti Singh Urf Shaktik Singh S/o Lt. Mr. Prithvi Singh R/o A 30 Vinoba Bhave Nagar Vaishali Nagar Jaipur 302021

(Hereinafter called as the Party of the FIRST Part or LAND LORD which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include legal heirs, authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

AND

M/s Swadeshi Real Estate Reg. Off. P.No. C-341A, Malviya Nagar Jaipur Through Partner Manish Bhatia S/o Sh. Pitamber Bhatia R/o C-341A, Malviya Nagar, Jaipur.

(Hereinafter called as the Party of the Second Part or Developer which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include legal heirs, authorized representatives, nominees, assignees legatees, administrators, executors, successors in interest etc.)

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For Swadeshi Real Estate

Partner

PART-I
Definitions

In this Development Agreement, unless, there is anything contrary or repugnant to the meaning or context;

(i) "Complex" shall mean the residential multi storied building to be constructed at the said plot/land more particularly described in Annexure-A annexed herewith this Agreement and include any additional storey or construction as may be constructed thereon and the name of the complex will be mutually decided.

(ii) "Common Area" and "Common Services" shall mean the common portions and services reserved by the developer and the Owners in the said complex for the common use and enjoyment by various Owners and occupiers of the said building.

(iii) "Covered Parking Area" shall mean the areas reserved in the said complex reserved and provided for parking of vehicles.

(iv) "Land" shall mean the land more fully described in the Schedule-I hereunder written.

(v) "Maintenance Agency" shall mean any Society, Association, Limited Company, trust and/or other Body or Institution that may be appointed for the maintenance of the building.

(vi) "Masculine" shall include the feminine and vice-versa.

(vii) "Open Parking Area" shall mean area reserved and provided on the open land for parking of vehicles.

(viii) "Purchaser" shall mean and include: -

(a) If the "Purchaser" be an individual, his heirs, executor, administrators, legal representatives and/or permitted assigns.

(b) If the "Purchaser" is the Hindu Undivided Family then its karta and members for the time being and or their survivors and respective heirs, executors, administrators, legal representatives and/or permitted assigns.

(c) In case the "Purchaser" be a partnership firm, then its partners for the time being, their respective heirs and executors, administrators, legal representatives and/or permitted assigns and.

(d) In case the "Purchaser" be a company, then its successors or successors in interest and/or permitted assigns.

(ix) "Singular" shall include the plural and vice/versa.

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(x) "Unit" is a common word assigned to flat/apartment in the Complex.
Expressions used but not defined in this collaboration agreement have the meaning assigned to them by the developer.

For Swadeshi Real Estate

Partner

Presentation Endorsement

आज दिनांक 22 माह 12 सन् 2017 को 11:07 AM बजे

श्री/श्रीमती/सुश्री SHAKTI SINGH URF SHAKTIK SINGH पुत्र/पुत्री/पत्नि श्री PRITHVI SINGH

उम्र 53 वर्ष, जाति RAJPUT , व्यवसाय Business

निवासी House No.:0, Colony: VILL. TODIRAMJANIPURA, Area: JAGATPURA JAIPUR A/P A-30 AACHARYA VINOBA BHAVE NAGAR VAISHALI NAGAR, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया ।

हस्ताक्षर प्रस्तुतकर्ता

201701015010968

Developer Agreement (Sale power)

हस्ताक्षर उप पंजीयक, JAIPUR-I

उप पंजीयक
जयपुर प्रथम

Fees Receipt Endorsement

रसीद नं.	201702015011329
दिनांक	22-12-2017
पंजीयन शुल्क ₹	118860
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	185200
कमी सरचार्ज शुल्क ₹	37040
कुल योग	341400

201701015010968

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-I

उप पंजीयक
जयपुर प्रथम

Part-II

Chain of Title

That whereas the **Party** of the First part **is** the owner of the Land Khasra No 357/186,358/186/307,359/186/310 at Village Todi Ramjanipura The Sanganer Jaipur.

A Lease Deed dated 28.12.2010 and Revalidation Dated 5.10.2017 was executed in favor of First Party Sh. Shakti Singh Urf Shaktik Singh by Jaipur development Authority Vide Lease Deed Dated 28.12.2010 Which was Registered at Sub-Registrar Jaipur-Ist vide Registered No. 201703015107495 Book No. 1 Volume No. 1023Pages No. 142 Dated 11.10.2017 copy of map filed in File Book No. 1 Volume No. 4088 Page No. 328 to 342.

Since then the Party of the First Part is the Owner of the said Plot and the Plot is free from any litigation and it is in total actual possession of the Owners, and the Plot bears a clean & pure title and is free from all encumbrances, attachment, notices etc and it will be the responsibility of the Owners to indemnify the developer for any defect arising in the title of Plot or in case liability of the Owners is to be discharged by the developer at any point of time. -

Further whereas after considering the good location of the said Plot, the Owners have decided to construct a residential complex on the said plot after demolishing the existing structure (if any) and for this the Party of the First Part/ Owners and Party of Second Part/ Developers mutually decided for development and construction of the proposed complex.

Whereas the Party of the Second part, the Developer is a partnership firm registered under the Partnership Act 1932 engaged in construction business having technical expertise and experienced team and associates decided to join hands with the Party of the First Part/Owners in the work of development and construction of this proposed complex on the said land on the belief and assurances given by the Owner that Party of the First Part is the absolute Owner of the plot and the plot is free from all litigation and it is in total possession of the Owner, and the plot bears a clean, title and is free from all encumbrances, litigation(s), attachment(s), notices, charges, mortgages, leases, liens, prior agreement, acquisitions etc. and in furtherance to implement their intents parties to this Agreement are entering into this Agreement and simultaneously with the execution of these present the Party of the First Part have handed over the vacant possession of the plot to the Party of the Second Part on the Terms & Conditions hereinafter written and the party of the Second part is ready to do the work appearing hereunder on the below mentioned terms & conditions :-

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

PART-III
Undertakings (By land owner)

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जयपुर प्रथम

That the Owner declare that they have full rights and authority to sign and execute the same, to enter into a collaboration agreement with the party of the second part for the development of the said complex, to enter into negotiations and to execute power of attorney etc., and the terms appearing herein and hereby undertake that except her there is no right, title or interest of any third party/ person in the plot.

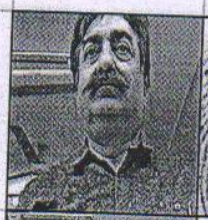
2. That the Owner have made available the said Plot hereto and do hereby allow, authorize and give complete authority to the Developer to demolish any existing structure and build, construct, develop and complete a complex containing several independent units/flats etc.

3. That the Owner are in possession of the complete set of original title deeds of the said plot and that a duly attested copy of the plenary set of title deeds has been provided to the Developer. The Owner further declares and assures to keep the original title deeds of the said property always in safe custody and shall also safeguard the same against fire, water etc.

For Swadeshi Real Estate

Partner

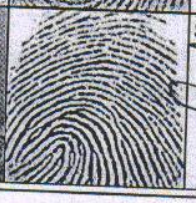
Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री SHAKTI SINGH URF SHAKTIK SINGH, पुत्र/पुत्री/पत्नि श्री PRITHVI SINGH, व्यवसाय Businessजाति RAJPUT House No.:0, Colony: VILL. TODIRAMJANIPURA, Area: JAGATPURA JAIPUR A/P A-30 AACHARYA VINOBA BHAVE NAGAR VAISHALI NAGAR, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN			Executant Age : 53 Signature :
2	श्री/श्रीमती/सुश्री MANISH BHATIA AS PARTNER SWADESHI REAL ESTATE, पुत्र/पुत्री/पत्नि श्री PITAMBER BHATIA, व्यवसाय Businessजाति SINDHI House No.:C-341A, Colony: HANS MARG, Area: MALVIYA NAGAR, City: JAIPUR, Pin code: 302017, District: JAIPUR, State: RAJASTHAN			Claimant Age : 33 Signature :

ने लेख्यपत्र Developer Agreement (Sale power) 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 SHALEEN RATNU, पुत्र/पुत्री/पत्नि श्री VIJAY SINGH RATNU जाति HINDU Age: 35 Add: House No.:637, Colony: MAHAVEER NAGAR, Area: DURGAPURA, City: JAIPUR, Pin code: 302018, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री KULDEEP SINGH RATNU, पुत्र/पुत्री/पत्नि श्री KISHORE SINGH RATNU जाति HINDU Age: 39 Add: House No.:D-283, Colony: MALVIYA NAGAR, Area: JAIPUR, City: JAIPUR, Pin code: 302017, District: JAIPUR, State: RAJASTHAN			Signature

उप पंजीयक JAIPUR-I

उप पंजीयक
जयपुर प्रथम

201701015010968

Developer Agreement (Sale power)

4. That the Owner hereby declares that, they have not agreed, committed to or contracted or entered into any agreement or arrangement for sale or lease or development and construction of the said plot or any part thereof to any person other than the Developer and the Owner have not created any lien, charge, mortgage or encumbrance on the said plot and the same is completely free from encumbrances, whatsoever and that the said plot would be kept free from all kind of encumbrances, during the subsistence of these presents. Also Prior to this Developer Agreement the owner has entered into a Developer Agreement With M/s Paradise Group represented by Partner Shri Ashok Sharma but the same has been canceled and the money (advance) taken by Land owner from Ashok Sharma has been retuned and now this land is free from any charges.

5. That the owner shall obtain an affidavit from Mr. Ashok Sharma (previous developer) that no booking of flats was done and no money was taken as booking amount from anybody for any flats related to this land.

6. That the developer shall publish a public notification in the local newspaper, regarding the above said land and the previous agreement done with Mr. Ashok Sharma and shall invite objections if any.

7. That all items of plant and machinery, tools and implements, stores and materials that the developer will bring to the site for development / constructions purposes shall remain exclusive property of the developer at all times and it is expressly agreed and accepted that the Owners shall have no claim whatsoever on all such items of plant and machinery, tools and equipment, stores and material at any time.

8. That the Owner have represented that they are the only and the absolute Owner of the said plot and in case any dispute is raised at any point of time by any party, agency or family members of the Party of the First Part regarding the title, Ownership and possession of the said plot, the Owners shall get it cleared at their own cost and expenses within a stipulated time period of **02 months**. It has been agreed that the Owners are always liable for indemnify the developer and the prospective buyers. This time period shall be deducted from the time of completing the project that is 3 years.

9. That the developer will apply for approvals of maps and other statutory permissions as required under the law from the concerned authority(s). That all expenses in order to the Approval & Release of the Maps for construction of the said complex from the Competent Authority, for obtaining NOC's from different competent Authorities and to get all the approvals etc. expenses shall be borne by the Developer. **Also the charges to buy the FAR from the Govt. to construct the entire building as per the rules and regulations of JAIPUR DEVELOPMENT AUTHORITY shall be borne by the DEVELOPER AND OWNER AS PER RATIO OF THIS JV AGREEMENT. In case owner and developer agree to obtain commercial space as per JDA norms then the charges which will deposited in JDA shall be borne as per share distribution of owner and developer i.e. 44:56 respectively.**

10. That the Developer shall be and are hereby authorized through irrevocable Power of Attorney given by the Owners to act in the name of the Owners in so far as necessary to appear, to represent the Owners and to submit the necessary documents in order to get the construction plans sanctioned before the local authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation besides others and to file application form. Any False affidavit given by Developer shall be his own responsibility.

11. That in order to facilitate the developer to get the plans approved and undertake construction work on the said Plot, the Owners have/will execute irrevocable power of attorney in favor of **Sh. Manish Bhatia** in the capacity of **PARTNER of M/S Swadeshi Real Estate** and undertakes to execute and register such other authorization(s) as may be required for the above purposes or in connection with the development and construction of the complex time to time.

For Swadeshi Real Estate

Partner

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रू 11864397 मानते हुए इस पर देय कमी मुद्रांक राशि रू 185200 पर कमी पंजीयन शुल्क रू 118860, सरचार्ज राशि 37040 कुल रू 341100 रसीद संख्या 201702015011329 दिनांक 22-12-2017 में जमा किये गये है।

अतः दस्तावेज को रू 185200 के मुद्रांकों पर निष्पादित माना जाता है।

201701015010968

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-I

Registration Endorsement

आज दिनांक 22/12/2017 को

पुस्तक संख्या 1 जिल्द संख्या 1032 में

पृष्ठ संख्या 165 क्रम संख्या 201703015109300 पर पंजीबद्व किया गया तथा

अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4125 के

पृष्ठ संख्या 1 से 25 पर चस्पा किया गया ।

201701015010968

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-I

12. That the Owner and Developer 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 OR sale OR transfer of property between the Developer and the Owners nor shall the Developer and the Owners in any manner constitute an Association of persons. Each shall be strictly responsible for their own Income Tax liabilities OR other liabilities.

13. That the Developer is hereby authorized to obtain the permission of Basement+Stilt+9 number of floors and area as permissible under the prevailing bye- laws and in addition to the permission obtained initially from the concerned authorities at any stage during the construction of complex, if there is any further relaxation in the present by-laws, then the Developer is hereby authorized to obtain permission of any additional floor or area at their own expense. Further the developer shall have the sole right to raise/construct such additional floors and area and such additional floors and areas will be shared by the Owners (as per their ownership rights) and the Developers in ratio of 44%(as per their ownership rights) & 56% respectively.

14. That the Owner and Developers have agreed not to encumber the share of each other till the date of completion of the complex in any manner either by mortgage, pledge or by entering into any agreement with any other party or into any tenancy / license or lease. The Owners also declares and assures that the plot and the existing structure is un-encumbered and is free from any court injunction, litigation and lien charge of any nature whatsoever on the date of signing of this agreement. That any credit facility or financial loan can be availed by the developer on its respective share in the complex as per the approved plans and the developer can take a loan keeping only its respective share as collateral security and the Developer will not be entitled to create any charge over the Owner's share.

15. That the Owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said complex.

16. That the parties to this agreement shall abide by all statutory rules and regulations, by-laws etc., as the case may be and shall be individually responsible for their any deviation, violation and/ or breach of any of these said laws, bye-laws, rules and regulations.

17. That the owners shall be entitled to demolish the existing building/structure and the owners will be entitled to use/sale all salvage materials arising there from.

18. That the Owners shall do or execute or cause to be done or execute all such further deeds, matters and things not herein specified as may be required to be done by the developer and for which the developer is hereby given the irrevocable authority by the Owners, provided that all such acts, deeds, matters and things shall not in any way infringe on the rights of the Owners and/or go against the spirit of these presents.

That on performing the obligations under these presents if the Owners and the developer transfer any portion/unit/office/shop out of their respective allocation, such transfer shall be subject to the terms and conditions, restrictions and covenants contained herein and in any documents/conveyance that might be executed should recite the about specific stipulations contained herein and relevant for the document executed.

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For Swadeshi Real Estate

Partner

Undertakings (By Developer)

1. Any complain regarding to building during construction stage/Up to handover of flats to owner related to quality shall be sole responsibility of Developer.

PART-IV
Work Schedule

1- That, the Owners are simultaneously handing over the actual vacant physical possession of the said plot/land to the Developer with execution of these present and the Owners has given complete authority and permission to the Developer to enter upon the said plot described in the Schedule hereunder written as aforesaid, with full right and authority to commence, carry on and complete the construction/development thereof in accordance with the approval of plans obtained, from the authorities concerned.

2- That the Developer is hereby unanimously authorized to take the necessary steps for preparing the plans for the construction of the proposed Complex & submit them to the concerned Authorities such as Jaipur Development Authority/ Jaipur Municipal Corporation and / or any authority for the purpose, in law and or other authority for the purpose for approval. That all the expenses required for the preparation of plans for the proposed building and the expenses required for the approval of these plans from the Municipal/ Govt. Authorities/other authorities, including their release shall be entirely borne by the Developer and all the effort done in this regard shall be done by the Developer excluding any amount required to be deposited in the Govt. Agency/Private Agency in the form of any old dues for the period prior to the date of this agreement. **The Owners will be liable for the dues subsisting on the plot till the date of completion of the project and the same shall be borne by the Owners.**

3. That the developer shall get the approval and release of the maps for the construction of the said complex from the competent concerned authorities after obtaining NOC's from different competent authorities and shall get all the approvals etc. and complete the construction of the complex within a period of 24 **months** from the date of approval and official release of the maps and handing over the entire vacant land to developers for the construction, subject to circumstances beyond the control as mentioned in para.

6. Also after completion of 24 months period further 6 months period will be provide for completion of complex to developer by Land owner. So in total 30 months period will be provided for completion (exclusive of grace period).

However a grace period of 6 months shall be allowed to the developer in case of delay in getting the said work done within the stipulated period on account of unavoidable circumstances.

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जयपुर प्रथम

4. That the Original Maps , Development Agreement along with land documents shall be kept in possession of developer. Photo Copy of the same shall be provided to land owner. Development Agreement shall be executed in two original copies and one original copy will be handed over to land owner.

5. That the Developer shall construct the whole complex as per the approved plans and the complex shall essentially be made uniform as regards the quality of construction, finishing, and materials used. The Developer shall appoint at its own cost and expense Architects, Engineers contractors and other staff necessary to construct the complex.

6- That it is agreed that the delay caused in getting the approval and release of maps, construction and development due to any force Majeure such as riots, disturbance of peace, when the situation of the law and order is not under the Control, strikes, non availability of building materials, transporter's strike, governmental restrictions and, for reason of civil commotion, any act of god or any other natural calamity or due to any defect in the title of the Owners or due to any dispute with the neighbors due to any stay/ injunctions, restrain orders passed by any competent court, Tribunal/authority or some other reasons which may be beyond the control of the developer, it would not be

For Swadeshi Real Estate

Partner

the responsibility of the developer and time consumed in clearance for the above mentioned hurdles shall not be counted in the stipulated period stated above as the time cannot be essence in the collaboration agreement.

If the construction could not be started due to any lapse from the land owner, then the builder shall have possession over the land worth equal to the advance payment made, till the builder gets his money back with interest.

7- That it has also been agreed to by and between the parties herein that the right of use of the parking area vested in the Owners(as per their ownership rights) and the Developer is in the said ratio of 44%(as per their ownership rights) and 56%.

8- That it is hereby agreed that the entire cost of construction inclusive of any incidental expense thereto shall be borne by the Developer and all efforts connected with this shall be done by the Developer.

9- That in the event of any beneficial changes or otherwise required to be done in the building plan pursuant to any amendment in the existing building regulations during currency of this Agreement the Owners shall sign and execute all necessary documents, plans etc. and also comply with all necessary legal formalities as may be required to be done and the Owners will not be entitled to make any monetary charges for his services or claim, additional consideration for the extended construction area, if any.

10- That without prejudice to the rights and interests of the Owners, the developer has been permitted to open a site office and affix signage, hoardings, fix display board on the site or at any other places and developer can also publish the advertisement in media. The Developer will also have a right to display its Board on the Top of the Roof Terrace.

11- That the Owners shall not be entitled to claim any other consideration or money save and except those expressly agreed upon and provided in these presents.

PART-V

Consideration

For Owners:

That the Party of the Second Part as against the rights, power, privilege as mentioned in this agreement shall make a advance **refundable /adjustable** security deposit of a total of **Rs.1,50,00,000(ONE CRORE FIFTY LAC ONLY)** as under:

Name	Amount	Bank Details	Cheque No.& Date
Shaktik Singh	**25,00,000**	ICICI BANK Branch Prakrit Bharti Academy Gurunanak road Malviya Nagar Jaipur	030919 29/12/2016
Shaktik Singh	**25,00,000**	-------- SAME AS ABOVE ----------	030920 05/01/2017
Shaktik Singh	**55,00,000**	RTGS DONE FROM ICICI BANK Branch Prakrit Bharti Academy Gurunanak road Malviya Nagar Jaipur	030926 06/02/2017 UTR. NO. ICICR52017020600359728
Shaktik Singh	**10,00,000**	------- SAME AS ABOVE ---------	030928, 07/02/2017 UTR NO. ICICR52017020700483951

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Partner

Shaktik Singh	**800000**	------- SAME AS ABOVE ------	030932, 11/04/2017 UTR NO. ICICR5201704100465824
Shaktik Singh	**300000**	------- SAME AS ABOVE ------	030933, 11/04/2017 UTR NO. ICICR52017041200539628
Shaktik Singh	**550000**	------- SAME AS ABOVE ------	030934, 20/04/2017 UTR NO. ICICR52017042000508345
Shaktik Singh	**500000**	------- SAME AS ABOVE ------	030936, 10/07/2017 UTR NO. ICICR52017071000660052
Shaktik Singh	**350000**	------- SAME AS ABOVE ------	030938, 04/10/2017
Shaktik Singh	**100000**	------- SAME AS ABOVE --	030939, 31.10.2017 NEFT
Shaktik Singh	**900000**	------- SAME AS ABOVE ------	030942, 22.12.2017
TOTAL	**1,50,00,000/-**		

The above stated **refundable/adjustable** security deposit of Rs. **1,50,00,000 /-(ONE CRORE FIFTY LAC ONLY)** is a interest free security deposit given to the owners as per their ownership rights of the land. The same is to be refunded before final/complete possession of the said premises by the builders to the owners. The same can be refunded/adjusted by the owners by handing over the constructed area of the flat to the builders out of their own share allotted here on the mutually agreed price or owners can sale their area of share to repay the said security deposit in the market before the final possession of the said premises by the builders.

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FOR OWNERS/DEVELOPER:

1. That it is hereby expressly declared that the work of Development/ Construction of the complex as have been mentioned above is to be carried out by the Developer. For the efforts, work and costs put in by the Developer, **Developer will be entitled to retain and sale 56% of the total constructed area on the said Plot, open area along with proportionate share in the said Plot and the Owners will be entitled to receive 44% of the total constructed area and open area along with proportionate share in the said Plot.** 'In other words the share of the Owners and the Developer in the said complex will be as under:-

For Swadeshi Real Estate

Partner

Stilt floor(PARKING+COMMERCIAL IF ANY)	AS PER RATIO 44% LAND OWNER 56% DEVELOPER
First Floor (F.No. 101 to 107)	OWNER
Second Floor (F.No. 201 to 207)	DEVELOPER
Third Floor (F.No. 301 to 307)	OWNER
Fourth Floor (F.No. 401 to 407)	DEVELOPER
Fifth Floor (F.No. 501 to 507)	DEVELOPER
Six Floor (F.No. 601 to 607)	OWNER
Seventh Floor (F.No. 701 to 707)	DEVELOPER
Eight Floor (F.No. 801 to 807)	DEVELOPER
Ningth Floor (F.No. 901 to 907)	OWNER
ROOF	AS PER RATIO 44% LAND OWNER 56% DEVELOPER

2. That the respective share of the Developer with the Owners will be demarcated on the plans approved by both the parties and the respective share will be demarcated in the final approved plan.

3. Division of the area will be done by Unit/Space wise with the first choice of the Owners and next to the Developer one by one on each floor, in the front side, in the central portion and in the rear side so that the Developer & the Owners gets the similar location on either side to have impartiality. The area which cannot be divided proportionately, shall be kept jointly by both parties and either of the party may, if interested, purchase others share according to prevailing market price agreed to both the parties or if this is not possible, then both the parties can sell this area to outside party at a market price, which is agreed to both the parties of agreement.

4. That the Share of Owners or the Developer, which is in decimal, as per the calculation of ratio decided between Owners & the Developer shall be acknowledged by both the parties i.e. Owners & the Developer. Either of the parties will be free to take that decimal part of the property from the other party by mutual consent, and by paying the cost of that portion (decimal part) to the other party or one unit/flat can be sold in common with mutual consent and the realization amount from that unit/flat can be divided proportionally and rest of the units/flats can be divided in the ratio without decimals and space for hoarding and bill board will also be divided in the same manner.

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5. That it has been agreed to by and between both parties hereto that the all area which are required for common amenities such as passages, staircase, lobbies, lift and lift well, machine room, guard room, generator and common parking spaces, common toilets, common servant room etc. (if any) shall be excluded from the respective portion of both the parties.

6. **That both the parties shall be free and authorized to sell their own portion as per the distribution of constructed area. However, by way of this Agreement and the rights conferred by these present, the Developer is fully entitled and duly authorized on behalf of the Owners to execute the Sale Agreement / Sale Deed/ Lease Deed/ Rent Deed/ License or any other agreement/ deed/ instrument/writing in favor of prospective buyer/any third party and to present the same for registration in the office of Sub-Registrar and can receive payments from them for the share of the Developer in the said Complex and the Owners will have no right or objection on such agreements/deeds which will be executed by the Developer. In case the signature of Owners are required by the prospective buyer or the Developer on any such document like Sale Agreement / Sale Deed etc. The Owners are bound to sign the same when ever and where ever it is required and the**

For Swadeshi Real Estate

Owners will not be entitled to receive or claim any consideration for it. The developer will not sell and receive any emoluments for the share of Owners in name and vice versa.

7. That the rate on which any portion/unit in the said complex shall be sold to any prospective buyer shall be individually decided by both the parties to this agreement for their respective shares as mentioned hereinabove.

8. That in case there is any rental income in future by the use of the vacant / common area which have not been shared, this income will be shared by the Owners and the Developer in the same ratio as per the agreement i.e. and for all the times to come.

9. That the Developer shall be authorized to procure from the prospective buyers of the proposed units in the proposed complex and to receive the payment from the said prospective buyers towards the price of said units of his share without any interference of any kind whatsoever from the Owners.

10. That the Developer shall receive the advance amount from the prospective buyer(s) amount on such terms and conditions as settled between these prospective buyers and Developer without any interference of any kind whatsoever from the Owners for the proportionate share of 56 % as per distribution agreement signed. **Vice Versa**

11. That both the parties have agreed to hand over all the portions and common amenities and facilities for the purposes of maintenance to the maintenance society to be formed for the purpose. It has also been agreed to, specifically, that the Owners, Developers or the Tenants and Occupants of all the units and other built-up areas in the building complex shall be liable to pay maintenance charges in proportion to their areas and as may be decided the Developer and Owners mutually or society as the case may be from time to time.

12. The Owners and Developer while selling/allocating their respective areas will ensure, that the buyer/users agree to abide by all the rules and regulation framed by the developer or the society in consultation with the Owners in regard to regular maintenance and up-keep of the premises and payment of all taxes, levies and impositions.

13. The above agreement will be registered with the Sub-Registrar, Jaipur and the duty/stamp charges levied by the Govt.of Rajasthan will be shared as per the share allotted to owners and builders of this agreement.

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PART-VI

Taxes/ Outgoings

1. That all taxes due on the property prior to the date of signing of this agreement shall be borne by the Owners (as per their ownership rights) and if the developer has to pay any such due amount then the Owners shall duly indemnify the developer.

2. That it has been clear that both the parties shall bear separately Income Tax liability on their respective shares.

3. That it has been clear that both the parties shall bear separately Service tax liability on their respective shares.

PART-VII
Indemnity

1- That the developer is entering in this agreement with the Owners on the representation and belief that the titles of the said Plot are clear and unencumbered. If any dispute arises on title of said plot at any time after signing of this agreement, during the construction of the complex and even after construction of the said complex, the entire

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responsibility to get the dispute resolved shall lie on the Owners (as per their ownership rights) and if the property goes from the hands of the developer or any prospective purchaser buying a unit from the share of developer then the Owners shall indemnify the developer or purchaser buying from the developer the actual cost of land and construction thereon along with interest @18 % from the date of agreement to sale in favor of the prospective buyer. And refund the security deposit as well.

1. A And Vice versa if developer is defaulter.

2- That if either of the parties make any breach of one or more terms and conditions appearing herein in this Agreement and agreed mutually, the said party shall make good 'the loss to the Other Party.

3- That in the event of the Owners committing breach of any of the terms and conditions herein contained the developer shall be entitled to payments of and the Owners shall be liable to pay such losses and compensation as shall be determined by the arbitrator provided however in that event in addition to any other right, which the developer may have against the Owners(as per their ownership rights), the developer shall be entitled to sue the Owners for the specific performance of this agreement or to rescind this agreement and claim refund of all the money paid and/ or incurred by the developer and such losses and damages which the developer may suffer.

4- That in the event of the developer is prevented from proceeding with the construction work during the continuance of such construction by any act on the part of the Owners or Owners' agents, servants, representatives or any person claiming any right under the Owners then in that case the developer shall have the right to claim refund of all sums paid by the developer to the Owners (as per their ownership rights) in the meantime together with interest at the rate of 18 % per annum and shall also be entitled for to claim damages and losses which the developer may suffer because of the total expenses incurred by the developer in construction of complex till that date but the developer's right to sue for specific performance of the contract shall remain unaffected.

5- That in case there is any delay in completion of the work of the project within stipulated period and grace period i.e. 36 months a sum of Rs. 40,000/- per month shall be paid by the developers to the Owners by way of damage/penalty. Quality agreed upon to be maintained. After completion of the project with respect to the norms laid down by the JDA, the Owners will have no right to raise any kind of objections in regard to the construction of the said project. However the owners may submit their suggestions in writing to the developer and the same will be considered within the frame of quality standards as decided mutually by both the parties.Also the owner is entitled to hire at its own cost and expenditure a personal engineer or architect to keep a check on the quality of construction.

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6- This agreement is personal in nature between the Owners and the Developer and has been entered into having regard to their respective managements. Neither of the Parties shall allow any change in the control without prior written approval of the other party. This agreement is irrevocable and the owners and developers cannot revoke any or the entire conditions mentioned herein.

Part VIII
Arbitration

1- That all disputes or difference that may arise between the parties shall be referred to the arbitration under Arbitration and Conciliation Act, 1996 to a sole Arbitrator .All award/s passed by the aforementioned arbitrator shall be final and binding upon both the parties.

Name of Arbitrator from Land owner's side----- Mr. Ravi Nayyar

Name of Arbitrator from Developer's side----- Mr. Ravi Nayyar

For Swadeshi Real Estate

PART-IX
Jurisdiction

1- That only the courts in Jaipur shall have the jurisdiction to entertain and determine or adjudicate all actions and legal proceedings arising out of or in relation to the award of the arbitrator.

PART-X
Miscellaneous

1- That the name of the complex shall be "UMAID NIWAS".

2- That all notices, letters shall be delivered by hand or sent through registered post shall be deemed served upon the other party at the addresses above mentioned or at such duly notified changed addresses.

SCHEDULE OF PROPERTY (Schedule I)

Whole of Plot of land admeasuring and boundaries of which are as follows:

Khasra No.357/186,358/186/307,359/186/310 at village Todi Ramjanipura Teh. Sanganer Jaipur

NORTH	:	100 feet wide road
SOUTH	:	other land
EAST	:	other land (Ria Prithvi Apartment)
WEST	:	40 feet wide road
TOTAL AREA	:	1498.03 sq m Or 1791.64 sq yd

IN WITNESS WHERE OF the parties hereto have set their respective hands hereunder on the date mentioned above.

PAN No. AFYPR6369G

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(FIRST PARTY)
OWNER

For Swadeshi Real Estate

Partner

(SECOND PARTY) DEVELOPERS

Witness:

(1) Shaleen Ratnu S/oShri Vijay Singh Ratnu Age 35 Years

R/o 637, Mahaveer Nagar, Durgapura, Jaipur

(2) Kuldeep Singh Ratnu
S/ Kishor Singh Ratnu.

ANNEXURE — A
Description of Project

The residential complex to be constructed for flats having following Specifications:

1. **FOUNDATION**
R.C.C. fittings shall be as per the structural designs to sustain load of all the floors as specified in the maps as approved.

2. **STRUCTURE**
R.C.C. frame structure, earthquake resistant (certified by the structure engineer) steel used shall be TMT and Cement used shall be PPC (JK Lakshmi JK Super Bangur Birla Uttam as per availability).

3. **WALLS**
Brick masonry walls in cement mortar as per the standard .Bricks used shall be of good quality as per locally available in jaipur region.

4. **PLASTER**
Cement plaster on walls duly distempered paint with adequate POP or equivalent work as per the standard.

5. **ELECTRICALS**
- Copper wiring in P.V.C. pipes. Sub main cable up to meter panel. Wire used shall be of standard company like KEI wires or RR Kabel or HPL as per availability. Distribution box with MCB's, all with ISI standards.
- Plate, Switches each Office/Showrooms to have 6 amps- 15 amps, adequate light points in all areas, telephone lines and sockets. Switches used shall be of MK /Honeywell brand.
- Common areas to be well lighted.
- Main Connection for the Complex from JVVNL to be taken by the developer for the entire complex and all the individual connections shall be taken by the owners of the flats in their name by obtaining NOC from the developers and the respective govt charges are to be born by the flat owners and are to be paid to JVVNL DIRECTLY. EXPENSES BORNE IN TRANFORMER AND ELECTRIC CONNECTION LIASONING SHALL BE BORNE IN THE SAME RATIO BY OWNER AND DEVELOPER

6. **WATER SUPPLY & PLUMBING**
C.P.V.C. pipe mixer fittings in toilets as per ISI Standards.CPVC Pipe used shall be of Supreme/Sperry grade SDR 11/13.50. SWR PIPE shall be of Supreme/Prince/Kissan (A TYPE).SWR Fittings used shall be pasted type.

7. **FLOORING**
Vitrified flooring in bed rooms drawing and dining/kitchen of size 2 feet x 2 feet, ceramic tiles in balconies of size 1 foot x 1feet. Brand shall be Oreva /Orient.Range shall be 35 to 40 rupees per square foot and Range for Balcony Tiles shall be 20 -25 rupees per square foot.

8. **TOILETS**
- Tiles size 12"x18" dado up to lintel Height (Upto Range of 30-35 rupees per square foot). C.P. fitting of standard makes i.e. Hindware or equivalent brand, sanitary ware of Standard make i.e.Hindware/Cera or equivalent.
- Tiles with Border and colored tile.

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Partner

9. **WOODEN WORK**

PC Aluminium Sliding French Windows and shutters for windows and balconies,

Jaali shutters will be provided in personal one flat of land owner.

ISI mark flush door 30mm thick of 75/sq ft with hardware fittings of Rs. 200 per door.

One Main door having mortise lock of Rs. 1000. Locks used shall be of Dorset.

10. **PAINT/POP**

POP Even finish (no design work, no false cieling)

Tractor Emulsion on steel railing/grill

Asian/berger distemper on inside walls.

Birla putty on outer area along with weather coat.

11. **EXTERIORS**

As per architectural requirement.

12. Overhead Tank - Sintex or Polycon

13 Modular kitchen will be provided.

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Flat Distribution Chart

At K.no 357/186,358/186/307,359/186/310 in VILLAGE TODI RAMJANIPURA Teh. SANGANER JAIPUR

NAME OF LANDOWNER :-- Shri. Shakti Singh Urf Shaktik Singh

NAME OF DEVELOPER :-- M/s SWADESHI REAL ESTATE

PLOT AREA 1498.03 SQM

MAX HT. 30 MT (B1+B2+STILT+9)

S.NO.	FLOOR	FLAT NO	REMARK
1	FIRST FLOOR	101(3 BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		102(3 BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		103(2 BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		104(2 BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		105(2 BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		106(2 BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		107(3 BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
2	SECOND FLOOR	201(3 BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		202(3BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		203(2 BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		204(2 BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		205(2BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		206(2BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		207(3BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
3	THIRD FLOOR	301(3 BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		302(3BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		303(2 BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		304(2 BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		305(2BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		306(2BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
		307(3BHK)	OWNER(Shri. Shakti Singh Urf Shaktik Singh)
4	FOURTH FLOOR	401(3 BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		402(3BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		403(2 BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		404(2 BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		405(2BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		406(2BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		407(3BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
5	FIFTH FLOOR	501(3 BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		502(3BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		503(2 BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		504(2 BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		505(2BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)
		506(2BHK)	DEVELOPER(M/s SWADESHI REAL ESTATE)

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For Swadeshi Real Estate

Partner

For Swadeshi Real Estate

Partner

:: श्री ::

–: मुख्तयारनामा आम :–

मैं शक्ति सिंह उर्फ शाक्तिक सिंह आयु लगभग 53 वर्ष पुत्र श्री पृथ्वी सिंह निवासी ग्राम टोडीरमजानीपुरा, जगतपुरा, जयपुर, राजस्थान राज्य हाल निवासी ए–30 आचार्य विनोबा भावे नगर, वैशाली नगर, जयपुर, राजस्थान राज्य का हूँ।

जो कि मेरे स्वामित्व व अधिकार का एक भुखण्ड खसरा नम्बर 357/186, 358/186/307, 359/186/310 ग्राम टोडीरमजानीपुरा, तहसील सांगानेर, जिला जयपुर में स्थित है, जिसका कुल क्षेत्रफल 1498.03 वर्गमीटर है, जिसकी चारों सीमाओं में पूर्व की ओर अन्य की भूमि, पश्चिम की ओर रोड 40 फीट चौडा आमद् रफत सरकारी, उत्तर की ओर रोड 100 फीट चौडा आमद् रफत सरकारी व दक्षिण की ओर अन्य भूमि स्थित है।

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For Swadeshi Real Estate

Partner

यह कि कार्यालय जयपुर विकास प्राधिकरण जयपुर द्वारा उक्त वर्णित भूखण्ड का एकल पट्टा विलेख दिनांक 28.10.2010 ईस्वी एवं पुनः वैध दिनांक 5.10.2017 ईस्वी को मेरे हित में जारी कर दिया गया, जो पट्टा विलेख उप पंजीयक जयपुर प्रथम के यहां दिनांक 11.10.2017 को पुस्तक संख्या संख्या 1 जिल्द संख्या 1023 के पेज संख्या 142 कम संख्या 201703015107495 पर पंजीबद्व किया गया तथा अतिरिक्त पुस्तक संख्या एक जिल्द संख्या 4088 के पेज संख्या 328 से 342 पर चस्पा किया गया था। इस प्रकार मैं उपरोक्त वर्णित भुखण्ड स्थित खसरा नम्बर 357/186, 358/186/307, 359/186/310 ग्राम टोडीरमजानीपुरा, तहसील सांगानेर, जिला जयपुर का बिना किसी अन्य व्यक्ति के सीर व साझे के एक मात्र मालिक, स्वामी व अधिकारी हुआ, जिसको मैने आज तक किसी भी अन्य व्यक्ति को रहन, विक्रय व हस्तान्तरित आदि नही किया है तथा उक्त वर्णित भुखण्ड प्रत्येक प्रकार के झगडे, टण्टे, ऋण भार सरकारी, अर्द्वसरकारी, बैंक व जनसाधारण से मुक्त हे तथा किसी कर्जा, कुर्की, डिक्री व अनुबन्ध पत्र द्वारा भी बन्धित नही हैं एंव इसके विषय में मुझको प्रत्येक प्रकार से अपने काम में लेने व रहन, विक्रय व हस्तान्तरित आदि करने के सम्पूर्ण स्वत्वाधिकार मालिकाना हक प्राप्त है।

यह कि मैं उक्त वर्णित रूपान्तरित भूखण्ड में अपार्टमेन्ट का निर्माण करवाना चाहता हूँ, जिसके लिये मैने एक डवलपर फर्म मैसर्स स्वदेशी रियल एस्टेट पंजीकृत कार्यालय प्लाट नम्बर सी–341ए, हंस मार्ग, मालवीय नगर, जयपुर, राजस्थान राज्य जरिये पार्टनर श्री मनीष भाटिया पुत्र श्री पीताम्बर भाटिया से सम्पर्क किया है, जिसकी बाबत मेरे एंव उक्त मैसर्स स्वदेशी रियल एस्टेट के मध्य दिनांक 22.12.2017 ईस्वी को डवलपर एग्रीमेन्ट निष्पादित किया गया है, जो डवलपर एग्रीमेन्ट उप पंजीयक जयपुर प्रथम के यहां दिनांक 22.12.2017 ईस्वी को निष्पादित किया गया है तथा उक्त डवलपर एग्रीमेन्ट के तहत मेरा 44प्रतिशत हिस्सा एंव डवलपर मैसर्स स्वदेशी रियल एस्टेट का 56प्रतिशत हिस्सा तय किया गया है।

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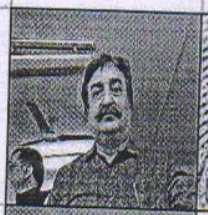
यह कि मैं उपरोक्त वर्णित भूमि/भूखण्ड में निर्मित होने वाले अपार्टमेन्ट में से डवलपर मैसर्स स्वदेशी रियल एस्टेट जरिये पार्टनर श्री मनीष भाटिया के 56प्रतिशत हिस्से सम्पूर्ण के सम्बन्ध में मैसर्स स्वदेशी रियल एस्टेट पंजीकृत कार्यालय प्लाट नम्बर सी–341ए, हंस मार्ग, मालवीय नगर, जयपुर, राजस्थान राज्य जरिये पार्टनर श्री मनीष भाटिया पुत्र श्री पीताम्बर भाटिया को अपना मुख्तयारआम नियुक्त कर अधिकार देता हूँ कि उक्त मुख्तयारआम मेरे उक्त वर्णित भूखण्ड में निर्मित होने वाले अपार्टमेन्ट में से डवलपर के 56प्रतिशत हिस्से से संबंधित समस्त कार्यवाही करे, डवलपर के हिस्से के फ्लेट/यूनिट्स को किसी भी प्रकार से विक्रय करना तय करे, बिचौती का इकरारनामा तहरीर व तकमील करे, विक्रय मूल्यधन राशि प्राप्त करे, विक्रय पत्र निष्पादित कर पंजीयन की कार्यवाही करे, कब्जा सम्भलावे।

For Swadeshi Real Estate

Partner

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री SHAKTI SINGH URF SHAKTIK SINGH, पुत्र/पुत्री/पत्नि श्री PRITHVI SINGH, व्यवसाय Businessजाति RAJPUT House No.:0, Colony: VILL. TODIRAMJANIPURA, Area: JAGATPURA JAIPUR A/P A-30 AACHARYA VINOBA BHAVE NAGAR VAISHALI NAGAR, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN			Executant Age : 53 Signature :
2	श्री/श्रीमती/सुश्री MANISH BHATIA AS PARTNER SWADESHI REAL ESTATE, पुत्र/पुत्री/पत्नि श्री PITAMBER BHATIA, व्यवसाय Businessजाति SINDHI House No.:C-341A, Colony: HANS MARG, Area: MALVIYA NAGAR, City: JAIPUR, Pin code: 302017, District: JAIPUR, State: RAJASTHAN			Claimant Age : 33 Signature :

ने लेख्यपत्र when authorizing not more than five persons to act jointly and severally in more than one transaction or generally 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 SHALEEN RATNU, पुत्र/पुत्री/पत्नि श्री VIJAY SINGH RATNU जाति HINDU Age: 35 Add: House No.:637, Colony: MAHAVEER NAGAR, Area: DURGAPURA, City: JAIPUR, Pin code: 302018, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री KULDEEP SINGH RATNU, पुत्र/पुत्री/पत्नि श्री KISHORE SINGH RATNU जाति HINDU Age: 39 Add: House No.:D-283, Colony: MALVIYA NAGAR, Area: JAIPUR, City: JAIPUR, Pin code: 302017, District: JAIPUR, State: RAJASTHAN			Signature

201701015010969

उप पंजीयक JAIPUR-I

when authorizing not more than five persons to act jointly and severally in more than one transaction or generally

सारांश यह है कि उक्त मुख्तयारआम द्वारा मेरे उपरोक्त वर्णित भुखण्ड में निर्मित होने वाले अपार्टमेन्ट में से डवलपर मैसर्स स्वदेशी रियल एस्टेट जरिये पार्टनर श्री मनीष भाटिया के हिस्से के 56प्रतिशत हिस्से के सम्बन्ध में की गई समस्त लिखित व मौखिक कार्यवाही, पैरवी व जवाबदेही मुझे मेरे द्वारा किये हुये के समान स्वीकार व अंगीकार होगी।

अतः यह मुख्तयारनामा आम मैने अपने स्वस्थ चित्त व स्थिर बुद्वि की अवस्था मे तीन किता पेपर पर लिखवाकर इसको भली प्रकार पढ सुन सोच व समझकर अपने हस्ताक्षर समक्ष निम्न गवाहान के कर दिये है कि प्रमाण रहे और समय पर काम आवे । इति दिनांक 22.12.2017

For Swadeshi Real Estate

हस्ताक्षर

Partner

गवाह

Shaleen Ratnu.
S/o Vijay Singh Ratnu.
637 Mahaveer Nagar
Durgapura Jaipur.

गवाह

Kuldeep Singh Ratnu.
S/o Kishor Singh Ratnu.
D-283 Malviya Nagar
Jaipur.

637

उप पंजीयक
जयपुर प्रथम

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 10000, सरचार्ज राशि 100 कुल रू 10600 रसीद संख्या 201702015011331 दिनांक 22-12-2017 में जमा किये गये है।

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

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उप पंजीयक, JAIPUR-I

उप पंजीयक
जयपुर प्रथम

when authorizing not more than five persons to act jointly and severally in more than one transaction or generally

Registration Endorsement

आज दिनांक 22/12/2017 को

पुस्तक संख्या 6 जिल्द संख्या 3 में

पृष्ठ संख्या 148 क्रम संख्या 201703015600063 पर पंजीबद्व किया गया तथा

अतिरिक्त पुस्तक संख्या 6 जिल्द संख्या 2 के

पृष्ठ संख्या 154 से 164 पर चस्पा किया गया ।

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उप पंजीयक, JAIPUR-I

उप पंजीयक
जयपुर प्रथम

when authorizing not more than five persons to act jointly and severally in more than one transaction or generally