



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 202401016099999R Receipt Date 06-FEB-2024 12:04
S R Location JAIPUR IX
Receipt No RJ1246730370369
Name Of Seller MANOJ KUMAR SHARMA ADV
Name Of Buyer MS SPECTRUM BUILDCON PVT LTD
Type of Document Others - Search
ACC Reference NONSH/GAURI SHANKAR/BANI PARK

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 100
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 100	Service Charges	₹ 10
Grand Total	₹ 110		
(Rupees One Hundred Ten Only)			



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

MANOJ KUMAR SHARMA

Advocate, Raj. High Court

98291-60690

94146-60690

Court Address:

Near Advocate Bar Association,
Gate No. 4, Collectorate Campus,
Banipark, Jaipur (Raj).

Office cum residence:

Plot No. C-69, Mahesh Nagar,
80 Feet Road, Jaipur (Raj).

E-Mail : advmanoj.sharma1980@gmail.com

Ref. No.

Date:06.02.2024

TITLE SEARCH REPORT

Area 3088.55 Sq. Yds. of Plot No. 196, 197, 198 & 199, situated at Nemi Nagar Ext., Vaishali Nagar, Jaipur present owner M/S. SPECTRUM BUILDCON PVT. LTD. Reg. office P.No. 16, Rajapark, Jaipur through its director Shri Mohan Sukhani S/o Shri Sunder Das Sukhani R/o A-65, GulshanNiwas, Shanti Path, Tilak Nagar, Jaipur.

I, Manoj Kumar Sharma, Advocate have caused necessary searches in the Office of Sub-Registrar Office- IXth, Jaipur and have inspected all relevant records and all other relevant documents in respect of the aforesaid property. My search report is as follows:

That the Patta Villekh of above said Plot No. 196 (916.34 Sq. Yds.), situated at Nemi Nagar Ext., Vaishali Nagar, Jaipur was issued by JDA Jaipur on dated 19.12.2008 in favour of Smt Shaili Bansal W/o Shri Ravindra Bansal & Smt Shashi Bala W/o Shri Surendra Kumar, that patta was duly registered in office of Sub-registrar-II, Jaipur, vide reg. no. 2008052010516, book no. I, vol.no. 582, page no. 56 on dated 31.12.2008.

After then above said Plot No. 196 (916.34 Sq. Yds.), situated at Nemi Nagar Ext., Vaishali Nagar, Jaipur was purchased by M/S. SPECTRUM BUILDCON PVT. LTD. Reg. office P.No. 16, Rajapark, Jaipur through its director Shri Mohan Sukhani by a reg. sale deed from Smt Shaili Bansal & Smt Shashi Bala. That sale deed was reg. in the office of Sub-Registrar-VII, Jaipur, vide reg. no. 201603021100611, book no. I, vol. no. 353, page no 46 on dated 01.02.2016. After then JDA issued name transferred letter no. D-4106 on dated 01.09.2016 in favour of M/S. SPECTRUM BUILDCON PVT. LTD.

As same as the Patta Villekh of above said Plot No. 197 (752.77 Sq. Yds.), situated at Nemi Nagar Ext., Vaishali Nagar, Jaipur was issued by JDA Jaipur on dated 10.11.2017 in favour of M/S. SPECTRUM BUILDCON PVT. LTD. Reg. office P.No. 16, Rajapark, Jaipur, that patta was



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E-Mail : advmanoj.sharma1980@gmail.com

Ref. No.

Date:06.02.2024

2.

duly registered in office of Sub-registrar-VII, Jaipur, vide reg. no. 201703021108804, book no. I, vol.no. 436, page no. 111 on dated 11.11.2017.

As same as the Patta Villekh of above said **Plot No. 198 (725 Sq. Yds.)**, situated at **Nemi Nagar Ext., Vaishali Nagar, Jaipur** was issued by JDA Jaipur on dated 10.11.2017 in favour of **M/S. SPECTRUM BUILDCON PVT. LTD.** Reg. office P.No. 16, Rajapark, Jaipur, that patta was duly registered in office of Sub-registrar-VII, Jaipur, vide reg. no. 201703021108803, book no. I, vol.no. 436, page no. 110 on dated 11.11.2017.

As same as the Patta Villekh of above said **Plot No. 199 (694.44 Sq. Yds.)**, situated at **Nemi Nagar Ext., Vaishali Nagar, Jaipur** was issued by JDA Jaipur on dated 10.11.2017 in favour of **M/S. SPECTRUM BUILDCON PVT. LTD.** Reg. office P.No. 16, Rajapark, Jaipur, that patta was duly registered in office of Sub-registrar-VII, Jaipur, vide reg. no. 201703021108805, book no. I, vol.no. 436, page no. 112 on dated 11.11.2017.

After that **M/S. SPECTRUM BUILDCON PVT. LTD.** filed a application to reconstitute above said P.No. 196, 197, 198, 199 in the office of JDA Jaipur, in above said manner JDA Jaipur issued reconstitute Letter of above said P.No. 196, 197, 198, 199 (total area 3088.55 Sq. Yds.) vide Letter No. D-861 dated 18.08.2022.

After That the Patta villekh No. 7415 (Lease hold to Free hold) of above said **Plot No. 196, 197, 198 & 199**, situated at **Nemi Nagar Ext., Vaishali Nagar, Jaipur** was issued by JDA Jaipur on dated 10.07.2023 in favour of **M/S. SPECTRUM BUILDCON PVT. LTD.** Reg. office P.No. 16, Rajapark, Jaipur through its director **Shri Mohan Sukhani**, that patta was duly registered in office of Sub-registrar-IX, Jaipur, vide reg. no. 202303182107456, book no. I, vol. no. 293, page no. 110 on dated 11.07.2023.



MANOJ KUMAR SHARMA

Advocate, Raj. High Court

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Ref. No.

Date: 06.02.2024

3.

After then M/S. SPECTRUM BUILDCON PVT. LTD. execute a developer agreement of above said plots in favour of **OKAY PLUS BUILDERS LLP** through its partner **Shri Atul Krishna Modi** to Build a multistorey building (namely "**OKAY PLUS EMERALD SUTTES**") on the above said plots. That developer agreement was reg. in the office of Sub-Registrar-IX, Jaipur, vide reg. no. 202403182100894, book no. I, vol. no. 339, page no 23 on dated 24.01.2024.

I hereby certify that the above said **Plot No. 196, 197, 198 & 199, situated at Nemi Nagar Ext., Vaishali Nagar, Jaipur** is free from all sorts of encumbrances, charges liabilities, liens and lispens, attachment of any kind what so ever and the title of the said property is absolutely clear, free and marketable.

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

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

Note:- Title Opinion report has been given on the basis of photo copy of title documents because original documents not provided to me & available copy of title documents appear to be genuine.



Manoj Kumar Sharma

Manoj Kumar Sharma
Advocate, Raj. High Court
P. No. C-69, Mahesh Nagar
80 Feet Road, Jaipur
(R/2467/03)



जयपुर विकास प्राधिकरण, रा

शहरी जमाबन्दी के आधार पर आवासीय प्रयोजनों के लिए भी

(राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90 'ख' के प्रावधानों के अन्तर्गत आश्रित भू-खण्ड के प्रस्ताव हल)

यह इकरारनामा जो आज दिनांक: 19-12-2008 को आचार्य/विद्यार्थी/पुत्र सहित

सन् को राजस्थान राज्य के राज्यपाल जिन्होंने इसमें इसके पश्चात् सरकार कह कर सम्मोहित किया गया है और दूसरा
और श्री श्रीमती श्री जी रविशंकर वर्मा इनकी प्रति शक्ति विवर, JAIPUR में
श्री सुरेश कुमार जाति निवासी (जिनको
इसमें इसके पश्चात् पहिलार कह कर सम्मोहित किया गया है और इस बाबत मैं जहाँ कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी,
निर्वाहक, प्रबन्धक, प्रतिनिधि और मूलकील अतैह भी सम्मिलित होंगे) के बीच लिखा गया है।

इसमें उल्लेखित शर्तों और कर्तव्यों, जो पट्टेदार द्वारा निष्पादित तथा पालन किये जावेंगे के एवज में सरकार इसके द्वारा पट्टेदार को जमीन का वह तमाम प्लॉट (जो इसके बाद उक्त भूखण्ड का एक सम्बोधित किया गया है) का नियमन और पुनः आवंटन करती है और ~~निर्माण~~ गृह निर्माण सहकारी समिति की ~~संरचना~~ संरचना में स्थित स्थान भूखण्ड संख्या क्षेत्रफल और जो अपनी सीमाओं और क्षेत्रफल के साथ इसके साथ संलग्न साइट प्लान में अधिक पूर्ण रूपेण वर्णित है। जिसका आकार विशेष रूप से इससे संलग्न नक्शों में दिखलाया गया है, और जिसे पूर्व स्वामित्व सम्बन्धी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबन्धों, वैध शर्तों और करारों के अधीन पट्टेदार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात् :-

1. उक्त भूखण्ड शहरी जमाबन्दी (लीज होल्ड) पर पुनः आवंटित किया गया है। लीज की अवधि, 99 वर्ष होगी।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर निश्चित अन्य स्थान पर नियमन दर, $104/-$ रुपये प्रति वर्ग गज से कुल नियमन राशि $95300/-$ रुपये देव होती है जो चालान नं. 01707 दिनांक $20-11-08$ से जमा है इसका 2.5% प्रति वर्ष की दर से शहरी जमाबन्दी रुपये देव है। राज्य सरकार के आदेश क्रमांक $एच-११५$ दि. 13/2001 दिनांक 15.1.2002 से आठ वर्षों की लीज राशि $11060/-$ रुपये होती है जो चालान नं. 01707 दिनांक $20-11-08$ से जमा है।
3. उक्त भूखण्ड का उपयोग केवल उस पर रहने के आशय से किसी भवन या भवनों के बनवाने में ही होगा। भूखण्ड का अन्य भिन्न उपयोग किसी भी भाँति नहीं किया जा सकेगा। निर्मित भूखण्ड के सम्बन्ध में राज्य सरकार के आदेश दिनांक 10.7.99 क्रमांक पं. 5 (3) न.वि.वि./3/99 द्वारा भवन विनियमों के प्रावधानों में प्रदत्त शिथिलता के तहत नियमन बोध्य निर्माण ही नियमित किया गया है। तथा नियमन अयोग्य निर्माण के सम्बन्ध में सम्बन्धित विनियमों के अनुसार कार्यवाही की जायेगी। एवं सैट बैक प्लान के अनुसार छोड़ने होंगे। परन्तु यदि भूखण्ड 500 वर्गमीटर से अधिक क्षेत्रफल का है तो उस पर निर्माण प्राधिकरण से भवन के नक्शे को नियमानुसार पास करवाकर कराना होगा।
4. इस लीज डीड के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूलड बैंक/सरकार ऋणदात्री संस्था/एच.डी.एफ.सी. अथवा नेशनल हाउसिंग बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास भवन निर्माण के ऋण के लिए गिरवी रखा जा सकेगा।
5. आवंटनी द्वारा भूखण्ड विक्रय करने पर ज़ेलाट द्वारा भूखण्ड का हस्तांतरण जयपुर विकास प्राधिकरण के नियमों के अनुसार प्राधिकरण से करवाना होगा।
6. पट्टेदार उक्त भूखण्ड या उस पर बनाये गये भवन या भवनों का या उन दोनों के किसी भाग को किसी ऐसे आशय के लिये जो पिछले पद में निर्दिष्ट आशय के अंगगत है बिना सरकार या सरकार के ऐसे अधिकारी की लिखित स्वीकृति, के जो एतदर्थ नियुक्त किया गया हो, को उपयोग में लावेगा और न उपयोग में लाने की अनुमति ही देगा। पट्टेदार द्वारा पट्टा विलेख की उपरोक्त शर्तों एवं जमीन इन्फुर्मेट ट्रस्ट (डिप्लोमेट ऑफ अरबन लैंड यूज, 1974 के) अन्तर्गत स्थापित शर्तों की पूर्ण पालना की जायेगी। यदि किसी भी शर्त या शर्तों का उल्लंघन किया गया तो उक्त भूखण्ड एवं उस पर बने हुए भवन, यदि कोई हो, सहित उक्त भूखण्ड बिना किसी मुआवजे की राशि के अधिग्रहण कर लिया जावेगा।

उपाध्यक्ष जी - २

जयपुर विकास प्राधिकरण

जयपूर

नोट :- इस भूखण्ड की

पंजीकृत मूल्य राशि रु.

27,53,147/-

रु. होती है। अतएव स्टाम्प नं.

4883 4884

स्टाम्प रुपये 1,37,910 + 10

संख्या 4+1 नवैसित पट्टा इसके साथ लगाये जाते हैं।

21-11-00

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



सरकार की ओर से

आज सन् 200 8 माह के में दिन अधिकारी, जयपुर विकास प्राधिकरण, जोन 7 जयपुर

श्री पुरुषोत्तम सहाय

उपायुक्त जोन-7
जयपुर विकास प्राधिकरण
जयपुर

एवं

पट्टेदार द्वारा कार्यालय, जयपुर विकास प्राधिकरण,

जयपुर में निम्न साक्षी की उपस्थिति में हस्ताक्षर किया।

Shelly Bansal Shashu Bala
पट्टेदार के हस्ताक्षर

साक्षी :-

- नाम Moolchand Saini
पिता/पति का नाम Late Shri Ram Saini
व्यवसाय Business
निवास स्थान F-129, Mansi Nagar, Jaipur
- नाम श्री राजेश कुमार
पिता/पति का नाम श्री राजेश कुमार
व्यवसाय धातु कारखाना
निवास स्थान H-19, Mansi Nagar, Jaipur

Moolchand
साक्षी के हस्ताक्षर

श्री राजेश कुमार
साक्षी के हस्ताक्षर



4883 21 NOV 2008
 राव शशी बाला देवी राव शशी बाला

पिता का नाम
 पिताजी
 पता नं. 10000 राव शशी बाला

पंजीयक
 आकाश अग्रवाल
 जयपुर
 निवासी राव शशी बाला



आज दिनांक 31 दिसंबर वर्ष 2008 को 01:21 PM को
 श्री.श्रीमती/पुत्री SHELI BANSAL पुत्र/पुत्री/पत्नी श्री RAVINDRA BANSAL
 उम्र 49 वर्ष, जति MAHAJAN व्यवसाय HOUSE WIFE
 निवासी F 2, VAISHALI NAGAR, JAIPUR AS SELF & AS GPA SHASHI BALA null
 ने मेरे सम्मुख हस्ताक्षर पंजीयक हेतु प्रस्तुत किया।

Shelly Bansal

हस्ताक्षर प्रस्तुतकर्ता
 (2008052016763)
 (Lease deed for local bodies (Patta))

हस्ताक्षर उप पंजीयक,
 JAI PUR-11
 पंजीयक द्वितीय
 जयपुर

रसीद नं०	[2008052017160]
दिनांक	[31-12-2008]
पंजीयक शुल्क ₹०	25000
प्रतिष्ठान शुल्क ₹०	0
पंजीयक शुल्क ₹०	200
अन्य शुल्क ₹०	0
अन्य शुल्क ₹०	10
कुल शुल्क ₹०	25210

(2008052016763) उपपंजीयक, JAIPUR-11
 (Lease deed for local bodies (Patta))
 पंजीयक द्वितीय
 जयपुर



अतिरिक्त कर्तव्य 100
 जयपुर



राजस्थान RAJASTHAN

029958



नियम ३८ के अन्तर्गत निम्नलिखित विवरणों के अनुसार
 कि. नं. ३७९१०/११ के अनुसार
 वर्षा १६ से १९६३ तक
 वर्ष १९६३ के लिए
 राशि रु. १, ३७,९१० + ११ पचास पैसे
 उपर्युक्त (कीम-१)
 जयपुर जिला प्राधिकरण
 जयपुर

जयपुर द्वितीय
 जयपुर

जयपुर जिला प्राधिकरण
 जयपुर

21 NOV 2008

4887
 नाम श्री. शैली बंसल एवं श्री. रावेंद्र बंसल
 पिता का नाम श्री. रावेंद्र बंसल
 निवासी जयपुर
 दस्तावेज का क्रमांक 100000

उत्तर श्री. श्रीमती/सुखी (Executant)

1-SHELI BANSAL / RAVINDRA BANSAL अग्रज
 उम्र -49 वर्ष जति - MAHAJAN, व्यवसाय -HOUSE WIFE
 निवासी - F 2, VAISHALI NAGAR, JAIPUR AS SELF & AS GPA
 SHASHI BAL

Signature

Photo

Thumb



Shelly Bansal

(And Claimant)

1-JDA / JAIPUR

उम्र -0 वर्ष जति - N/A व्यवसाय -SERVICE
 निवासी -RAJ.



मेरी लेखपत्र Lease deed for local bodies (Patta) को एक रुप व
 समस्त अधिकार करण स्वीकार किया। प्रमाणित राशि No 2758147/-
 पूर्ण जे.संवेदनशील / जे से जे 2758147/- पूर्ण से मेरे समस्त
 अधिकार करण स्वीकार किया।

उत्तर निवासी का जे पता

1- श्री. श्रीमती/सुखी RAVINDRA BANSAL
 पुत्र सुखी जति श्री K. L. BANSAL
 उम्र -54 वर्ष जति -MAHAJAN व्यवसाय -BUSINESS
 निवासी F 2, VAISHALI NAGAR, JAIPUR

R. Bansal

मेरी जो है किन्तु समस्त अधिकार एवं अधिकार के निवासी मेरे समस्त सिद्ध
 होते हैं।

(2008052016763)

Lease deed for local bodies (Patta)

जय पंजीयक, JAIPUR-II

जय पंजीयक दिताय
जयपुर

आज दिनांक 21/11/2008 को
 पुस्तक संख्या 1 जिला-जयपुर 2882
 जे पत्र संख्या 56 जे संख्या 2008052010616 पर
 पंजीयक किया गया तथा अतिरिक्त
 पुस्तक संख्या 1 जिला संख्या 2314
 जे पत्र संख्या 68 से 78
 पर प्रत्या किया गया।

(2008052016763)

जय पंजीयक, JAIPUR-II

Lease deed for local bodies (Patta)

जय पंजीयक दिताय
जयपुर



राजस्थान RAJASTHAN

029959



लोपाय २०२१ बृहत् निमग्न सहकारी समिति
 राजस्थान विकास योजना के अन्तर्गत
 वर्ष १९६०-६१ के अन्तर्गत ११६-३४ व ३३५
 कार्यगत के लिए धन अंश है।
 राशि = १,३७,९१० रु. १० अंश के
 उपरान्त (सीम-७)
 बजट विकास प्राधिकरण
 २०२१

पञ्जीयक द्वितीय
 जयपुर

21 NOV 2008

पंजीयक
राज. प्र. लि. नं. १०००००/२००८

विषय का नाम

विदाती

पता नं. पत्ता

१०००००/२००८

२८

आकाश जयवाल

रा.

जिलाध्यक्ष कार्यालय, जयपुर



आकाश जयवाल
पंजीयक
राज. प्र. लि. नं. १०००००/२००८
१०००००/२००८
२८
आकाश जयवाल
पंजीयक
राज. प्र. लि. नं. १०००००/२००८

आकाश जयवाल
पंजीयक



राजस्थान RAJASTHAN

029960



महाराष्ट्र राज्य न्यायिक सहायता समिति.
 १९६७-६८ वि.सं. १९६७-६८ से मूलक
 वर्ष १९६७-६८ से मूलक १९६७-६८ से मूलक
 राज्य १, ३७, १०, ६१० मूलक ६
 जयपुर जिला सहायक जयपुर

राजस्थान राज्य न्यायिक सहायता समिति.
 जयपुर

प्राचिन साहित्यिक ग्रंथ
संग्रह

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

24AA 396894



तोपडा न्यायिक गैर न्यायिक सहकारी संस्था
के तहत न्यायिक विभाग के मुख्यालय
जयपुर में 196 नंबर पर 918-34 नंबर का
हस्ताक्षर 1, 37, 918-10 नंबर है।

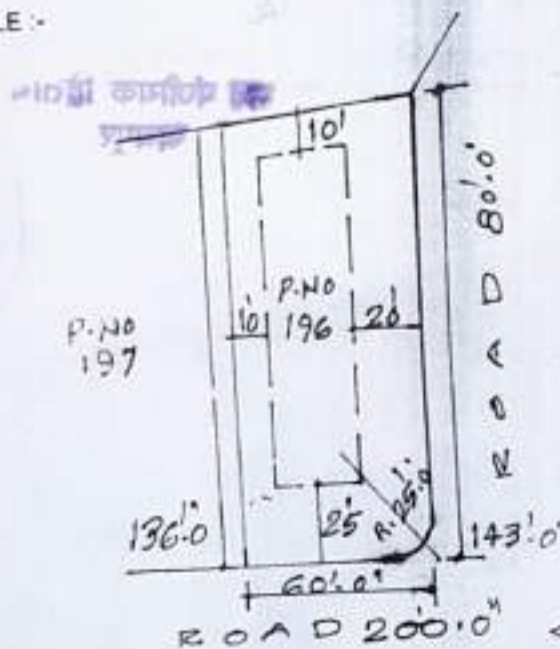
उपस्थित (जीन-7)
रजपूत विकास प्राधिकरण
जयपुर

उप पंजीयक द्वितीय
जयपुर





SITE PLAN OF PLOT No. 196
SCHEME NEMI NAGAR EXT. JAIPUR.
AREA $\frac{136 \times 60 + 56 \times 7}{2} = 12.09 = 916.34 \text{ SQM}$
PERCENTAGE OF CONSTRUCTION AREA AS PER RULES %
SCALE :-



SITE ENGINEER

TOWN PLANNING

ASSISTANT/ATP

D.T.P

उपायुक्त जोन-7

जयपुर विकास प्राधिकरण
JDA CONVERSION
जयपुर

JAIPUR DEVELOPMENT AUTHORITY
JAIPUR

आज दिनांक 31/12/2008 को
 पुस्तक संख्या 1 शिन्ध संख्या 582
 में पृष्ठ संख्या 56 का संख्या 2008052010516 पर
 पंजीकृत किया गया तथा अतिरिक्त
 पुस्तक संख्या 1 शिन्ध संख्या 2314
 में पृष्ठ संख्या 68 से 78
 पर धराया किया गया।

(2008052016763)

उप पंजीयक, JAIPUR-II

Lease deed for local bodies (R)

**पंजीयक द्वितीय
 जयपुर**



(Signature)
 T. N. K. K. K.
 जयपुर, जयपुर जयपुर
 जयपुर

जयपुर विकास प्राधिकरण, जयपुर

नाम हस्तांतरण-पत्र

क्रमांक: जविप्र/उपा.07/2016/डी- 4106

दिनांक 1-9-2016

✓ स्पेक्ट्रम बिल्डिंग प्रा. लि.

16, राजा पार्क,

जयपुर।

विषय:- भूखण्ड संख्या 198, नेमी नगर विस्तार, जयपुर के नाम हस्तांतरण करने बाबत।

महोदय/महोदया,

उपरोक्त विषयान्वर्तित लेख है कि आप द्वारा प्रस्तुत विक्रय पत्र/हस्ताक्षर/यसीयत/हक त्याग पत्र/उपहार नाम/शपथ पत्रों की सत्यविवृत फोटो प्रति के आधार पर भूखण्ड संख्या 198, नेमी नगर विस्तार, जयपुर के नामहस्तांतरण अध्या के अधिकारों को प्रमाणित किये बिना उन्नी नियमों एवं शर्तों पर आपके नाम स्वीकार किया जाता है, जिन नियमों एवं शर्तों के आधार पर उक्त भूखण्ड का पट्टा/अर्बदन श्रीमती होली बंसल पत्नी श्री रविन्द बंसल, श्रीमती शशी बाता पत्नी श्री सुरेन्द्र कुमार, को किया गया था। भूखण्ड का क्षेत्रफल 916.34 वर्गज है।

उपरोक्त हस्तांतरण केवल प्राधिकरण द्वारा मानचित्र अनुमोदन करने एवं ऋण इत्यादि प्राप्त करने के लिए प्राधिकरण के रिकार्ड में इन्द्राज किया जाता है। जयपुर विकास प्राधिकरण सक्षम नियमों के अन्तर्गत निर्मित भूखण्डों के सेटबैक इत्यादि में किये गये अवाधिकृत निर्माण के लिए नियमानुसार कार्यवाही करने के लिए पूर्ण रूप से स्वतंत्र होगा तथा नाम हस्तांतरण कार्यवाही से कोई वैधानिक अधिकार प्रत्य नहीं होगा, जो नियमों के अन्वया है।

उपायुक्त, जयपुर-7
जयपुर, जयपुर

प्रतिलिपि निम्न को सूचना एवं आवश्यक कार्यवाही हेतु -

1. लेखा शाखा, जयपुर-7, जयपुर।
2. सी.पी.आर.एम.एस., जयपुर, जयपुर।

उपायुक्त, जयपुर-7
जयपुर, जयपुर



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID 201701021011124R Receipt Date 11-NOV-2017 13:38
S R Location JAIPUR-VII
Receipt No RJ21211361711486
Name Of Seller JDA
Name Of Buyer SPECTRUM BUILDCON PVT LTD THR DRI SANJAY KUMAR
Type of Document Patta
AGC Reference SHCIL/SHCIL RAJASTHAN/CHITRAKOOT

Paid Fee			
Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 2590	CSI	₹ 300
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Latent Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 2590	Service Charges	₹ 10
Grand Total (Rupees Two Thousand Six Hundred Only)	₹ 2600		



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

10-1156
10/11/17



जयपुर विकास प्राधिकरण, जयपुर

राष्ट्रीय जमाबन्दी के आधार पर आवासीय प्रयोजनों के लिए भूमि पट्टा-विज्ञेय

(राष्ट्रीय जमाबन्दी अधिनियम, 1956 की धारा 90 'ख' के प्रावधानों के अन्तर्गत आवधिक रूप से भूमि का उपयोग हेतु)

यह इकाई/तकत नं. 10/11/17 को आवंटित/विक्रय-पत्र प्राप्त है।

सम्पत्ति नं. 10/11/17 को राजस्थान राज्य के राज्यपाल विन्ने इसमें इसके पश्चात् सरकार कह कर सम्बोधित किया गया है।
 और श्री/श्रीमती 25/25/25 (वि.सं.नं. 10/11/17) कि० जयपुर निवेशक/संस्था नं. 10/11/17
 उपर्युक्त पट्टा नं. 10/11/17 जति 10/11/17 खसस
 आवासीय निवासी 10/11/17 (जिनको
 इसमें इसके पश्चात् पट्टेदार कह कर सम्बोधित किया गया है और इस बात में जहाँ जहाँ प्रसंग से वैसा अर्थ निकले, उनके उल्लेखिकारी, निर्वाहक, प्रबन्धक, प्रतिनिधि और मुत्तकिल अलैह भी सम्मिलित होंगे) के बीच लिखा गया है।

इसमें उल्लेखित शर्तों और करारों, जो पट्टेदार द्वारा निष्पादित तथा पालन किये जावेंगे के अन्तर् में सरकार इसके द्वारा पट्टेदार को जमीन का वह तमाम प्लॉट (जो इसके बाद एक भूखण्ड कह कर सम्बोधित किया गया है) का नियमन और पुनः आवंटन करती है जो नो. 10/11/17, इ.स. 1956 निर्माण सहकारी समिति की नं. 10/11/17 योजना में स्थित स्थान नं. 10/11/17, भूखण्ड संख्या 10/11/17, क्षेत्रफल 10/11/17 और जो अर्थात् सीमाओं और क्षेत्रफल के साथ इसके साथ संलग्न साइट प्लान में अधिक पूर्ण रूप से वर्णित है। जिसका आकार विशेष रूप से इससे संलग्न नक्शों में दिखाया गया है, और जिसे पूर्व स्वामित्व सम्बन्धी स्वतन्त्र सही किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संश्लेषों, प्रतिबन्धों, वैध शर्तों और करारों के अधीन पट्टेदार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात् :-

1. एक भूखण्ड शहरी जमाबन्दी (लीज होल्ड) पर पुनः आवंटित किया गया है। लीज की अवधि, 99 वर्ष होगी।
2. पट्टेदार द्वारा जयपुर विकास प्राधिकरण, जयपुर के कार्यालय में या राज्य सरकार द्वारा समय-समय पर नियत अन्य स्थान पर नियमन नं. 10/11/17, रुपये प्रति वर्ग गज से कुल नियमन राशि 10/11/17 रुपये देय होती है जो धालान नं. 10/11/17 दिनांक 10/11/17 से जमा है इसका 2.5% प्रति वर्ष की दर से शहरी जमाबन्दी रुपये देय है। राज्य सरकार के आदेश क्रमांक एफ-9 (15) यू.डी. /3/2001 दिनांक 15.1.2002 से आठ वर्षीय लीज राशि 10/11/17 रुपये होती है जो धालान नं. 10/11/17 दिनांक 10/11/17 से जमा है।
3. एक भूखण्ड का उपयोग केवल उस पर रहने के आशय से किसी भवन या भवनों के बनवाने में ही होगा। भूखण्ड का अन्य किस प्रकार का उपयोग किसी भी भाँति नहीं किया जा सकेगा। निर्मित भूखण्ड के सम्बन्ध में राज्य सरकार के आदेश दिनांक 10.7.99 क्रमांक प. 5 (3) न.वि.वि./3/99 द्वारा भवन विनियमों के प्रावधानों में प्रदत्त शिथिलता के तहत नियमन योग्य निर्माण ही निश्चित किया गया है। तथा नियमन अयोग्य निर्माण के सम्बन्ध में सम्बन्धित विनियमों के अनुसार कार्यवाही की जावेगी। एवं सैट बैक प्लान के अनुसार छोड़ने होंगे। प्लान यदि भूखण्ड 500 वर्गमीटर से अधिक क्षेत्रफल का है तो उस पर निर्माण प्राधिकरण से भवन के नक्शों को नियमानुसार पास करवाकर कराया होगा।
4. इस लीज डीड के आधार पर एक भूखण्ड को सरकार/जीवन बीमा निगम/शिडपूल बैक/सरकार जगदात्री संस्था/एच.डी.एच.सी. अथवा नेशनल हाउसिंग बैक द्वारा अधिकृत जगदात्री संस्थाओं के पास भवन निर्माण के ऋण के लिए गिरवी रखा जा सकेगा।
5. आवंटनी द्वारा भूखण्ड विक्रय करने पर क्रेता द्वारा भूखण्ड का हस्तांतरण जयपुर विकास प्राधिकरण के नियमों के अनुसार प्राधिकरण से कराया होगा।
6. पट्टेदार एक भूखण्ड या उस पर बनाये गये भवन या भवनों का या उन दोनों के किसी भाग को किसी ऐसे आशय के लिये जो निम्नलिखित पद में निर्देशित आशय के असंगत है बिना सरकार या सरकार के ऐसे अधिकारियों की लिखित स्वीकृति, के जो एतदर्थ नियुक्त किया गया हो, न तो उपयोग में लावेगा और न उपयोग में लाने की अनुमति देगा। संस्था द्वारा पट्टा निलेख की उपरोक्त शर्तों एवं दो राज. इम्पुवमेंट ट्रस्ट (डिस्पोजल ऑफ अरबन लेण्ड क्लस्टर, 1974) के। अनुबंध स्थापित शर्तों की पूर्ण पालना की जावेगी। यदि किसी भी शर्त या शर्तों का उल्लंघन किया जायेगा भूखण्ड एवं उस पर बने हुए भवन, यदि कोई हो, सहित एक भूखण्ड बिना किसी मुआवजे की राशि के अधिग्रहण का लिया जावेगा।

उपरोक्त (लीज-7)
जयपुर विकास प्राधिकरण
जयपुर

नोट :- इस भूखण्ड की 1714/24/2 पंजीकृत मूल तारीख 22.6.24/2

होती है। अलग-अलग 3256 + 3257 स्टॉक नम्बर 11500 + 50 संख्या 5

वैधिमार्ग पट्टा इसके साथ लगाये जाते हैं।

इसके साक्षी के रूप में इसके अधिकारियों ने इसके साथ प्रत्येक पक्ष में विदित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये हैं।

सरकार की ओर से

आज मनु 20/2 माह 11 के 10 वे दिन बुधवार 20/2/24

सहाय्य अधिकारी, जयपुर विकास प्राधिकरण, जेन जयपुर RMB

सहाय्य अधिकारी के हस्ताक्षर

एवं

पट्टेदार द्वारा कर्मचारी, जयपुर विकास प्राधिकरण,

जयपुर में विद्यमान साक्षी की उपस्थिति में हस्ताक्षर किये।

पट्टेदार के हस्ताक्षर

साक्षी :-

1. नाम अंशु कुमार
पिता/पति का नाम मोहन कुमार
व्यवसाय कृषि
निवास स्थान आ 147 अंशु कुमार अंशु कुमार अंशु कुमार
अंशु कुमार

साक्षी के हस्ताक्षर

2. नाम अंशुमति प्रवीण कुमार
पिता/पति का नाम मोहन कुमार
व्यवसाय कृषि
निवास स्थान आ 147 अंशु कुमार अंशु कुमार अंशु कुमार
अंशु कुमार

साक्षी के हस्ताक्षर



Presentation Endorsement

आज दिनांक 11 माह 11 सन् 2017 को 01:55 बजे
श्री/श्रीमती/सुप्री SPECTRUM BUILDCON PVT. LTD. AS DIR. SANJAY
KUMAR, पुत्र/पुत्री/पति श्री SHRI UPENDRA KUMAR
उम्र 53 वर्ष, जति BAHMAN, व्यवसाय Business
निवासी House No. 16, Colony: RAJAPARK, Area: RAJAPARK, City:
JAIPUR, Pin code: 302004, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख इस्तार्फत पंजीवन हेतु प्रस्तुत किया।

201701021011124

उप प्रजापति
जायपुर (राजस्थान)

Lease deed u/s 90A of RLR on the basis of registered or duly stamped document (Male)

Fees Receipt Endorsement

रसीद नं.	201702021014164
दिनांक	11-11-2017
पंजीवन शुल्क ₹	2290
प्रतिनिधि शुल्क ₹	0
पुष्टांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	11500
कमी सरकारी शुल्क ₹	2300
कुल योग	16390

201701021011124

उप प्रजापति
जायपुर (राजस्थान)

Lease deed u/s 90A of RLR on the basis of registered or duly stamped document (Male)





Endorsement of Execution

अनु क्र. पक्षकारी का नाम व पता

1 श्री/श्रीमती/श्री SPECTRUM BUILDCON PVT. LTD. AS DIR.
SANJAY KUMAR, पुनर्पुत्री/पुत्र श्री SHRI. UPENDRA
KUMAR, व्यवसाय Business/कारि BARI-MAN
House No: 16, Colony: RAJAPARK, Area: RAJAPARK,
City: JAIPUR, Pin code: 302004, District: JAIPUR, State:
RAJASTHAN

छायाचित्र

अंगूठा

पक्षकारी का प्रकार



Executant
Age : 50
Signature :

ने लेखपत्र Lease deed u/s 90A of RLR on the basis of registered or duly stamp document (Male) को पड मून व समझौते में गारादत करना स्वीकार किया।

पंक्ति नं. रसीद नं. 228240/- पूर्वे में / मेरे समझ / मेरे से नं. 228240/- पूर्वे में ----- ये मेरे समझ जपन करन स्वीकार किया

हस्ताक्षर करने की पट्टाबाजिस व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा विशाल मेरे समझ लिए गए है।

अनु क्र. पक्षकारी का नाम व पता

1 Name: श्री/श्रीमती/श्री CHENARAM CHOUDHARY,
पुनर्पुत्री/पुत्र श्री SHRI. CHHOTU RAM CHOUDHARY कारि
JAT
Age: 39
Add: House No: A-23, Colony: CHITRAKOOT STADIUM,
Area: VAISHALI NAGAR, City: JAIPUR, Pin code: 302021,
District: JAIPUR, State: RAJASTHAN

छायाचित्र

अंगूठा

हस्ताक्षर



Signature

201701021011124

Lease deed u/s 90A of RLR on the basis of registered or duly stamp document (Male)

उम संजीवराव
जयपुर सरकार

Registration Endorsement

आज दिनांक 11/11/2017 को

पुस्तक संख्या 1 जिल्द संख्या 436 में

पृष्ठ संख्या 111 का संख्या 201703021105804 पर पंजीबद्ध किया गया तथा

अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1744 के

पृष्ठ संख्या 195 से 213 पर किया गया।

201701021011124

Lease deed w/s 90A of RLR on the basis of registered or duly stamped document (Male)

पंजीबद्ध
श्री ११११, JAIPUR-VII
२०१७



SITE PLAN OF PLOT NO: 197.

NAME OF SCHEME: NEMI NAGAR EXTN. OF TOPKHANDA DESH G.N.S.S.

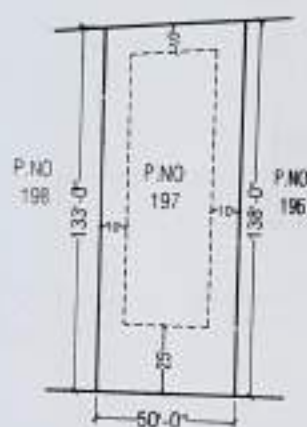
AREA OF THE PLOT: 752.77 SQ.YDS.

PERCENTAGE OF CONSTRUCTION AREA -AS PER BY LAWS

SCALE-1"=50'



OTHER'S LAND



ROAD 200'-0" WIDE



SITE ENGINEER
ZONE-7

HIP/DTP
ZONE-7

DIRECTOR
जायपुर विकास प्राधिकरण (जोन-7)
जायपुर

JAIPUR DEVELOPMENT AUTHORITY
JAIPUR

Registration Endorsement

आज दिनांक 11/11/2017 को
पुस्तक संख्या 1 जिल्हा संख्या 436 में
गुप्त संख्या 111 क्रम संख्या 201703021108804 पर एजीड किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्हा संख्या 1744 के
गुप्त संख्या 195 से 213 पर चरका किया गया।

201701021011124

Lease deed w/s GOA of R/LR on the basis of registered or duly stamped document (Type 1)

जयपुर जिला
जयपुर जिला



197



राजस्थान RAJASTHAN

C 252615



नौप खाना ६५
 किशोरी नगर विस्तारकण्ड
 सन् १९७७ ७५२७७
 वर्ग मज ११५०० + ५० ल ६

नौप खाना ६५
 किशोरी नगर विस्तारकण्ड

उप पंजीयक
 जयपुर सप्तम

3337 61117
 1000 + 1000 + 500 = 11500
 16 11/11/12



श्री प्रकाश
 A-23, विमान चौराहा
 जम्मू, नं-34/12



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



राजस्थान RAJASTHAN

C 252616



लेखन विभाग
जिला न्याय मंडल
सदर
महाराष्ट्र 1977
752.77
1500 + 50 नं 8

जनसुख विभाग
जनसुख विभाग
जनसुख

उप पंजीयक
जयपुर सप्तम

2356
 6/11/17
 11500
 16

४.२३. मित्रपट्ट प्रमाणित
२००७/०८



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

राजस्थान RAJASTHAN

G 558644



मेधा खन्ना देवी

मेरी नगर विस्तार

197

752.97

11500-450

राजस्थान सरकार
जयपुर

उप प्रजापक
जयपुर सप्तम

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

राजस्थान RAJASTHAN

F 006117

गोपबन्त देवी

किन्नेमी बजार सिता

संख्या 197

वर्ग माला

माला रु 11500-450 18

संयोजक
संयोजक प्रमाण

उप प्रजायक
जयपुर सप्तम्

3356 नं. 6/11/17
 5000 + 1000 500 11,500/-

र.पं. 2 म वि.सं. 17 16 दिनांक 17/11/17

सं. 16 दिनांक 17/11/17

जसा

जसा

जसा



50

50



लेख खाता देता है
 लेखी नाम १९६६
 संख्या १३७
 वर्ष १९६६
 ब्याज रु ११५०० + ५०

✓
 १००० (१०००-१)
 १००० (१०००-१)
 १००० (१०००-१)

उप पञ्चायक
जयपुर सप्तम्

3357 6/11/17

3357
 5-2
 12/11/17
 13/11/17

मिन्सॉन 50
 सौम 300
 13/11/17

058



3357
 A-23
 13/11/17

1
 1
 2
 5
 10
 15

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

Fee Receipt

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

Print Date : 11-07-2023 3:48 PM

Fee Receipt No	: 202302182010434	Receipt Date	: 11/07/2023
Name	: MOHAN SUKHANI AS DIRECTOR SPECTRUM BUILDCON PVT LTD.	Document S. No.	: 202301182008467
Address	: 16, RAJA PARK, JAIPUR, JAIPUR		
Document Type	: Lease Deed Free Hold		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 300	Fee for Memorandum Us_64_67	: ₹
CSi	: ₹ 200	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 150	Stamp Duty	: ₹ 500
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1150
		Total Amount	: ₹ 1150

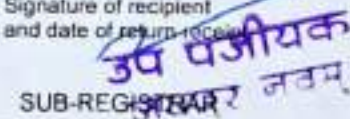
Mode of Payment (#Mode Number Amount #)

e-Gras Challan 78165534 ₹ 500 # Stamp W445879 ₹ 650

Signature of presenter or applicant for
copy or Search certificate



Signature of recipient
and date of return receipt


SUB-REGISTRAR JAIPUR

e-Challan

Registration and Stamps department

Government of Rajasthan

GRN: 0078165534



Payment Date: 11/07/2023 15:15:34

Office Name: Sub Registrar IX Registration & Stamps Jaipur

Location: JAIPUR (CITY)

Period: 11/07/2023-To-31/07/2023



S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रविण	200.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	300.00
Commission(-):		0.00
Total/NetAmount:		500.00

Five Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: SPECTRUM BUILDCON PVT LTD

Tin/Act.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(000000)

Address: PLOT NO 196, 197, 198 AND 199, NEMI NAGAR EXTN, JAIPUR

Remarks: JDA PATTa

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN7816553411072023

Date: 11/07/2023 15:15:34

Reference No: CKX4090686

Computer generated copy on : 11/07/2023

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

Joseph S. S. S.





जयपुर विकास प्राधिकरण

पट्टा-विलेख (लीज होल्ड से फ्री होल्ड)

आवासीय

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

क्रमांक/ 7415

दिनांक 10/7/2023

पट्टा धारक का नाम पुत्र/पुत्री
पत्नी पति
निवासी

★ शहर अथवा 2021 ★

पट्टा धारक मैसर्स Spectrum Buildcon Pvt. Ltd. कार्यालय पता 16, Raja Park, Jaipur: 302004

जरिये Director

(पदनाम) श्री/श्रीमती/सुश्री Mohan Sukhani पुत्र/पुत्री Sh. Sundar Das Sukhani

निवासी A-65, Gulshan Nisar, Shanti Path, Tilak Nagar, Jaipur: 302004, Rajasthan

भूखण्ड सं. 196, 197, 198 & 199 क्षेत्रफल 3088.55 Sq. Yds. (2582.34 Sq. Mtr.)

राजस्व ग्राम खसरा सं.

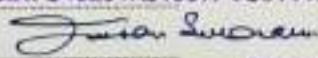
योजना Nemi Nagar Ext., Jaipur मे स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक 10/7/2023 को

निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

For SPECTRUM BUILDCON (P) LTD
CIN: U45201RJ1997PTC014437

1. 

2. DIRECTOR

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

उप प्रजीयक
जयपुर नगर

उपायक एव प्रालोचन अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर



**आवासीय
पट्टा विलेख की शर्तें (लीज होल्ड से फ्री होल्ड)
(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)**

पट्टे की शर्तें

1. पट्टा धारक द्वारा भूखण्ड/निर्धारित क्षेत्र का उपयोग वहीं किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुमोदित होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जाएगी।
2. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तांतरित कर सकता तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकता।
3. उक्त भूखण्ड को विक्रय/हस्तांतरण पर प्रेता के पक्ष में नया परिवर्तन केन्द्र/निकाय में निर्धारित शुल्क आवेदन के साथ धर्जीकृत विक्रय पत्र आदि प्रस्तुत किये जाएंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई-किसी देय नहीं होगी।
4. पट्टा विलेख को सरकार/जीवन बीमा निगम/ऋणदाता संस्थाओं के पास कब्जा (पॉजिटिव) रखा जा सकता, जिसके लिए स्थानीय निकाय के अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
5. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों सहित करना होगा।
6. पट्टा कर्ता (स्थानीय निकाय) को बिना स्वीकृति के भूखण्ड का उपयोग/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकता।
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 सकता अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
8. पट्टा विलेख के निष्पादन के परचाल नियम विरुद्ध तथा लब्ध चुमाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकता।
9. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकार्य संस्था द्वारा भुगतान किया जाएगा।
10. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के सहित जारी किया गया है। इनके समूचे पालन व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकता।
11. अन्य _____

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

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फस राशि _____

भूखण्ड के फ्लोस की सीमाओं का विवरण:-

पूर्व 200'-00" Wide Road, पश्चिम other land
उत्तर P.No. 200 दक्षिण 80'-0" Wide Road

साइट प्लान संलग्न है।

पट्टा धारक के हस्ताक्षर

for SPECTRUM BUILDCON (P) LTD
GIN: U45201RJ1897PTC014337

[Signature]

DIRECTOR

साथी :-

हस्ताक्षर

नाम Vijay Krishna Modi

पता 49, Keshav Path, Suraj Nagar(W),
Civil Lines, Jaipur: 302006



[Signature]
उपायुक्त अधिकारी के हस्ताक्षर मंद मोहर
जोन-7, जयपुर, जयपुर



जयपुर विकास प्राधिकरण



SITE PLAN

जयपुर
RECONSTITUTION

PLOT NO. - 196, 197, 198 & 199

SCHEME - NEM NAGAR EXTN.

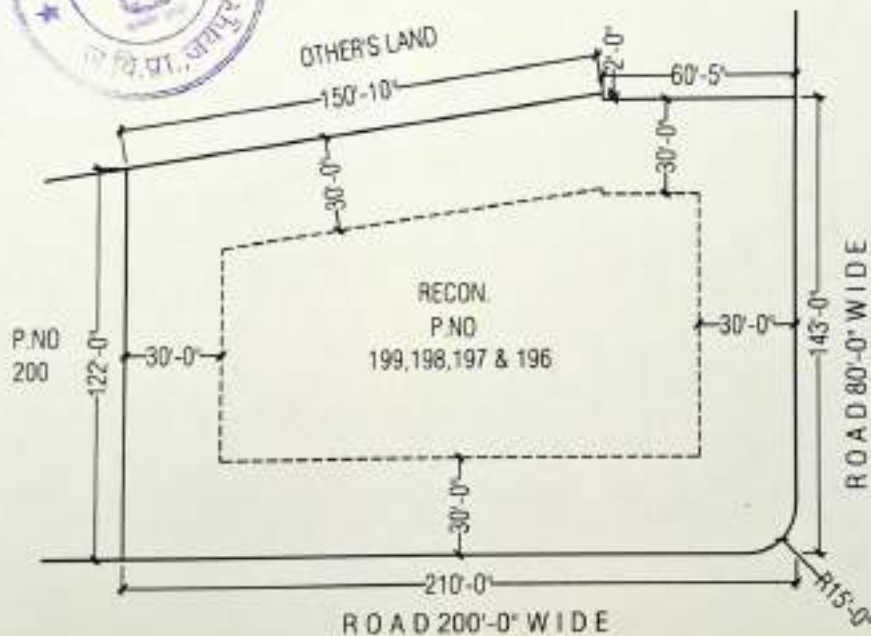
SOCIETY - TOPKHANA DESH GNSS.

AREA - 3088.55 SQ. YDS. (2582.34 SQ. MTR.)

PARAMETERS - AS PER PREVAILING BUILDING BYE- LAWS-2020.



SCALE-1"-50'



SITE ENGINEER
ZONE-7

ATP/OTP
ZONE-7

उपायुक्त एवं प्राधिकृत अधिकारी
DY. COMMISSIONER
जोन-7, जयपुर
ZONE-7

Registration Endorsement

साज दिनांक 11/07/2023 को
पुस्तक संख्या 1 जिल्द संख्या 293 में
पृष्ठ संख्या 110 कम संख्या 202303182107456 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1171 के
पृष्ठ संख्या 127 से 136 पर चढ़ाया किया गया।

202301182008487

Lease Deed Free Hold

रूप पंजीयक
नयपुर
JALPUR





राजस्थान RAJASTHAN

W 445679

पंजीयन हेतु प्रमाण पत्र

यह कि जयपुर विकास प्राधिकरण, जयपुर द्वारा तीपखाना क्षेत्र में निम्नलिखित विवरणों में श्री नगर विस्तार के भूखण्ड संख्या 196 क्षेत्रफल 916.34 वर्ग गज का पट्टा श्रीमती होली देवल पत्नी श्री रविन्द्र देवल एवं श्रीमती शशीबासा पत्नी श्री सुरेन्द्र कुमार को कमांक डी-3829 दिनांक 19.12.2008 को जारी किया गया। तत्पश्चात उक्त भूखण्ड का नाम हस्तान्तरण पत्र क्रमांक डी-3806 दिनांक 01.09.2016 को स्पेक्ट्रम बिल्डकों प्रा.लि. के नाम जारी किया गया। भूखण्ड संख्या 197 क्षेत्रफल 752.77 वर्ग गज का पट्टा कमांक डी-1156 दिनांक 10.11.2017, भूखण्ड संख्या 198 क्षेत्रफल 694.44 वर्ग गज का पट्टा कमांक डी-1154 दिनांक 10.11.2017, भूखण्ड संख्या 199 क्षेत्रफल 694.44 वर्ग गज का पट्टा कमांक डी-1155 दिनांक 10.11.2017 को स्पेक्ट्रम बिल्डकों प्रा.लि. को जारी किया गया। तत्पश्चात उपरोक्त चारों भूखण्डों को पुनर्गठित करते हुए भूखण्ड संख्या 196, 197, 198, 199 कुल क्षेत्रफल 3088.55 वर्ग गज (2582.34 वर्ग मीटर) का पुनर्गठन स्वीकृति पत्र क्रमांक डी-861 दिनांक 18.08.2022 को मैसर्स स्पेक्ट्रम बिल्डकों प्रा.लि. निदेशक श्री मोहन सुखानी पुत्र श्री सुन्दरदास सुखानी के पक्ष में जारी किया गया।

आवेदक मैसर्स स्पेक्ट्रम बिल्डकों प्रा.लि. निदेशक श्री मोहन सुखानी द्वारा उक्त पट्टाविलेख को दिनांक 04.07.2023 को आफलाइन के माध्यम से फी होल्ड लीजडीड (पट्टाविलेख) जारी करने हेतु आवेदन के साथ अभ्यर्पण (Affidavit to Surrender Right of Lease Deed (पट्टा)) हेतु प्रस्तुत किया है।

राजस्थान सरकार के प्रचलित आदेशों के क्रम में उक्त भूखण्डों के आवेदक से आज दिनांक 07.07.2023 को जयपुरा में लीजडीड एवं श्रंखलाबद्ध मूल दस्तावेज प्राप्त किये जा चुके हैं।

अतः मैसर्स स्पेक्ट्रम बिल्डकों प्रा. लि. निदेशक श्री मोहन सुखानी के पक्ष में दिनांक 10/7/2023 को फी होल्ड लीजडीड (पट्टाविलेख) एवं नवीन साइट प्लान जारी किया गया।

उप पंजीयक
जयपुर नवम्

उपायुक्त, जयपुरा नगर प्राधिकरण, जयपुर
जोन-7, जयपुरा नगर प्राधिकरण

क्र.सं. 1783

06 JUL 2023

रुपये 500/-

नाम Spectram Guidcam Pvt Ltd.

पिता मोहम सुबहानि (Owner)

पता 66 Raja Parka Jniper

आयुष्य

१३

all

06 JUL 2023



राजस्थान स्टाम्प अधिनियम, 1963 के अन्तर्गत स्टाम्प रशि पर प्रयुक्त कागजात	
1. जमातून अन्तर्गत कागजात (धारा 3-मै-10%)	50
2. गाय और ऊँस कागजात (धारा 3-मै-20%)	100
	150
	50
राजस्थान स्टाम्प वेयर	

50

सज्जु सैनी

स्टाम्प डिपेंडेंट

ला. नं. 75/2020

हवा सड़क सोडाला, जयपुर





Presentation Endorsement

दिनांक: 11 मई 07 मई 2023 को 03:40 PM को
श्री. मोहन सुखानी MOHAN SUKHANI AS DIRECTOR SPECTRUM
BUILDCON PVT LTD पेशकरी कर रहे हैं श्री SUNDAR DAS SUKHANI
उम्र 70 वर्ष, रहते हैं D-SINDHI, व्यवसाय Business
पता: House No. 16, Colony: RAJA PARK, Area: , City: JAIPUR, Pin
code: 302004, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किए।

इसकाशन प्रमाणपत्र
202301182008487

इसकाशन उप पंजीयक
JAIPUR IX

Lease Deed Free Hold

नया पंजीयक
जायपुर नवम्

Fees Receipt Endorsement

सीरियल नं.	202302182010434
दिनांक	11-07-2023
पंजीयन शुल्क ₹	300
प्रतिनिधि शुल्क ₹	0
प्राधिकरण शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरकारी शुल्क ₹	150
कुल योग	1150

202301182008487

उप पंजीयक JAIPUR IX

Lease Deed Free Hold

Mode of Payment (Mode Number Amount ₹)

e-Gras Challan 78168534 ₹ 500 ₹
Stamp WA445679 ₹ 650

नया पंजीयक
जायपुर नवम्





Endorsement of Execution

अनु क्र. पञ्चायत का नाम व पता	आयोजक	अंगुठा	पञ्चायत का उपनाम
1 श्रीमतीमोदी MOHAN SUKHANI AS DIRECTOR SPECTRUM BUILDCON PVT LTD. गुणगुणगुणगुण श्री SHRI SUNDAR DAS SUKHANI, बालगुण Businessगुणगुण D SUNDAR House No: 18, Colony: RAJA PARK, Area: City JAIPUR. Pin code: 302004, District: JAIPUR, State: RAJASTHAN			Executive Age: 70 Signature

मे निदेशन Lease Deed Free Hold को पद गुण व समझाकर निदेशन कराना स्वीकार किया ।

इतिहास गति न (A) पूरे है / मेरे द्वारा / मेरे से न (A) पूरे है _____ मे मेरे द्वारा प्राप्त करने स्वीकार किया ।

एक निदेशन करों की पट्टावन निम्न स्थितियों में की है, किन्तु इन्हें एक अंगुठा निदेशन मेरे समक्ष लिए गए है।

अनु क्र. पञ्चायत का नाम व पता	आयोजक	अंगुठा	उपनाम
1 Name: श्रीमतीमोदी VIJAY KRISHNA MODI, गुणगुणगुणगुण श्री SHRI OM PRAKASH MODI बालगुण MAHAJAN Age: 44 Add: House No: 45, Colony: KESHAV PATH, SURAJ NAGAR WEST, Area: CIVIL LINES, City: JAIPUR, Pin code: 302006, District: JAIPUR, State: RAJASTHAN			Signature

202301182008487

Lease Deed Free Hold

उप पञ्चायत, JAIPUR-IX

उप पञ्चायत
जापुर नगर

Registration Endorsement

कृत दिनांक 11/07/2023 को
पुस्तक संख्या 1 शिष्ट संख्या 293 में
पृष्ठ संख्या 110 क्रम संख्या 202303182107456 पर कर्जीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 शिष्ट संख्या 1171 के
पृष्ठ संख्या 127 से 136 पर कब्जा किया गया ।

202301182008487

Lease Dead Free Hold

उप वरिष्ठ
परीक्षक
बिबिपुत्र





Government of Rajasthan e-Registration Fee Receipt

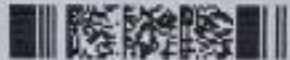
FIRST COPY

SRO Unique ID: 24012240218R
 Receipt Date: 24-JAN-2024 11:56
 S R Location: JAIPUR IX
 Receipt No: RJ1263250228021
 Name Of Seller: SPECTRUM BUILDCON PRIVATE LIMITED
 Name Of Buyer: OKAY PLUS BUILDERS LLP
 Type of Document: S(E) - Developer Agreement (Sale Power)
 ACC Reference: NONSH/VARUN RUIA/JAIPUR



Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 648930	CSI	₹ 300
Copy of Fees	₹ 100	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 649330	Service Charges	₹ 40
Grand Total	₹ 649370		
(Rupees Six Lakh Forty-Nine Thousand Three Hundred Seventy Only)			



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

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

Fee Receipt
 Appendix I-Form No. 9 (Rule 75 & 131) Print Date: 24-01-2024 1:34 PM

Fee Receipt No	: 202402182001378	Receipt Date	: 24/01/2024
Name	: MOHAN SUKHANI AS AUTHORISED SIGNATORY SPECTRUM BUILDCON PVT LTD,	Document S. No	: 202401182001099
Address	: 16 RAJA PARK JAIPUR JAIPUR		
Document Type	: Agreement		
Face Value	: ₹ 0	Evaluated Value	: ₹ 64892874
Ord-Registration Fee	: ₹ 648930	for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fee Us_57	: ₹ 100
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 243378	Stamp Duty	: ₹ 811282
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1703976
		Total Amount	: ₹ 1703976

Mode of Payment (#Mode Number Amount #)

*Rebate U/S 9(1) : ₹ 3082412

e-Registration Receipt RJ1263250228021 ₹ 649330 # eStamp 9H-RJ2803873275086W ₹ 1053990 # Stamp AAT30441 ₹ 800

Signature of presenter or applicant for
copy or Search certificate

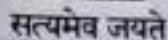
Signature of recipient
and date of return receipt

Disputer

SUB-REGISTRAR

पंजीयक जयपुर नवम् (राज.)
 SUB-REGISTRAR JAIPUR IX





e-Stamp

Certificate No.	: IN-RJ28036373375086W
Certificate Issued Date	: 24-Jan-2024 11:58 AM
Account Reference	: NONACC (SV)/ rj3060404/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ306040443087288615468W
Purchased by	: SPECTRUM BUILDCON PRIVATE LIMITED
Description of Document	: Article 5(e) Developer Agreement (Sale power)
Property Description	: PLOT NO 196, 197, 198 AND 199 NEMI NAGAR EXTENSION, JAIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SPECTRUM BUILDCON PRIVATE LIMITED
Second Party	: OKAY PLUS BUILDERS LLP
Stamp Duty Paid By	: OKAY PLUS BUILDERS LLP
Stamp Duty Payable (Rs.)	: 8,10,762 (Eight Lakh Ten Thousand Seven Hundred And Sixty Two only)
Surcharge for Infrastructure Development (Rs.)	: 81,076 (Eighty One Thousand And Seventy Six only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 81,076 (Eighty One Thousand And Seventy Six only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 81,076 (Eighty One Thousand And Seventy Six only)
Stamp Duty Amount(Rs.)	: 10,53,990 (Ten Lakh Fifty Three Thousand Nine Hundred And Ninety only)

For SPECTRUM BUILDCON (P) LTD
CIN: U45201RJ1997PTC044437

For OKAY PLUS BUILDERS LLP
LLPINAD-6350

DIRECTOR

Designated Partner/Auth. Sign.



0042246620

Statutory Alert

1. The authenticity of this Stamp certificate should be verified at 'www.stockstamp.com' or using e-Stamp Mobile App of Stock Holding Company of India.
Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

SHCIL



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"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."



221055320

भारतीय गैर न्यायिक
भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs 500



DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is executed at Jaipur on this 19th day of January, 2024 by and between

Spectrum Buildcon Private Limited (CIN No.-U45201RJ1997PTC014437), a company incorporated under the provisions of Companies Act, 1956 and existing under the provisions of Companies Act, 2013, having its registered office at 16, Raja Park, Jaipur (PAN No.-AAGCS2267N), through its authorized signatory **Mr. Mohan Sukhani** (Aadhar No. 463534432531) S/o Late Shri Sunder Das Sukhani Resident of A-65, Shanti Path, Tilak Nagar, Jaipur (Raj.) authorized vide Board Resolution dated 17th January 2024 (copy enclosed) [Hereinafter referred to as the "**Land Owner**" which expression shall unless the context otherwise requires mean and include its successor(s) and permitted assign(s)]

AND

Okay Plus Builders LLP (LLP No.-AAD6350), a limited liability partnership firm, duly incorporated under the provisions of Limited Liability Partnership Act,

For SPECTRUM BUILDCON (P) LTD.


DIRECTOR

उप पंजीयक
जयपुर नवम

For OKAY PLUS BUILDERS LLP
LLPIN AAD-6350

Designated Partner/Auth Sign

19 JAN 2024

क्र. 22237 दिनांक

प्रेता का नाम Spectrum Builders Pvt. Ltd.

पिता का नाम

निवासी 16, Raja Park, Jaipur

मुद्रांक 500 वास्ते Agreement

मकबूल खान

स्टाम्प विक्रय ल. नं. 07/2017

एम के फोटी स्टैट एण्ड रेगुलर्स

बी-10 मिडि विनायक कॉम्प्लेक्स

सजीवनी हॉस्पिटल के सामने

न्यू रांगाना रोड सोडाला जयपुर

19 JAN 2024

राजस्थान स्टाम्प अधिनियम, 1998 के अंतर्गत

स्टाम्प कालि पर प्रमाणित अभिलेख

1. आधारभूत आवश्यकता सुविधाओं हेतु (धारा 3-वर्ग)

- 10 प्रतिशत रूपये 50

2. भाग और पसंदी मरुत के संरक्षण और संवर्धन हेतु

(धारा 3-वर्ग) / प्राकृतिक आपदाओं एवं मानव निर्मित

आपदाओं के निवारण हेतु - 20 प्रतिशत रूपये 100

कुल 150

NK





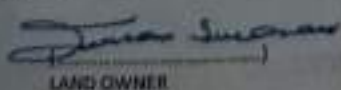
2008 and having its registered office at 72-A, Kiran Path, Suraj Nagar (West), Civil Lines, Jaipur (Raj.) (PAN No.-AAEF02894G) through its Partner **Mr. Atul Krishna Modi** (Aadhar No.- 326006313035), S/o Shri O.P. Modi Resident of 49, Keshav Path, Suraj Nagar (West), Civil Lines, Jaipur-302006 authorized vide resolution dated 16th January 2024 (copy enclosed) [Hereinafter referred to as the **"Developer"** in this Agreement, which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successor(s) in interest and permitted assign(s)].

The Land Owner and the Developer are hereinafter individually referred to as the **"Party"** and collectively as the **"Parties"**.

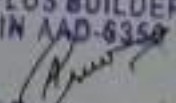
WHEREAS:

- A. The Land Owner has represented that a patta dated 19.12.2008 bearing no.3629 was executed by Jaipur Development Authority, Jaipur (**"JDA"**) in favour of Smt. Shaly Bansal W/o Shri. Ravindra Bansal and Smt. Sashi Bansal W/o Shri Surendra, both residents of Jaipur, in respect of residential plot bearing no. 196 admeasuring 916.34 sq. yards, situated at Nemi Nagar Extension, Vaishali Nagar, Jaipur, Rajasthan (more particularly described in the **Part-I of Schedule "A"** attached hereto hereinafter referred to as **"Plot-A"**), which was registered with Sub-Registrar-Jaipur-II on 31.12.2008 at Book No. 1 Vol. No. 582 Serial No. 2008052010516 Page No. 56 and Additional Book No. 1 Vol. No. 2314 Page Nos. 68 to 72.
- B. The Land Owner had represented that the Land Owner purchased Plot-A from Smt. Shaly Bansal W/o Shri. Ravindra Bansal and Smt. Sashi Bansal W/o Shri Surendra vide sale deed dated 09.07.2012, which was registered with Sub-Registrar-VII on 01.02.2016 at Book No. 1 Vol. No.-353 Serial No. 201603021100611, Page No. 46 and Additional Book No. 1 Vol. No. 1410 Page Nos. 705 to 716 and took over peaceful possession of Plot-A. Thereafter, on the application of Land Owner, JDA vide its letter dated 01.09.2016 substituted the name of Land Owner as the owner of Plot-A in its record. Accordingly, the Land Owner is the actual legal owner and in possession of Plot-A.
- C. The Land Owner has represented that a patta dated 10.11.2017 bearing no.D-1156 was executed by JDA in favour of the Land Owner, in respect of residential plot bearing no. 197 admeasuring 752.77 sq. yards, situated at Nemi Nagar Extension, Vaishali Nagar, Jaipur, Rajasthan (more particularly described in the **Part-II of Schedule "A"** attached hereto hereinafter referred to as **"Plot-B"**), which was registered with Sub-Registrar-Jaipur-VII on 11.11.2017 at Book No. 1 Vol. No. 436 Serial No. 201703021108804 Page No. 111 and Additional Book No. 1 Vol. No. 1744 Page Nos. 195 to 213.
- D. The Land Owner has represented that a patta dated 10.11.2017 bearing no.D-1154 was executed by JDA in favour of the Land Owner, in respect of residential plot bearing no. 198 admeasuring 725 sq. yards, situated at Nemi Nagar Extension, Vaishali Nagar, Jaipur, Rajasthan (more particularly described in the **Part-III of**

For SPECTRUM BUILDERS LLP


LAND OWNER

FOR ORAY PLUS BUILDERS LLP
LLPIN AAD-6350


Designated Partner/Authorized Sign
DEVELOPER



Presentation Endorsement

आज दिनांक 24 माह 01 सन् 2024 को 01:10 PM बजे
श्री/श्रीमती/सुश्री MOHAN SUKHANI AS AUTHORISED SIGNATORY
SPECTRUM BUILDCON PVT LTD पुष्प/पुष्पी/पद्म श्री LATE SHRI
SUNDER DAS SUKHANI
उम्र 71 वर्ष, जालि 0-SINDHI, व्यवसाय Business
निवासी House No.:16, Colony: RAJA PARK, Area: , City: JAIPUR, Pin
code: 302004, District: JAIPUR, State: RAJASTHAN
ले मेरे सम्मुख इम्तायेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202401182001099

Developer Agreement- (ii) with sale power

हस्ताक्षर उप पंजीयक
JAIPUR
उप पंजीयक
जेयपुर नवम्

Fees Receipt Endorsement

रसीद नं.	202402182001378
दिनांक	24-01-2024
पंजीयन शुल्क ₹	648930
प्रतिनिधि शुल्क ₹	100
पुष्पांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	811262
कमी सरकारी शुल्क ₹	243378
कुल योग	1703970

202401182001099

Developer Agreement- (ii) with sale power

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt
RJ1263250228021 ₹ 649330 # eStamp
IN-RJ28036373375086W ₹ 1053990 #
Stamp AA750441 ₹ 650

हस्ताक्षर उप पंजीयक
JAIPUR
उप पंजीयक
जेयपुर नवम्



Schedule "A" attached hereto hereinafter referred to as **"Plot-C"**, which was registered with Sub-Registrar-Jaipur-VII on 11.11.2017 at Book No. 1 Vol. No. 436 Serial No. 201703021108803 Page No. 110 and Additional Book No. 1 Vol. No. 1744 Page Nos. 178 to 194.

- E. The Land Owner has represented that a patta dated 10.11.2017 bearing no.D-1155 was executed by JDA in favour of the Land Owner, in respect of residential plot bearing no. 199 admeasuring 694.44 sq. yards, situated at Nemi Nagar Extension, Vaishali Nagar, Jaipur, Rajasthan (more particularly described in the **Part-IV of Schedule "A"** attached hereto hereinafter referred to as **"Plot-D"**), which was registered with Sub-Registrar-Jaipur-VII on 11.11.2017 at Book No. 1 Vol. No. 436 Serial No. 201703021108805 Page No. 112 and Additional Book No. 1 Vol. No. 1744 Page Nos. 214 to 228.
- F. The Land Owner had represented to the Developer that it is actual legal owner and is in lawful possession of Plot-A, Plot-B, Plot-C and Plot-D and that the said plots are free from all Encumbrance's, charges, claims, suits, prior agreements and any other contractual or statutory restrictions.
- G. The Land Owner being the absolute owner of Plot-A, Plot-B, Plot-C and Plot-D was desirous of disposing them off, however, looking at the size and location of the said plots, it realized that for getting the best value of the said plots, it would be necessary to reconstitute the said plots and thereafter allow development of a residential real estate project upon the Project Land and then transfer the proportionate undivided rights in the reconstituted plot in favour of buyer of units in the real estate project developed thereupon.
- H. The Developer is engaged in the development of real estate projects and possesses requisite resources in respect of the construction and development of real estate projects.
- I. Therefore, the Land Owner and the Developer decided to collaborate in such a manner that the Developer shall get Plot-A, Plot-B, Plot-C and Plot-D reconstituted from JDA and thereafter develop the Project upon the reconstituted plot and after development of the Project, the units in the Project shall be transferred to the prospective buyers in such manner that the Land Owner shall transfer proportionate undivided interest in reconstituted plot to each one of them and Developer shall transfer the development upon the reconstituted plot in the form of developed units along-with incidental facilities/amenities and the Land Owner and the Developer shall realize their respective considerations from the buyers.
- J. That pursuant to the understanding between the Parties as mentioned in recital I above, the Developer got Plot-A, Plot-B, Plot-C and Plot-D reconstituted, on behalf of Land Owner, from JDA vide letter dated 10/07/2023 bearing no. 7415 and the site plan of reconstituted plot admeasuring 3088 sq. yards equals to 2582.34 sq. meters issued by JDA is annexed herewith as Annexure-I and the

For SPECTRUM BUILDCON (P) LTD.

LAND OWNER

DIRECTOR

For OKAY PLUS BUILDERS LLP
LLPIN AAD-6350

Designated Partner/Auth Sign
DEVELOPER



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/शुद्धी MOHAN SUKHANI AS AUTHORISED SIGNATORY SPECTRUM BUILDCON PVT LTD, पुत्र/पुत्री/पति श्री LATE SHRI SUNDER DAS SUKHANI, व्यवसाय Business जति O-SINDHI House No.: 16, Colony: RAJA PARK, Area: City JAIPUR, Pin code: 302004, District: JAIPUR, State: RAJASTHAN			Executant Age: 71 Signature:
2	श्री/श्रीमती/शुद्धी ATUL KRISHNA MODI AS PARTNER OKAY PLUS BUILDERS LLP, पुत्र/पुत्री/पति श्री SHRI OM PRAKASH MODI, व्यवसाय Business जति O-MAHAJAN House No.: 72-A, Colony: KIRAN PATH, SURAJ NAGAR WEST, Area: CIVIL LINES, City: JAIPUR, Pin code: 302006, District: JAIPUR, State: RAJASTHAN			Claimant Age: 42 Signature:

मे सेक्टर पर Developer Agreement- (ii) with sale power को पढ़ सुन व समझकर निम्नादित करना स्वीकार किया।

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

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

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/शुद्धी HARISH KUMAR SHARMA, पुत्र/पुत्री/पति श्री LATE SHRI GOVIND RAM जति HINDU Age: 45 Add: House No.: 15, Colony: SHRI KRISHNA VIHAR, Area: MANAYAWAS, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN			Signature:
2	Name: श्री/श्रीमती/शुद्धी VIJAY KUMAR SAINI, पुत्र/पुत्री/पति श्री GULAB CHAND जति HINDU Age: 54 Add: House No.: 6, Colony: GANESH VIHAR-A, Area: JANPATH SHYAM NAGAR, City: JAIPUR, Pin code: 302019, District: JAIPUR, State: RAJASTHAN			Signature:

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उप पंजीयक, JAIPUR-IX

Developer Agreement- (ii) with sale power

उप पंजीयक
जयपुर नवम्



reconstituted plot is more particularly described in Schedule-B attached hereto and hereinafter referred to as "Project Land".

- K. The Land Owner has represented to the Developer that the Project Land is available for the development of the Project and there are no subsisting encumbrances, restrictions, arrangements or any type of agreement including agreement to sell or joint venture/ development agreement with regard to the Project Land with any person, firm, or company. Therefore, the Land Owner is capable and competent to enter into this Agreement in respect of the Project Land with the Developer.
- L. The Developer hereby verified and confirms that all the representations and assurances of the Land Owner are true and accepted by it and further he voluntarily agreed to enter into this Agreement.
- M. The Parties are now desirous of recording the terms and conditions governing their respective rights and obligations in this regard.

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

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

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

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

- a) acts of God i.e. fire, draught, flood, earthquake, epidemics, pandemics and other natural disasters;
- b) lock-downs, curfews, partial lock-downs, restrictions

For SPECTRUM BUILDCON (P) LTD,



LAND OWNER DIRECTOR

For OKAY PLUS BUILDERS LLP
LLPIN/AND-8350


Designated Partner/Authorized Sign
DEVELOPER



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पर की मासियत रु 64892874 मानते हुए इस पर देय कमी मुद्रांक राशि रु 811262 पर कमी पंजीयन शुल्क रु 648930, सरकाजे राशि 243378 कुल रु 1703570 रसीद संख्या 202402182001378 दिनांक 24-01-2024 में जमा किये गये हैं।
अतः दस्तावेज को रु 811262 के मुद्रांकी पर निष्पादित माना जाता है।

202401182001099

Developer Agreement- (a) with sale power

उप पंजीयक, JAIPUR-IX
जयपुर नवम

Registration Endorsement

आज दिनांक 24/01/2024 को
पुस्तक संख्या 1 जिल्द संख्या 339 में
पृष्ठ संख्या 23 श्रम संख्या 202403182100894 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1353 के
पृष्ठ संख्या 356 से 385 पर चरपा किया गया।

202401182001099

Developer Agreement- (a) with sale power

उप पंजीयक, JAIPUR-IX
उप पंजीयक
जयपुर नवम



- c) restrictions on construction activities, etc.;
- d) explosions or accidents, air crashes and shipwrecks;
- e) strikes, lock-outs, civil disturbances, curfew etc.;
- f) war or enemy action or terrorist action;
- g) change in Law, injunctions or stay granted by court of law or interim order by arbitrator;
- h) Coming into force of a new laws, rules, regulations, government order, notifications, etc.;
- i) non-availability of steel and / or cement or other building material or water supply or electric power or like; or
- j) any event or circumstances analogous to the foregoing which is beyond the control of the parties.

"Gross Revenue" shall mean and include all revenue realized out of the sale of the Units by way of booking amount, advance, down payment, part payment, installment, sale proceeds, delay interest, amounts forfeited as per agreement with allottees, etc.

Further, the following amounts shall not form part of Gross Revenue from the Units and shall be collected by the Developer and utilized towards the purpose for which such amounts are collected from the allottees:

- a) GST and/or any other tax /levies imposed/enacted in future (if directly and lawfully chargeable from buyers/transferee and paid to Govt.) etc.;
- b) Interest Free Maintenance Deposit/Maintenance Corpus and such other amounts which may be collected from allottees as per the terms and conditions of agreement to sell to be entered with allottees and which is to be utilised for the specific purposes mentioned in the agreement.

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

"Minimum Sale Price" shall mean the minimum sale price fixed for sale of the unit (in square fits) with specified conditions as described in Schedule-"B", as per the projection in area calculation and project report prepared by the Developer and agreed by the Land Owner;

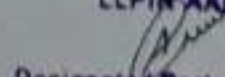
"Person" shall mean any natural person, limited or unlimited liability company, corporation, partnership (whether limited or unlimited), proprietorship, Hindu undivided family, trust, union, association, government or any agency or political subdivision thereof or any other entity that may be treated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

"Project" shall mean a commercial and residential studio apartment project to be developed upon the Project Land by the Developer in accordance with this Agreement.

For SPECTRUM BUILDERS (P) LTD.


LAND OWNER DIRECTOR

For OKAY PLUS BUILDERS LLP
LLPIN AAD-6350


Designated Partner/Auth Sign

DEVELOPER



"Project Report" shall mean a detailed description of project land with site plan and the area calculation and project report as described in Schedule-B

"Set-back Plan" shall means the present set-back plan as described in Schedule-B and in case there is any change in the present set-back terms/rules by the legal/concern authority and there is increase in the floor plate/Built up area/Sellable area, then the new guidelines has to be followed in terms of para II(iv) of the agreement.

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

- a) Words of any gender are deemed to include those of the other gender;
- b) Words using the singular or plural number also include the plural or singular number, respectively;
- c) The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement;
- d) Reference to the word "include" shall be construed without limitation;
- e) The Schedules/Annexure hereto shall constitute an integral part of this Agreement;
- f) The recitals hereto shall constitute an integral part of this Agreement.
- g) Reference to a document, instrument or agreement (including, without limitation, this Agreement) is a reference to any such document, instrument or agreement as modified, amended, varied, supplemented or novated from time to time in accordance with the provisions; and

(iii) Where any act is prohibited by the terms of this Agreement, none of the Parties will knowingly permit or omit to do anything, which will allow that act to be done.

(iv) Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement such notice, consent, approval, permission or certificate must be in writing.

II. MAP APPROVAL AND OTHER PERMISSIONS/APPROVALS

(i) The Developer shall get the plans/maps of the Project approved from JDA with a height of 40 mtrs. with extra BAR at its own cost and expenses. However, the cost of conversion of the land for mixed use (commercial and residential) and any cost for extra BAR shall be paid by the Land Owner and Developer in 50: 50 ratio.

(ii) The Developer shall be responsible for obtaining all other permissions/approvals/NOC's/licenses in respect of development of the Project upon the Project Land at its own cost & expenses, including but not limited to Fire NOC, Airport Authority, Environment Clearance, etc., if applicable and required under the applicable Laws in respect of development and sale of the Project. Further, Developer shall obtain if any permission required from labour department for development of the Project.

(iii) The Developer shall be responsible for registration of the Project with Rajasthan Real Estate Regulation and Development Authority ("RERA")

उप पंजीयक
जयपुर नवम

For SPECTRUM BUILD CON (P) LTD.

LAND OWNER

REGISTRAR

For OKAY BUILDERS LLP
LLPIN: AAD-8350

Designated Partner/Auth Sign

DEVELOPER



the provisions of RERA and compliances there under. However, the Land Owner shall be solely responsible for title of the Project Land and all the obligations and consequences in respect of the title of the Project Land under the RERA and/or otherwise. Further, the Land Owner shall sign and execute and/or authorise the Developer to sign and execute such document/affidavit/undertaking, etc. as may be required for registration of Project with Rajasthan RERA and compliance of provisions of RERA.

- (iv) The plans/maps of the Project along with all the other required documents including the affidavits, signed by the Land Owner is annexed herewith as Schedule-C with existing set-back law, which have been jointly finalized by the Parties for submitting to JDA for its approval. Further, a notification no.-d-596 dated 07.12.2023 issued by JDA is under process and it is agreed between the parties that the present agreement is executed with an understanding that in case of applicability of the above referred notification, the Developer will get the Map of the project changed/revised accordingly and as per the actual conditions of the construction and feasibility report. In that case there shall be no change in ratio of the parties.
- (v) Further, in case any changes/amendments are required in the annexed maps/plans/set-back plans as per directions/requirements of the JDA or otherwise due to any change in the existing bylaws, the parties shall first discuss about the such change(s), and in case any difference of the opinion, occasioned between the parties that shall be first resolved by mutual consent. And if no amicable decision is possible than the disagreed issue will be referred to the expert or experts, as the case may be and the decision of the expert or experts will be final in this regard.
- (vi) However, if there is no change in bylaws or set-back plan and the changes/amendments are required in the annexed maps/plans in the routine course of construction requirement, the Developer shall take a consent from the Land Owner, which shall not be unreasonably withheld by the Land Owner and in case the Land Owner fails to respond to such request of the Developer within 15 days of receipt of Developer's request for consent to the revised map/plans of the Project, upon expiry of 15 days, it shall be deemed to be Land Owner's consent. Further, the Developer shall keep the Land Owner informed about all the permissions/approvals obtained by the Developer in respect of the Project and shall provide copy of all permissions/approvals to the Land Owner for its records. The cost of preparing the plans of the Project and getting the same approved from JDA shall bear and paid by the Developer.

उप पंजीयक
जयपुर नवम

III. REPRESENTATIONS, ASSURANCES AND WARRANTIES

- (i) The Land Owner hereby represents that the Project Land is free from all Encumbrance, litigation of any nature, whatsoever, restrictions, stays, attachment, notice of requisition or acquisition and/or any other liability or liabilities. In the event of non-commencement and/or delay in the commencement /completion of the Project on account of dispute, litigation, proceedings of attachment, defect in respect of title/ownership of the Project Land or any reason(s) attributable to the Land Owner, the Land Owner shall resolve such dispute

FOR OKAY PLUS BUILDERS LLP
LLPIN AAD-8350

OK SPECTRUM BUILDCON (P) LTD.

LAND OWNER

DIRECTOR

Designated Partner/Auth Sign
DEVELOPER



court stay/attachment/defect removed within a period of 3 (Three) months from the date of such dispute/litigation at its own cost and expenses. In such event, the duration for completion of the Project given in clause IV(vi) shall stand extended accordingly.

(ii) That except as specifically mentioned in this Agreement, from the date of execution of this Agreement, the Land Owner shall not:

- a) Create now or at any time any Encumbrance on the Project Land, except as agreed herein;
- b) Transfer, sell, solicit or otherwise dispose off any interest in the Project Land to any other Person or enter into an agreement or similar arrangement with any other Person for the transfer, sale or disposal of any interest in the Project Land.

(iii) The Parties shall take all necessary actions and steps required to give effect to the intent and transactions contemplated under this Agreement and without prejudice to the generality of the aforesaid, they shall execute and deliver all necessary documents, deeds, agreements, consents and approvals that may be required to give effect to the transactions contemplated under this Agreement. Further, notwithstanding anything mentioned in this Agreement or elsewhere, the rights of the Land Owner and the obligations of Developer under this Agreement are subject to due compliance of terms and conditions of this Agreement by the Land Owner.

(iv) In case the completion of the Project is delayed for any reason attributable to the Land Owner, including defect, dispute, prior agreements, understanding, commitments, court stay, claims, etc. in respect of the Project/Project Land, then without prejudice to other rights available to the Developer under this Agreement and under Law, the Land Owner shall be liable to indemnify the Developer for the losses, claims, demands, etc. that the Developer may suffer/incure on these account, including losses/penalties, etc. incurred/payable under Real Estate (Regulation and Development) Act, 2016 ("Act") and Rajasthan Real Estate (Regulation and Development) Rules, 2017 ("Rules"). Further, if the development of the Project is delayed due to Force Majeure or any other reasons beyond the control of the Developer, the time duration for completion of Project shall stand extended by such time during which such reasons persist and the ratio between the Parties as agreed under this Agreement shall remain unchanged.

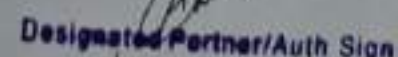
(v) The Developer and the Land Owner acknowledge and agree that:

- a. The Developer shall be responsible for constructing and developing the Project from its resources and at its own cost or expenses, except as otherwise mentioned in this Agreement.
- b. The Land Owner recognizes and acknowledges that the Developer is making substantial investments in the Project on the basis of representations, undertakings, assurances and warranties of the Land Owner as mentioned in the Agreement.

For SPECTRUM BUILDCON (P) LTD.


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LAND OWNER DIRECTOR

For OKAY PLUS BUILDERS LLP
LLPIN AAD-6350


Designated Partner/Auth Sign
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DEVELOPER



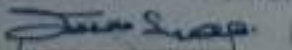
- c. The Land Owner shall not commit any act, deed or omission that may have the effect of cancelling or revoking the Power of Attorney executed pursuant to this Agreement, or in any manner prejudicing or affecting the power/authority vested in the Developer pursuant to such Power of Attorney or interrupt the progress or completion of the development of the Project.
- d. The Land Owner shall not do or cause to be done or have any right to do any act or deed which either renders the Developer incapable of performing its obligations under the Agreement or increases the burden of the Developer in performing its obligations under this Agreement, or which adversely affects the Project.
- e. The Land Owner shall provide self- attested photo copies of all title documents of the Project Land to the Developer. The Land Owner undertakes that whenever the original title documents of the Project Land are required in the execution of the Project, including for seeking any permission/approval for the Project, the Land Owner shall promptly co-operate and shall produce the same before any concerned authority/person or the Developer, as may be asked by the Developer.

IV. DEVELOPMENT WORK

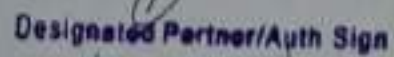
- (i) The Land Owner has handed over the physical possession of the Project Land (however, such possession shall not mean possession under Section 53A of the Transfer of Property Act, 1882) to the Developer at the time of execution of this Agreement for the purpose of carrying out the development of the Project upon the Project Land and/or other incidental works and to allow other agencies/persons to do so as per the rules and regulations of the various concerned authorities applicable in the area and as per the plan sanctioned by the authorities concerned. The Developer shall be authorized to obtain all the requisite permissions, sanctions, licenses and approvals from various authorities (local, state and central) as may be considered necessary. The Land Owner shall provide all requisite documents and shall sign all applications, forms, letter, affidavits, undertakings, representation, plans, drawings, documents as may be prepared by the Developer and/or their architect and as may be required by the various authorities concerned, before, during and/or after the development of the Project. The Land Owner shall execute a Power of Attorney in favour of the Developer authorizing the Developer to obtain all the requisite permissions, sanctions, licenses and approvals from various authorities (local, state and central) as may be considered necessary, to develop the Project upon the Project Land and for all other incidental work relating to the development of the Project.
- (ii) The Developer shall develop the Project upon the Project Land in accordance with the norms of Government after obtaining all requisite approvals, sanctions and permissions from competent authority (central, state or local). However, the Developer shall maintain quality and specifications of the Project, as agreed between the Parties. That all decisions relating to execution of the Project shall be taken by the Developer with due information to the Land Owner.

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For SPECTRUM BUILDCON (P) LTD.


LAND OWNER

For OKAY PLUS BUILDERS LLP
LLPIN AAO-6350


Designated Partner/Auth Sign
DEVELOPER



- (iii) The Developer agrees and undertakes that it shall not make any changes to the approved plans/maps except in strict compliance with laws as applicable.
- (iv) The Developer shall be entitled to appoint architects, engineers, contractors, co-developers and other staff necessary to develop the Project at its own cost and all liabilities in respect of such architects, engineers, contractors and other staff under the provisions of any statute such as labour laws, P.F., E.S.I. workmen compensation etc. shall be exclusively borne by the Developer and shall keep the Land Owner indemnified against the same.
- (v) The Developer shall be responsible for all and every, more specifically, workmen's compensation insurance policy for the Project at its own cost.
- (vi) Subject to Force Majeure and subject to delay as mentioned in clause III(i) hereinabove, the Developer shall complete the construction of the Project within a period of three (3) years from the date of registration of Project with RERA (hereinafter referred to as "**Completion Period**"). Thereafter, in case the Project remains incomplete upon expiry of Completion Period, the Parties may mutually extend the completion period [but not more than one(1) year in total], considering the best of the Project and the Parties.
- (vii) The name of the Project shall be "Okay PLUS Emerald Suites" (a project by Okay Plus in association with Sukhani Venture)", which shall be not changed without mutual consent of the Parties.
- (viii) The Parties have agreed that the Developer shall not be entitled to create charge/mortgage on the Project Land. However, the prospective buyer(s) shall be entitled to avail loan facility by way of creating security interest in the flats/units purchased by such prospective buyer(s). The Land Owner hereby agrees to execute any documents that may be required for the purpose of availing project loan, including tripartite agreements with banks/financial institutions.
- (ix) The Project shall be maintained by Developer or its service company or a society of allottees of flats/units in the Project, as the case may be, for providing common facilities to the prospective buyer(s)/ occupants of the units in the Project as well as for other incidental things.

V. ALLOCATION

- (i) The substance of this Agreement is that the Land Owner shall remain the owner of the Project Land and the Developer shall remain the owner of the development upon the Project Land and the Land Owner and the Developer are collaborating with each other in such a manner that they together dispose off their respective rights (Land Owner: Project Land and Developer: Development) so that the third parties get the developed units/saleable area in the Project.
- (ii) The Developer assured the Land Owner that it shall not sale the units in the project for lesser than the agreed minimum sale price and dully inform about every booking and sale and take its approval in this regard, as the case may be. However, if the Developer sells some/any area at lower price than the agreed

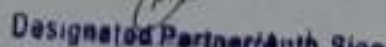
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जयपुर नवम

For SPECTRUM BUILDCON (P) LTD.


LAND OWNER

REPRESENTING

Okay PLUS BUILDERS LLP
LLPIN AAD-6350


Designated Partner/Authorized Signatory
DEVELOPER



minimum sale price, then Developer shall compensate to the Land Owner from its share/sources, as the case may be.

- (iii) Further, in case due to any changes in the market trend/conditions, minimum sale price required any changes/amendments the Developer and the Land Owner will have a meeting to discuss and finalize the changes in the rates, as the case may be. It will be the responsibility of the Developer to update the market trend, every quarter, to the Land Owner.
- (iv) Further, in case any difference of the opinion, occasioned between the parties with respect to sale price that shall be first resolved by mutual consent and, if no amicable decision is possible than the disagreed issue will be referred to the expert or experts, as the case may be and the decision of the expert or experts will be final in this regard.
- (v) The issues relating to the minimum sale price will not be subject to the arbitration under this agreement. However, any variation occasion due to any government orders or want of any approval, than the same will be adjusted accordingly, by mutual consent.
- (vi) The Land Owner and the Developer have agreed that the Gross Revenue received from the Units shall be divided between the Parties in 50% (the Land Owner): 50% (the Developer) ratio for Ground Floor and First Floor and further in 40% (the Land Owner): 60% (the Developer) ratio for Second Floor onwards.
- (vii) The Gross Revenue of the Units in Land Owner's name shall collectively be referred to as "**Land Owner's Allocation**". Similarly, the Gross Revenue of the Units earmarked in Developer's name shall collectively be referred to as "**Developer's Allocation**" (as referred in clause (vi) above). In respect of the units/built up area retained by the Land Owner/Developer in the Project, the DLC value of such retained units/built up area in the Project shall be deemed to be the revenue from such area of the Project and consequently such value shall form part of the aggregate revenue from the developed built up area of the Project for the purpose of computation of consideration accruing to the Land Owner/Developer, as the case may be, in respect of transfer of Project Land/development on Project Land.
- (viii) The aggregate revenue realised from the Land Owner's Allocation shall be considered to be the consideration for transfer of proportionate rights in the Project Land by the Land Owner in favour of buyer(s) of the flats/units in the Project. Similarly, aggregate revenue realised from the Developer's Allocation shall be considered to be the consideration for transferring the proportionate rights in development upon the Project Land by the Developer in favour of buyer(s) of the flats/units in the Project.

(ix) It has been mutually agreed between the Parties that all the revenue from sale of Units in the Project, including

For **ONAK PLUS BUILDERS LLP**
LLPIN: AAD-6350

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DEVELOPER

For **SPECTRUM BUILDCON (P) LTD.**

LAND OWNER

DIRECTOR



advance/booking/instalments/interest on delayed payments shall be collected by the Developer in its own name and deposited in a designated bank account (specifically maintained for the said purpose), thereafter, subject to RERA Act and Rules with respect to withdrawal of funds from RERA designated account, the amount of Gross Revenue of the Units, permitted to be withdrawn from RERA designated account, shall be divided between the Land Owner and the Developer in their respective ratio mentioned hereinabove, as per agreed timeline and the amount of Land Owner's Allocation in amounts allowed to be withdrawn from RERA designated account shall be remitted by the Developer in Land Owner's designated account within 7 days of expiry of each calendar month from the date of commencement of sale of the Project. Further, the Parties shall reconcile the statement on month on month basis.

- (x) That in respect of Balance Units earmarked as per Schedule-B between the Land Owner and the Developer, Land Owner and the Developer shall be free to accept advance, enter into tripartite agreement to sell, sale deeds (by tripartite sale deeds) for the built up areas falling in their respective allocation in terms of this Agreement and realize the sale proceeds there from. Accordingly, tripartite sale deeds shall be executed with each purchaser by the Developer and the Land Owner. However, notwithstanding the forgoing, the Land Owner shall obtain prior written consent of the Developer before sale of any unit falling in Land Owner's Allocation till the completion of the Project. Further, in case of sale of any unit in Land Owner's Allocation after Developer's consent before completion of the Project, the Land Owner shall deposit 70% of amounts realized from allottees in Land Owner's Allocation as required under Section 4(2)(I)(D) of RERA in a separate bank account ("RERA Account") to be opened and operated by the Developer, which shall also be mentioned in RERA registration application. As and when the amounts from RERA Account can be withdrawn as per provisions of RERA, the Developer shall withdraw such amounts in proportion to the amounts deposited by Land Owner in RERA Account and transfer to Land Owner's account.

- (xi) All the saleable area in the Project shall be disposed of by executing tripartite sale deeds with the prospective purchasers, whereby the Land Owner shall transfer his proportionate rights in the Project Land in favour of the prospective purchaser and Developer shall transfer its proportionate rights in respect of the development over the Project Land in favour of the prospective purchaser. That sale deed/conveyance deed of all flats/units in the Project shall be executed by the Land Owner and Developer through their authorised representatives.

- (xii) The Parties have agreed that in respect of Balance Units (as defined above) in the Project, the Land Owner shall pay and authorise the Developer to deduct/adjust the following amounts/expenses, if any:

- Expenses of furnishing the units in Land Owner's Allocation, if furnished;
- Expenses of promotional schemes for Project in their agreed ratio;
- Any Rental schemes for units in Land Owner's Allocation;
- Brokerage for sale of units in Land Owner's Allocation;

For OKAY PLUS BUILDERS LLP
LLPIN AAO-8350

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LAND OWNER



- e) Any Government charges, etc.
- (xiii) That the Land Owner shall collect following amounts from the allottees of units in Land Owner's Allocation in the name of Developer or if collected in the Land Owner's name, shall remit following amount to Developer's designated bank account within 7 days of collection of such amount to enable the Developer to utilise such amount for the purpose for which it is collected:
- a) GST and/or any other tax /levies imposed/enacted in future (if directly and lawfully chargeable from buyers/transferee and paid to Govt.) etc.,
 - b) Interest Free Maintenance Deposit/Maintenance Corpus and such other amounts which may be collected from allottees as per the terms and conditions of agreement to sell to be entered with allottees and which is to be utilised for the specific purposes mentioned in the agreement.
- (xiv) The Parties have agreed that except as mentioned in this Agreement, the Land Owner shall not be entitled to transfer/sell units in the Project or accept advance or any other payments towards the Project and/or units in the Project from any party.
- (xv) The Developer shall in compliance of Section 4 (2) (I) (D) of the Act, open a separate account which shall be operated by the Developer in compliance with the provisions of the Act, Rules and regulations made there under.
- (xvi) The Land Owner shall, without prejudice to its other obligations, co-operate with and support the Developer fully, and have executed and delivered the "Power of Attorney" at the time of signing of this Agreement in favour of the Developer which will *inter alia*, authorize the Developer:
- i. To sign, execute, enter into, draw, and approve agreements to sell in respect of Underwritten flats/ units in the Project.
 - ii. To determine, negotiate, finalize and modify the terms & conditions of the booking and agreement to sell, sale deed of the flats/units in the Project including the terms related to the consequences of delay, cancellation of booking, re-allotment of residential units/built up areas/flats/units in the Project and to initiate and defend any legal proceedings against and by the buyer(s) in the Project, at Developer's sole discretion.
 - iii. To accept any/all advances/monies/consideration or other payments in respect of the flats/units in the Developer's Allocation on such terms and for such consideration as the Developer may think fit and proper and to do all things necessary in relation thereto.
 - iv. To execute tripartite agreement for sale, tripartite sale deed and any other document/agreement as may be required for transfer/sale of units in Developer's Allocation, on behalf of Land Owner.
 - v. To present the documents for registration and admit the execution of such documents before the appropriate authority.
 - vi. To do all other acts, deeds and things that is incidental or ancillary to or necessary in respect of the above mentioned in accordance with this Agreement.

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For SPECTRUM BUILDCON (P) LTD.


LAND OWNER

DIRECTOR

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LLPIN 44D-0350


Designated Partner/Auth Sign
DEVELOPER



- vii. However, the Developer shall not execute sale deed/conveyance deed/agreement to sale in respect of units/flats, without its prior written consent from the Land Owner.
- viii. Further the Developer shall keep the Land Owner informed about all the fact and documents, as the case may be, time to time.

VI. SECURITY DEPOSIT

- (i) The Developer has paid Rs. 51,00,000/- (Rupees Fifty One Lacs only) to the Land Owner as interest free refundable security deposit ("**Security Deposit**") paid vide cheque dated 15.06.2021 bearing no. 451353 drawn on Union Bank of India, Jaipur amounting Rs. 11,00,000/- (Rupees Eleven Lacs Only) and further RTGS dated 24.01.2024 vide UTR No. UBINH24024911731 drawn on Union Bank of India, Jaipur amounting Rs. 40,00,000/- (Rupees Forty Lacs Only), the receipt of which the Land Owner hereby acknowledges; and
- (ii) The Parties have agreed that the said amount of Security Deposit shall be adjusted towards the Land Owner's Allocation at the time of finalization of the accounts and completion of the project.

VII. TAXES, RATES AND CESS

- (i) The Land Owner shall bear and pay all taxes, UD tax, duties, dues, rates, cess, fees, water and electricity bills etc. which have accrued or may accrue in respect of the Project Land till the date of execution of this Development Agreement, whether due to central government or state government or any local authority.
- (ii) Each Party shall strictly be responsible for its direct tax liabilities, indirect tax liabilities or other liabilities, if any, in respect of the amounts received by them towards their respective allocation as per clause V and such amounts would be inclusive of all applicable taxes and shall keep the other Party thereto indemnified from and against the same at all time. Further, in case GST is collected from Developer in respect of, amounts paid to Land Owner or on unsold unit allocated to the Land Owner at the time of completion, on reverse charge basis, the Developer shall be entitled to deduct such amount from the amounts payable to Land Owner or collect the same from the Land Owner.
- (iii) The Developer shall be entitled to deduct withholding tax as per the provision of the Income Tax Act, 1961, if applicable.
- (iv) The Developer shall recover taxes including GST and/or all other levies payable to the Government (Central, State or local) in respect of the Project from the buyers of the flats/units in the Project and deposit with concerned department.

VIII. MARKETING, HOARDINGS AND SIGNAGE

For SPECTRUM BUILDCON (P) LTD
CIN: U45201RJ1997PTC014437

LAND OWNER

DIRECTOR

For Okay Plus Builders LLP
LLPIN AAD-8350

Designated Partner/Authorized Sign
DEVELOPER



- (i) The Developer shall be free to put up the hoardings/boards, bring out brochures and commence the marketing of the proposed Project after execution of this Agreement. The Project shall be marketed under the brand of the Developer and the Developer shall be free to advertise the Project in whatsoever manner the Developer deems fit and necessary at its own cost and expenses.
- (ii) The Developer shall be entitled to display the board/hoardings of its group companies at the site of the Project i.e. at the Project Land at any time after the execution of this Agreement till the completion of the Project, on any portion of the Project/Project Land.

IX. INDEMNIFICATION

- (i) The Developer shall hold the Land Owner, its shareholders, directors, employees, agents, etc. indemnified and harmless from and against all claims, actions, causes of action, demands, assessments, losses, damages, liability, litigation, disputes, judgments, settlements, penalties, costs and expenses (including lawyer's fees), asserted against, resulting to, imposed upon, or incurred by the Land Owner by reason any breach or inaccuracy of any representation, warranty, covenant or agreement made or failure to perform (whether in whole or part) any obligation required to be performed by the Developer pursuant to this Development Agreement.
- (ii) The Land Owner shall hold the Developer, its partners, designated partners, employees, agents, etc. indemnified and harmless from and against all claims, actions, causes of action, demands, assessments, losses, damages, liability, litigation, disputes, judgments, settlements, penalties, costs and expenses (including lawyer's fees), asserted against, resulting to, imposed upon, or incurred by the Developer by reason of any defect in or wants of title or want of authority to execute this Agreement, on the part of the Land Owner and/or any previous encumbrance, charge or agreement in respect of the Project Land and/or losses asserted against or incurred by the Developer, as a result of, arising from, or in connection with or relating to any matter inconsistent with, or any breach or inaccuracy of any representation, warranty, covenant or agreement made or failure to perform (whether in whole or part) any obligation required to be performed by the Land Owner pursuant to this Development Agreement.

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X. TERMINATION

- (i) In the event of failure on the part of Land Owner to settle the dispute /litigation in respect of title, ownership of the Project Land and/or failure on the part of Developer to settle the dispute /litigation in respect of the Project and/or to remove the Court Stay on development upon the Project Land and/or adhere any terms of the agreement within the period of 3 (three) months from the date of notice of such dispute/litigation as stipulated hereinabove aggrieved party shall be entitled to terminate this Agreement by giving 15 days notice to the defaulting party.

For SPECTRUM BUILDCON (P) LTD.



LAND OWNER DIRECTOR

For OKAY PLUS BUILDERS LLP
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DEVELOPER



- (ii) In the event of termination of this Agreement, as per clause X (i) notwithstanding anything contained in clause VI hereinabove, the defaulting party shall:
- be solely liable to settle all the claims of allottees in the Project, including refund of amounts paid by allottees, payment of penalties, refund of any amount taken in advance, etc.; and
 - indemnify the aggrieved party for all the losses, claims, loss of opportunity, etc. suffered by the aggrieved party on account of such termination.
- (iii) That in case of termination of this Agreement by Land Owner as per above clause, the Land Owner shall be entitled to get the Project completed from any contractor at the cost of the Developer, for which the Developer shall provide a bank guarantee at that time to cover the cost of remaining development of the Project from any nationalised bank to the land owner.
- (iv) Notwithstanding the above termination, the Developer's right in Developer's Allocation as per this Agreement, shall survive even after the termination of this Agreement.
- (v) That in case due to fault of the Developer the Project is not completed within the Completion Period as extended as per clause IV (vi), and/or fails to settle the dispute /litigation in respect of the development of the Project and/or to remove the Court Stay on development upon the Project Land and/or adhere any terms of the agreement within the period of 3 (three) months from the date of notice of such dispute/litigation, without prejudice to the right of the Developer in Developer's Allocation, the Land Owner after giving 15 days notice shall be entitled to get the Project completed from any other contractor at the cost of Developer, for which the Developer shall give a bank guarantee at that time to cover the cost of balance development of the Project. (vi) In the event of failure on the part of Land Owner to settle the dispute /litigation in respect of title, ownership of the Project Land as stipulated hereinabove and/or failure to adhere to any terms of the agreement within the period of 3 (three) months from the date of notice of such dispute/litigation/non-adherence, the Developer shall be entitled to terminate this Agreement by giving 15 days notice.
- (vii) In the event of termination of this Agreement by Developer, as per clause X (i) notwithstanding anything contained in clause VI hereinabove, the Land Owner shall:
- be solely liable to settle all the claims of allottees in the Project, including refund of amounts paid by allottees, payment of penalties, refund of any amount taken in advance, costs incurred in development of Project, etc.; and
 - indemnify the Developer for all the losses, claims, loss of opportunity, etc. suffered by the Developer on account of such termination.

XI. MISCELLANEOUS

- (i) The Developer and the Land Owner have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed or construed as constituting a service contract or a partnership or sale or transfer of property between the Developer and the Land Owner or as a joint venture.

For SPECTRUM BUILDCON (P) LTD.

[Signature]

LAND OWNER

DIRECTOR

FOR KANAK PLUS BUILDERS LLP
LLPIN AAD-8350

[Signature]
Designated Partner/Auth Sign
DEVELOPER

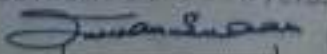


Developer and the Land Owner nor shall the Developer and the Land Owner in any manner constitute an association of persons.

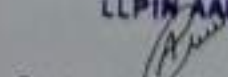
- (ii) Each clause of this Agreement shall be and remain separate from and independent of and severable from all and any other clause herein except where otherwise indicate by the context of the Agreement. The decision or declaration that one or more of the clauses are null and void or not enforceable shall have no effect on the remaining clauses of this Agreement and remaining clauses shall remain in full force and effect.
- (iii) The Land Owner shall be liable in respect of all representations, warranties and assurances given by the Land Owner under this Agreement and to fulfil all obligations of the Land Owner under this Agreement.
- (iv) The correspondence between both the Parties shall be addressed to the address mentioned on the Page No. 1 of this Agreement. If in future there are any changes in the address as mentioned, either Party has to inform to other about the changes within 7 (seven) days of such changes under registered post.
- (v) No failure or delay by either Party in exercising or enforcing any right, remedy or power hereunder shall operate as a waiver thereof, nor shall any single or partial exercise or enforcement of any right, remedy or power preclude any further exercise or enforcement thereof or the exercise or enforcement of any other right, remedy or power.
- (vi) 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.
- (vii) The cost of stamp duty and registration charges of this Agreement shall be borne by the Developer and Land Owner in their agreed ratio i.e. 50:50.
- (viii) Subject to arbitration clause herein-below, this Agreement shall be subject to the jurisdiction of Hon'ble Rajasthan High Court at Jaipur and courts subordinate to it.
- (ix) Any dispute, difference, controversy or claim ("**Dispute**") arising between the Parties out of or in relation to or in connection with this Agreement, of the breach, termination, effect, validity, interpretation or application of this Agreement or as to their rights, duties or liabilities there-under, or as to any act, matter or thing arising out of, consequent to or in connection with this Agreement, which is not otherwise specifically excluded, shall be settled by the Parties by mutual negotiations and agreement. If, for any reason, such dispute cannot be resolved amicably by the Parties, the same shall be resolved through arbitration in accordance with the Arbitration and Conciliation Act, 1996 or any subsequent enactment or amendment thereto (the "**Arbitration Act**") by a sole arbitrator to be appointed by the Land Owner. The decision of the Arbitrator shall be final and

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LAND OWNER

For OKAY PLUS BUILDERS LLP
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Designated Partner/Auth Sign
DEVELOPER



binding upon the Parties. The venue of arbitration proceedings shall be Jaipur.
The language of the arbitration and the award shall be English.

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

Signature:

For SPECTRUM BUILDCON (P) LTD.

[Signature] 19/Jan/2024
Mr. Mohan Sukhnai
(Authorized Signatory)

For and On behalf of Spectrum Buildcon Private Limited (Land Owner)
For OKAY PLUS BUILDERS LLP
LLPIN AAD 8350

[Signature] 19/01/2024
Designated Partner/Auth Sign
Mr. Atul Krishna Modi
(Authorized Signatory)

For and On behalf of Okay Plus Builders LLP
(Developer)

Witnesses: H. Sharan

1. Harish Kumar Sharma s/o Lt. Sh. Govind Ram
P.No-15, Shri Krishna Vihar, Manaywas, Mansarovar, JPR

2. *[Signature]*
VIJAYSAINI S/o Late Gulabchand
Plot No 6 Gulab Vihar - Azim Pish Shyam Nagar
[Signature]

[Signature]
उप पञ्जीयक
जयपुर नवम्

For SPECTRUM BUILDCON (P) LTD.

[Signature]
LAND OWNER

For OKAY PLUS BUILDERS LLP
LLPIN AAD 8350

[Signature]
Designated Partner/Auth Sign
DEVELOPER



Schedule-A

Description with Site plan of Project Land

Schedule-B

The Area Calculation and Project Report with Site Plan & Setback Plan

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For OKAY PLUS BUILDERS LLP
LLPIN AAD-8350

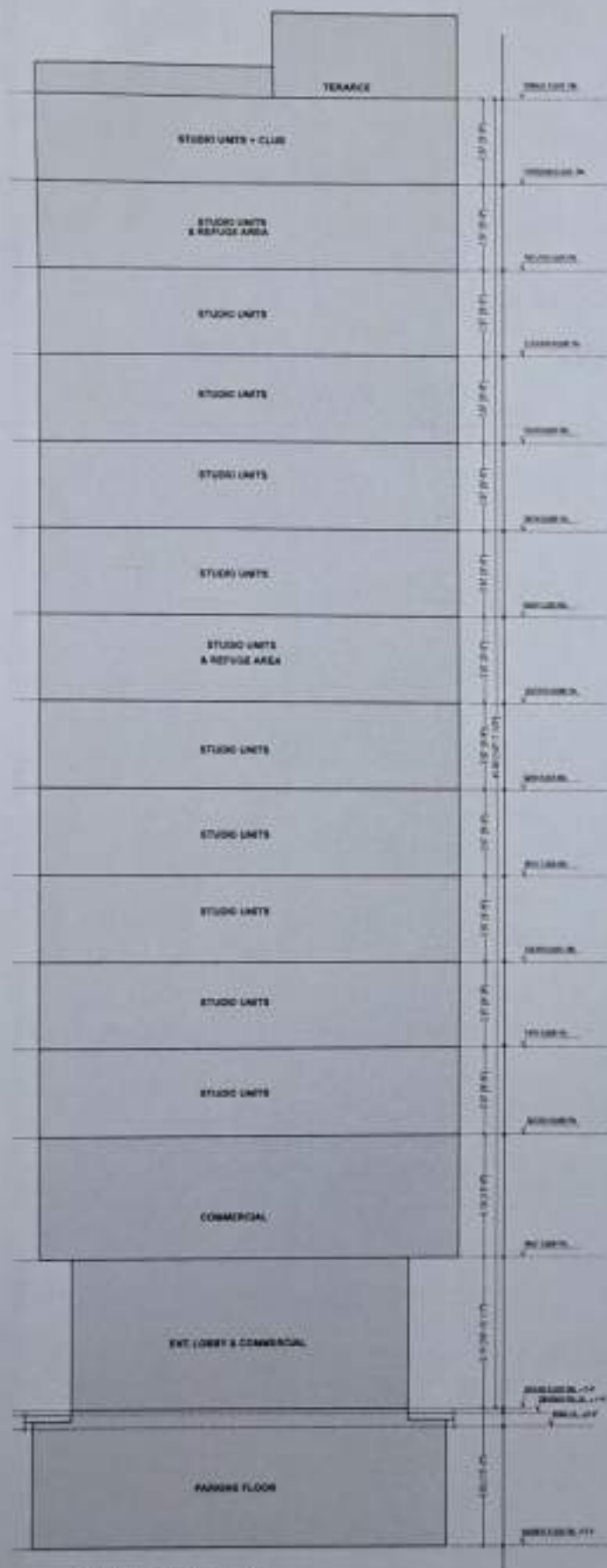
Designated Partner/Auth Sign

DEVELOPER

For SPECTRUM BUILDCON (P) LTD.

LAND OWNER

GRUA (SOFT)	RAK (SOFT)	GRUA (SOFT)	ROOM RENT (SOFT)
15876.18			
8750.55	5438.97	5502.33	83.50
8293.55	7951.52	8888.78	79.50
8750.55	7951.52	8750.55	
8750.55	7951.52	8750.55	
8750.55	7951.52	8750.55	
8750.55	7951.52	8750.55	



BUILDING HEIGHT SECTION
(B-C + 11) FLOOR

AREA CALCULATION (SQFT)						
S.NO	FLOOR	G.R.A. (SQFT)	R.A.R. (SQFT)	S.U.A. (SQFT)	NO OF ROCKERS (Nos)	NO OF ROCKERS
01	BASEMENT	15679.19	---	---	---	---
02	GROUND	9759.35	6488.97	1500.39	03 Nos	---
03	FIRST	9759.35	7813.52	8886.78	19 Nos	---
04	SECOND	9759.35	7881.81	9709.23	---	21 Nos.
05	THIRD	9759.35	7960.47	9709.23	---	21 Nos.
06	FOURTH	9759.35	7963.81	9709.23	---	21 Nos.
07	FIFTH	9759.35	7963.81	9709.23	---	21 Nos.
08	SIXTH	9759.35	7963.81	9709.23	---	21 Nos.
09	SEVENTH	9815.25	7237.71	8623.08	---	19 Nos.
10	EIGHTH	9759.35	7963.81	9709.23	---	21 Nos.
11	NINTH	9759.35	7963.81	9709.23	---	21 Nos.
12	TENTH	9759.35	7963.81	9709.23	---	21 Nos.
13	ELEVENTH	9759.35	7963.81	9709.23	---	21 Nos.
14	TWELFTH	9815.25	7237.71	8623.08	---	19 Nos.
15	THIRTEENTH	9759.35	7963.81	7335.47	---	16 Nos.
16	MISCELLANEOUS	9006.88	---	---	---	---
TOTAL		140704.29	108736.01	127912.83	22 Nos.	283 Nos.

PLOT AREA = 2582.34 SQ.MT.
 TOTAL PERMISSIBLE B.A.R. = 2582.34 X2 = 5164.68 SQ.MT.
 TOTAL CONSUMED B.A.R. = 10876.01 SQ. FT. = 10195.87 SQ.M.(3.97)
 TOTAL PERMISSIBLE GROUND COVERAGE(40%) = 1032.93 SQ.MT.
 ACHIEVED GROUND COVERAGE = 815.34 SQ.MT.(27.49%)
 REQUIRED LANDSCAPE AREA (30%) = 516.46 SQ.MT.
 PROVIDED LANDSCAPE AREA = 518.31 SQ.M.(20.07%)
 REQUIRED PARKING FOR COMMERCIAL B.A.R. = 1379.11/75 = 18.39 ECU
 ADD 25% VISITORS PARKING FOR COMMERCIAL = 22.97 ECU
 REQUIRED PARKING FOR RESIDENTIAL B.A.R. = 8227.73/115 = 88.24 ECU
 TOTAL REQUIRED PARKING = 22.97+88.24 = 111.21 ECU
 REQUIRED 75% CAR = 77.60 ECU SAY 78 CARS
 REST 25% SCOOTER = 33.61 ECU SAY 78 SCOOTER
 PROVIDED PARKING :-
 CAR PARKING IN BASEMENT FLOOR = 42 NOS.
 SCOOTER PARKING IN BASEMENT FLOOR = 73 NOS.
 CAR PARKING ON GROUND FLOOR = 36 NOS.
 SCOOTER PARKING IN BASEMENT FLOOR = 63 NOS.
 PROVIDED TOTAL PARKING = 78 CARS & 76 SCOOTERS

PROJECT: PROPOSED STUDY APARTMENTS FOR GRAY PLUS SENIOR AT JAFAR	Project Title: BUILDING HEIGHT & AREA DATA	Site: N.T.S. Date: 15 JAN 2014	Scale:	APPROVAL: KHALED ELMAHRABI & ASSOCIATES 10000 10th Avenue, Suite 100, New York, NY 10019 Tel: 212-696-1000 Email: info@kema.com
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For SPECTRUM BUILDCON (P) LTD.

 DIRECTOR

Amos