

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0093540086



Payment Date: 23/08/2024 12:32:49

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

Location: JAIPUR (CITY)

Period: 01/04/2024-To-31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00
Commision(-):		0.00
Total/NetAmount:		50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: ADV ANUP JHALANI	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): jaipur(302001)
Address:Mixed use land bearing Khasra No. 92 and 95/1, At Village Bishnawala, Tehsil and Dist. Jaipur Rajast	Remarks:SEARCH PERIOD - 2023-2023 Owner - SANKALP BUILD DEVELOPERS LLP

Payment Details:

Bank: State Bank Of India	Challan No. - 0
Date: 23/08/2024 12:32:49	Bank CIN No: SBIN9354008623082024
	Refrence No: IK0CXCDVS3

Computer generated copy on : 23/08/2024

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

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0093540943



Payment Date: 23/08/2024 12:39:22

Office Name: Sub Registrar X Registration & Stamps Jaipur

Location: JAIPUR (CITY)

Period: 01/04/2024-To-31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	100.00

Commision(-):

0.00

Total/NetAmount:

100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ADV ANUP JHALANI

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): jaipur(302001)

Address:Mixed use land bearing Khasra No. 92 and 95/1, At Village Bishnawala, Tehsil and Dist. Jaipur Rajast

Remarks:SEARCH PERIOD - 2023-2024
Owner - SANKALP BUILD DEVELOPERS LLP

Payment Details:

Bank: State Bank Of India

Challan No. - 0

Date: 23/08/2024 12:39:22

Bank CIN No: SBIN9354094323082024

Refrence No: IK0CXCEEM6

Computer generated copy on : 23/08/2024

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

ANUDEEP LAW ASSOCIATES

Office :- 516, Soni Paris Point, 5th Floor, Opp. District and Session Judge Court,
Collectorate Circle, Banipark Jaipur (Raj.) 302001, E-mail :- anudeeplaw516@gmail.com

Anup Jhalani

Contact :- 9828017511

anu_jhalani@yahoo.co.in

Deepak Soni

Contact :- 8766622266

advocatedeepaksoni@gmail.com

Date: 23/08/2024

TITLE SEARCH REPORT IN RESPECT OF **MIXED USE LAND KHASRA NO. 92 AND 95/1, AT VILLAGE BISHNAWALA, TEHSIL** **AND DISTRICT JAIPUR (RAJASTHAN)**

It is certified that I have examined following documents pertaining to the Mixed use land bearing Khasra No. 92 and 95/1, At Village Bishnawala, Tehsil and Dist. Jaipur (Rajasthan) having total area 7795.96 square Mtr.

PART I

DESCRIPTION OF THE PROPERTY:-

Mixed use land bearing Khasra No. 92 and 95/1, At Village Bishnawala, Tehsil and Dist. Jaipur (Rajasthan) having total area 7795.96 square Mtr., hereinafter referred as "**Said Property**".

Which is surrounded by:-

Towards East- Other's Land

Towards West- Road 30 Mtr. Wide

Towards North- Other's Land & Facility Area

Towards South- Road 48 Mtr. Wide

PART II

NAME OF PRESENT OWNER:

M/S SANKALP BUILD DEVELOPERS LLP,

registered office at E-123-124, Sehkar Marg, Lal Kothi Scheme, Behind IOC Petrol Pump, Jaipur 302015 (Raj.) Hereinafter referred as "**Owner**"

PART III

List of documents submitted before me/us for scrutiny and legal opinion:

1. Lease Deed (Free Hold) vide serial no. 01, dated 14-07-2023 (along with original site plan),

For Anudeep Law Associates


Partner

- executed by Jaipur Development Authority, Jaipur in favour of Banas Neelam Marble Pvt. Ltd. through its Director Krishan Singla regarding "Said Property", which was duly registered before the office of Sub-Registrar - Jaipur - VIIth, on dated 14-07-2023 in Book No. 1, Volume No. 936, Page No. 80, S. No. 202303021114862 and copy of the same was filed in additional Book No. 1, Volume No. 3743, Page No. 499 to 513.
2. Sale Deed dated 20-08-2023 (along with original site plan), executed by Banas Neelam Marble Pvt. Ltd. through its Directors (1) Krishan Singla, (2) Prem Singh, (3) Sushila Choudhary and (4) Mohit Singla in favour of M/s Sankalp Build Developers LLP. through its designated Partner Vikas Jain, regarding "Said Property", which was duly registered before the office of Sub-Registrar - Xth, Jaipur in Book No. 1, Volume No. 356, Page No. 152, S. No. 202303190112683 on dated 24.08.2023 and copy of the same was filed in additional Book No. 1, Volume No. 1424, Page No. 19 to 40.
 3. Name Transfer Letter vide serial no. D-796 Dated 15-09-2023 executed by Jaipur Development Authority, Jaipur in favour of M/s Sankalp Build Developers LLP, through its designated Partner Seema Jain regarding "Said Property".
 4. Construction Approval Lettar vide serial no. D-1104 Dated 09-08-2024 executed by Jaipur Development Authority, Jaipur in favour of M/s Sankalp Build Developers LLP, through its designated Partner Seema Jain regarding "Said Property".
 5. Environment Clearance letter dated 07.12.2023 issued by State Level Environment Impact Assessment Authority, Rajasthan in favor of M/s Sankalp Build Developers LLP regarding "Said Property".

PART IV

FLOW OF TITLE OF PROPERTY- (HISTORY OF TITLE)

Whereas Banas Neelam Marble Pvt. Ltd. through its Director Krishan Singla deposited required charges before JDA Jaipur in respect of "Said Property" and after that Jaipur Development Authority Jaipur (Known as JDA Jaipur) executed a Lease Deed (Free Hold) vide serial no. 01 dated 14-07-2023 in favour of Banas Neelam Marble Pvt. Ltd. through its Director Krishan Singla regarding "Said Property", which was duly registered before the office of Sub-Registrar - Jaipur - VIIth, on dated 14-07-2023 in Book No. 1, Volume No. 936, Page No. 80, S. No. 202303021114862 and copy of the same was filed in additional Book No. 1, Volume No. 3743, Page No. 499 to 513.

For Anudeep Law Associates

Partner

Thereafter Banas Neelam Marble Pvt. Ltd. through its Directors (1) Krishan Singh, (2) Prem Singh, (3) Sushila Choudhary and (4) Mohit Singla executed a sale deed on dated 20-08-2023 in favour of M/s Sankalp Build Developers LLP through its designated Partner Vikas Jain, regarding "Said Property", which was duly registered before the office of Sub-Registrar Xth, Jaipur in Book No. 1, Volume No. 356, Page No. 152, S. No. 202303190112683 on dated 24.08.2023 and copy of the same was filed in additional Book No. 1, Volume No. 1424, Page No. 19 to 40.

That the present owner M/s Sankalp Build Developers LLP has applied for name transfer before JDA Jaipur and on its request Jaipur Development Authority, Jaipur as issued a Name Transfer Letter vide serial no. D-796 Dated 15-09-2023 in favour of M/s Sankalp Build Developers LLP regarding "Said Property".

That the present owner M/s Sankalp Build Developers LLP has also applied for Building Construction Approval before JDA Jaipur and on its request JDA Jaipur has issued Construction Approval along with building plans vide letter S. No. D-1104 Dated 09-08-2024 in favour of M/s Sankalp Build Developers LLP regarding "Said Property".

The present owner as also obtain Environment Clearance letter dated 07.12.2023 from State Level Environment Impact Assessment Authority, Rajasthan regarding "Said Property".

PART V

OTHER PROVISIONS:

1. Whether provisions of Urban Land Ceiling Act are applicable?
No
2. Whether property to be given as security is subject to any minors claim/share?
No
3. Whether the property is affected by any revenue and tenancy regulations?
No
4. Whether the user land has been converted under Land Revenue Law?
Yes
5. Whether all original chain documents of the property have been scrutinized?
Yes

For Anudeep Law Associates


Partner

6. Whether all previous owners had the right/competency to transfer the property?
Yes
7. Whether the property is lease land? If yes, then what is the tenure of the lease?
(FREE HOLD)
8. Whether the land/property is joint family property?
No
9. Is the land/property/flat is subject to any reservation/acquisition/requisition?
No

PART VI: CERTIFICATE:-

We have perused the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub Registrar for the year **2023-2024** on dated **23.08.2024** vide receipt GRN no. 93540086, 93540943. On the basis of above mentioned documents and as my knowledge and facts known to me the above said show that said property is free from all sorts of encumbrance, lien, charges, mortgages etc. the **Owner SANKALP BUILD DEVELOPERS LLP** has clear and marketable title on the property, and owner have full and unrestricted rights to sell/transfer/dispose the said property in any manner as he thinks fit to subsequent buyers.

Note:-

- a. Subsequent sale of different apartment/unit/Shop/Office etc. are not covered in this report.
- b. Terms and conditions of Local Authority will have to be complied by Owner.
- c. This report does not covered layout plan of individual Unit/floors.
- d. This information is based on the documents provided by the "Owner" and investigation made in concerning sub-registrar offices.
- e. Any extension of project is not included in this report.
- f. The farther extension of company is not in scope of this report.

Remarks, if any: - NIL

Thanking you,

Yours truly,

For Anudeep Law Associates

Anup Jhalani, Advocate

Partner: Anudeep Law Associates

Encl: Search fee receipt

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 14-07-2023 4:15 PM

Fee Receipt No	: 202302021019931	Receipt Date	: 14/07/2023
Name	: BANAS NEELAM MARBLE PVT LTD THROUGH DIRECTOR KRISHAN SINGLA,	Document S. No.	: 202301021016193
Address	: C-23 ,MALKHERA HOUSE, NAYA KHERA ,JAIPUR ,JAIPUR		
Document Type	: Lease Deed after public auction or on allotment/sale by Govt./ULB/State Enterprises		
Face Value	: ₹ 22084022	Evaluated Value	: ₹ 153168006
Ord-Registration Fee	: ₹ 220841	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 397515	Stamp Duty	: ₹ 1325050
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1943706
		Total Amount	: ₹ 1943706

Mode of Payment (#Mode Number, Amount #)

eStamp IN-RJ01226537861194V ₹ 1722565 # e-Gras Challan 78337544 ₹ 221141

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of receipt

उपपञ्चयक
पञ्चयक
SUB-REGISTRAR
नया-मला



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0078337544



Payment Date: 14/07/2023 15:30:46

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

Location: JAIPUR (CITY)

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

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतियां	300.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	220841.00

Commission(-): 0.00

Total/NetAmount: 221141.00

Two Lakh Twenty One Thousand One Hundred Forty One Rupees and Zero Paise Only

Payee Details:

Full Name: BANAS NEELAM MARBLE PVT. LTD.

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(302012)

Address:C-23, MALKHERA HOUSE, NAYA KHERA, AMBABARI, JAIPUR

Remarks:JDA PATTA- KHASRA NO. 92, 95/1 VILLAGE-BISHNAWALA, TEHSIL AND DISTT. JAIPUR

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN7833754414072023

Date: 14/07/2023 15:30:46

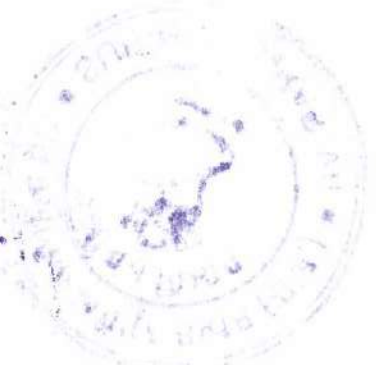
Reference No: CKX4393666

Computer generated copy on : 14/07/2023

For BANAS NEELAM MARBLE PVT LTD
Courtesy : <https://Egras.rajasthan.gov.in>

Director







INDIA NON JUDICIAL

Government of Rajasthan

सत्यमेव जयते

e-Stamp



Certificate No. : IN-RJ01226537861194V
 Certificate Issued Date : 13-Jul-2023 04:08 PM
 Account Reference : NONACC (SV) rj3089504/ JAIPUR
 Unique Doc. Reference : SUBIN-RJPJ308950491268515716031V
 Purchased by : BANAS NEELAM MARBLE PVT LTD
 Description of Document : Article 33(vii) Lease deed rent period exceeding 30 year or perpetual
 Property Description : KHASRA NO 92 AND 95/1, VILLAGE- BISHNAWALA, TEHSIL AND DISTT. JAIPUR
 Consideration Price (Rs.) : 2,20,84,022
 (Two Crore Twenty Lakh Eighty Four Thousand And Twenty Two only)
 First Party : JDA JAIPUR
 Second Party : BANAS NEELAM MARBLE PVT LTD
 Stamp Duty Paid By : BANAS NEELAM MARBLE PVT LTD
 Stamp Duty Payable (Rs.) : 17,22,565
 (Seventeen Lakh Twenty Two Thousand Five Hundred And Sixty Five only)
 Surcharge for Infrastructure Development (Rs.) : 1,32,505
 (One Lakh Thirty Two Thousand Five Hundred And Five only)
 Surcharge for Propagation and Conservation of Cow (Rs.) : 1,32,505
 (One Lakh Thirty Two Thousand Five Hundred And Five only)
 Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 1,32,505
 (One Lakh Thirty Two Thousand Five Hundred And Five only)
 Stamp Duty Amount (Rs.) : 17,22,565
 (Seventeen Lakh Twenty Two Thousand Five Hundred And Sixty Five only)

₹17,22,565 ₹17,22,565 ₹17,22,565 ₹17,22,565



गृह निर्माण सहकारी समिति
 की एकल पट्टा योजना में भूखण्ड
 92, 95/1 क्षेत्रफल 7795.76 वर्ग मीटर की लीजडीड
 हेतु 1,32,505.00 रुपये स्टाम्प पंत्तगन

उपायुक्त एवं प्राधिकृत अधिकारी
 पी.आर.एन.-उत्तर (ग्राम)
 जयपुर विकास प्राधिकरण, जयपुर

₹17,22,565



IN-RJ01226537861194V

पञ्जीयन एवं मुद्रांक विभाग 0042882559

नवम्बर-सप्त

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.

5551



Warning

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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

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

00/1815389



INDIA NON JUDICIAL

Government of Rajasthan

सत्यमेव जयते

₹65

e-Stamp

Certificate No.	: IN-RJ01226735277365V
Certificate Issued Date	: 13-Jul-2023 04:09 PM
Account Reference	: NONACC (SV)/ rj3089504/ JAIPUR/ RJ-UP
Unique Doc. Reference	: SUBIN-RJRJ308950491270074085985V
Purchased by	: BANAS NEELAM MARBLE PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: KHASRA NO 92 AND 95/1, VILLAGE- BISHNAWALA, TEHSIL AND DISTT. JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: JDA JAIPUR
Second Party	: BANAS NEELAM MARBLE PVT LTD
Stamp Duty Paid By	: BANAS NEELAM MARBLE PVT LTD
Stamp Duty Payable (Rs.)	: 50 (Fifty only)
Surcharge for Infrastructure Development (Rs.)	: 5 सत्यमेव जयते (Five only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 5 (Five only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 5 (Five only)
Stamp Duty Amount(Rs.)	: 65 (Sixty Five only)



₹65



गृह निमाण सहकारी समिति
की एकल पट्टा योजना में भूखण्ड
क्षेत्रफल 779.96 वर्ग मीटर की लीजडीड
बेटु 1325050 रु. रुपये स्टाम्प चालन

उपायुक्त एवं प्राधिकृत अधिकारी
रीजारेन-उत्तर (ग्राम)
जायपुर विकास प्राधिकरण, जायपुर

उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जायपुर-राजस्थान
2882560

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3. In case of any discrepancy please inform the Competent Authority.



Warning

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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

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





जयपुर विकास प्राधिकरण

पट्टा-विलेख (फ्री होल्ड)

मिश्रित

पृथ्वीराज नगर योजना के सम्बन्ध में राज्य सरकार द्वारा जारी आदेशों के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 01

दिनांक 14/7/2023

पट्टा धारक का नाम पुत्र/पुत्री

पत्नी पति

निवासी

अथवा

पट्टा धारक मैसर्स कार्यालय पता C-23, मल्लखेडा हाउस

जया शंकर, सप्तवाली, जयपुर जसिये निदेशक

(पदनाम) श्री/श्रीमती/सुश्री कृष्ण (सिंहा) पुत्र/पुत्री विजयती शर्मा

निवासी M-24B, डी.एच.एफ. गेट, सी.एच.एफ. सिटी गुजरात

भूखण्ड सं. क्षेत्रफल 7795.96 SQM हरियाणा

राजस्व ग्राम. (विशालवाला) खसरा सं. 92, 95/1

योजना. एकल पट्टा में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक 14/7/23 को निष्पादित किया जाता है।

For BANAS NEELAM MARBLE PVT LTD

पट्टा धारक के हस्ताक्षर

Director

1.

2.

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।



प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
उपायुक्त जी. आर. जयपुर विकास
पंजीयन विभाग

उप-प्राधिकृत
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम



मिश्रित

पट्टा विलेख की शर्तें (फ्री होल्ड)

(पृथ्वीराज नगर योजना के सम्बन्ध में राज्य सरकार द्वारा जारी आदेशों के अन्तर्गत भूमि का पट्टा विलेख)

पट्टे की शर्तें

1. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जावे।
2. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
3. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
4. पट्टा विलेख को सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास बंधक (मोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय के अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
5. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत किया जाएगा।
6. पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
7. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
8. पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
9. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
10. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
11. अन्य Stamps - 13,25,000/- + 50/-

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

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि 2,20,84,022/-

For BANAS NEELAM MARBLE PVT LTD

Director

पट्टा धारक के हस्ताक्षर

1.
2.

अंगूठा निशान

अंगूठा निशान

साक्षी :-

हस्ताक्षर Sandeep

नाम Sandeep Kumar

पता सेलावा, महेंद्रगढ़,

हरियाणा - 128029

अंगूठा निशान

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व अन्य भूमि पश्चिम रौड 30 MTR
उत्तर अन्य भूमि दक्षिण रौड 48 MTR

साइट प्लान संलग्न है।

प्राधिकृत एवं पंजीकृत अधिकारी
जयपुर विकास प्राधिकरण, जयपुर



जयपुर विकास प्राधिकरण

साईट प्लान



खसरा नम्बर
विकासकर्ता

92, 95 / 1

भूखण्ड का क्षेत्रफल 7808.21 -(R) = 7795.96 SQM.

EKAL PATTA

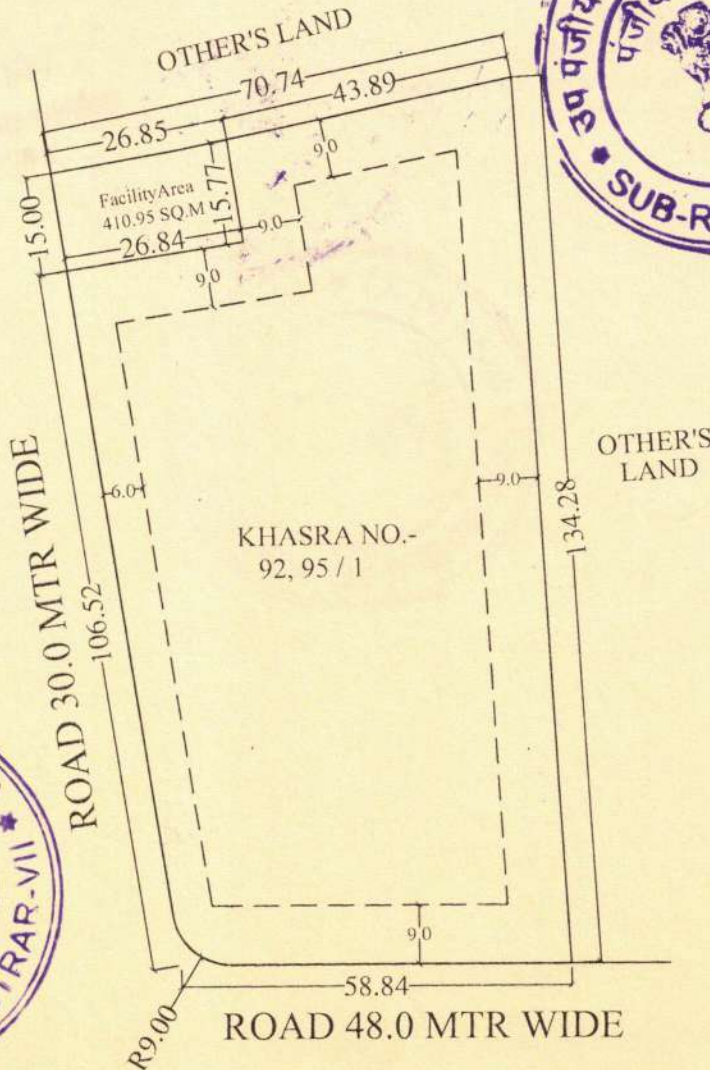
भू-उपयोग MIXED USE

ग्राम

BISHNAWALA, TEH- JAIPUR.

पैमाना 1CM= 10 MTR

AS PER PROVISION 21(6) (ii) OF BUILDING BYE LAWS 2020, RATIO OF COMMERCIAL AND RESIDENTIAL AREA IS 58.57% :41.43 %
FACILITY AREA- 410.95 SQM.
ROAD AREA- 2047.95 SQM.
TOTAL LAND AREA-10254.86 SQM.



NOTE:—अन्य पैरामीटर जयपुर विकास प्राधिकरण, जयपुर (जयपुर रीजन भवन) भवन विनियम 2020 के अनुसार देय होंगे।

कनिष्ठ/सहायक अभियंता
पी.आर.एन. (उत्तर 1)

सहायक नगर नियोजक
पी.आर.एन. (उत्तर 1)

उपायुक्त एवं प्राधिकृत अधिकारी
पी.आर.एन. (उत्तर 1)
जयपुर विकास प्राधिकरण, जयपुर



Registration Endorsement

आज दिनांक 14/07/2023 को
पुस्तक संख्या 1 जिल्द संख्या 936 में
पृष्ठ संख्या 80 क्रम संख्या 202303021114862 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3743 के
पृष्ठ संख्या 499 से 513 पर चस्पा किया गया।

202301021016193

Lease period exceeding 30 year or perpetual

उप पंजीयक JAIPUR-VII

उप पंजीयक
पंजीवन एवं मुद्रांक विभाग
नयागर-सप्त।



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री BANAS NEELAM MARBLE PVT LTD THROUGH DIRECTOR KRISHAN SINGLA, पुत्र/पुत्री/पत्नि श्री VILAYATI RAM, व्यवसाय Businessजाति 0-HINDU House No.:C-23, Colony: MALKHERA HOUSE, NAYA KHERA, Area: AMBABARI, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Executant Age : 61 Signature :

ने लेख्यपत्र Lease period exceeding 30 year or perpetual को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 22084022/- पूर्व में / मेरे समक्ष / मैं से रु 22084022/- 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 SANDEEP KUMAR, पुत्र/पुत्री/पत्नि श्री SUBHASH CHAND जाति HINDU Age: 25 Add: House No.: , Colony: BALANA, Area: , City: MAHENDRAGARH, Pin code: 123029, District: MAHENDRAGARH, State: HARYANA			Signature 

202301021016193

Lease period exceeding 30 year or perpetual

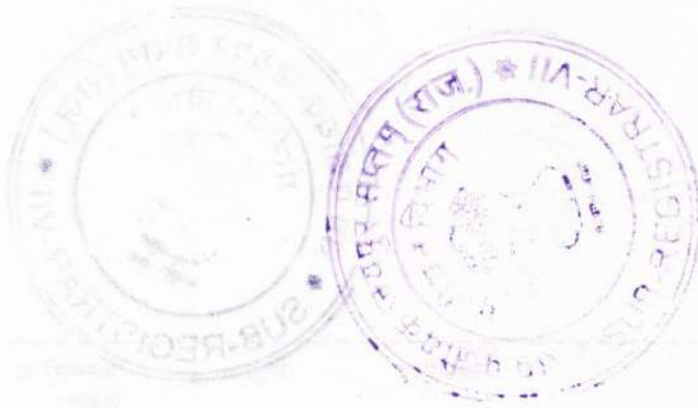
उप पंजीयक, JAIPUR-VII

उप पंजीयक

पंजीयन एवं मुद्रांक विभाग

जायपुर-सप्त





Registration Endorsement

आज दिनांक 14/07/2023 को
पुस्तक संख्या 1 जिल्द संख्या 936 में
पृष्ठ संख्या 80 क्रम संख्या 202303021114862 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3743 के
पृष्ठ संख्या 499 से 513 पर चस्पा किया गया।

202301021016193

Lease period exceeding 30 year or perpetual

उप पंजीयक, JAIPUR-VII

उप पंजीयक
पंजीयन एवं नुदाक विभाग
जयपुर-सप्त।



Presentation Endorsement

आज दिनांक 14 माह 07 सन् 2023 को 04:02 PM बजे
श्री/श्रीमती/सुश्री BANAS NEELAM MARBLE PVT LTD THROUGH
DIRECTOR KRISHAN SINGLA पुत्र/पुत्री/पत्नि श्री VILAYATI RAM
उम्र 61 वर्ष, जाति 0-HINDU , व्यवसाय Business
निवासी House No.:C-23, Colony: MALKHERA HOUSE, NAYA KHERA,
Area: AMBABARI, City: JAIPUR, Pin code: 302012, District: JAIPUR,
State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301021016193

Lease period exceeding 30 year or perpetual

हस्ताक्षर उप पंजीयक,

उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्त

Fees Receipt Endorsement

रसीद नं.	202302021019931
दिनांक	14-07-2023
पंजीयन शुल्क ₹	220841
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	1325050
कमी सरचार्ज शुल्क ₹	397515
कुल योग	1943706

202301021016193

Lease period exceeding 30 year or perpetual

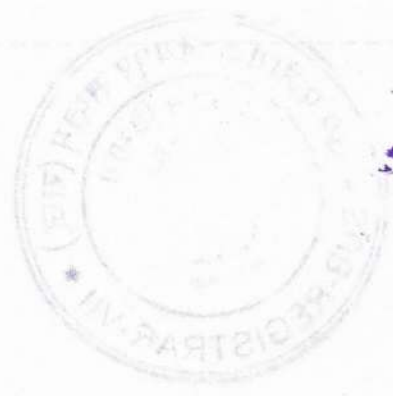
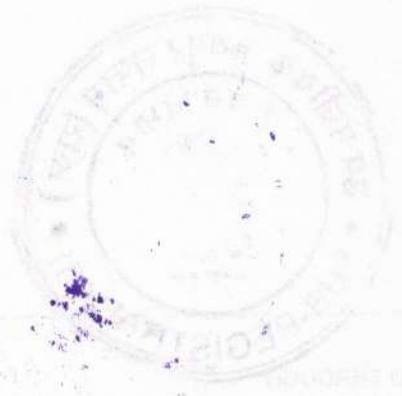
Mode of Payment (#Mode Number Amount #)

e-Gras Challan 78337544 ₹ 221141 #
eStamp IN-RJ01226537861194V ₹
1722565

उप पंजीयक, JAIPUR-VII

उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्त





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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 20-08-2023 1:46 PM

Fee Receipt No	: 202302190018996	Receipt Date	: 20/08/2023
Name	: VIKAS JAIN DESIGNATED PARTNER SANKALP BUILD DEVELOPERS LLP,	Document S. No	: 202301190014245
Address	: E-123-124 ,LAL KOTHI YOJANA BEHIND IOC PERTOL PUMP ,JAIPUR ,JAIPUR		
Document Type	: Sale Deed		
Face Value	: ₹ 160000000	Evaluated Value	: ₹ 156048006
Ord-Registration Fee	: ₹ 1600000	Fee for Memorandum Us 64 67	: ₹
CSI	: ₹ 300	Certified copying fees Us 57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 2880000	Stamp Duty	: ₹ 9600000
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us 25 34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 14080300
		Total Amount	: ₹ 14080300

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 79682585 ₹ 1600300 # eStamp IN-RJ06794103249688V ₹ 12480000

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return/receipt

SUB-REGISTRAR

उप पंजीयक
जयपुर दसम्

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0079682585

Payment Date: 20/08/2023 12:47:29

Office Name: Sub Registrar X Registration & Stamps Jaipur

Location: JAIPUR (CITY)

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

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	300.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	1600000.00

Commision(-):

0.00

Total/NetAmount:

1600300.00

Sixteen Lakh Three Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: SANKALP BUILD DEVELOPERS LLP

Tin/Actt.No./VehicleNo./Taxid SALE DEED

Pan No.(If Applicable):

City(Pincode): Jaipur(000000)

Address:MIXED USE LAND KASRA NO.92, 95/1 VILLAGE
BISHNAWALA TEHSIL AND DISTRICT JAIPUR

Remarks:SELLER- BANAS NEELAM MARBLE PRIVATE
LIMITED

BUYER SANKALP BUILD DEVELOPERS LLP
TYPE OF DOCUMENT SALE DEED

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN7968258520082023

Date: 20/08/2023 12:47:29

Reference No: CKX7529039

Computer generated copy on : 20/08/2023

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

For Banas Neelam Marble Pvt. Ltd

For Banas Neelam Marble Pvt. Ltd

For Banas Neelam Marble Pvt. Ltd

Director

Director

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Sankalp Build Developers LLP

Designated Partner



INDIA NON JUDICIAL

Government of Rajasthan

संविदाद जायते

e-Stamp



Certificate No.	: IN-RJ06794103249688V
Certificate Issued Date	: 20-Aug-2023 12:45 PM
Account Reference	: NONACC (SV)/ rj3199804/ JAIPUR IV/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ319980402029372241447V
Purchased by	: SANKALP BUILD DEVELOPERS LLP
Description of Document	: Article 21(i) Sale Deed (Conveyance Deed)
Property Description	: MIXED USE LAND KASRA NO.92, 95/1 VILLAGE BISHNAWALA TEHSIL AND DISTRICT JAIPUR
Consideration Price (Rs.)	: 16,00,00,000 (Sixteen Crore only)
First Party	: BANAS NEELAM MARBLE PRIVATE LIMITED
Second Party	: SANKALP BUILD DEVELOPERS LLP
Stamp Duty Paid By	: SANKALP BUILD DEVELOPERS LLP
Stamp Duty Payable (Rs.)	: 96,00,000 (Ninety Six Lakh only)
Surcharge for Infrastructure Development (Rs.)	: 9,60,000 (Nine Lakh Sixty Thousand only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 9,60,000 (Nine Lakh Sixty Thousand only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 9,60,000 (Nine Lakh Sixty Thousand only)
Stamp Duty Amount(Rs.)	: 1,24,80,000 (One Crore Twenty Four Lakh Eighty Thousand only)

For Banas Neelam Marble Pvt. Ltd

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Sankalp Build Developers LLP

Designated Partner



₹1,24,80,000

IN-RJ06794103249688V

RD 0009861733

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



SALE DEED

This indenture of sale deed ("Sale Deed") is made and executed at Jaipur Rajasthan, on this 20th day of August, 2023:

BY

M/s Banas Neelam Marble Private Limited (CIN U14101RJ2007PTC024654) (PAN : AADCB5806B), a company incorporated and registered under the provisions of Companies Act, 1956 and existing under the Companies Act 2013, having its registered office at C-23, Malkhera House, Naya Khera, Ambabari, Jaipur 302012 (Rajasthan), acting through its Directors (1) Krishan Singla, aged 62 years Son of

उप-पंजीयक
जयपुर दसम

For Banas Neelam Marble Pvt. Ltd
Director

For Banas Neelam Marble Pvt. Ltd For Banas Neelam Marble Pvt. Ltd

Director

Director

Director

For Sanjay Build Developers Pvt. Ltd

Design

Mr. Vilayati Ram, R/o MG 219 B, The Mangolias, DLF Golf Road, DLF City 5, Galleria, DLF-IV, Gurgaon 122009 (Haryana) Aadhar No. [REDACTED]-2096, (2) Prem Singh Shekhawat, aged 66 years, Son of Mr. Asu Singh Shekhawat, R/o Bajor, Ranoli, Sikar 332403 (Rajasthan) Aadhar No. [REDACTED]-7203, (3) Sushila Choudhary, aged 60 years, Wife of Mr. Bhagwan Singh Choudhary, R/o Babli Farm, Sirsi Road, Hotel Heritage Village and Resort, Khatipura, Sirsi Road, Jaipur 302012 (Rajasthan) Aadhar No. [REDACTED]-7324, (4) Mohit Singla, aged 32 years, Son of Mr. Sohan Lal Singla, R/o A-42, Rosewood City, Sector 49, South City II, Haryana 122018, Aadhar No. [REDACTED]-9403, all directors of the company duly authorized vide board resolution dated 14/08/2023, (Hereinafter referred to as **"Seller/vendor"**, which expression shall unless repugnant to the context thereof mean and include its successors-in-interest, representatives, agents, attorney, nominees, associates, subsidiaries, and assigns) of the **FIRST PART**;

IN FAVOUR OF

M/s Sankalp Build Developers LLP, (PAN: ADVFS6464L) a LLP incorporated and registered under the provisions of Limited Liability Partnership Act 2008 having its registered office at E-123-124, Lal kothi Yojana, Behind IOC Pertol Pump, Sehkar Marg, Jaipur 302015 (Rajasthan) through its Designated Partner **Sh. Vikas Jain**, aged 44 years (**Aadhar No.:** [REDACTED]-4053) S/o Late Sh. Vimal Chand Jain R/o 3-Ka-10, Jawahar Nagar, Jaipur 302004 (Rajasthan) (hereinafter referred to as the **"Buyer"**, which expression shall unless repugnant to the law or expressly excluded by the context mean and include its successors and assigns) of the **SECOND PART**;

(**"Seller/Vendor"** and **"Buyer"** shall hereinafter be collectively referred to as the **"Parties"** and individually as a **"Party"**).

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Sankalp Build Developers LLP

Designated Partner

WHEREAS THE SELLER/VENDOR HAS REPRESENTED THE FOLLOWING TO THE BUYER:

- A. The Seller/Vendor Company M/s Banas Neelam Marble Private Limited is the absolute legal owner and in possession of parcel of Mixed use land admeasuring 7795.96 Square Meters in Kasra No. 92, 95/1, Village Bishnawala, Tehsil and District Jaipur (Rajasthan), hereinafter referred to as the "**Subject Land**". The Subject Land is more precisely described in **Schedule** to this Sale Deed.
- B. That the Seller/Vendor deposited all requisite charges before JDA Jaipur in respect of "**Subject Land**" thereafter Jaipur Development Authority has executed a Lease Deed (Free Hold) for Mixed land Use vide S.No. 01 dated 14.07.2023 in favor of Seller/Vendor Company **M/s Banas Neelam Marble Private Limited**, which was duly registered with Sub Registrar Jaipur VII in Book No. 1, Volume No. 936, Page No. 80, S. No. 202303021114862 on dated 14.07.2023 and copy of the same was filled in additional Book No. 1, Volume No. 3743, Page No. 499 to 513.
- C. The Seller/Vendor has clear, absolute, marketable title and ownership rights in the Subject Land and the Seller/Vendor is legally and lawfully entitled to deal with the Subject Land in any manner as it may deem fit. The Subject Land is free from any or all encumbrances, injunctions, charges, gifts, liens, attachments, lis-pendens, liabilities, tenancies, unauthorized occupants, claims and litigations.

That the Seller has agreed to sell and transfer the Subject Land with all, complete and entire rights interest, share and entitlements to the Buyer for a total sale consideration of Rs.

For Banas Neelam Marble Pvt. Ltd

Director

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Sankalp Build Developer's LLP

Designated Partner

16,00,00,000/- Rupees Sixteen Crore Only and the terms and conditions determined herein and also to receive all payments and issue receipts, thereof.

NOW THEREFORE THIS SALE DEED WITNESSES AS UNDER:-

1. Definitions

In this Sale Deed, the following words shall have the meanings as assigned to them herein below:

- 1.1. "Sale Deed"; shall mean this sale deed between the Parties for sale and purchase of the Subject Land;
- 1.2. "Applicable Law"; shall mean any statute, law, regulation, ordinance, rule, judgment, notification, rule of common law, order, decree, bye-law, government approval, directive, guideline, requirement or other governmental restriction, or any similar form of decision of, or determination by, or any interpretation, policy or administration, having the force of law of any of the foregoing, by any authority having jurisdiction over the matter in question, whether in effect as of the date of this Sale Deed or thereafter;
- 1.3. "Encumbrance"; shall mean any disputes, litigation, easement rights, attachment in the decree of any court, any kind of attachment, restriction of use, lien, power of attorney, memorandum of understanding, development agreement, mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, or any agreement, or creation of any third party right or interest;

2. Interpretation -

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Sankalp Build Developers LLP

Designated Partner

In this Sale Deed, unless the contrary intention appears, any reference to any statute or statutory provision shall include:

- 2.1. Any reference to the singular shall include the plural and vice-versa;
- 2.2. Any references to the masculine, the feminine and the neuter shall include each other;
- 2.3. Any reference herein to any Clause or Schedule or Annexure is to such Clause of or Schedule to or Annexure to this Sale Deed. The Schedules and Annexure to this Sale Deed shall form an integral part of this Sale Deed;
- 2.4. The expression "this Clause"; shall, unless followed by reference to a specific provision, be deemed to refer to the entire section (not merely the sub section, paragraph or other provision) in which the expression occurs;
- 2.5. Each of the representations and warranties provided in this Sale Deed is independent of other representations and warranties and unless the contrary is expressly stated, no Clause in this Sale Deed limits the extent or application of another Clause or any part thereof;
- 2.6. References to a person (or to a word importing a person) shall be construed so as to include individual, firm, partnership, LLP, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having separate legal personality);
- 2.7. All the recitals to this Sale Deed shall form an integral and operative part of this Sale Deed as if the same

For Banas Neelam Marble Pvt. Ltd
Director

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Sankalp Build Developers LLP

Designated Partner

Director

were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

3. Transaction:

- 3.1 That the seller hereby sell, transfer and convey to the Buyer all its ownership and other rights, title and interests in the **"Subject Land"** i.e. Mixed use land admeasuring 7795.96 Square Meters in Kasra No. 92, 95/1, Village Bishnawala, Tehsil and District Jaipur (Rajasthan) together with all rights and benefits, rights to construction on **"Subject Land"**, with right of roof, and all easement rights etc. for a total sale consideration of Rs. 16,00,00,000/- (Rupees Sixteen Crore only).
- 3.2 That in consideration of sale, transfer conveyance of the **"Subject Land"** i.e. Mixed use land admeasuring 7795.96 Square Meters in Kasra No. 92, 95/1, Village Bishnawala, Tehsil and District Jaipur (Rajasthan) (shown in yellow color in annexed site plan) the Buyer has paid to the Seller the total sale consideration of Rs. 16,00,00,000/- (Rupees Sixteen Crore only) in following manner.

राजीव
जयपुर दसम्

S.No.	DD No.	Favoring	Bank	Date	Amount
1.	043335	Banas Neelam Marble Private Limited	HDFC BANK	19.08.2023	8,00,00,000/-
2.	043334	Banas Neelam Marble Private Limited	HDFC BANK	19.08.2023	7,84,00,000/-
3.	TDS @ 1% of Total Sale Price				16,00,000/-
Total (Rs.) Sixteen Crore Only					16,00,00,000/-

- 3.3 That the seller, party of the first part hereby acknowledge the receipt of entire sale consideration of

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Sankalp Build Developers LLP
Designated Partner

Rs. 16,00,00,000/- (Rupees Sixteen Crore only) and now nothing remain to be paid by the buyer to the seller on account of sale consideration.

3.4 The Seller do hereby sell, convey, transfer and assign the Subject Land and all his rights, interest and titles in the Subject Land along with undivided, indivisible and impartible ownership rights in the Subject Land, free from all Encumbrances unto the Buyer, absolutely and forever.

3.5 That the Seller has delivered the actual, physical and peaceful possession of the Subject Land on the spot to the Buyer, and the Buyer hereby accepts the receipt of the physical, and peaceful possession of the Subject Land.

3.6 That after executing of this sale deed the Seller or their legal heirs, shareholders, Directors, legal representative, authorized signatory, agent etc. have got no claim, right, title or interest in the above Subject Land and the Buyer has become its sole and absolute owner of the above Subject Land and being the owner of the Subject Land the Buyer have full right to use, transfer, sale, mortgage etc. in regard of the above Subject Land.

3.7 That wherever and whenever the presentation of the Seller will be required for the completion of any act, deeds and things regarding the Subject Land the Seller (Vendor) will execute and present for the same.

3.8 That by these present the Seller hereby confers upon conveys and transfers all the rights of ownership, use and occupation legal title for the Subject Land under sale as the seller holds in it to the Buyer subject to the other terms and conditions of this sale deed.

For Banas Neelam Marble Pvt. Ltd
Director

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd
Director

For Sankalp Build Developers LLP

Designated Partner

without any interruption of any kind whatsoever of the Seller.

3.9 That all the expenses of this Sale Deed such as stamp duty, registration charges etc. have been borne and paid by the Buyer.

3.10 That the Seller has assured and declared to the Buyer that the above Subject Land which is under sale is free from all sorts of encumbrances such as SALE, MORTGAGE, GIFT, DECREE, LITIGATION, LEASE, ACQUIREMENT, NOTIFICATION, ETC. and there is no defect in the title of the Seller and if it is proved or otherwise at any time, then the Seller fully liable and responsible for the same and the Buyer shall be entitled to recover all losses from the Seller with costs and expenses etc.

3.11 That all Dues, Demands, arrears etc., if any created in respect of the above Subject Land up to the date of execution of this sale deed shall be paid and borne by the Seller and there-after the same shall be paid and borne by the Buyer.

3.12 In case of any liability arises even after the execution this sale deed, the entire responsibilities inclusive of Govt. Demand or private demand will be borne by the Seller. In case of any dispute against the Sale Deed, the Seller party of First Part shall always be wholly responsible on his own cost.

3.13 That the Buyer can get the Subject Land mutated in its own name in the record concerned authorities/Competent Authority on the basis of this Sale Deed or its certified true copy to which Seller shall have no objection.

3.14 That all relevant documents in original in respect of the Subject Land and Xerox/Photostat copies of all

For Banas Neelam Marble Pvt. Ltd
Director

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Banas Neelam Marble Pvt. Ltd

Director

For Sankalp Build Developers LLP

Director



relevant documents in respect of the Subject Land have been handed over by the Seller to the Buyer.

3.15 That the property tax, vacant land tax, Electricity Bills, House Tax, land and building tax etc., other dues and demands etc. if any, payable with respect to the Subject Land shall be paid by the Seller upon the date of handing over the possession to the Buyer and thereafter the Buyer will be responsible for the payment of the same.

3.16 That the Subject Land has been shown in yellow color on the annexed site plan, which site plan is an indispensable part of this deed of sale.

4. **Representations and Warranties of the Seller:**

The **Seller** hereby represents and warrants to the Buyer that each of the following representations and warranties is true, accurate, complete, valid, subsisting and not misleading in any manner as of the date of this Sale Deed:

4.1 The Seller is absolute owner of the Subject Land and no other person or entity has any right, title or interest in or in any part of the Subject Land, or is entitled to the possession, occupation, use or control of whole or any part of the Subject Land. The title and possession of the Seller to the Subject Land is clear and marketable and free from all Encumbrances;

4.2 There are no pending litigations or proceedings in any court of law or tribunal or arbitration or any lis-pendens, nor is there any attachment or injunction on the Subject Land;

5. **Indemnity:** Notwithstanding the rights and remedies stated in this Sale Deed, Seller do hereby indemnifies and

For Banas Neelam Marble Pvt. Ltd
Director

उप पंजीयक
जयपुर दसम

For Banas Neelam Marble Pvt. Ltd

For Banas Neelam Marble Pvt. Ltd

For Banas Neelam Marble Pvt. Ltd

For Sankalp Build Developers LLP

Director

Director

Director

Designated Partner



OR JAIPUR

agrees to keep fully indemnified the Buyer and its representatives (the "**Indemnified Party**") from and against all actions, suits, judgment, forfeitures, proceedings, claims, demands, liabilities, costs and expenses which may arise or occur in view of the clear title of the Subject Land.

6. **Governing Law & Jurisdiction:** This SALE DEED shall be governed by and interpreted in accordance with the laws of India and the courts of Jaipur, Rajasthan shall have exclusive jurisdiction in relation to all matters arising out of this SALE DEED.

7. **Severability:** If any provision of this SALE DEED is determined to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or the applicable part of such provision and the remaining part of such provision and all other provisions of this SALE DEED shall continue to remain in full force and effect.

8. **Binding Effect:** This SALE DEED shall be binding upon and inure to the benefit of the Parties hereto, their successors and permitted assigns.

9. That the seller has transferred all its ownership rights over the land situated at Kasra No. 92, 95/1, Village Bishnawala, Tehsil and District Jaipur (Rajasthan) to the Buyer through this sale deed, some part of land has been acquired by JDA Jaipur before granting JDA Patta dated 14.07.2023, in case of any compensation, benefits etc. towards the Road surrender/acquisition then the same shall be recovered by the Buyer from Jaipur Development authority in respect of the surrendered land and the Seller

For Banas Neelam Marble Pvt. Ltd.

Director

For Banas Neelam Marble Pvt. Ltd.

Director

For Banas Neelam Marble Pvt. Ltd.

Director

For Sankalp Build Developers LLP

Designated Partner

For Banas Neelam Marble Pvt. Ltd.

Director



shall not raise any objections or shall not be the beneficiary of the same.

10. That Facility area measuring 410.95 Sq. Mtr. situated at northern westerns part of the "Subject Land" has been acquired by the JDA Jaipur for the said purpose, this area was integral part of khasra no. 92, 95/1, Village Bishnawala, Tehsil and District Jaipur (Rajasthan). By executing this sale deed the Seller has transferred all the rights, benefits, priorities to the buyer in respect of this facility area. All future compensation, benefits shall be rendered by the JDA/competent authority in favor of the Buyer and the seller has no objection in this regard.

SCHEDULE

Description of Subject Land

Mixed use land admeasuring 7795.96 Square Meters in Kasra No. 92, 95/1, Village Bishnawala, Tehsil and District Jaipur (Rajasthan) which is surrounded by:-

Eastern Side	:	Other's Land
Western-Northern side	:	Facility Area
Western-Southern side	:	Road 30.00 Mtr. Wide
Northern-Eastern side	:	Other's Land
Northern-Western side	:	Facility Area
Southern side	:	Road 48.00 Mtr. Wide

This sale deed is typed on 12 green papers and to this deed is annexed a site plan of the demised premises.

उप पंजीयक
जयपुर दसन

IN WITNESS WHEREOF THE SELLER and the BUYER above named have here to set their respective hands and signed this deed of sale at Jaipur in the presence of the following witness

For Banas Neelam Marble Pvt. Ltd
Director

For Banas Neelam Marble Pvt. Ltd
Director

For Sankalp Build Developers LLP

For Banas Neelam Marble Pvt. Ltd
Director

For Banas Neelam Marble Pvt. Ltd
Director

Designated Partner

as such on the date stated hereinafter signed, sealed by the Seller and Buyer at Jaipur.

Signature of Seller/Vendor:

For Banas Neelam Marble Pvt. Ltd
Director

(Krishan Singla)

For Banas Neelam Marble Pvt. Ltd
Director

(Prem Singh Shekhawat)

For Banas Neelam Marble Pvt. Ltd

Director

(Sushila Choudhary)

For Banas Neelam Marble Pvt. Ltd

Director

(Mohit Singla)

Director's : M/s Banas Neelam Marble Private Limited

Confirming Party :



सुप्यार कान्वर

(Mrs. Supyar Kanwar)

Vingh



(Vikram Singh Shekhawat)



B S C

(Bhagwan Singh Choudhary)

Signature of Buyer:

For Sankalp Build Developers LLP

Designated Partner

(Mr. Vikas Jain)

Designated Partner : M/s Sankalp Build Developers LLP

Witnesses

1. KHEMRAJ GUPTA

307/125 FIRST FLOOR PASCHEM V2HAR WEST DELHI

2. ANURAM DUNWAR WAL

302 FIRST FLOOR BHAGWAT 2 PLAZA NEAR FAROZ SHAH

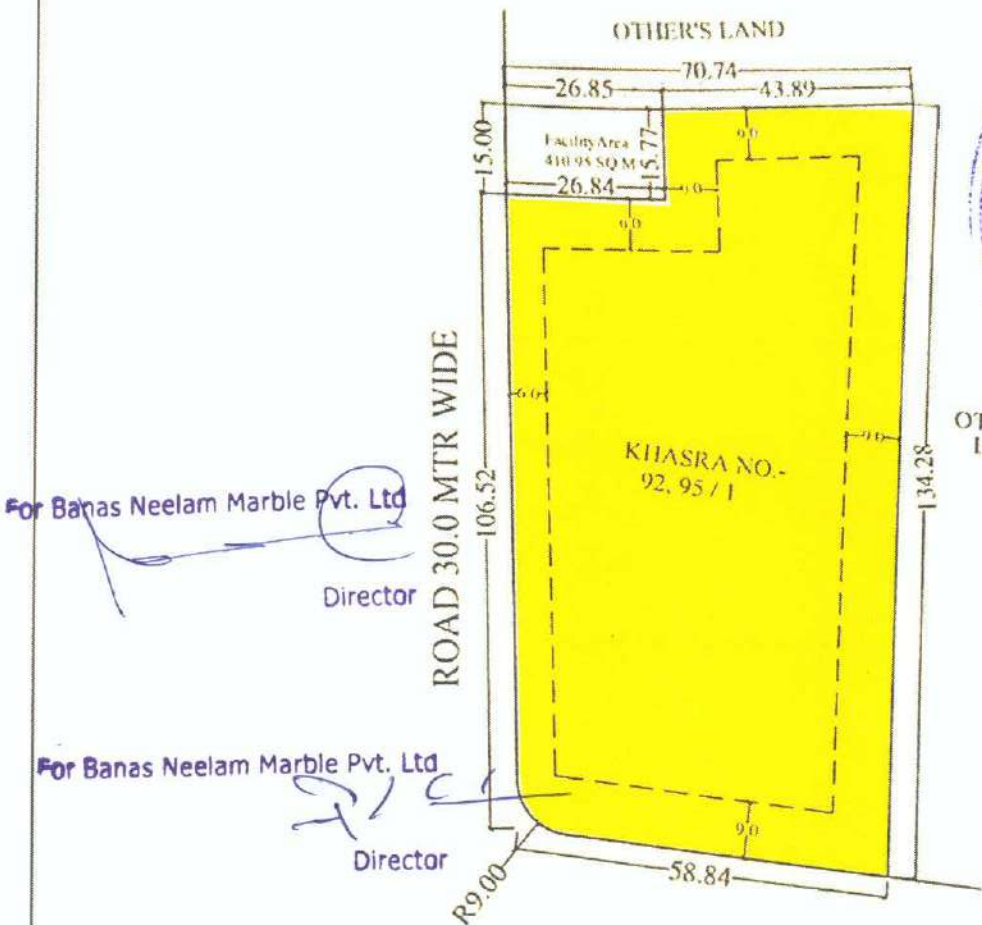
PETROL PUMP NEEMUCH



जयपुर दसम

SITE PLAN OF MIXED USE PLOT, KHASRA NO. 92, 95/1, VILLAGE BISHNAWALA, TEHSIL & DISTRICT JAIPUR (RAJASTHAN)

Land Area : 7795.96 Sq. Mtr.
Construction Area : 3000 Sq. Ft.



For Banas Neelam Marble Pvt. Ltd
Director

For Banas Neelam Marble Pvt. Ltd
Signature of Seller

ROAD 48.0 MTR WIDE

For Sankalp Build Developers LLP
Designated Partner
Signature of Buyer

Deed Color Shown Thus:

authority in respect of the surrendered land and the Seller

For Banas Neelam Marble Pvt. Ltd
Director

For Banas Neelam Marble Pvt. Ltd
Director

For Sankalp Build Developers LLP
Designated Partner



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 160000000 मानते हुए इस पर देय कमी मुद्रांक राशि रु 9600000 पर कमी पंजीयन शुल्क रु 1600000, सरचार्ज राशि 2880000 कुल रु 14080000 रसीद संख्या 202302190018996 दिनांक 20-08-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 9600000 के मुद्रांकों पर निष्पादित माना जाता है।

202301190014245

Sale Deed (Conveyance Deed)

उप पंजीयक, JAIPUR-X
जयपुर दसम्

Registration Endorsement

आज दिनांक 24/08/2023 को
पुस्तक संख्या 1 जिल्द संख्या 356 में
पृष्ठ संख्या 152 क्रम संख्या 202303190112683 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1424 के
पृष्ठ संख्या 19 से 40 पर चस्पा किया गया।

202301190014245

Sale Deed (Conveyance Deed)

उप पंजीयक, JAIPUR-X
जयपुर दसम्



अनु क्र. ग्राहकों का नाम व पता

1 Name: श्री/श्रीमती/सुश्री KHEM RAJ GUPTA , पुत्र/पुत्री/पत्नि श्री HANS RAJ GUPTA जाति HINDU

Age: 62

Add: House No.:BG7/125, Colony: FIRST FLOOR PASCHIM VIHAR, Area: WEST DELHI, City: DELHI, Pin code: 110063, District: WEST DELHI, State: DELHI

2 Name: श्री/श्रीमती/सुश्री ANURAG DUNGARWAL , पुत्र/पुत्री/पत्नि श्री RAJESH DUNGERWAL जाति HINDU

Age: 29

Add: House No.:FLAT NO. 302, Colony: BHAGWATI PLAZA NEAR FIROJ SHAH PETROL PUMP, Area: NEEMUCH, City: NEEMUCH, Pin code: 458441, District: NEEMUCH, State: MADHYA PRADESH

छायाचित्र

अंगूठा

हस्ताक्षर

Signature

Signature

202301190014245

Sale Deed (Conveyance Deed)

उप पंजीयक, JAIPUR
उप पंजीयक
जयपुर दसम



अनु क्र. पक्षकारों का नाम व पता

छायाचित्र

अंगूठा

पक्षकारों का प्रकार

- 1 श्री/श्रीमती/सुश्री KRISHAN SINGLA DIRECTOR BANAS NEELAM MARBLE PRIVATE LIMITED , पुत्र/पुत्री/पत्नि श्री VILAYATI RAM, व्यवसाय Otherजाति 0-HINDU
House No.:C-23, Colony: MALKHERA HOUSE, Area: NAYA KHERA AMBABARI, City: JAIPUR , Pin code: 302012, District: JAIPUR, State: RAJASTHAN
- 2 श्री/श्रीमती/सुश्री PREM SINGH SHEKHAWAT DIRECTOR BANAS NEELAM MARBLE PRIVATE LIMITED , पुत्र/पुत्री/पत्नि श्री ASU SINGH SHEKHAWAT, व्यवसाय Otherजाति 0-HINDU
House No.:C-23, Colony: MALKHERA HOUSE, Area: NAYA KHERA AMBABARI, City: JAIPUR , Pin code: 302012, District: JAIPUR, State: RAJASTHAN
- 3 श्री/श्रीमती/सुश्री SUSHILA CHOUDHARY DIRECTOR BANAS NEELAM MARBLE PRIVATE LIMITED, पुत्र/पुत्री/पत्नि श्री BHAGWAN SINGH CHOUDHARY, व्यवसाय Otherजाति 0-HINDU
House No.:C-23, Colony: MALKHERA HOUSE, Area: NAYA KHERA AMBABARI, City: JAIPUR , Pin code: 302012, District: JAIPUR, State: RAJASTHAN
- 4 श्री/श्रीमती/सुश्री MOHIT SINGLA DIRECTOR BANAS NEELAM MARBLE PRIVATE LIMITED, पुत्र/पुत्री/पत्नि श्री SOHAN LAL SINGLA, व्यवसाय Otherजाति 0-HINDU
House No.:C-23, Colony: MALKHERA HOUSE, Area: NAYA KHERA AMBABARI, City: JAIPUR , Pin code: 302012, District: JAIPUR, State: RAJASTHAN
- 5 श्री/श्रीमती/सुश्री VIKAS JAIN DESIGNATED PARTNER SANKALP BUILD DEVELOPERS LLP , पुत्र/पुत्री/पत्नि श्री LATE SHRI VIMAL CHAND JAIN , व्यवसाय Otherजाति 0-HINDU
House No.:E-123-124, Colony: LAL KOTHI YOJANA BEHIND IOC PERTOL PUMP, Area: SAHAKAR MARG, City: JAIPUR , Pin code: 302015, District: JAIPUR, State: RAJASTHAN

	Executant Age : 62 Signature :
	Executant Age : 66 Signature :
	Executant Age : 60 Signature :
	Executant Age : 32 Signature :
	Claimant Age : 44 Signature :

ने लेखपत्र Sale Deed (Conveyance Deed) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 1600000000/- (सौ करोड़ रुपये) / में से रु 1600000000/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पक्षकारों के हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।



रज. पंजीयक
जयपुर दस्तावेज

Presentation Endorsement

आज दिनांक 20 माह 08 सन् 2023 को 01:02 PM बजे
श्री/श्रीमती/सुश्री KRISHAN SINGLA DIRECTOR BANAS NEELAM
MARBLE PRIVATE LIMITED पुत्र/पुत्री/पत्नि श्री VILAYATI RAM
उम्र 62 वर्ष, जाति 0-HINDU, व्यवसाय Other
निवासी House No.:C-23, Colony: MALKHERA HOUSE, Area: NAYA
KHERA AMBABARI, City: JAIPUR, Pin code: 302012, District:
JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301190014245

Sale Deed (Conveyance Deed)

हस्ताक्षर उप पंजीयक,
JAIPUR-X

उप पंजीयक
जयपुर दस्तन

Fees Receipt Endorsement

रसीद नं.	202302190018996
दिनांक	20-08-2023
पंजीयन शुल्क ₹	1600000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	9600000
कमी सरचार्ज शुल्क ₹	2880000
कुल योग	14080300

202301190014245

Sale Deed (Conveyance Deed)

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 79682585 ₹ 1600300 #
eStamp IN-RJ06794103249688V ₹
12480000

उप पंजीयक, JAIPUR-X

उप पंजीयक
जयपुर दस्तन

Endorsement of Execution

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 160000000 मानते हुए इस पर देय कमी मुद्रांक राशि रु 9600000 पर कमी पंजीयन शुल्क रु 1600000, सरचार्ज राशि 2880000 कुल रु 14080000 रसीद संख्या 202302190018996 दिनांक 20-08-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 9600000 के मुद्रांकों पर निष्पादित माना जाता है।

202301190014245

Sale Deed (Conveyance Deed)

उप पंजीयक, JAIPUR-X
जयपुर दसम्

Registration Endorsement

आज दिनांक 24/08/2023 को
पुस्तक संख्या 1 जिल्द संख्या 356 में
पृष्ठ संख्या 152 क्रम संख्या 202303190112683 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1424 के
पृष्ठ संख्या 19 से 40 पर चस्पा किया गया।

202301190014245

Sale Deed (Conveyance Deed)

उप पंजीयक, JAIPUR-X

उप पंजीयक
जयपुर दसम्





जयपुर विकास प्राधिकरण, जयपुर

क्रमांक: जविप्रा/उपा./पीआरएन-उत्तर-1/2023/डी-736

दिनांक: 15/9/23

नाम हस्तांतरण पत्र

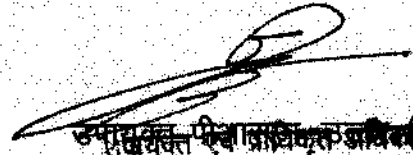
M/S Sankalp Build Developers LLP
Through Designated Partner
Seema Jain W/O Vikas Jain,
Address- E-123,124 Lalkothi Yojana,
Behind IOC Pertol Pump, Sehkar Marg,
Jaipur- 302015 (Raj.)

विषय:- खसरा नं. 92, 95/1 एकल पट्टा, ग्राम बिशनावाला, तह. जयपुर मिश्रित भूउपयोग का नाम हस्तांतरण बाबत।

संदर्भ:- आपके ऑनलाईन आवेदन क्रमांक 152148 के क्रम में।

आप द्वारा प्रस्तुत विक्रय-पत्र पंजीयन क्रमांक: 202303190112683 दिनांक 24.08.2023 के आधार पर खसरा नं. 92, 95/1 एकल पट्टा, ग्राम बिशनावाला, तह. जयपुर क्षेत्रफल 7795.96 वर्ग मीटर का हस्तान्तरण आपके नाम उन्ही नियमों एवं शर्तों के आधार पर स्वीकार किया जाता है, जिन नियमों एवं शर्तों पर भूखण्ड की लीजडीड क्रमांक: डी/1 दिनांक 14.07.2023 को मै. बनास नीलम मार्बल प्रा. लि. जरिये निदेशक कृष्ण सिंगला पुत्र श्री विलायती राम के पक्ष में जारी किया गया था। पट्टाधारी / हस्तान्तरी के समस्त उत्तरदायित्व एवं हक आपको हस्तान्तरण किये जाते हैं।

यदि आवेदक द्वारा प्रस्तुत दस्तावेजों में अगर कोई तथ्य भिन्न पाया जाते हैं या इन दस्तावेजों के वैधता को लेकर स्वामित्व बाबत कोई तथ्य/बात उत्पन्न होती है, तो सम्पूर्ण जिम्मेदारी आपकी होगी एवं यह नाम हस्तांतरण-पत्र एवं उपविभाजन स्वतः ही प्रथम दृष्टया निरस्त समझा जावेगा।



उपायुक्त पीआरएन-उत्तर (प्रथम)
जयपुर विकास प्राधिकरण, जयपुर

प्रतिलिपि:- सीपीआरएमएस, जविप्रा, जयपुर को सूचनार्थ प्रेषित कर लेख है कि सीविस नं 030000002 में दर्ज करावे।



-Sel-
उपायुक्त पीआरएन-उत्तर (प्रथम)
जयपुर विकास प्राधिकरण, जयपुर