

Mukul Angiras

Advocate
Old Chamber No. 12,
Rajasthan High Court, Jodhpur.

Residence

1004 Ist "D" Road, Near Nehru Park
Sardarpura Jodhpur (Raj.)
Mob. 7665666677

Date: 15.01.2015

Place: Jodhpur

To,
ICICI BANK Limited

Dear Sir/Madam,
Re: Loan proposal in respect of Project **The Kingdom** developed by M/s.
Adarsh Buildestate Ltd.

Project Name – The Kingdom

Developer - M/s. Adarsh Buildestate Ltd. (A Company incorporated under
Companies Act 156)

Owner of Property :- Shri Viniyog & Infra Corportation

Details of Property :- Various Flats to be built at land allotted by J.D.A. for
group housing at Kh. No. 700/2 to 711 of Village Gewan, Tehsil and Dist.
Jodhpur. (Total Plot area Measuring 26332 Sq. Yards).

**I have perused the documents listed in Annexure A to this letter in
respect of the above mentioned project.**

01. Photo Copy Patta Vilekh (For Group Housing) issued by J.D.A. Jodhpur
in favour of Shri Viniyog & Infra Corporation through director Shri Tarun
Prem Shrivastav S/o Shri Prem Shankar Shrivastav and Shri Murlidhar
Chandak S/o Shri Dhanraj Chandak, Patta No. 23143, dispatch No. 5275,
on Dt. 28.10.2014, which was duly Reg. before S.R. (Third) Jodhpur, Reg.
Dt. 10.11.2014, Book No. 01, Zild No. 744, Page No. 166, S.No
2014013654.

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ADVOCATE, RAJ. HIGH COURT
1004, First 'D' Road, Sardarpura,
Near Nehru Park, Jodhpur

02. Photo Copy Partnership Deed of Shri Viniyog & Infra Corporation between Smt. Pushpa Chandak, Shri Sanwar Mal Mittal, Smt. Radha Moondra, Tarun Prem Associates, Mutha Associates, Dhanraj Murlidhar Chandak (H.U.F.), Kamal Kishor Chandak (H.U.F.), Murlidhar Bhojraj Chandak (H.U.F.) Notarized on Dt. 17.11.2011.
03. Photo Copy Certificate of Registration of firm "Shri Viniyog & Infra Corporation" issued by Registrar of Firm Dt. 21.11.2011
04. Photo Copy Certificate of Incorporation of Company "Adarsh Buildstate Limited" issued by Registrar of companies dt. 20.04.2000.
05. Photo Copy of Board Resolution, on Dt. 26.06.2013.
06. Photo Copy developers agreement between firm Shri Viniyog & Infra Corporation (Land owner) and company Adarsh Estate Ltd. (developers) duly registered before S.R. (First) Dt. 28.06.2013, Book No. 01, Zild No. 610, Page No. 31, S.No. 2013008644.
07. Photo Copy Construction Permission with Approved Map. Dt. 18.12.2014.
08. Photo Copy of Site Plan

In my opinion, the Property Type Transaction is Flats Being Purchased Directly form Builder.

**I am of the opinion that the Owner's title to the said property is clear and marketable and can be considered acceptable security by ICICI BANK.
In my opinion the following documents are required to be taken for completion of the Project file from the Developer (please specify Whether original/copy of each document is required)**

01. Photo Copy Patta Vilekh (For Group Housing) issued by J.D.A. Jodhpur in favour of Shri Viniyog & Infra Corporation through director Shri Tarun Prem Shrivastav S/o Shri Prem Shankar Shrivastav and Shri Murlidhar Chandak S/o Shri Dhanraj Chandak, Patta No. 23143, dispatch No. 5275, on Dt. 28.10.2014, which was duly Reg. before S.R. (Third) Jodhpur, Reg.

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 1004 First D' Road, Sardarpura,
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07. Photo Copy Construction Permission with Approved Map. Dt. 18.12.2014.
08. Photo Copy of Site Plan

Further in my opinion the following documents are required to be taken from each individual borrower for creation of security in each individual home loan file (please specify whether original/copy of each document is required)

(Please mention all documents required even if they appear in Annexure A)

01. Photo Copy Patta Vilekh (For Group Housing) issued by J.D.A. Jodhpur in favour of Shri Viniyog & Infra Corporation through director Shri Tarun Prem Shrivastav S/o Shri Prem Shankar Shrivastav and Shri Murlidhar Chandak S/o Shri Dhanraj Chandak, Patta No. 23143, dispatch No. 5275, on Dt. 28.10.2014, which was duly Reg. before S.R. (Third) Jodhpur, Reg.

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07. Photo Copy Construction Permission with Approved Map. Dt. 18.12.2014.
08. Photo Copy of Site Plan
09. Original Allotment Letter issued by Developer.
10. Original payment receipts issued by the Developer in respect of payments made in respect of the flats/floors/dwelling units/plots etc. by the prospective purchasers/borrowers.
11. Original Agreement to Sale in favour of Applicant/Borrower executed by Developer.
12. Original Tripartite Agreement executed among developer, ICICI Bank Ltd. and the prospective purchase/borrower, in respect of the said property.

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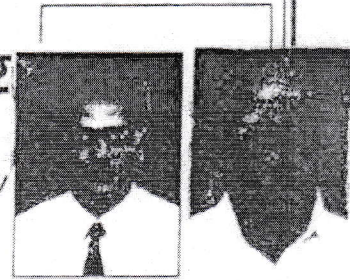
ADVOCATE, RAJ. HIGH COURT
1904, First 'D' Road, Sardarpura.



जोधपुर विकास प्राधिकरण, जोधपुर

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

पट्टा विलेख



यह विलेख आज तारीख 28/01/2014 के माह के दिनांक जोधपुर विकास प्राधिकरण, जोधपुर (जिसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं श्री विनीता राज एडवोकेट कांफेरेन्स जरीय जाति।
पुनर्विचार के लिए नगर निकाय के द्वारा श्री एम. राकेश श्रीवास्तव जाति कायस्थ व
श्री एम. राकेश श्रीवास्तव जाति कायस्थ व श्री एम. राकेश श्रीवास्तव जाति कायस्थ व

व्यवसाय निवासी 60, इन्डियन विहार सुरसागर रोड, जोधपुर (जिनको इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से ऐसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्राधिकारी और मुलकाल अन्तर्गत भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह निम्नलिखित साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये गए हैं, प्रदान और लीज करती है जो योजना 100/99 में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसका अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शों में लाल रंग में दिखाया गया है, और जिस पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तों और करारों के अधीन स्वयंसेवक अपने उपयोग, उपयोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात् :-

- लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसमें नगर निकाय समय-समय पर इस हेतु नियत कर दे, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रुपये 1,11,699/- अंके एक लाख ब्यासठ हजार 699/- रुपये मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो एक बारीय नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकते हैं, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर होगी और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा।
- एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के परचात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण को सखी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
- पट्टे की अवधि :- पट्टाधारक अधिकार 99 वर्ष के लिए होगा।
- उक्त भूखण्ड का उपयोग केवल प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जायेगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
- इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढ़ा दी जावे, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
- लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकते हैं। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तों और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरित या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रथमगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किसी पृथक् आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जाये, शासित होंगे।
- उक्त भूखण्ड के अन्तरण के मामले में, अन्तरित के पक्ष में नाम में अन्तरण के लिए नगर निकाय को आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या यस्वीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रुपये प्रति वर्गमीटर की दर से अन्तरण फीस निश्चित की जायेगी; परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
- यदि किसी को अधीन किसी व्यक्ति के प्रति पराट्टे प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया गारंटी - भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
- यदि यह पट्टा विलेख के निष्पादन के परचात् यह पाया जाता है कि आवंटन या पट्टा विलेख विधि की दुरुभिसंधि या उसके उल्लंघन या अन्य प्रकार दस्तावेज के आधार पर दुरुपयोग द्वारा अभिप्राप्त किया गया है या आवंटन या पट्टा विलेख के

निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रा-
करेगा जो सभी प्रभारों से रहित नगर निकाय में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किस-
प्रकार की नुकसानी के लिए दायी नहीं होगा।

10. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीना निगम/शिडयूल्ड बैंक/सरकार ऋणदात्री संस्था/एच.डी.एफ.
सी. अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास भवन निर्माण के ऋण के लिए बंधक रखा जा सकेगा।

* जो लागू नहीं हो उसे काट दें।

पुकरणा संख्या - 1403/08

कस्बे का नाम :
राजस्व ग्राम :
खसरा नम्बर : 700/4 से 711
योजना का नाम :
बिम्बित नाप सहित क्षेत्रफल वर्गगज/वर्गमीटर :
..... 026338 व.ग.

परिशिष्ट

सीमा पूर्व 60' सड़क व सीमा पश्चिम 30' सड़क व गार्डन
जन्म सुरतल
सीमा उत्तर गार्डन सीमा दक्षिण सन्य सुरतल मानचित्र संलग्न है
भूखण्ड की संख्या यदि कोई हो 24/6/2014 एफएम सुरतल

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

नगरीय निकाय की ओर से

आज सन् 20 माह के 28/10/2014 वें दिन
श्री मोहन सिंह राजपुरीय उपायुक्त (परिगम)
निम्न की उपस्थिति में जोधपुर में हस्ताक्षर किये।

नगर निकाय 28/10/2014
(सक्षम अधिकारी के हस्ताक्षर एवं मोहर)
जोधपुर विकास प्राधिकरण

साक्षी :-

1. नाम :
पिता/पति का नाम :
व्यवसाय :
निवास स्थान :

साक्षी के हस्ताक्षर

2. नाम :
पिता/पति का नाम :
व्यवसाय :
निवास स्थान :

For SHRI VINAYOG & INFRA CORPORATION
Authorised Signatory

आज दिनांक सन् 20 के माह के
वें दिन को निम्नलिखित की उपस्थिति में उक्त श्री
लोजधारक द्वारा कार्यालय, जोधपुर विकास प्राधिकरण, जोधपुर में हस्ताक्षर किये
गये।

लोजधारक - द्वितीय पक्ष

साक्षी :-

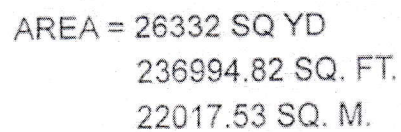
1. नाम :
पिता/पति का नाम :
व्यवसाय :
निवास स्थान :

साक्षी के हस्ताक्षर

2. नाम :
पिता/पति का नाम :
व्यवसाय :
निवास स्थान :

साक्षी के हस्ताक्षर

SITE PLAN OF THE GROUP HOUSING SCHEME
AT KHASRA NO. 700/2 TO 711 OF
VILLAGE-GEWAN AT JODHPUR.



28/12/2017
बनायुक्त (परिवहन)
नामपुर विकास प्राधिकरण
श्रीरामपुर

Auth. Sign.

REGISTRATION & STAMPS DEPARTMENT
OFFICE OF THE SUB REGISTRAR JODHPUR-1
JODHPUR-1

(Rule 75 & 111)
FEE RECEIPT

Fee Sr. No. : 2013012067 Dated : 29/06/2013
Presenter Name : TARUN PRAKASH SHRIVASTAV Page Value : 0
Presenter Address : A 100 KNN JODHPUR
Document Type : Agreement of Developer
Claimant Name : ADARSH BUILD ESTATES LTD THRU- MANISH CHOUDHARY, 106 PASHCHIM VIHAR JAL
Document S.No. : 2013011643 Stamp Value : 2334340

Ordinary Registration Fee	: 50000	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandum u/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 0
Surcharge on Stamp Duty	: 233440		
Late Fee u/s 25-34	: 0		

TOTAL : 233740

Amount Rs. Two Lakh Eighty Three Thousand Seven Hundred Forty only

Cashier

Sub Registrar JODHPUR (FIRST)

Auth. Sign.

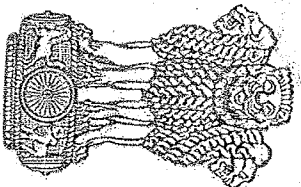
For ADARSH BUILD ESTATES LTD.

65

INDIA NON JUDICIAL

Government of Rajasthan

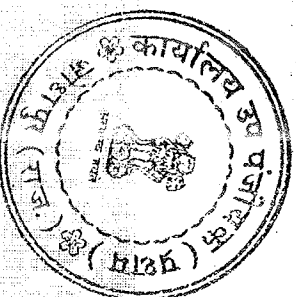
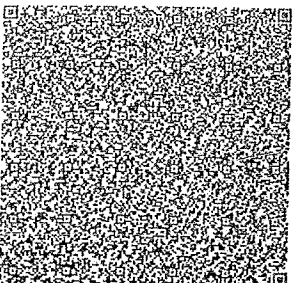
e-Stamp



सत्यमेव जयते

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

IN-RJ00793427646032L
27-Jun-2013 06:00 PM
SHCIL (FI)/ rjshcil01 PAOTA/ RJ-JU
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DINESH JAIN ADVOCATE
Article 5(bbbb) Agreement / Power of Development
VRINDAWAN VIHAR KH NO 700/2 TO 711 VILL GEWAN
SOORSAGAR ROAD JODHPUR RAJASTHAN
0
(Zero)
SHRI VINIYOG AND INFRA CORPORATION THRU PARTNERS
ADARSH BUILD ESTATES LTD THRU DIR MANISH CHOUDHARY
SHRI VINIYOG AND INFRA CORPORATION THRU PARTNERS
20,34,340
(Twenty Lakh Thirty Four Thousand Three Hundred And Forty only)



Please write or type below this line

For SHRI VINIYOG & INFRA CORPORATION

Authorised Signatory

For Adarsh Buildestate Ltd.

Director

अनुमोदित (मुद्रा)

ZK 0001338090

Statutory Alert:

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

For ADARSH BUILD ESTATE LTD.

Auth. Sign.



राजस्थान

425511

DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT IS BEING MADE AND EXECUTED on this 27th day of June, 2013 at Jodhpur by and between Shri Vinayog & Infra Corporation, a Partnership Firm, Registered with Registrar of Firms, Rajasthan, having its office at Vindavan Vihar, Village Gewan, Soor Sagar Road, Jodhpur, through its Partners Shri Tarun Prem Srivastava S/o Shri Prem shanker Srivastava, aged 55 years R/o A-100, Kamla Nehru Nagar First Extn. , Jodhpur and Shri Murlidhar Chandak s/o Late Shri Dharmraj Chandak, aged about 70 years, r/o Kesar Bagh, Ratanada, Jodhpur, hereinafter referred to as "Owner" (which expression shall, unless repugnant to the context, be deemed to mean and include its successors in interest, assignee, constituted attorney/s, etc.)

AND

Adarsh Build Estates Ltd., a company incorporated under the Companies Act 1956 and having its registered office at Modi Lane, Sirohi (Raj.) and Branch office at Element mall, Ajmer Jaipur Highway, Jaipur, through its Director Shri Manish Choudhary S/o Sh Deenaram Choudhary aged 42 years R/o 106-Paschim Vihar, Vaisali nagar, Jaipur hereinafter being referred to as "Developer"/Party of Second Part (which expression shall, unless repugnant to the context, be deemed to mean and include its successors in interest, assignee, constituted attorney/s, etc.)

For Adarsh Buildestate Ltd.


Director

FOR SHRI VINAYOG & INFRA CORPORATION


Authorized Signatory

For ADARSH BUILDSTATE LTD.


Adh. Sign.

अनुमोदित



राजस्थान

425512



WHEREAS the Party of First Part, is the recorded Owner and is in possession of an residential land bearing reconstituted plot admeasuring 26332 sq. Yds Situated at Khasra No. 700/2 to 711, Village Gewan, Soorsagar Road in the city at Jodhpur (RAJASTHAN) Dist. Jodhpur. More particularly referring to the area described in the Schedule I, duly approved by JDA for construction of Group Housing and permission for consolidation of the Land issued by the JDA, in name of the First party and map of the same is attached herewith for identification.

WHEREAS For better understanding a site plan showing the said land is annexed herewith this agreement, which shall form an integral part of this agreement. The boundaries of this plot are given hereunder: -

In North - Common Garden Area
In South - 30' wide Road and hereafter other plots of Vrindavan Vihar
In East - 60' Wide Road and Part of Vrindavan Vihar & other Land
In West - Common Garden Area & 30' Wide Road
Area of Plot 26,332 sq.yds Now Corner Plot as per Site Plan attached

For Adarsh Buildestate Ltd.

WHEREAS looking to the demand for apartments In multi storied buildings situated at good locations, Owner hereto became keen and desirous of developing a multi storied building on the said plot of land in accordance with the rules, regulations and building bye-laws of the local authorities, so as to derive the maximum profitable use of the said plot.

अदरश बिल्डिस्टेट (प्रा.) लि.

FOR SHROVANYOG & INFRA CORPORATION

Authorised Signatory

For Adarsh Buildestate Ltd.

Director

For ADARSH BUILDSTATE LTD.

अदरश
अ.न. सिग.



राजस्थान

425513

425513

WHEREAS the Party of the second part is a reputed developer concern and hence possesses requisite expertise in the construction and development of multistoried buildings with independent units and is thus, a proven party for the requisite development works.

WHEREAS the party of the first part approached the party of the second part for the above mentioned development work, mutual discussions were held between both the parties and an understanding was formed for the development of the said plot for which the party of the first part and Party of the second part have expressed their consent on the terms and conditions mentioned in this agreement hereunder.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES
HERE TO AS FOLLOWS:

1. THAT , presently Jodhpur Development Authority (herein referred to as JDA) has approved the Map for construction of 11.25 Storied buildings allowing 2.75 FAR against standard 1.33 FAR allowed by JDA, by collecting additional betterment charges from the Developer. JDA has approved the Map for construction of 11.25 Storied Building on above piece of Land, offered by the owner, for development of Multistoried Building Complex.
2. It has been agreed to by and between the parties hereto that in consideration of the cost of the construction and expenses incurred by the developer on the construction of the building, the owner and developer shall receive the sale proceeds of the constructed area, allocated to each party, as mentioned in schedule II of this agreement

FOR SHRI VINAYAK & INFRA CORPORATION

Authorized Signatory

For Adarsh Buildestate Ltd.

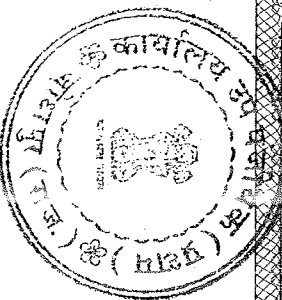
Director

FOR ADARSH BUILDESTATE LTD.

Auth. Sign.



राजस्थान RAJASTHAN



425514

425514

3. That the Owner's and Developer's share as described hereinabove respectively will be marked on the approved plan of the proposed project in the beginning of sale of units, as per agreed allocation ratio, by the mutual consent of both parties.
4. THAT the Owners have handed over to the developer the above said Land of the above said plot to develop and construct multi storied buildings as per approved plans, to survey the land, to demarcate the necessary layouts, to mark the necessary points and to have carried out such other incidental work in order to getting the building plans prepared which has been approved by building plan committee (BPC) of Jodhpur Development Authority, on which the developer shall excavate the site and raise and construct the multistoried building in accordance with the approved plans and in accordance with the provisions of law in force from time.
5. *The owner hereby agrees to keep the title of Scheduled Land clear and marketable up to and after the complete implementation of this Agreement.*
6. The owners shall assist the developer as and when required by filing affidavits, signing requisite forms, giving statement and providing the legal documents in connection with the development work.
7. THAT the developer shall appoint and avail the services of an Arch. Consultancy firm *at its own cost* for the purposes of carrying out completion of the project building and shall act in consultation with the said firm in development of the property.

FOR SHRINIVAS & SONS CORPORATION
(Signature)
Authorized Signatory

For ADARSH BUILDESTATE LTD.

For Adarsh Buidestate Ltd.
(Signature)
Director

(Signature)
Auth. Sign.



राजस्थान RAJASTHAN

425515

8. THAT the developer shall develop the said plot of land by constructing and putting a multistoried buildings with independent units with all essential facilities as per specifications given by them for a comfortable occupation at his own cost and expenses and resources after procuring all the requisite permissions sanctions, approvals from the competent authorities. That after the commencement of the construction the developer and the owner shall be responsible for payment of all expenses towards lease money, sewerage tax, house tax, property tax, any other taxes levied by the local authority or the government which may become payable in respect of the said proposed building from the date of commencement of construction till its completion in the ratio of allocable area described in schedule I appended hereto (for the owner and the developer respectively) being the sharing ratio of both the parties as per the stipulations mentioned elsewhere in this agreement. After completion of the building, all the taxes and dues shall be paid proportionately by the prospective purchaser/occupiers of various units as per the actual assessment by the competent authority.

9. THAT it has been assured by the developer that it will use its technical skill and expertise to build a good building complex with first class material for the major materials to be used. The specifications of the construction shall be as per the location and needs of the Project and as agreed by the owners. A detail specifications shall be laid down in separate agreement/annexure. However, if any prospective buyer of flat / unit request for some modifications, the developer shall be free to entertain such request provided the concerned buyer of flat / unit agrees to modify the cost as may be mutually decided between the developer and the buyer.

FOR SIGNATURE & SEAL OF CORPORATION
Authorized Signatory

For Adarsh Buildestate Ltd.

Director

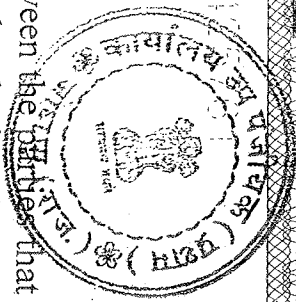
FOR ADARSH BUILDESTATE LTD.

Auth. Sign.



राजस्थान RAJASTHAN

425761



10. THAT it is specifically agreed between the parties that after allowing the developers entry in the land for developing the property and after obtaining approval of the building plans from the competent authorities, the developer and the Owners shall be completely free to book and enter into agreement to sale, their allocable units respectively or part thereof. However if any of the party insists at any time after approval of the building plans to have its share demarcated in the remaining unsold area as per the ratio mentioned hereinabove, then the developer and the Owners shall be completely free to book and enter into agreement to sale their respective demarcated proportions. Both the parties shall be entitled to receive application money, advance money, installments etc. against booking of their respective area at mutually agreed rate.

OR
अतिरिक्त (अथवा)
अथवा

11. THAT in case at the time of such vesting of the built up proportions as described in Schedule II attached with this agreement, if any portion remains which cannot be divided physically in such event both the parties shall have the option to take over such area and to compensate the other party on mutually agreed terms or such area shall be handed over to the party offering higher value.

12. THAT all rights and interest in the open spaces and all common facilities shall vest in the owners and the developers as agreed to herein above, provided however that they shall permit/restricted use of such open areas to the lawful Owners/occupiers of the dwelling units in accordance with the norms and guideline to be formulated by the Owners/developers and the lawful occupiers of the dwelling units.

FOR SHREE ADARSH BUILDING CORPORATION

Signature of Mr. S. K. Sharma
Mr. S. K. Sharma
Secretary



For Adarsh Buildestate Ltd.

Signature of Mr. S. K. Sharma
Mr. S. K. Sharma
Director

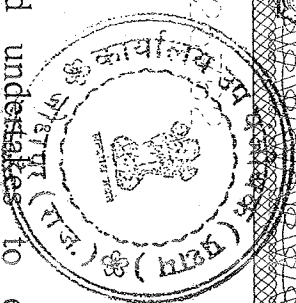
For ADARSH BUILDSTATE LTD.

Signature of Mr. S. K. Sharma
Mr. S. K. Sharma
Auth. Sign.



राजस्थान RAJASTHAN

425762



13. THAT the developer agrees and undertakes to expeditiously commence and carry out the project building work and complete the same in all respect a fully habitable accommodation within a period of three years from the date of raft execution, for proposed development work. In case if the developer fails to develop the project within the prescribed period of three years, a six months grace period shall also be provided to him for completion of the project. It is agreed that the delay caused in construction and development due to *force majeure* conditions, any natural calamity or curfew imposed or due to any defect in the title of the Owners or due to any boundary dispute with the neighbors, stay / injunctions or any other reason which is beyond the control and contemplation, of the developers, would not be the responsibility of the developer and time consumed in clearance of above mentioned hurdles shall not be counted in the stipulated period. Beyond the control and contemplation shall mean any act of God, sudden scarcity of raw material etc. however, any reason which could have been avoided by the developer with care and caution will not be considered as the reason which is beyond the control and contemplation of the developer.

14. If the Developer fails to complete building and fails to deliver after additional grace period of 06 months, as described, herein before, then the Developer shall be liable to give a sum of Rs. 5/- (Rupees Five only) per Sq. Feet of the owners allocation of FAR space permitted by the authorities every month to the owner as compensation penalty till the completion of the project. However,

For SHIRVINCO & INDA CORPORATION
(Signature)
Authorized Signatory



For Adarsh Buildestate Ltd.
(Signature)
Director



For ADARSH BUILDSTATE LTD.

(Signature)
Auth. Sign.



राजस्थान RAJASTHAN

425763

Developer has to complete the construction of the project completely within four years from the date of start of construction. The owners reserve their rights to terminate this agreement without any compensation, if the construction is not completed within the permitted/extended period. However developer agrees to construct a sample flat in 5 months time after the lease of group housing obtained by the owner.

15. THAT the purpose of this development agreement, the completion of building shall mean that the building should be complete for habitation and ready for occupation and should be complete in all respect as per specification agreed in this agreement. However, completion certificate from local body shall not be an essential condition to recognize the building as completed, if need be the completion certificate of the architect will be provided by the developer.

That in order to avoid unwarranted competition among the owner and the developer, both the parties have agreed to make sales at the mutually agreed rate. Both parties shall dispose off there own allocations. That after completion of the project, the area remained unsold shall be allocated among the parties hereto in the above referred ratio and described in Schedule II of this agreement. Both the developer and the Owner shall thereafter be competent to deal with and/or dispose off the area so vesting in them. In no case either of them can sell below the base rate agreed upon.

For SHRI VINOD & SONS CORPORATION
Authorized Signatory

For Adarsh Buildestate Ltd.
Director

For ADARSH BUILDESTATE LTD.

Adm. Sign.



राजस्थान RAJASTHAN

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17. THAT the above Multi Storied Complex Project has been named as "THE KINGDOM" and shall be known by the same and any change in the name can be made by the developer with the consent of Owners.

18. THAT the cost of marketing and publicity and other sale activities/marketing staff shall be borne by the developer only. However all the material shall reflect joint venture of both parties.

19. THAT the cost of brokerage on sale consideration shall be borne by both the parties hereto in their respective ratio as per Schedule II, by the owner and developer respectively.

20. THAT in case due to the provisions of affordable housing policy of government of Rajasthan or any other government rules, regulations and orders if the developer is liable to construct the housing for FWS/LIG then the construction cost so incurred shall borne by the developer only.

21. THAT in case, affordable housing units are to be surrendered due to mandatory requirement in terms of Affordable Housing Policy of Govt. of Rajasthan or any other prevailing law then the whole compensation for surrendering the affordable housing units to any nodal agency of Govt. of Rajasthan shall vest in the Developer and Owners jointly. However if the government policy allows the sale of affordable housing units at best market rates without any restriction then market value so realized from the sale of the units shall also be divided in the proportionate share mentioned in the schedule II, between the owner and the developer.

FOR SHRI VINOD & INFRA CORPORATION

Authorized Signatory

For Adarsh Buildestate Ltd.

Director

FOR ADARSH BULDESTATE LTD.

Auth. Sign.



राजस्थान RAJASTHAN

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22. THAT any other government levy/taxes including newly enacted labour cess under The Building and Other Construction Worker's (Regulation of Employment and Conditions of Services) Act, 1996 and The Building and Other Construction Workers Welfare Cess Act, 1996 and other taxes relating to and upto stage of completion of construction shall be *borne by the developer*.
23. The service tax and all other taxes pertaining to this development project as are applicable upto construction stage, shall also be *borne by the developer*.

24. THAT the developer shall keep the Owners indemnified and safe against all the labor laws, laws relating to construction and liabilities towards any person on account of any loss or accident occurs during construction at the said plot. The developer shall clear all such liabilities by using their own resources and the Owners will not be responsible for any loss or damages paid or payable to any person directly or indirectly arising on account of construction on the said plot.

24. THAT the Owners shall provide the photo copies of all legal documents related to the plot to the developer. Whenever original copies of the documents of said plot are required by the developer for various concerned departments (e.g. Nagar Nigam, JDA, Electricity Board/Water Board etc, the Owners will cooperate immediately by accompanying with the developer with original papers to various

For SHRI VINOD INFRA CORPORATION

Authorized Signatory

For Adarsh Buildestate Ltd.

Director

For ADARSH BUILDSTATE LTD.

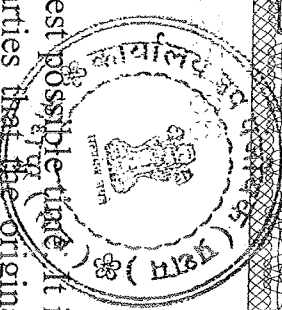

Auth. Sign



राजस्थान RAJASTHAN

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concerned departments within earliest possible time. It is also agreed by and between hereto by both parties that the original maps duly approved by the local authorities shall remain in possession of the developer however, the developer shall provide photo copies of the approved maps to the Owners.



25. THAT it is also agreed that Shri Tarun Prem Srivastav on behalf of the Owners shall execute power of attorney in favour of the developer or his representatives to represent him in the office of the JDA, JMC, JVNL, UDH Ministry, Government or Rajasthan / State of Rajasthan or any other authority or body whether Local Municipal or Government and to sign and execute any application, representation security deposit bonds, etc. and to apply and obtain any permission/sanction or clearances. To appear and act before any local authority, Government, Semi Government including the competent authority dealing with the approval of plans and to make all such applications and depositions as may be required for the purpose of the said development of the said property for any agreed modifications, alterations, in the sanctioned plans and for getting all kinds of sanctions, permissions, approvals, quotas of various commodities, entitlement of the allocations as may be required in construction of the building including rights of getting water, electricity and telephone connection and sell Developers allocation and part thereof, and get it registered and shall also have a right to enter into any agreement for sale of his portion by way of this power of attorney.

2

For SHRIMUKOG & INFRA CORPORATION
[Signature]
Authorized Signatory

For Adarsh Buldestate Ltd.
[Signature]
Director

FOR ADARSH BULDESTATE LTD.

[Signature]
Auth. Sign.



राजस्थान RAJASTHAN

425767

The developer shall have a right to receive the advance booking amount of his portion and issue receipts thereof and to generally do all other acts, deeds and things as may be necessary in relation to the aforesaid purpose. *The developer shall solely be responsible for booking amounts collected under such agreements and owners shall have no liability, except binding for registration of portions sold against Developers allocations/share to be constructed, under this agreement.*

26. THAT Owners shall not sell, mortgage, rent, lease or gift the above described consolidated plot or its part to any other party after entering into this agreement with developer until the period permitted as per clause 13 and 14 of this agreement. *The owner shall not commit any act, deed or omission that may have the effect of canceling 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's pursuant to power of Attorney executed on behalf of the owners under this agreement.*

27. That due to any reason if at any stage, after entering into this agreement, Party of First Part, decide to dissolve the Partnership Firm, the Land, thrown by the partners through consolidation in name of the firm and subject matter of Multi storied project development, cannot be re distributed by the partners amongst themselves. In case of dissolution of the partnership firm by the party of First Part, the outgoing partners individually would substitute themselves in place of the firm collectively, as joint owners of allocable right in Flats, and firm's allocation available as per JV

FOR SHIRVINVOG & INFRA CORPORATION

[Signature]
Authorized Signatory

For Adarsh Buildestate Ltd.

[Signature]
Director

For ADARSH BUILDESTATE LTD.

[Signature]
Auth. Sign.

agreement, would be distributed among partners (in their Capital sharing ratio) and each retiring partner(beneficiary) shall become party to this agreement, in his personal capacity.

28. However, in the event of dissolution, all the partners/beneficiaries/parties, would be bound by all the terms and conditions of this agreement and be liable to complete/honor their obligations, as was enforceable against and by the partnership firm , as regards benefits and liabilities under this agreement. The retiring partners and beneficiaries shall get right in the allocation available to owners and would be handed over by the developer as per JV agreement as detailed in Schedule II attached herewith. However, title and ownership rights in the allocation available, and the rights accruing in the form of Flats, to owners under this agreement, would be allocated/ transferred to the partners individually, as agreed between them in terms of their dissolution deed.

29. THAT it is agreed by and between both parties that the developer shall be entitled to display its board at the site and will be free to advertise the project in as and when required at their own cost and expenses. All publicity shall bear reference of joint venture between both the parties. 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 distributed as per distribution ratio mentioned in schedule IInd, between owner and builder respectively.

30. THAT the developer agrees and undertakes that the Owners shall not be responsible in any manner whatsoever for any claim which may be made by any third party in respect of booking/ provisional sale or any dealing by the developer with the third person with regard to the portion in the project building which fall in the share of the developer. Likewise, owners also agree and undertake that the developer shall not be responsible in any manner whatsoever for any claim which may be made by any third party in respect of booking/ provisional sale or any dealing by the owners with the third person with regard to the portion in the project building which fall in the share of the owners. Both developer and owner issuing receipt of any fund/deposit/sale proceed/any other receipt against provisional sale/booking of their allocations, shall clearly mention on the face of receipt, indicating non responsibility of other party.

31. THAT in the event of any breach of contract by the owner, the developer will be free to claim all the incurred losses and damages and simultaneously the owner shall be entitled to claim losses and damages which may be caused to him for breach of any terms & condition of this agreement by the developer.



Authorised Signatory

For SHRI VINOD K. INFRA CORPORATION

For ADARSH BUILDESTATE LTD

For Adarsh Buildestate Ltd

Director

Auth. Sign.

32. THAT it has been agreed to by and between both the parties hereto that all areas which are required for common amenities such as elevator, staircases, corridors, electrical room, Club House Facilities, maintenance society office space, watchman room, generator room, and other common amenities etc. shall be excluded while earmarking the respective portions of both the parties herein.

33. THAT it is made clear that the prospective purchaser shall be given undivided, proportionate and variable rights in the land along-with the built up area.

34. The owners assures the developers to execute the sale deeds of developer's share *on completion and allocation of respective share* as and when required by the developers and have assured to extend full cooperation likewise developers assures the owners to counter sign the sale deeds and extend full cooperation to the owners.

35. THAT party of the first part and party of the second part have entered into this agreement on principal to principal basis only and nothing contained herein shall be deemed or constructed as constituting a service contract or partnership or sale between the party of the second part and the party of the first part or as a joint venture, between the party of the first part and the party of second part Nor shall the party of the second part and the party of the first part in any manner constitute an association of persons. Each shall be strictly responsible for its own income tax liabilities, if any and shall keep the other party thereof indemnified from and against the same at all time.

36. THAT both the parties have agreed to hand over all the common portions and common amenities and facilities for the purpose of maintenance to the maintenance society to be formed for the purpose. It has also been agreed specifically that the Owners or the tenants and occupants of all the flats and other built-up areas in the building complex shall be bound to become members of the society and shall be liable to pay maintenance charges in proportion to their areas and as may be decided by the society from time to time.

37. THAT both the parties have agreed to get the development agreement registered in terms of the provisions of Rajasthan Stamp Act and Registration Act. Cost in respect of registration and stamp duty shall be borne by the parties in the ratio of 40:60 for the owner and the developer respectively.

38. THAT in case of any dispute arising between the parties in respect of meaning and interpretations with regard to any of the clauses or this agreement or any other dispute(s) relating to or concerning to this agreement shall be referred to Arbitration & Reconciliation Act, 1996 as amended from time to time.

For ADARSH BUILDSTATE LTD.

Auth. Sgn.

For Adarsh Buildestate Ltd.

Director

39. The Party of First Part shall not be liable for making any payment/liabilities occurred by the developers, without owners consent in writing and those arising due to developer's negligence.

40. That developer shall provide the detailed allocation to owner, of salable area of the project, as laid down in Schedule II attached herewith after getting approved map by JDA.

41. The developer shall supply a standard Performa of agreement to sell/sale deed to be executed in respect of the sale of units/area of the project by the owner. The owner and developer, shall adhere to such Performa so that all occupants of the project may have uniform rights and obligations in respect of respective units/flats. THAT the Developer have made a payment of Rs. 3,55,15,448/- (Rs. Three Crore Fifty Five Lac Fifteen Thousand four hundred Forty Eight only) by cheques/Rtgs on different dates, to the owner/ party of First Part as security deposit, to meet out the expenses and other matters to meet out the terms and conditions of development agreement, on owners part such as charges payable to Jodhpur Development Authority and others.

42. The said sum of Rs. 3,55,15,448/- (Rs. Three Crore Fifty Five Lac Fifteen Thousand four hundred Forty Eight only) shall be considered as interest free refundable security deposit towards proper commencement and timely completion of the development of the multistoried building project, as per the plan approved by the JDA.

43. THAT out of the interest free refundable security deposited by the Developer with the owners a sum of Rs. 1,50,00000/- (Rupees One Crore Fifty Lac only) shall be refunded to developer by the owner, on completion of structure completion of *third* floor of the project, and balance amount shall be refundable on completion of construction of the proposed project.

44. However, completion certificate from local body shall not be essential condition for the purpose of this agreement. Completion of building shall mean that building is ready for occupation. However till the time the entire security deposit is not refunded to the developer the developer shall have first charge on shares of owner as per the allocation chart. In case the proposed development project does not reach to the final stage because of any lacuna in the title or any misrepresentation on the part of the owner then the owner shall be liable to refund the security amount and the expenses incurred by the developer in respect of the proposed development project, forthwith.

45. That the Developer will hold the possession on flats of worth double the amount of security deposit or of the balance refundable security, which are allocated in the owner's share and earmarked for owners/Party of First part on approved plan, These flats will not be



21

अधीक्षक (नगर)
जोधपुर

Authorised Signatory
For ADARSH BUILDSTATE LTD.

For Adarsh Buildestate Ltd.

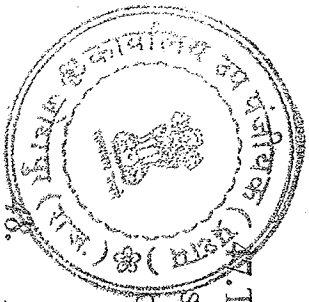
Director

FOR ADARSH BUILDSTATE LTD.

Adm. Sign.

sold by any party till the last payment of interest free refundable security amount and the owner party of First Part is bound to refund the security deposit as agreed on due date. Any delay in timely refund of refundable due amount, shall attract interest @ 18% PA for overdue period if delay is upto 12 months and @ 36% PA beginning from the due date, for total delay in repayment exceeds 12 months, mentioned hereinabove.

46. All the terms and conditions of this agreement shall be applicable to all the partners and shareholders and their legal heirs, legal representatives, directors, share holders, agents, attorneys and beneficiaries of both the parties. The person signing this agreement, have been authorized by their principals and have authority to enter into this agreement on behalf of their respective firm/ company as mentioned above.



47. 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.

48. If any provision of this Agreement is held to be invalid or unenforceable, such invalidity or unenforceable 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.

49. This Agreement is subject to the Jurisdiction of Jodhpur High Court of Hon'ble Rajasthan High Court or any subordinate courts at Jodhpur only.

IN WITNESS WHEREOF all the parties have executed this agreement and put their hands and seals on the day and year first mentioned above.

WITNESS:

① *Defined* १८/०८/२०२१
18. १८/०८/२०२१

For Shri Viniyog & Infra Corporation

② *अ. ग. स. (१८/०८/२१)*
१८/०८/२०२१



Tarun Prem Srivastava
Authorized signatories / Partner PARTY OF THE
FIRST PART "OWNER"

Murlihar Chandak

Murlihar Chandak)

③ *अ. ग. स. (१८/०८/२१)*
१८/०८/२०२१

(Mansh Choudhary)

For Adarsh Build Estates Ltd.

For SHRI VINIYOG & INFRA CORPORATION

(Mansh Choudhary)
Authorized Signatory

PARTY OF THE SECOND PART "DEVELOPER"

Director

For Adarsh Buildestate Ltd.

(Mansh Choudhary)
Director

FOR ADARSH BUILD ESTATE LTD.

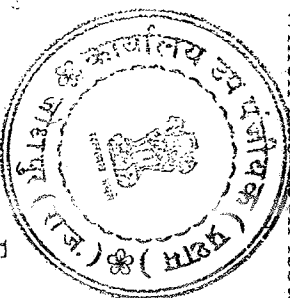
(Mansh Choudhary)
Authorized Sign.

SCHEDULE I

PLOT being Part of Scheme known by Vrindavan Vihar, MEASURING 26332 Sq. Yds , situated at Khasra No. 700/2 to 711, Village Gewan, Soorsagar Road in the city at Jodhpur (RAJASTHAN) Distt. Jodhpur surrounded by the following

- In North – Common Garden Area of Vrindavan Vihar
- In South – 30' wide Road and thereafter other plots of Vrindavan Vihar
- In East – 60' Wide Road and Part of Vrindavan Vihar & other Land
- In West - Common Garden Area of Vrindavan Vihar & 30' Wide Road

Consolidation Letter of which has been issued by the JDA.



श्री विनियोग (प्रा.)
को.प्रा.

For Shri Viniyog & Infra Corporation

① With the
Drawing

श्री श्री विनियोग & इन्फ्रा कॉर्पोरेशन
18, सेक्टर विक्टर चौक जयपुर

(Tarun Prem Srivastava Murlidhar Chandak)
Authorised signatories / Partner PARTY OF THE

FIRST PART "OWNER"

For Adarsh Build Estates Ltd.

(Manish Choudhary)

Director

PARTY OF THE SECOND PART "DEVELOPER

② Attached
the Vignay Key
Set,

For SHRI VINIYOG & INFRA CORPORATION

Authorised Signatory

For Adarsh Buildestate Ltd.

Director

SCHEDULE II

For ADARSH BULDESTATE LTD.

Authorised Sign.

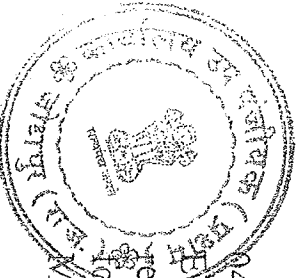
SCHEDULE II

01. It has been agreed to by and between the parties hereto that in consideration of the cost of the construction and expenses incurred by the developer on the construction of the building, the owner and developer shall receive the sale proceeds of Flats and other construction being done by the developer.

02. THAT in case, affordable housing units are to be surrendered due to mandatory requirement in terms of Affordable Housing Policy of Govt. of Rajasthan or any other prevailing law then the whole compensation for surrender the affordable housing units to any nodal agency of Govt. of Rajasthan shall vest in the Developer only.

03. THAT the Developer, shall be solely responsible for compliance of such rules and developer hereby agree to bear all the cost involved, including purchase of alternate land to construct affordable Housing as permitted by the Government, construction and sale of the EWS/LIG housing developed at any other location.

04. That, the developer shall be liable to construct the housing for EWS/LIG at its own cost, as is required by the Government Rules and regulations, for affordable Housing and owners shall not be responsible for providing any allocation out of land surrendered for development of Multistoried buildings, under this agreement.



05. The owner shall receive, 14 Sq. Feet (Fourteen Sq. Ft.) saleable area, for Each Sq. Yard Area of Land contributed by Party of First Part, for the Group Housing project and the Developer shall be entitled to the sale proceeds of balance saleable area developed by the Developer.

06. The developer is in process, to purchase additional FAR in addition to 2.75 FAR already purchased by the developer and/or approved by the JDA in shape of 11.25 floors, by paying betterment levy or by purchasing Transferable Development Rights (TDR) or by any other means in vogue, and the charges/betterment levy paid for such additional/extended FAR would be paid and borne by the developer. The developer shall be responsible to bear all the consequential costs for the additional construction and all expenses relevant thereof including deposit and charges for necessary permissions, and shall be responsible for construction of secure, safe and habitable accommodation.

07. In case if there is any upward revision in FAR the same will be paid and borne by the developer and the area will be allocated between the owner and developer including for additional floors to be approved by JDA in addition to 11.25 Floors as under:

A) For First 11.25 floors approved by JDA, the owner shall be eligible to receive 14 00 Sq. Ft of Saleable Area for each Sq. Yard of Land contributed by the Party of First Part, for Group Housing Multi storied Building Project

For SHRI VINOD KUMAR CORPORATION

Authorized Signatory

For Adarsh Buildestate Ltd.

Director

For ADARSH BUILDSTATE LTD

Auth. Sign.

allowing 2.75 times the Land, the above allocation meant for Owners as 14.00 Sq. Ft of Saleable Area for each Sq. Yard of Land for construction upto 11.25 Floors (based on 2.75 FAR) shall be proportionately reduced.

C) In case the Government, permits, the Developer to construct, in addition to 2.75 FAR and 11.25 Floors as described above, The owners shall, in addition to 14ft per Sq. Yard of Land allocated for construction up to 11.25 Floors and included in (A) above., be entitled to share out of additional saleable area of additional construction, calculated in the proportion of 0.75 Sq. Ft per Sq. Yard of project Land of 26332 Sq. Yard Land for each and every additional Floor to be further approved for construction,



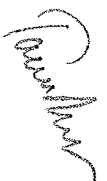
To clarify for additional floor above 11.25 already covered in sub para (A) above, the owners shall get (075 Sq ft x 26332 = ~~19749~~ 19749 Sq. feet of saleable area on each additional floor permitted to be constructed).

After allocation of additional area to the Owners, the developer shall have right to get sale proceeds/allocation of balance saleable area available on each additional floor. on the floors constructed over and above 11.25 Floors already approved as 2.75 FAR

08. The Developer shall be entitled to receive the sale proceeds of the balance saleable area, after allocating Owners share, as derived according to Para 07 (A) to (C).

09. The Developer and Owners shall collect from the Flat owners Charges and deposit for creating a Corpus Fund to meet out the Maintenance and upkeep of the Common Facilities, which shall be used for maintenance and part of which shall be deposited in fixed deposits with Nationalised Banks, the income of which shall be used to subsidise the recurring maintenance charges. The Maintenance Corpus fund and other deposits, shall be transferred to the Flatowners resident Association (By Whatever name called) to meet out the above objective.

OR

For SHRI VINOD & SUTRA CORPORATION

Authorised Signatory

श्री विनोद (सुत्रा)
निदेशक

For Adarsh Buildestate Ltd.

Director

For ADARSH BUILDESTATE LTD.

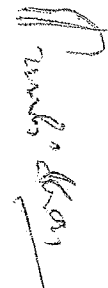

Adarsh Sign.

आज दिनांक 28 माह June सन् 2013 को 14:01 बजे
श्री / श्रीमती / सुश्री TARUN PREM SHRIVASTAV पुत्र / पुत्री / पत्नी श्री PREM SHANKAR JI
उम्र 55 वर्ष जाति SHRIVASTAV व्यवसाय BUSI
निवासी A 100 KNN JODHPUR
ने भरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।


हस्ताक्षर प्रस्तुतकर्ता
(2013011643)


हस्ताक्षर उप पंजीयक, JODHPUR (FIRST)

(Agreement of Developer)



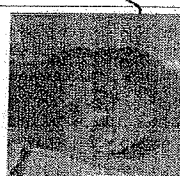
हस्ताक्षर

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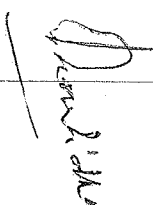
अंगुठा

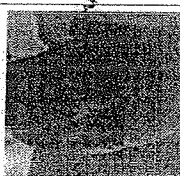
उक्त श्री / श्रीमती / सुश्री (Executant)
1-VINYOG & INFRA CORP. THRU- TARUN PREM
SHRIVASTAV / PREM SHANKAR JI
Age:55, Caste-SHRIVASTAV
Occ.-BUSI
R/O-A 100 KNN JODHPUR





2-VINYOG & INFRA CORP. THRU- MURLIDHAR
CHANDAK / DHANRAJ CHANDAK
Age:79, Caste-CHANDAK
Occ.-BUSI
R/O-KESHAR BAGH RATANADA JODHPUR

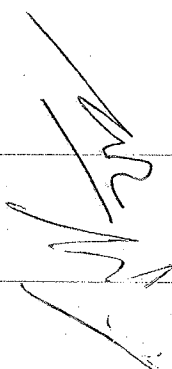




ने लेखपत्र Agreement of Developer
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री / श्रीमती / सुश्री A R DHARWAL
पुत्र / पुत्री / पत्नी श्री VJAY RAJ JI उम्र 62 वर्ष
जाति JAIN व्यवसाय C.A
निवासी 502 DIFENCE COLONY JODHPUR





2. श्री / श्रीमती / सुश्री DEVANAND
पुत्र / पुत्री / पत्नी श्री GANPAT LAL उम्र 41 वर्ष
जाति MEGHWAL व्यवसाय SERVICE
निवासी PREM VIHAR JODHPUR ने की है जिनके





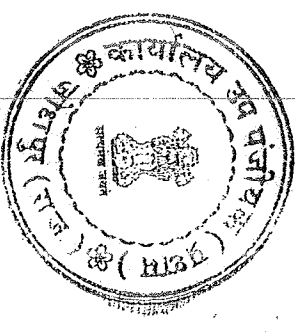
समस्त हस्ताक्षर एवं अंगुठा के निशान भरे सम्मुख लिखे गये हैं।

(2013011643)
(Agreement of Developer)


उप पंजीयक, JODHPUR (FIRST)

FOR ADARSH BUILDESTATE LTD.


Auth. Sign.



रसीद नं० 2013012062 दिनांक 28/06/2013
पंजीयन शुल्क रू० 50000/-
प्रतिलिपि शुल्क रू० 300/-
पुर्खांकन शुल्क रू० 0/-
अन्य शुल्क रू० 233440/-
कमी स्टाम्प शुल्क रू० 0/-
कुल योग रू० 283740/-

2
(2013011643) उप पंजीयक, JODHPUR (FIRST)
(Agreement of Developer)

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मातियत रूपये 233433180
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क
रूपये 50000 कुल रूपये 283740
जरिये रसीद संख्या 2013012062 दिनांक 28/06/2013
में जमा किये गये है।
अतः दस्तावेज को रूपये 2334340
के मुद्रांकों पर निष्पादित माना जाता है।



2
(2013011643) उप पंजीयक, JODHPUR (FIRST)
(Agreement of Developer)

उप पंजीयक (प्राथम)
जोधपुर

आज दिनांक 28/06/2013 को
पुस्तक संख्या 1 जिल्द संख्या 610
में पृष्ठ संख्या 31 क्रम संख्या 2013008644 पर
यजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 2437
के पृष्ठ संख्या 275 से 298 पर
बन्दा किया गया।

2
(2013011643) उप पंजीयक, JODHPUR (FIRST)
(Agreement of Developer)

FOR ADARSH BUILD STATE LTD.

2
Auth. Sign.

PROPOSED SPECIFICATIONS

DOORS	WINDOW / GLAZING	OTHERS	SWITCHES
Entrance Door: Timber Veneered Flush Door / designer compressed Door	Aluminium / UPVC		Modular Switches
Wooden Flush Door / designer compressed Door	Aluminium / UPVC		Modular Switches
Wooden Flush Door / designer compressed Door	Aluminium / UPVC		Modular Switches
Wooden Flush Door / designer compressed Door	Aluminium / UPVC	Modular Kitchen till Counter level, Granite Counter top with S.S.Sink	Modular Switches
Wooden Flush Door	Aluminium / UPVC		Modular Switches
Wooden Flush Door	Aluminium / UPVC	Premium quality C.P. Fittings, 24 hours Water supply	Modular Switches
Wooden Flush Door	Aluminium / UPVC		Modular Switches

100% power back-up in every flat & common areas. Piped Gas supply from Gas Bank, Adequate open and still parking, enormous beautifully crafted landscaped areas with sitting space, Party Lawn, Pedestrian Pathway, Jogging Trail, Kindergarten / Slides and Climbing Frames.

Aerobics Room / Modern Gymnasium / Party Hall / Swimming Pool with Toddler Pool / Badminton Court / Squash Court / Elegant Reception & Waiting Lobby / Indoor Games like Chess & Carrom / Mini Movie Theater / Cafeteria / Ravishing Gardens / Children Play Area / Jacuzzi / Steam Bath etc.




Disclaimer : All site plan, Floor Plans, Areas, Dimensions, Specifications etc. are subject to change till final completion of the Project. SOBS, SOW, SOW, etc. are not part of the offering. This does not constitute a legal offer. All images are for artistic representation only and are not intended to represent the actual project.

For Adarsh Buildestate Ltd.
 Director

AREA	WALLS	FLOOR
LIVING ROOM & DINNING	Pop Putting with Oil Bound Distemper.	Vitrified Tiles
MASTER BED ROOM	Pop Putting with Oil Bound Distemper	Laminated Wooden Flooring
OTHER BED ROOMS	Pop Putting with Oil Bound Distemper	Vitrified Tiles
KITCHEN	Tiles upto 2 feet above The Counter Area	Porcelene Tiles
BALCONIES TERRACES	Weather Proof Paint	Ceramic Tiles
TOILETS	Designer Ceramic Tiles till Door height	Ceramic Tiles
SERVANT ROOM	Oil Bound Distemper	Ceramic Tiles
FACILITIES	Branded items to be used. Rain Water harvesting. 24 hours water supply, DTH facility in each Flat.	
CLUB HOUSE	Hi-end Ultra Modern Club experience	
SECURITY	CCTV & BX System & perimeter security.	

For Adarsh Buildestate Ltd.


Director

FOR ADARSH BUILDESTATE LTD.


Audit Sign.