

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

Fee Receipt

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

Print Date : 02-02-2022 4:19 PM

Fee Receipt No	: 202202016001878	Receipt Date	: 02/02/2022
Name	: MS SHREE RADHE KRISHNA LANCON LLP, THRU, AUTH. SIGN, RAJESH GUPTA	Document No.	: 202201016001551
Address	: 511-1, GANGOTRI GARDEN, JAIPUR		
Document Type	: Agreement		
Face Value	: ₹ 101270500	Evaluated Value	: ₹ 72260485
Ord-Registration Fee	: ₹ 1019270	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 457689	Stamp Duty	: ₹ 1525630
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 3002889
		Total Amount	: ₹ 3002889

Mode of Payment (#Mode Number Amount #)

*Rebate U/S 9(1) : ₹ 2810008

For Stamp N.R. 1554456498559730 ₹ 1983319 # e-Registration Receipt RJ1541680330772 ₹ 1019570

Signature of presenter or applicant for
copy or Search certificate **Partner**

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID 2022000099999R Receipt Date 02-FEB-2022 15:22
S R Location JAIPUR-II
Receipt No RJ1541680330772
Name Of Seller MS KEDIA BUILDERS AND COLONIZERS PVT LTD
Name Of Buyer MS SHREERADHE KRISHNA LANDCON LLP
Type of Document 5(E) - Developer Agreement (Sale Power)
ACC Reference NONSH/RAKESH SHARMA/JAIPUR

Paid Fees

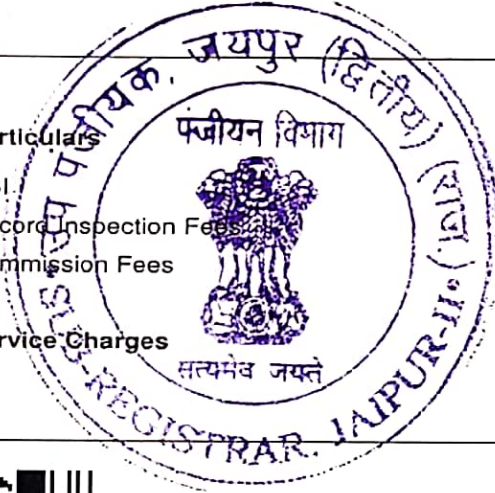
Particulars

Amount (Rs.)

Registration Fees ₹ 1019270
Copy of Fees ₹ 0
Late Fees ₹ 0
Other Charges ₹ 0
Total Amount ₹ 1019570
Grand Total ₹ 1019610
(Rupees Ten Lakh Nineteen Thousand Six Hundred Ten Only)

Particulars

CSI ₹ 300
Record Inspection Fees ₹ 0
Commission Fees ₹ 0
Service Charges ₹ 40



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



सत्यमेव जयते

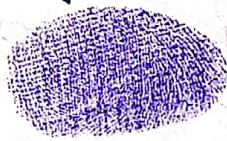
INDIA NON JUDICIAL Government of Rajasthan

e-Stamp



Certificate No.	: IN-RJ55445649855973U
Certificate Issued Date	: 02-Feb-2022 02:19 PM
Account Reference	: NONACC (SV)/ rj3081504/ JAIPUR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ308150401437484263381U
Purchased by	: MS SHREE RADHE KRISHNA LANDCON LLP
Description of Document	: Article 5(e) Developer Agreement (Sale power)
Property Description	: PLOT NO 1/207, AT VEDIK VILLAS VILLAGE LALAPURA, JAIPUR
Consideration Price (Rs.)	: 10,12,70,500 (Ten Crore Twelve Lakh Seventy Thousand Five Hundred only)
First Party	: MS KEDIA BUILDERS AND COLONIZERS PVT LTD
Second Party	: MS SHREE RADHE KRISHNA LANDCON LLP
Stamp Duty Paid By	: MS SHREE RADHE KRISHNA LANDCON LLP
Stamp Duty Payable (Rs.)	: 15,25,630 (Fifteen Lakh Twenty Five Thousand Six Hundred And Thirty only)
Surcharge for Infrastructure Development (Rs.)	: 1,52,563 (One Lakh Fifty Two Thousand Five Hundred And Sixty Three only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 3,05,126 (Three Lakh Five Thousand One Hundred And Twenty Six only)
Stamp Duty Amount (Rs.)	: 19,83,319 (Nineteen Lakh Eighty Three Thousand Three Hundred And Nineteen only)

For Shree Radhe Krishna Landcon LLP



Partner

Shree



उप पंजीयक द्वितीय
जयपुर

QT 0003145399

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. 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.



DEVELOPMENT CUM COLLABORATION AGREEMENT

THIS AGREEMENT is made on this day of 02st Day of February 2022 at Jaipur.

By and Between

- [I]. **M/S KEDIA BUILDERS AND COLONIZERS PRIVATE LIMITED** (CIN U70101RJ2005PTC021167) a private limited company incorporated under the provisions of Companies Act and having its registered office at Ground Floor, A-6 to A10, Shyam Nagar, Benad Road, Jhotwara, Jaipur, Rajasthan-302012 through Director Mr. Saurabh Kedia Hereinafter called as a “FIRST PARTY OR THE LAND OWNER” which expression shall mean and include their legal heirs, successors, assignees, administrators, executors, nominees, legatees etc.

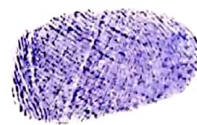
AND

- [II]. M/s Shree Radhe Krishna Landcon LLP, a Limited Liability Partnership incorporated under the provisions LLP Act, 2008 and having its office at 511(1), Gangotri Garden, Surya Nagar, Gopalpura Bypass, Jaipur 302015 (PAN:AEMFS3334P) represented by its authorized signatory Mr. Rajesh

उप पंजीयक द्वितीय
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For Shree Radhe Krishna Landcon LLP

Partner



Gupta (Aadhar No. 6999 7238 9298) authorized vide partners resolution dated 24-11-2021 hereinafter called as the "SECOND PARTY OR THE DEVELOPER" which expression shall unless it be repugnant to the context OR meaning thereof be deemed to include his authorized representatives, nominees, assigns, legatees, administrators, executors etc.

WHEREAS the First Party purchased Land bearing Khasra No./ Plot No.1/207, Village- LALARPURA, Jaipur, Jaipur - 302034 (Rajasthan) measuring 4 Bigha 3 Biswa (1.049535 Hectare) through a registered sale deed executed on 23.09.2019 registered on 14.10.2019 by Sub-Registrar Jaipur-II in Book No. 1 Jild No. 1280 at Page No. 140 Sl. No. 20190301611 and pasted on additional book no. 1 Jild No. 5107 page no. 674 to 685 from Shri Ghasiram Sharma allies Ghasilal Sharma Son of Shri Bhonrilal Sharma Resident of Gandhi Path, Village-Lalarpura, Jaipur. That the said land was converted from agricultural use to residential use by the Jaipur development authority under prevailing laws and rules.

AND WHEREAS in this manner the First Party is the absolute Owner of the property bearing Khasra No./ Plot No.1/207, Village- LALARPURA, Jaipur, Jaipur - 302034 (Rajasthan) measuring 4 Bigha 3 Biswa (1.049535 Hectare) (Hereinafter called "Property") with boundaries delineated in the 'Schedule of property' hereunder written in Schedule-A.

AND WHEREAS the First party is the absolute Owner of the said property and the property is free from any litigation, disputes, attachments, notices, acquisitions, etc. and it is in total possession of the First Party, the property bears a clean & pure title and after considering the good location of the said property, the First Party has decided to construct a Residential Scheme Namely "**VEDIC VILLAS**" on the said property.

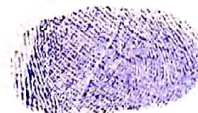
AND WHEREAS the Second Party the Developer is engaged in construction business having technical expertise, and the First party have decided to handover the work of construction of the said residential Scheme (hereinafter referred to as project), to the Second Party on the Terms & Conditions hereinafter written and the Second Party is ready to do the said work of construction on the below mentioned terms & conditions:-

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

[01]. That the Land Owner has made available the above said property and they do hereby allow and authorize to the Developer to build construct, develop and complete a new Residential Scheme Namely "**VEDIC VILLAS**" hereinafter referred to as "Project" containing several independent Residential units /villas/ Parking Spaces / Storage Spaces etc. on the said property as per approved maps. Jaipur Development Authority has granted the commencement certificate to develop the project vide approval number LU2012/JDA/2019-20/100043/D-1109 dated 07-08-2019. The project comprises of 46 plots (3 plots, 30 LIG plots, 13 EWS Plots) on which villas are to be developed and 8 shop plots.

For Shree Radhe Krishna Landcon LLP

Partner





Presentation Endorsement

आज दिनांक 02 माह 02 सन् 2022 को 04:14 PM बजे
श्री/श्रीमती/सुधी SAURABH KEDIA AS DIR, MS KEDIA BUILDERS AND
COLONIZERS PVT,LTD, पुत्र/पुत्री/पत्नि श्री RAJENDRA KUMAR KEDIA
उम्र 33 वर्ष, जाति 0-MAHAJAN , व्यवसाय Business
निवासी House No.:0, Colony: KEDIA HOUSE NADI KA PHATAK ,
Area: BENAR ROAD JHOTWARA JAIPUR, City: JAIPUR, Pin code:
302012, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया ।

हस्ताक्षर प्रस्तुतकर्ता
202201016001551

Developer Agreement (Sale power)

हस्ताक्षर उप पंजीयक
उप पंजीयक, द्वितीय
जयपुर

Fees Receipt Endorsement

रसीद नं.	202202016001878
दिनांक	02-02-2022
पंजीयन शुल्क ₹	1019270
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	1525630
कमी सरचार्ज शुल्क ₹	457689
कुल योग	3002889

202201016001551

Developer Agreement (Sale power)

हस्ताक्षर उप पंजीयक, JAIPUR-II,
उप पंजीयक, द्वितीय
जयपुर

Endorsement of Execution



[02]. The first party has given permission and vacant Physical possession of the said property to the developer to enter upon the project land described in schedule-A hereunder written as aforesaid and the owner has hereby authorized the developer with full right and authority to commence, carry on, and complete the construction thereof in accordance with the approval of plans obtained or to be obtained. However, granting of such possession shall not mean possession under Section 53A of the Transfer of Property Act, 1882.

That the Developer shall fully comply with any regulatory Act for Real Estate or any other Law applicable to present contract, enacted by Central Government, State Government or any other authority. The developer shall obtain registration under the same and carry out all the compliances as per that Law. He alone shall be responsible for any default or violation there under. This agreement shall be subject to provisions of such Law.

That this said project comes under the purview of Real Estate (Regulation & Development) Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017. This Project has been registered with the Real Estate Regulatory Authority in Two Phases as Vedic Villas Phase-I on date 12.02.2020 and the Project's registration number is RAJ/P/2020/1198 and Vedic Villas Phase-II on date 12.03.2020 and the Project's registration number is RAJ/P/2020/1229. That the developer hereby agrees that he shall be responsible for compliances of Real Estate (Regulation & Development) Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017 and developer shall perform all compliances solely. That the developer will get the project registered exclusively in his own name with RERA.

[03]. That it is hereby expressly declared that the work of Developing/Construction of building as has been mentioned above and declared as project is to be carried out by the Developer for and on behalf of the Owner. The Developer shall be entitled for the entire sale proceeds as remuneration for the efforts and works of development undertaken by the Second party developer. It is hereby agreed that the entire cost of construction shall be borne by the Developer and all efforts connected with this shall be done by the Developer. Developer shall pay to the land owner an amount of Maximum Rs.10,12,70,500.00 (Rupees Ten Crore Twelve Lacs Seventy Thousand Five Hundred only) (Exclusive of applicable GST, GST shall be extra and is to be borne by developer) as a revenue share in the project. All payments shall be made by developer to the owner as per the below payment plan. That if the developer fails to clear the cheque as mentioned in this agreement then this agreement shall stand void and shall be deemed cancelled. That if any cheque dishonored or not credited in land owner's bank account due to any reason whatsoever then second party shall pay the dishonoured cheque's amount with 12 percent per annum interest within 30 days from the date of cheque. Notwithstanding anything contained all cheques mentioned in this agreement must be cleared or credited in the bank account of landowner on or before 28th day of July 2022. Both parties of this agreement

For Shree Radhe Krishna Landcon LLP

Partner



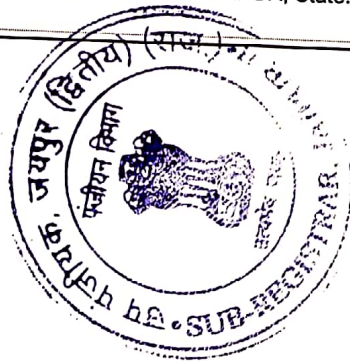
अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री SAURABH KEDIA AS DIR, MS KEDIA BUILDERS AND COLONIZERS PVT,LTD., पुत्र/पुत्री/पत्नि श्री RAJENDRA KUMAR KEDIA , व्यवसाय Businessजाति 0-MAHAJAN House No.:0, Colony: KEDIA HOUSE NADI KA PHATAK , Area: BENAR ROAD JHOTWARA JAIPUR, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Executant Age : 33 Signature :
2	श्री/श्रीमती/सुश्री BASANT KUMAR AS AUTH, SIGN, MS KEDIA BUILDERS AND COLONIZERS PVT, LTD, , पुत्र/पुत्री/पत्नि श्री KARTAR SINGH , व्यवसाय Serviceजाति 0-HINIDU House No.:39, Colony: GOPI NATH MARG , Area: PUROHIT Ji KA BAGH JAIPUR, City: JAIPUR, Pin code: 302001, District: JAIPUR, State: RAJASTHAN			Executant Age : 63 Signature :
3	श्री/श्रीमती/सुश्री MS SHREE RADHE KRISHNA LANCON LLP, THRU, AUTH, SIGN, RAJESH GUPTA , पुत्र/पुत्री/पत्नि श्री RAM BABU GUPTA , व्यवसाय Businessजाति 0-MAHAJAN House No.:511-1, Colony: GANGOTRI GARDEN , Area: SURYA NAGAR GOPALPURA BYEPASS JAIPUR, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN			Claimant Age : 45 Signature :

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

प्रतिफल राशि रु 101270500/- पूर्व में / मेरे समक्ष / में से रु 101270500/- पूर्व में _____ ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

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

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री SURENDRA CHOUDHARY , पुत्र/पुत्री/पत्नि श्री ROOP NARAYAN CHOUDHARY जाति JAT Age: 35 Add: House No.:C-116, Colony: VIDHAN SABHA NAGAR , Area: DHOLAI SANGANER JAIPUR, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री SUBHASH KUMAR TAILOR , पुत्र/पुत्री/पत्नि श्री BIHARI LAL TAILOR जाति TAILOR Age: 48 Add: House No.:24, Colony: SHYAM NAGAR 1 NADI KA PHATAK , Area: BENAR ROAD JHOTWARA JAIPUR, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Signature



उप पंजीयक द्वितीय
जयपुर

irrevocably agree that if second party does not fulfil the said terms and conditions then this agreement shall be treated null and void.

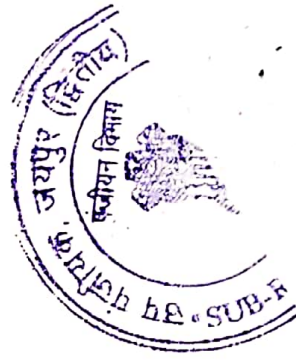
Subject to the provisions of the Real Estate (Development and Regulation) Act, 2016 and rules issued there under, from time to time, the Parties agree that all revenues arising out of the Project shall be deposited into a bank account opened as a collection account by the Developer in relation to the said Project. The Developer shall deal with the revenues generated from the Project in the manner as prescribed by RERA.

That any unsold portion of the Project which remains unsold even after completion of the construction of Project shall belongs to developer only subject to transfer of revenue share in the project(s) as mentioned in Clause no. [03].

That the term "Sale Proceeds" appears in this agreement shall mean and include the sale value of the Residential Villas/ Units / Parking Spaces / Storage Spaces booked / sold in the Project and / or the lease money, transformer charges, any taxes, parking charges, club charges, maintenance deposit or any other such amount obtained from buyer / any other sources.

That all agreements creating any type of interest (may it be booking, agreements to sale or creation of any other right) of any party in any of the built up / saleable facility of any other area of the said project shall be signed and executed only by Mr. Basant Kumar S/o Shri Kartar Singh R/o 39, Gopi Nath Marg, Purohit ji Ka Bag, Jaipur (PAN- AGCPK6576H) authorized by both the parties jointly through there board of directors / partners. Developer solely can appoint any other person to sign and execute all documents related to this project only after transferring whole revenue share as mentioned in this agreement. An interest of 12% per annum shall be charged on monthly compounding basis if there is any delay in payment of share as per the payment plan.

S.no.	Date	Ch. No./RTGS	Bank	Amount	TDS under Section 194IC deducted/ to be deducted	Total Amount
1	Adjustment of Loan/ advance amount			90,00,000.00	10,00,000	1,00,00,000.00
2	25.02.2022	000015	HDFC Bank	90,00,000.00	10,00,000	1,00,00,000.00
3	10.03.2022	000016	HDFC Bank	90,00,000.00	10,00,000	1,00,00,000.00
4	25.03.2022	000017	HDFC Bank	80,10,000.00	8,90,000	89,00,000.00
5	15.04.2022	000018	HDFC Bank	45,00,000.00	5,00,000	50,00,000.00
6	15.05.2022	000019	HDFC Bank	90,00,000.00	10,00,000	1,00,00,000.00
7	30.05.2022	000020	HDFC Bank	90,00,000.00	10,00,000	1,00,00,000.00



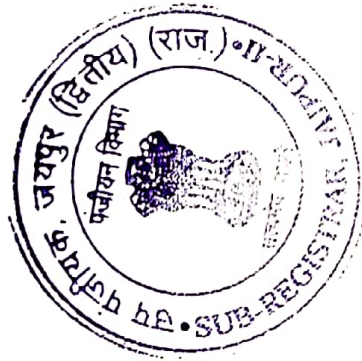
Registration Endorsement

आज दिनांक 04/02/2022 को
पुस्तक संख्या 1 जिल्द संख्या 1395 में
पृष्ठ संख्या 135 क्रम संख्या 202203016101487 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5567 के
पृष्ठ संख्या 616 से 630 पर चस्पा किया गया।

202201016001551

Developer Agreement (Sale power)

उप पंजीबद्ध किया गया
जयपुर



8	15.07.2022	000021	HDFC Bank	90,00,000.00	10,00,000	1,00,00,000.00
9	20.07.2022	000022	HDFC Bank	90,00,000.00	10,00,000	1,00,00,000.00
10	28.07.2022	000026	HDFC Bank	1,56,33,450.00	17,37,050	1,73,70,500.00
	TOTAL AMOUNT					10,12,70,500.00

However the Owner shall have the right to visit and carry out the inspection of the building during working hours OR check the quality of construction through his own Architect/Engineer, which shall not mean interference in the construction activity as stated above and the Developer shall follow the specifications finalized and check any observations pointed out by the Owners in right and true spirit.

[07]. That, It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations relating to such development of the said project is brought to the notice of the Land owner/developer as per RERA by the prospective Allottee(s) from the date of handing over possession or deemed date of possession, whichever is earlier, it shall be the duty of the developer to rectify such defects and in the event of such defects land owner shall not be responsible for the same in any manner, if land owner has to pay any amount for such defects then developer shall indemnify the land owner.

[08]. That land owner shall not be part of maintenance of the project and developer solely responsible to handover units to respective buyers.

[09]. The Owner and Developer have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed OR construed as constituting a service contract OR a partnership OR sale OR transfer of property between the Developer and the Owner OR as a joint venture, between the Owner and the Developer nor shall the Developer and the Owners in any manner constitute an Association of persons. Each shall be strictly responsible for its own Income Tax liabilities, and shall keep the other party thereto indemnified from and against the same at all times.

[10]. That developer hereby irrevocably declares that any GST liability that arises out of this agreement irrespective of amount, it shall be borne and paid by the developer only. If any GST liability arises on the land owner (on the revenue share) then it shall be borne by the developer.

[11]. In the event of termination of this Agreement, the Developer shall immediately vacate the Scheduled Property and the owner shall remain the absolute owners of the property. Any development made by the developer will also belong to owners and developer may claim compensation from owners after recovery of losses by owners. Moreover, the Developer shall be solely responsible to contest/defend any litigation/cases/suits/third party claims/claims by buyer(s) arising on account of reasons given in this agreement above in respect of the Project after the date of termination of this Agreement. Further, the parties shall be solely responsible to refund any amount collected from the buyers in case of any cancellation in respect of the units in their allocation ratio after getting back the possession of the land. The developer alone shall be responsible to bear the loss of any built up structure which may remain unsold at the time of

[Signature]

[Signature]

उप पंजीयक द्वितीय
जयपुर

For Shree Padhe Krishna Landcon LLP

[Signature]

Partner

[Fingerprint]

termination of agreement and he will not be entitled to collect any damage from the owners.

[12]. That all disputes and questions in connections with this Agreement arising amongst the Owner and the Developer shall be referred to ARBITRATION as prescribed under the Arbitration & Conciliation Act, 1996 amended from time to time to a Sole Arbitrator whose award shall be final and binding upon both of the parties. The seat of the Arbitrator shall at Jaipur only.

[13]. That this Development Agreement is subject to the jurisdiction of Courts at Jaipur only.

[14]. That neither the Owner nor any prospective Buyer/Developer of the Project shall use the Project after its construction for any illegal activity/trade not permitted under law and any activity that might cause any nuisance to the fellow occupants of the Project.

[15]. Notwithstanding anything contained herein, the Developer hereby undertakes to indemnify, defend and hold harmless the Owner and all the partners of the Owner firm from and against any and all losses, damages, liabilities so far as Construction is concerned including due to any mishap/poor workmanship at the construction site.

[16]. That, in this Agreement singular shall mean and include plural and masculine shall mean and include plural, and all Annexure are integral part of this Agreement. That this agreement will supersede all earlier Agreements /MOU/Contracts/Commitments whether in writing or oral and only terms of this agreement shall prevail.

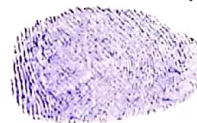
[17]. If any provision of this Agreement is held to be invalid or unenforceable, such invalidity or unenforceability shall not invalidate this Agreement as a whole, but this Agreement shall be construed as though it did not contain the particular provision or provisions held to be invalid or unenforceable

[17]. That, Two sets of this document are prepared, one for the Owner and one for the Developer and both shall be considered as original and if the document is required to be registered, the stamp duty and registration charges on the same shall be paid by the developer only.

[18]. Any and all notices or other communications required or permitted to be given in connection with this Agreement shall be in English and shall be deemed to have been sufficiently given if sent by pre-paid registered post AD, to the addresses set forth below or to such other address as may have been notified in writing from time to time.

उप पंजीयक द्वितीय
जयपुर

For Shree Padhe Krishna Landcon LLP

Partner

(SCHEDULE OF PROPERTY – A)
above referred to

ALL THAT piece or parcel of Land bearing Khasra No./ Plot No.1/207 , Village-
LALARPURA , Jaipur , Jaipur - 302034 (Rajasthan) measuring 4 Bigha 3 Biswa
(1.049535 Hectare) with surrounded by boundaries as mentioned below :

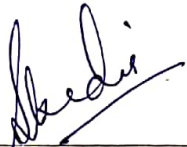
IN THE SOUTH DIRECTION IS Land of Khasra No. 1/208.

EAST DIRECTION IS Land of Khasra No. 1/206.

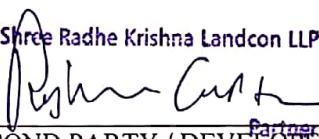
WEST DIRECTION IS Road.

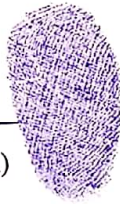
NORTH DIRECTION IS Land of Khasra No. 1/203.

[I].

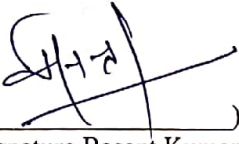
(
(FIRST PARTY / OWNER)

[II].

For Shree Radhe Krishna Landcon LLP
(
(SECOND PARTY / DEVELOPER)



[III].

(
(Specimen Signature Basant Kumar)

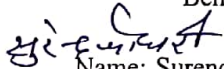
IN WITNESS WHEREOF both the parties put their hands and seal on the day date first mentioned
above in presence of following witnesses.



Name: Subhash Kumar Tailor S/o Sh. Bihari Lal Tailor

Address: 24, Shyam Nagar-1st, Nadi Ka Phatak

Benad Road, Jhotwara, Jaipur



Name: Surendra Choudhary S/o Roop Narayan Choudhary

Address: Plot No.C-116, Vidhan Sadbha Nagar Dholai Sanganer Jaipur