

## SAJRA-GURUKRIPA AARISE

Initially, Urban Improvement Trust, Jaipur issued a Sale Deed dated 29.11.1967 (lease deed) bearing no. 1022 for Plot No. SB-26, Bapu Nagar Scheme, Jaipur (Rajasthan) initially admeasuring area of 1333.3 Sq. Yards or 1114.1 Sq. Meters in favour of Shri Jagdish Narayan Gaur. (Page No. 1 to 9)

Shri Jagdish Narayan died on 05.02.1988 left their legal heir Smt. Anand Gaur, Smt. Sunita Sharma and Shri Avinash Kumar Gaur became their only legal heir.  
(Page No. 10)

Smt. Anand Gaur wife of Late Shri Jagdish Narayan Gaur executed a release deed dated 10.04.1989 relinquishing her 1/3 share in the project land in favour of his only son Shri Avinash Kumar Gaur. (Page No. 11 to 15)

Area of 178.71 sq. mtrs. of land was acquired by Government of Rajasthan under Land Acquisition Act, 1894 for widening of the road from Rambagh Circle to Indra Circle evident from Letter dated 16.02.2016 issued by Hon'ble Court of Land Acquisition, City Development Plans, Jaipur (Jaipur Development Authority, Jaipur).  
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In lieu of the said Release deeds, Jaipur Development Authority, Jaipur issued a name transfer letter dated 07.10.1995 bearing no. ज.वि.प्रा./जोन-प्रथम/95/170 in favour of Shri Avinash Kumar Gaur. (Page No. 20)

Smt. Sunita Sharma also executed a release deed 10.04.1989 in favour of his only Gaur brother Shri Avinash Kumar. (Page No. 16 to 19)

Nagar Nigam Greater, Jaipur granted the approval of map vide Letter dated 09.05.2025 bearing no. एफ-13() उपा. आयो./ननिज./2025/02 in the name of Shri Avinash Gaur. (Page No. 22 to 23)

Land Owners (Shri Yogesh Saini & 5 Ors.) purchased the aforesaid project land along with permission of building construction in their favour from Shri Avinash Kumar Gaur vide Sale Deed dated 03.04.2025. (Page No. 24 to 42)

Name Transfer Letter was done in favour of Land Owners vide Order dated 10.06.2025 bearing no. LSG/JAIPUR GREATER/MUT/2025-26/129203 for the aforesaid project land. (Page No. 43).

the Developer with permission of the Land Owners mortgaged the aforesaid project land and obtained project finance of INR 9,15,93,000/- (Indian National Rupees Nine Crore Fifteen Lakhs Ninety Three Thousand Only) from Shubham Housing Development Finance Company Ltd. vide Loan Account No. APPL05432648 dated 28.05.2025. (Page No. 44 to 53).

Developer and Land Owners entered into a development agreement dated 08.07.2025 wherein they agreed to develop the project land for group housing development (Page No. 54 to 76)