

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0085470056



Payment Date: 08/02/2024 14:14:42

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, SANGANER
Location: JAIPUR (CITY)
Period: 01/04/2023-To-31/03/2024

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतियां	950.00
Commision(-):		0.00
Total/NetAmount:		950.00

Nine Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Rahul Verma Advocate	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Sanganer Jaipur(000000)
Address:Khasra No. 647 to 650, 656/2, 657/2, 657/3, 656, 657, 687, 711 to 716 and ors. of Vill Bhamboriya	Remarks:Search Report Fees of 2006 to 2024.

Payment Details:

Bank:	State Bank Of India	Challan No. -	0
Date:	08/02/2024 14:14:42	Bank CIN No:	SBIN8547005608022024
		Refrence No:	IK0CQDKTH2

Computer generated copy on : 08/02/2024

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



Date: 09.02.2024

LEGAL TITLE SEARCH REPORT

This is to certify that a search has been conducted by me in the office of Sub-Registrar, Sanganeer for a period from 2006 to 08-02-2024 of the property land having Khasra no. 647, 648, 666, 667, 668, 687, 711, 712, 713, 714, 715, 716, 649, 650, 656/2, 657/2, 657/3, 656, 657, 658/1, 658, 656/1 and 657/1 admeasuring total Area in Hector 7.20 Situated at Village Bhamoriya, Tehsil Sanganeer, District Jaipur and I have examined all the documents supplied to me by EMAAR INDIA LIMITED, and the revenue record there no entry of any change, given or any kind of loan entered into in the revenue record. Thereafter as per the photocopy of title documents and revenue record. It can safely be said that. The aforesaid property belongs to 1. M/s Pukhraj Realotars Pvt Ltd 2. M/s Pluse Estates Pvt. Ltd. 3. M/s Active Promoters Pvt. Ltd. 4. M/s Logical Developers Pvt. Ltd. 5. Amit Agarwal 6. Rajkumar Agarwal Jaipur is free from all sorts of encumbrances, charges of any kind whatsoever and title of owner to the said property is clear, free marketable and chain of title is complete. This report made by us on the basis of documents provided by the company.

(RAHUL VERMA)
ADVOCATE
R/1511/2014

RAHUL VERMA
Advocate
Rajasthan High Court, Jaipur

Detail of Documents

S.NO	REGISTRY FROM	REGISTRY IN FAVOUR OF	DATE OF REGISTRATION	SUB-REGISTRAR OFFICE	REGISTRATION NO.
1	Ramswaroop S/o Shri Bakshanath	M/s Pluse Estates Pvt. Ltd.	15.07.2008	Sanganer 2 nd	2008399002301
2	Chotanath, Kailash Chand, Shambhu Dayal, Bhagwan Sahai, Ramsahai	M/s Pluse Estates Pvt. Ltd.	09.08.2007	Sanganer 2 nd	2007399003321
3	Gopalnath S/o Shri Gandanath	M/s Pukhraj Realotars Pvt. Ltd.	31.01.2007	Sanganer 1 st	2007067000964
4	Hanumansahai, Ramnarayan & Babulal	Amit Agarwal	26.04.2011	Jaipur 2 nd	2011052007650
5	Hanumansahai, Ramnarayan & Babulal	Rajkumar Agarwal	26.04.2011	Sanganer 2 nd	2011052007651
6	Kalyannath	M/s Pukhraj Realotars Pvt. Ltd. M/s Pluse Estates Pvt. Ltd.	21.10.2021	Bagru Jaipur	202101135001353
7	Singaridevi, Jadavdevi,	M/s Pukhraj Realotars Pvt. Ltd.	12.02.2007	Sanganer 1 st	2007067001330
8	Babulal, Ramnarayan & Hanumansahai	M/s Pukhraj Realotars Pvt. Ltd.	26.04.2020	Sub-Registrar-8 th	GRN NO. 0040190753 RECEIPT NO. NOT AVAILABLE
9	Kailashchand, Babulal & Gogaram	M/s Pukhraj Realotars Pvt. Ltd.	30.03.2007	Sanganer 1 st	2007067002979
10	Kailashchand, Babulal & Gomaram	M/s Active Promoters Pvt. Ltd.	06.05.2005	Sanganer 2 nd	2005001196

RAHUL VERMA, Advocate

Office: 10/427, KAVERI PATH, MANSAROVER, JAIPUR, 302020

The mutation of the land in this regard was opened in the name of purchaser and entered in the Jamabandi. Thereafter Purchaser of land Applied for conversion of land under section 90 (A) Rajasthan Land Revenue Act and Jaipur development Authority converted the said land from agriculture to residential purpose and passed an order on the basis of title documents and converted the land admeasuring 7.20 Hecter under section 90 (A) of Rajasthan Land Revenue Act vide judgement dated 06.12.2022. After that the mutation of the land was opened in the name of J.D.A. Jaipur.


(RAHUL VERMA)
ADVOCATE

RAHUL VERMA
Advocate
Rajasthan High Court, Jaipur



जयपुर विकास प्राधिकरण, जयपुर (11)
राजस्थान सरकार



क्रमांक:- LU2012/JDA/2022-23/102197

दिनांक 06/12/2022

विषय:- राजस्थान भू राजस्व अधिनियम 1956 की धारा 90-क के अधीन कृषि भूमि का गैर- कृषिक प्रयोजन के लिए उपयोग हेतु अनुज्ञा प्रदान करने।

आदेश

मामले के संक्षिप्त तथ्य निम्नानुसार हैं:-

मैसर्स पुखराज रियलटर्स प्रा.लि. कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली व मैसर्स लोजीकल डवलपर्स प्रा. लि. कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली व मैसर्स एक्टिव प्रमोटर्स प्रा.लि. कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली व मैसर्स पल्स एस्टेट्स प्रा. लि. कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली एवं राजकुमार अग्रवाल पुत्र सागरमल अग्रवाल जाति- महाजन सा. 44 गौरवनगर, सिविल लाइन जयपुर तथा अमित अग्रवाल पुत्र विजय कुमार अग्रवाल जाति- महाजन सा. 2 क 22 जवाहरनगर जयपुर जरिये मुख्यारआम एम्मार इण्डिया लिमिटेड अधिकृत हस्ताक्षरकर्ता चांदनी मुखर्जी पुत्री श्री कबीर मुखर्जी निवासी-फ्लेट नं. 303, ओम क्लासिक बिल्डिंग, प्लॉट नं. 126, कलेक्ट्रर्स कॉलोनी, चैम्बूर ईस्ट, मुम्बई, महाराष्ट्र

- ऊपर नामित आवेदक ने राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन भूमि का आवासीय प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है :

क्र. सं.	ग्राम तहसील व जिले का नाम	खातेदार का नाम	खसरा सं.	क्षेत्रफल (वर्गमीटर)	क्षेत्रफल (हैक्टे.)
1.	ग्राम भमोरिया, सांगानेर (जयपुर)	अमित अग्रवाल पुत्र विजय कुमार अग्रवाल हिस्सा- 75/328 जाति- महाजन सा. 2 क 22 जवाहरनगर जयपुर, मैसर्स पुखराज रियलटर्स प्रा.लि. हिस्सा-6613/44444 कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली मैसर्स लोजीकल डवलपर्स प्रा. लि. हिस्सा- 8753/22222 कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली राजकुमार अग्रवाल पुत्र सागरमल अग्रवाल हिस्सा- 75/328 जाति- महाजन सा. 44 गौरवनगर सिविल लाइन जयपुर	647	5600	0.56
			648	9600	0.96
			666	100	0.010
			667	14500	1.45
			668	3000	0.30
2	ग्राम भमोरिया, सांगानेर (जयपुर)	मैसर्स एक्टिव प्रमोटर्स प्रा.लि. हिस्सा- 1/2 कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली मैसर्स लोजीकल डवलपर्स प्रा. लि. हिस्सा- 1/2 कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली	649	11200	1.12
			650	10000	1.00
3	ग्राम भमोरिया, सांगानेर (जयपुर)	मैसर्स लोजीकल डवलपर्स प्रा. लि. हिस्सा- पूर्ण कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली	656	1085	0.1085
			657	869	0.0869
			658 / 1	6	0.0006



जयपुर विकास प्राधिकरण, जयपुर (11)
राजस्थान सरकार



4	ग्राम भमोरिया, सांगानेर (जयपुर)	मैसर्स लोजीकल डवलपर्स प्रा. लि. हिस्सा- पूर्ण कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली	656 / 1	1109	0.1109
			657 / 1	869	0.0869
5	ग्राम भमोरिया, सांगानेर (जयपुर)	मैसर्स लोजीकल डवलपर्स प्रा. लि. हिस्सा- पूर्ण जाति- कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली	656 / 2	906	0.0906
			657 / 2	690	0.0690
			657 / 3	972	0.0972
			658	994	0.0994
6	ग्राम भमोरिया, सांगानेर (जयपुर)	मैसर्स पुखराज रियलटर्स प्रा. लि. हिस्सा- 1/2 कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली मैसर्स पल्स एस्टेट्स प्रा. लि. हिस्सा- 1/2 कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सैन्टर साकेत न्यू दिल्ली	687	1600	0.16
			711	3500	0.35
			712	1800	0.18
			713	600	0.06
			714	1200	0.12
			715	500	0.05
			716	1300	0.13
कुल				7.20	

- आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जमाबंदी की प्रति, राजस्व खसरा अनुरेख, सम्यक् रूप से अनुप्रमाणित क्षतिपूर्ति बंधपत्र और शपथपत्र, की-मैप, अभिन्यास योजना, सर्वेक्षण नक्शा और अन्य सुसंगत दस्तावेज प्रस्तुत किये हैं।
- यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है। मैंने संबंधित तहसीलदार की रिपोर्ट और स्थानीय प्राधिकारी की सहमति रिपोर्ट का परीक्षण कर लिया है। मेरी यह राय है कि आवेदित भूमि का गैर-कृषिक प्रयोजन के लिए वांछित उपयोग मास्टर योजना/विकास योजना/स्कीम के अनुरूप है और आवेदक के आवेदन को, राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क और राजस्थान अभिधृति अधिनियम की धारा 63 और तदधीन बनाये गये नियमों के उपबंधों के अनुसार ऐसी भूमि पर अभिधृति अधिकार निर्वापित करके भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।
- अतः अब इसके द्वारा आदेश दिया जाता है कि उपरोक्त भूमि पर आवेदक के अभिधृति अधिकारों को उक्त भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु निर्वापित किया जायेगा और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदक/आवेदक द्वारा नामनिर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी पर लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आवंटन के लिए, स्थानीय प्राधिकारी के व्ययनाधीन रखा गया समझा जायेगा।
- आवेदक द्वारा उस भूमि को, जिसके लिए यह अनुज्ञा दी गयी है, यथाविहित प्रीमियम, नगरीय निर्धारण के साथ ही विनिर्दिष्ट अन्य प्रभारों के निक्षेप और सुसंगत विधि के अधीन अभिन्यास योजना के अनुमोदन के पश्चात्, स्थानीय प्राधिकारी द्वारा सम्यक् आवंटन किये जाने के पश्चात् ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।
- इन नियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित निबंधनों और शर्तों की आवेदक द्वारा पालना की जायेगी।

यह आदेश अधोहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 06-12-2022 को पारित किया गया है।

प्राधिकृत अधिकारी (जोन-11)
जयपुर विकास प्राधिकरण, जयपुर



जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 169 एच)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- भमोरिया

अंतिम चौसला आधार संवत :- 2074 - 2077

पटवार हल्का :- भमोरिया

भूमि धारक का नाम :- राज. सरकार

जमाबंदी 2076 (वर्ष 2019) से स्थायी

भू.अभि.नि.क्षेत्र :- ठीकरिया

क्षेत्रफल की इकाई :- हैक्टेयर

तहसील :- साँगानेर

खाता संख्या नया :- 34

जिला :- जयपुर

खाता संख्या पुराना :- 35

काश्तकार का नाम :-

1. अमितअग्रवाल पुत्र विजयकुमार अग्रवाल हिस्सा- 75/328 जाति- महाजन सा. 2क22जवाहरनगर जयपुर खातेदार
2. मैसर्स पुखराज रियलटर्स प्रा.लि. हिस्सा- 6613/44444 जाति- (NA) कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू दिल्ली खातेदार
3. मैसर्स लोजीकल डवलपर्स प्रा. लि. हिस्सा- 8753/22222 जाति- (NA) कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू दिल्ली खातेदार
4. राजकुमार अग्रवाल पुत्र सागरमल अग्रवाल हिस्सा- 75/328 जाति- महाजन सा. 44गौरवनगर सिविल लाइनजयपुर खातेदार,

खसरा संख्या	क्षेत्रफल भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
647 कांसला	0.5600 बारानी 2	0.5600	3.36		स्वीकृत नामांतरकरण : 5 22/09/2022 शुद्धिपत्र
648 कांसला	0.9600 बारानी 2	0.9600	5.76		स्वीकृत नामांतरकरण : 702 07/09/2020 बेचान
666 कांसला	0.0100 गै.मु.चाह	0.0100			स्वीकृत नामांतरकरण : 727 08/03/2022 न्याया. आदेश
667 कचोलिया	1.4500 चाही 3	0.1500	3.08	663	
667 कचोलिया	1.4500 जाव 3	1.3000	13.26	663	
668 कचोलिया	0.3000 बारानी 2	0.3000	1.80		
कुल खसरे -5	3.2800		27.2600		

आवेदक की सूचना :-

आवेदक का नाम - CHANDNI MUKHERJEE

पता - JAIPUR GREENS

प्रतिलिपि सं. - 68770

शुल्क - 30 Rs/-

आई.पी. - 103.203.138.122

दिनांक व समय -02/Nov/2022 09:30:00 AM

नक़ल जारी करने का स्थान - कियोस्क कोड :- K110132360, पता :- Divya Emitra centre shivanandpuri, Mahapura

यू.एस.एन - 929524622345

<http://apnakhata.raj.nic.in/qx.aspx?usn=9295246223452>

ई-हस्ताक्षर की सूचना :-

हस्ताक्षरकर्ता - RJA202101022281

पद - तहसीलदार

हस्ताक्षर दिनांक व समय - 29/Sep/2022 06:52:00 PM



NIC



जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 169 एच)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- भम्भोरिया
पटवार हल्का :- भम्भोरिया
भू.अभि.नि.क्षेत्र :- ठीकरिया
तहसील :- साँगानेर
जिला :- जयपुर
काश्तकार का नाम :-

अंतिम चौसला आधार संवत् :- 2074 - 2077

भूमि धारक का नाम :- राज. सरकार

जमाबंदी 2076 (वर्ष 2019) से स्थायी

क्षेत्रफल की इकाई :- हैक्टेयर

खाता संख्या नया :- 33

खाता संख्या पुराना :- 34

1. मैसर्स एक्टिव प्रमोटर्स प्रा.लि. हिस्सा- 1/2 जाति- (NA) कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू दिल्ली खातेदार
2. मैसर्स लोजिकल डवलपर्स प्रा. लि. हिस्सा- 1/2 जाति- (NA) कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू दिल्ली खातेदार,

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
649	1.1200	बारानी 2	1.1200	6.72	स्वीकृत नामांतरकरण : 5 22/09/2022 शुद्धिपत्र	
650	1.0000	बारानी 2	1.0000	6.00	स्वीकृत नामांतरकरण : 727 08/03/2022 न्याया. आदेश	
कुल खसरे -2	2.1200			12.7200		

आवेदक की सूचना :-

आवेदक का नाम - CHANDNI MUKHERJEE

पता - JAIPUR GREENS

प्रतिलिपि सं. - 68773

शुल्क - 30 Rs/-

आई.पी. - 103.203.138.122

दिनांक व समय -02/Nov/2022 09:38:00 AM

नकल जारी करने का स्थान - कियोस्क कोड :- K110132360, पता :- Divya Emitra centre shivanandpuri, Mahapura

यू.एस.एन - 929524622335

<http://apnakhata.raj.nic.in/qx.aspx?usn=9295246223352>

ई-हस्ताक्षर की सूचना :-

हस्ताक्षरकर्ता - RJA202101022281

पद - तहसीलदार

हस्ताक्षर दिनांक व समय - 29/Sep/2022 06:52:00 PM



NIC



जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 169 एच)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- भमोरिया
घटवार हल्का :- भमोरिया
भूअभि.नि.क्षेत्र :- ठीकरिया
तहसील :- साँगानेर
जिला :- जयपुर
काश्तकार का नाम :-

अंतिम चौसला आधार संवत् :- 2074 - 2077

भूमि धारक का नाम :- राज. सरकार
क्षेत्रफल की इकाई :- हैक्टेयर
खाता संख्या नया :- 286
खाता संख्या पुराना :- 68

जमाबंदी 2076 (वर्ष 2019) से स्थायी

1. मैसर्स लोजिकल डवलपर्स प्रा. लि. हिस्सा- पूर्ण जाति- (NA) कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू दिल्ली
खातेदार,

खसरा संख्या	क्षेत्रफल भूमि वर्गीकरण	कृषक द्वारा सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
656	0.1085 चाही 3	0.1085 2.22	स्वीकृत नामान्तरकरण : 5 22/09/2022 शुद्धिपत्र	
657	0.0869 चाही 3	0.0869 1.78	स्वीकृत नामान्तरकरण : 727 08/03/2022 न्याया. आदेश	
658/1	0.0006 चाही 3	0.0006 0.01		
कुल खसरे -3	0.1960	4.0100		

आवेदक की सूचना :-

आवेदक का नाम - CHANDNI MUKHERJEE

पता - JAIPUR GREENS

प्रतिलिपि सं. - 68775

शुल्क - 30 Rs/-

आई.पी. - 103.203.138.122

दिनांक व समय -02/Nov/2022 09:43:00 AM

नक़ल जारी करने का स्थान - कियोस्क कोड :- K110132360, पता :- Divya Emitra entre shivanandpuri, Mahapura

यू.एस.एन - 9295246222865

<http://apnakhata.raj.nic.in/qx.aspx?usn=92952462228653>

ई-हस्ताक्षर की सूचना :-

हस्ताक्षरकर्ता - RJA202101022281

पद - तहसीलदार

हस्ताक्षर दिनांक व समय - 29/Sep/2022 06:52:00 PM





जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 169 एच)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- भूमोरिया
पटवार हल्का :- भूमोरिया
भू अभि नि क्षेत्र :- ठीकरिया
तहसील :- साँगानेर
जिला :- जयपुर
काश्तकार का नाम :-

अंतिम चौसला आधार संवत् :- 2074 - 2077

भूमि धारक का नाम :- राज. सरकार

जमाबंदी 2076 (वर्ष 2019) से स्थायी

क्षेत्रफल की इकाई :- हैक्टेयर

खाता संख्या नया :- 284

खाता संख्या पुराना :- 32

1. मेसर्स लोजिकल डवलपर्स प्रा. लि. हिस्सा- पूर्ण जाति- (NA) कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू दिल्ली खातेदार,

खसरा संख्या	क्षेत्रफल भूमि वर्गीकरण	कृषक द्वारा सिंचाई संदत्त लगान के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
656/1	0.1109 चाही 3	0.1109 2.27	स्वीकृत नामांतरकरण : 5 22/09/2022 शुद्धिपत्र	
657/1	0.0869 चाही 3	0.0869 1.78	स्वीकृत नामांतरकरण : 727 08/03/2022 न्याया. आदेश	
कुल खसरे -2	0.1978	4.0500		

आवेदक की सूचना :-

आवेदक का नाम - CHANDNI MUKHERJEE

पता - JAIPUR GREENS

प्रतिलिपि सं. - 68776

शुल्क - 30 Rs/-

आई.पी. - 103.203.138.122

दिनांक व समय -02/Nov/2022 09:46:00 AM

नक़ल जारी करने का स्थान - कियोस्क कोड :- K110132360, पता :- Divya Emitra centre shivanandpuri, Mahapura

यू.एस.एन - 9295246222845

<http://apnakhata.raj.nic.in/qtr.aspx?usn=92952462228452>

ई-हस्ताक्षर की सूचना :-

हस्ताक्षरकर्ता - RJA202101022281

पद - तहसीलदार

हस्ताक्षर दिनांक व समय - 29/Sep/2022 06:52:00 PM





जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

फॉर्म पी-26 (सी)
(देखिये नियम 169 एवं)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- भमोरिया
पटवार हल्का :- भमोरिया
भू-अभिनिक्षेप :- डीकरिया
तहसील :- सौमनर
जिला :- जयपुर
काश्तकार का नाम :-

अंतिम चौगला आधार संवत् :- 2074 - 2077
भूमि धारक का नाम :- राज. सरकार
क्षेत्रफल की इकाई :- हैक्टर/घर
खाता संख्या नया :- 285
खाता संख्या पुराना :- 112

जमाबंदी 2076 (वर्ष 2019) से खायी

1 मेसर्स लोजिकल डवलपर्स प्रा. लि. हिस्सा- पूर्ण जाति- (MA) कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर मार्केट न्यू दिल्ली
खातेदार,

खसरा संख्या	क्षेत्रफल भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
656/2	0.0906 चाही 3	0.0906	1.86	स्वीकृत नामांतरकरण : 5 22/09/2022 शुद्धिपत्र	
657/2	0.0690 चाही 3	0.0690	1.41	स्वीकृत नामांतरकरण : 727 08/03/2022 न्याया. आदेश	
कुल खसरे -2	0.1596		3.2700		

आवेदक की सूचना :-

आवेदक का नाम - CHANDNI MUKHERJEE

पता - JAIPUR GREENS

प्रतिलिपि सं. - 68778

शुल्क - 30 Rs/-

आई.पी. - 103.203.138.122

दिनांक व समय -02/Nov/2022 09:49:00 AM

नक़्त जारी करने का स्थान - कियोस्क कोड :- K110132360, पता :- Divya Emitra centre shivanandpuri, Mahapura

यू.एस.एन - 9295246222855

<http://apnakhata.raj.nic.in/qc.aspx?usn=92952462228552>

ई-हस्ताक्षर की सूचना :-

हस्ताक्षरकर्ता - RJA/202101022281

पद - तहसीलदार

हस्ताक्षर दिनांक व समय - 29/Sep/2022 06:52:00 PM



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जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 169 एच)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- भमोरिया

अंतिम चौसला आधार संवत :- 2074 - 2077

पटवार हल्का :- भमोरिया

भूमि धारक का नाम :- राज. सरकार

जमाबंदी 2076 (वर्ष 2019) से स्थायी

भू अभि नि क्षेत्र :- ठीकरिया

क्षेत्रफल की इकाई :- हैक्टेयर

तहसील :- साँगानेर

खाता संख्या नया :- 287

जिला :- जयपुर

खाता संख्या पुराना :- 48

काश्तकार का नाम :-

1. मैसर्स लोजिकल डवलपर्स प्रा. लि. हिस्सा- पूर्ण जाति- (NA) कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू दिल्ली
खातेदार,

खसरा संख्या	क्षेत्रफल भूमि वर्गीकरण	कृषक द्वारा सिंचाई संदत्त लगान के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
657/3	0.0972 चाही 3	0.0972 1.99	स्वीकृत नामांतरकरण : 5 22/09/2022 शुद्धिपत्र स्वीकृत नामांतरकरण : 727 08/03/2022 न्याया. आदेश	
कुल खसरे -1	0.0972	1.9900		

आवेदक की सूचना :-

आवेदक का नाम - CHANDNI MUKHERJEE

पता - JAIPUR GREENS

प्रतिलिपि सं. - 68779

शुल्क - 30 Rs/-

आई.पी. - 103.203.138.122

दिनांक व समय -02/Nov/2022 09:52:00 AM

नक़ल जारी करने का स्थान - कियोस्क कोड :- K110132360, पता :- Divya Emitra centre shivanandpuri, Mahapura

यू.एस.एन - 9295246222875

<http://apnakhata.raj.nic.in/qr.aspx?usn=92952462228752>

ई-हस्ताक्षर की सूचना :-

हस्ताक्षरकर्ता - RJA202101022281

पद - तहसीलदार

हस्ताक्षर दिनांक व समय - 29/Sep/2022 06:52:00 PM





जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 169 एच)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- भमोरिया
पटवार हल्का :- भमोरिया
भू.अभि.नि.क्षेत्र :- ठीकरिया
तहसील :- सोंगानेर
जिला :- जयपुर
काश्तकार का नाम :-

अंतिम चौसला आधार संवत् :- 2074 - 2077

भूमि धारक का नाम :- राज. सरकार
क्षेत्रफल की इकाई :- हैक्टेयर
खाता संख्या नया :- 283
खाता संख्या पुराना :- 49

जमाबंदी 2076 (वर्ष 2019) से स्थायी

1. मैसर्स लोजीकल डवलपर्स प्रा. लि. हिस्सा- पूर्ण जाति- (NA) कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू दिल्ली खातेदार,

खसरा संख्या	क्षेत्रफल भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
658	0.0994 चाही 3	0.0994 2.04		स्वीकृत नामांतरकरण : 5 22/09/2022 शुद्धिपत्र स्वीकृत नामांतरकरण : 727 08/03/2022 न्याया. आदेश	
कुल खसरे -1	0.0994	2.0400			

आवेदक की सूचना :-

आवेदक का नाम - CHANDNI MUKHERJEE
प्रतिलिपि सं. - 68780
आई.पी. - 103.203.138.122

पता - JAIPUR GREENS

शुल्क - 30 Rs/-

दिनांक व समय -02/Nov/2022 09:55:00 AM

नकल जारी करने का स्थान - कियोस्क कोड :- K110132360, पता :- Divya Emitra centre shivanandpuri, Mahapura

यू.एस.एन - 9295246222835

<http://apnakhata.raj.nic.in/qx.aspx?usn=92952462228352>

ई-हस्ताक्षर की सूचना :-

हस्ताक्षरकर्ता - RJA202101022281

पद - तहसीलदार

हस्ताक्षर दिनांक व समय - 29/Sep/2022 06:52:00 PM





जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 169 एच)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- भमोरिया
पटवार हल्का :- भमोरिया
भू अभिनि. क्षेत्र :- ठीकरिया
तहसील :- साँगाँनेर
जिला :- जयपुर
काश्तकार का नाम :-

अंतिम चौसला आधार संवत :- 2074 - 2077
भूमि धारक का नाम :- राज. सरकार
क्षेत्रफल की इकाई :- हैक्टेयर
खाता संख्या नया :- 22
खाता संख्या पुराना :- 19

जमाबंदी 2076 (वर्ष 2019) से स्थायी

- मैसर्स पुखराज रियलटर्स प्रा. लि. हिस्सा- 1/2 कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू दिल्ली खातेदार
- मैसर्स पल्स एस्टेट्स प्रा. लि. हिस्सा- 1/2 कार्यालय पता 306-308 स्कवायर वन, सी-2 डिस्ट्रिक्ट सेंटर साकेत न्यू दिल्ली खातेदार,

खसरा संख्या	क्षेत्रफल भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
687	0.1600 बारानी 2	0.1600	0.96		स्वीकृत नामान्तरकरण : 5 22/09/2022 शुद्धिपत्र
711	0.3500 चाही 1	0.3500	12.60	719	स्वीकृत नामान्तरकरण : 719 23/11/2021 बेचान
712	0.1800 चाही 1	0.1800	6.48	719	स्वीकृत नामान्तरकरण : 740 26/07/2022 न्याया. आदेश
713	0.0600 चाही 1	0.0600	2.16	719	
714	0.1200 चाही 1	0.0700	2.52	719	
714	0.1200 जाव 1	0.0500	0.90	719	
715	0.0500 बारानी 2	0.0500	0.30		
रास्ता					
716	0.1300 बारानी 2	0.1300	0.78		
कुल खसरे -7	1.0500		26.7000		

आवेदक की सूचना :-

आवेदक का नाम - CHANDNI MUKHERJEE

पता - JAIPUR GREENS

प्रतिलिपि सं. - 68771

शुल्क - 30 Rs/-

आई.पी. - 103.203.138.122

दिनांक व समय -02/Nov/2022 09:33:00 AM

नक़ल जारी करने का स्थान - कियोस्क कोड :- K110132360, पता :- Divya Emitra centre shivanandpuri, Mahapura

यू.एस.एन - 929524622225

<http://apnakhata.raj.nic.in/qx.aspx?usn=9295246222252>

ई-हस्ताक्षर की सूचना :-

हस्ताक्षरकर्ता - RJA202101022281

पद - तहसीलदार

हस्ताक्षर दिनांक व समय - 29/Sep/2022 06:52:00 PM



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

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

Print Date : 13-10-2022 11:53 AM

Fee Receipt No.	: 202202019023900	Receipt Date	: 13/10/2022
Name	: MRS CHANDNI MUKHARJI AUTH SIGN EMAAR INDIA LT	Document S. No.	: 202201019018570
Address	: 306 308 ,SQUARE ONE C 2 ,NEW DELHI ,SOUTH DELHI		
Document Type	: Agreement		
Face Value	: ₹ 0	Evaluated Value	: ₹ 190255040
Ord-Registration Fee	: ₹ 1902555	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 836202	Stamp Duty	: ₹ 2787340
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 5526397
		Total Amount	: ₹ 5526397

Mode of Payment (#Mode Number Amount #)

*Rebate U/S 9(1) : ₹ 8628067

e-Gras Challan 67474508 ₹ 130 # e-Gras Challan 67401186 ₹ 5526267

Signature of presenter or applicant for
copy or Search certificate

For Emaar India Limited
Authorized Signatory

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0067474508



Payment Date: 13/10/2022 10:16:56

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

Location: JAIPUR (CITY)

Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	10.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	10.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	10.00
4	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	100.00

Commision(-):

0.00

Total/NetAmount:

130.00

One Hundred Thirty Rupees and Zero Paise Only

Payee Details:

Full Name: EMAAR INDIA LTD	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): JAIPUR(000000)
Address:GREENS TOWNSHIP MAHAPURA JAIPUR	Remarks:DEVELOPER AGREEMENT

Payment Details:

Challan No. - 0

Bank: State Bank Of India	Bank CIN No: SBIN6747450813102022
Date: 13/10/2022 10:16:56	Reference No: CKV0814715

Computer generated copy on : 13/10/2022

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

For Pukhraj Realiers Private Limited

Authorised Signatory

For Pulse Estates Private Limited

Authorised Signatory

For Active Promoters Private Limited

Authorised Signatory

For Logical Developers Private Limited

Authorised Signatory

For Emaar India Limited

Authorised Signatory

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0067401186



Payment Date: 11/10/2022 12:41:22

Office Name: SUB REGISTRAR-V REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	1902555.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	278724.00
3	0030-02-800-04-00-प्रकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	278724.00
4	0030-03-800-01-00-अन्य प्रप्तियां	300.00
5	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	278724.00
6	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	2787240.00

Commission(-):

0.00

Total/NetAmount:

5526267.00

Fifty Five Lakh Twenty Six Thousand Two Hundred Sixty Seven Rupees and Zero Paise Only

Payee Details:

Full Name: EMAAR INDIA LTD.	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302026)
Address:Greens Township Mahapura, Jaipur	Remarks:Development Agreement

Payment Details:

Bank:	PNB GateWay(Credit/Debit Cards)	Challan No. - 0	Bank CIN No: PNBG6740118611102022
Date:	11/10/2022 12:41:22	Reference No:	16035438829

Computer generated copy on : 11/10/2022

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

[Signature]

For Logical Developers Private Limited

[Signature]
Authorised Signatory

For Active Promoters Private Limited

[Signature]
Authorised Signatory

For Pukhraj Realtors Private Limited

[Signature]
Authorised Signatory

For Pulse Estates Private Limited

[Signature]
Authorised Signatory

For Emaar India Limited

[Signature]
Authorised Signatory



DEVELOPMENT AGREEMENT

This **JOINT DEVELOPMENT AGREEMENT** ("Agreement") is made and executed at Jaipur, Rajasthan on this 13 Day of 10, 2022

BY AND BETWEEN

1. **Pukhraj Realtors Private Limited**, [(CIN NO.U45201DL2006PTC147460) (PAN NO.AADCP8370J)] a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi, Delhi, India PIN- 110017 and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon, Haryana, India, PIN- 122002 acting through its Authorized Signatory Mr. Ajeet Singh Khatana S/O Sh.Gajendra Singh R/o Samaspur, Khonchpuri, Mahwa, Dausa, Rajasthan – 321608 (Aadhar NO. [REDACTED] 4450) duly authorized vide Board Resolution dated September 15, 2022 (hereinafter referred to as "**Landowner 1**" which term or expression shall, unless repugnant to the context or meaning thereof, be deemed to include their respective successors-in-interest, nominees and permitted assigns);
2. **Pulse Estates Private Limited**, [(CIN NO.U45201DL2006PTC147462) (PAN NO. AADCP8371K)] a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi, Delhi, India PIN- 110017 and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon, Haryana, India, PIN- 122002 acting through its Authorized Signatory Mr. Ajeet Singh Khatana S/O Sh.Gajendra Singh R/o Samaspur, Khonchpuri, Mahwa, Dausa, Rajasthan – 321608 (Aadhar NO. [REDACTED] 4450) duly authorized vide Board Resolution dated September 15, 2022 (hereinafter referred to as "**Landowner 2**" which term or expression shall, unless

For Pukhraj Realtors Private Limited

Authorized Signatory

For Active Promoters Private Limited

Authorized Signatory

For Pulse Estates Private Limited

Authorized Signatory

For Logical Developers Private Limited

Authorized Signatory

Emaar India Limited

Authorized Signatory

repugnant to the context or meaning thereof, be deemed to include their respective successors-in-interest, nominees and permitted assigns);

3. **Active Promoters Private Limited**, [(CIN NO. U45201DL2004PTC128384) (PAN NO. AAECA9956G)] a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi, Delhi, India PIN- 110017 and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon, Haryana, India, PIN- 122002 acting through its Authorized Signatory Mr. Ajeet Singh Khatana S/O Sh. Gajendra Singh R/o Samaspur, Khonchpuri, Mahwa, Dausa, Rajasthan - 321608 (Aadhar NO. [REDACTED] 4450) duly authorized vide Board Resolution dated September 15, 2022 (hereinafter referred to as "**Landowner 3**" which term or expression shall, unless repugnant to the context or meaning thereof, be deemed to include their respective successors-in-interest, nominees and permitted assigns);

4. **Logical Developers Private Limited**, [(CIN NO. U45201DL2004PTC128388) (PAN NO. AABCL0432H)] a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi, Delhi, India PIN- 110017 and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon, Haryana, India, PIN- 122002 acting through its Authorized Signatory Mr. Ajeet Singh Khatana S/O Sh. Gajendra Singh R/o Samaspur, Khonchpuri, Mahwa, Dausa, Rajasthan - 321608 (Aadhar NO. [REDACTED] 4450) duly authorized vide Board Resolution dated September 15, 2022 (hereinafter referred to as "**Landowner 4**" which term or expression shall, unless repugnant to the context or meaning thereof, be deemed to include their respective successors-in-interest, nominees and permitted assigns);

5. **Shri Amit Agarwal** [(AADHAR No. [REDACTED] 3393) (PAN: ABEP9088M)] son of Shri Vijaykumar Agarwal aged about 43 years, resident of 2-KA-22, Jawahar Nagar, Jaipur, Rajasthan - 302004 (hereinafter referred to as "**Landowner 5**" which expression shall unless the context or meaning be otherwise repugnant mean and include his heirs, legal representatives, executors, administrators, assigns);

6. **Shri Rajkumar Agarwal** [(AADHAR No. [REDACTED] 6424) (PAN: ADFPA2918M)] son of Shri Sagar Mal Agarwal aged about 58 years, resident of 44, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan 302006, (hereinafter referred to as "**Landowner 6**" which expression shall unless the context or meaning be otherwise repugnant mean and include his heirs, legal representatives, executors, administrators, assigns);

The Landowner 1, Landowner 2, Landowner 3, Landowner 4, Landowner 5, and Landowner 6 shall collectively be referred to as "**Landowners**" of the **FIRST PART**;

AND

EMAAR INDIA LIMITED (CIN No. U45201DL2005PLC133161, PAN No. AABCE4308B), a company incorporated under the Companies Act, 1956 and existing company under the Companies Act 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi - 110017, and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon, Haryana, India, PIN- 122002 acting through its authorized signatory Mrs. Chandni Mukharji D/o Kabir

For Pukhraj Realtors Private Limited

 *Hest*

Authorized Signatory

For Active Promoters Private Limited

 *Hest*

Authorized Signatory

For Pulse Estates Private Limited

 *Hest*


Authorized Signatory

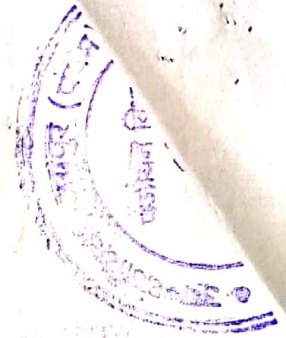
For Logical Developers Private Limited

 *Hest*

Authorized Signatory

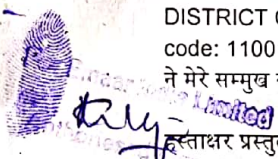


 **Emaar India Limited**
Authorized Signatory



Presentation Endorsement

आज दिनांक 13 माह 10 सन् 2022 को 11:13 AM बजे
श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AUTH SIGN PUKHRAJ
REALTORS PVT LTD पुत्र/पुत्री/पत्नी श्री GAJENDRA SINGH
उम्र 42 वर्ष, जाति 0-HINDU, व्यवसाय Other
निवासी House No.:306 308, Colony: SQUARE ONE C 2, Area:
DISTRICT CENTRE SAKET NEW DELHI, City: NEW DELHI, Pin
code: 110017, District: SOUTH DELHI, State: DELHI
ने मेरे सम्मुख दर्तावेज पंजीयन हेतु प्रस्तुत किया।



हस्ताक्षर प्रस्तुतकर्ता
202201019018570

हस्ताक्षर उप पंजीयक,
JAIPUR-V

Developer Agreement (Sale power)

सदर रजिस्ट्रार जापुर
पंचम

Fees Receipt Endorsement

रसीद नं.	202202019023900
दिनांक	13-10-2022
पंजीयन शुल्क ₹	1902555
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	2787340
कमी सरचार्ज शुल्क ₹	836202
कुल योग	5526397

202201019018570

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-V
सदर रजिस्ट्रार जापुर
पंचम

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 67401186 ₹ 5526267 #
e-Gras Challan 67474508 ₹ 130

Endorsement of Execution

Multiple faint, illegible stamps and signatures are visible at the bottom of the page, likely representing various official endorsements or approvals.

Mukharji R/o Flat No. 303 Om Classic Bldg., Plot No. 126, Collectors Colony, Chembur East, Mumbai Suburban Maharashtra - 400071 (Aadhar: [REDACTED] 8352) authorized vide authority letter dated September 15, 2022, (hereinafter referred to as "Developer", which term or expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in-interest, nominees and permitted assigns), of **SECOND PART**;

Hereinafter in this Agreement 'Landowners' and 'Developer' shall be individually referred to as "Party" and collectively be referred to as "Parties", wherever the context requires so.

WHEREAS:

- A. Landowner 1, Landowner 2, Landowner 3 and Landowner 4 are the Khatedar, Khashtkar and recorded owners of the land admeasuring 14.08 acres (5.70 hectares) falling in revenue estate of Village - Bhamoriya, Taluka, Tehsil-Sanganer, District - Jaipur, Rajasthan hereinafter referred to as "Land A" more particularly described and given with individual landholding in the 'Schedule A' annexed hereto and shown in Yellow colour in the map annexed hereto as 'Annexure-I'.
- B. Landowner 5 and Landowner 6 are the recorded owners of the land admeasuring - 3.71 acres (1.50 hectares) falling in revenue estate of Village -Bhamoriya, Taluka, Tehsil- Sanganer, District- Jaipur, Rajasthan hereinafter referred to as "Land B" more particularly described and given with individual landholding in the 'Schedule B' annexed hereto and shown in Yellow colour in the map annexed hereto as 'Annexure-I'.
- C. Landowners 1 to 4 and Landowners 5 and 6 and are in vacant and peaceful possession of Land A and Land B respectively, hereinafter collectively referred to as the "Said Land". The Landowners have represented that they have a clear and marketable title to their respective lands and the same is free from all encumbrances.
- D. The Landowners have expressed their intent to develop a real estate project ("Project") on the Said Land and carryout conceptualization, execution, implementation, and development of the same on the Said Land.
- E. The Developer has represented that it is in the process of developing a real estate project by the name of "Jaipur Greens" which project is abutting the Said Land and has shown its interest to develop the Said Land as an additional phase of the aforementioned project namely Jaipur Greens.
- F. On the abovementioned premises and subject to the terms and conditions as stipulated herein in this Agreement, the Developer has agreed to undertake the development of the Said Land and the Parties having finalized their contractual understanding have proceeded to execute this Agreement recording the understanding and declaring their respective obligations, rights, roles and responsibilities with respect to the Said Land.

NOW THEREFORE, in consideration of the mutual covenants, terms and conditions and understandings set forth in this Agreement and other good and valuable consideration, the Parties with the intent to be legally bound hereby agree as follows:

For Pukhraj Realtors Private Limited

Authorised Signatory

For Pulse Estates Private Limited

Authorised Signatory

For Logical Development Private Limited

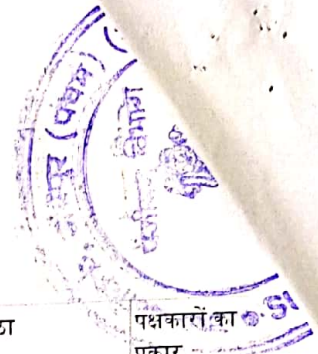
Authorised Signatory

For Active Promoters Private Limited

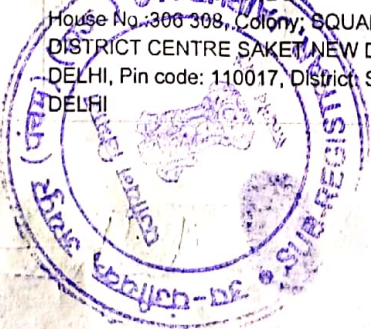
Authorised Signatory

Emaar India Limited

Authorised Signatory



अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AUTH SIGN PUKHRAJ REALTORS PVT LTD, पुत्र/पुत्री/पत्नि श्री GAJENDRA SINGH, व्यवसाय Otherजाति 0-HINDU House No.:306 308, Colony: SQUARE ONE C 2, Area: DISTRICT CENTRE SAKET NEW DELHI, City: NEW DELHI, Pin code: 110017, District: SOUTH DELHI, State: DELHI			Executant Age : 42 Signature :
2	श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AUTH SIGN PULSE ESTATES PVT LTD, पुत्र/पुत्री/पत्नि श्री GAJENDRA SINGH, व्यवसाय Otherजाति 0-HINDU House No.:306 308, Colony: SQUARE ONE C 2, Area: DISTRICT CENTRE SAKET NEW DELHI, City: NEW DELHI, Pin code: 110017, District: SOUTH DELHI, State: DELHI			Executant Age : 42 Signature :
3	श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AUTH SIGN ACTIVE PROMOTERS PVT LTD, पुत्र/पुत्री/पत्नि श्री GAJENDRA SINGH, व्यवसाय Otherजाति 0-HINDU House No.:306 308, Colony: SQUARE ONE C 2, Area: DISTRICT CENTRE SAKET NEW DELHI, City: NEW DELHI, Pin code: 110017, District: SOUTH DELHI, State: DELHI			Executant Age : 42 Signature :
4	श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AUTH SIGN LOGICAL DEVELOPERS PVT LTD, पुत्र/पुत्री/पत्नि श्री GAJENDRA SINGH, व्यवसाय Otherजाति 0-HINDU House No.:306 308, Colony: SQUARE ONE C 2, Area: DISTRICT CENTRE SAKET NEW DELHI, City: NEW DELHI, Pin code: 110017, District: SOUTH DELHI, State: DELHI			Executant Age : 42 Signature :
5	श्री/श्रीमती/सुश्री AMIT AGAWAL, पुत्र/पुत्री/पत्नि श्री VIJAY KUMAR AGARWAL, व्यवसाय Otherजाति 0-MAHAJAN House No.:2 KA 22, Colony: JAWAHAR NAGAR, Area: JAIPUR, City: JAIPUR, Pin code: 302004, District: JAIPUR, State: RAJASTHAN			Executant Age : 43 Signature :
6	श्री/श्रीमती/सुश्री SHRI RAJKUMAR AGARWAL, पुत्र/पुत्री/पत्नि श्री SHRI SAGARMAL AGARWAL, व्यवसाय Otherजाति 0-MAHAJAN House No.:44, Colony: GAURAV NAGAR, Area: CIVIL LINES, City: JAIPUR, Pin code: 302006, District: JAIPUR, State: RAJASTHAN			Executant Age : 58 Signature :
7	श्री/श्रीमती/सुश्री MRS CHANDNI MUKHARJI AUTH SIGN EMAAR INDIA LTD, पुत्र/पुत्री/पत्नि श्री KABIR MUKHARJI, व्यवसाय Otherजाति 0-HINDU House No.:306 308, Colony: SQUARE ONE C 2, Area: DISTRICT CENTRE SAKET NEW DELHI, City: NEW DELHI, Pin code: 110017, District: SOUTH DELHI, State: DELHI			Claimant Age : 38 Signature :



2
सब रजिस्ट्रार जयपुर
पंचम

17/04/2024

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1. **Definitions-** In this Agreement (including the recitals), unless the context otherwise requires, the following expressions shall have the following meaning:

- (i) **"Agreement"** shall mean this agreement including all its Schedules and Annexures attached hereto or incorporated herein by reference, as may be amended by the Parties from time to time in writing;
- (ii) **"Applicable Law" or "Applicable Laws"** shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, policies, directions, judgments, decrees or other requirements or official directive of any Governmental Authority(ies) or Person acting under the authority of any Governmental Authority(ies) and/ or of any Statutory Authority(ies) in India, whether in effect on the date of this Agreement or of any amendment from time to time or thereafter, including without limitation, the Real Estate (Regulation and Development) Act, 2016 read with Rajasthan Real Estate (Regulation and Development) Rules, 2017.
- (iii) **"Approvals"** shall mean and refer to all such permissions, approvals, clearances, no objection certificate(s), licenses, permit(s), certifications, authorizations, confirmations, consents, sanctions, exemptions, clearances, orders, qualifications, or the like (including modification or renewals thereof) required to be obtained from Governmental Authority(ies), regulatory or departmental authority or maintained under Applicable Laws in connection with the performance of this Agreement and as may be required for the Project, as defined hereafter, including but not limited to building plan sanction, License, fire scheme approval, clearances from Airport Authority of India, Central / State Pollution Control Board, consent to establish and operate, approval from electrical / sewerage / water connection authority for construction and occupation (if applicable), registration and approval from the Real Estate Regulatory Authority, approval (if applicable) of the Ministry of Environment and Forests, National Monument Authority, Archeological Survey of India (ASI) or any other approvals as may be required from any Governmental Authority(ies) or from any other Person, as the case may be, for the acquisition, construction, development, ownership, management, disposal, transfer of or creation of third party interest in the Project;
- (iv) **"Development Rights"** shall mean and refer to the entire development rights on the Said Land and shall include (but not be limited to), inter alia, the right, power, entitlement, authority, sanction and permission to:

- (a) enter upon the Said Land and remain in physical possession thereof in terms of this Agreement, inter-alia for the purpose of developing the Project on the Said Land and marketing, leasing or sale of the Saleable Area arising out the Project to be developed on the Said Land, in accordance with this Agreement;

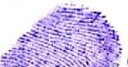
For Pukhraj Realtors Private Limited

Authorised Signatory

For Active Promoters Private Limited


Authorised Signatory

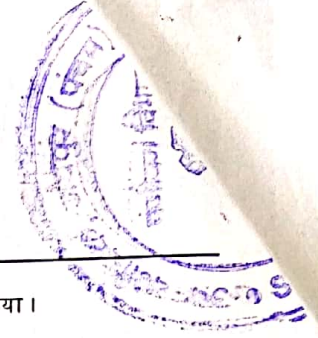



For Pulse Estates Private Limited

Authorised Signatory

For Logical Developers Private Limited

Authorised Signatory

For Emaar India Limited

Authorised Signatory



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

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 0/- 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 हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री RAM KUMAR JHALANI, पुत्र/पुत्री/पत्नि श्री SITARAM JI JHALANI जाति MAHAJAN Age: 49 Add: House No.:56, Colony: GOPALBARI, Area: AJMER ROAD, City: JAIPUR, Pin code: 302006, District: JAIPUR, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री ABHI GOYAL, पुत्र/पुत्री/पत्नि श्री J P GOYAL जाति MAHAJAN Age: 33 Add: House No.:41, Colony: VISHVESARIYA NAGAR VISTAR, Area: GOPALPURA BAY PASS JAIPUR, City: JAIPUR, Pin code: 303108, District: JAIPUR, State: RAJASTHAN			Signature

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Developer Agreement (Sale power)

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- (b) carry out the conceptualization, execution, implementation, construction, development, completion of the Project on the Said Land (as provided in this Agreement);
- (c) to exercise exclusive marketing, in respect of the Saleable Area on the Said Land;
- (d) to apply for and obtain from the Governmental Authority(ies) all registrations and Approvals in respect of the Project to be developed on the Said Land;
- (e) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other Persons for the development of the Project;
- (f) deal with, appear before and file applications, declarations, certificates and submit/ receive information with, as may be required under the Applicable Law, any Governmental Authority(ies) in relation to the Project necessary for the full, free, uninterrupted and exclusive development of the Said Land, the conceptualization, execution, implementation, construction, development, completion of the Project on the Said Land;
- (g) to launch the Project for sale of the Saleable Area in such phases as is deemed appropriate by the Developer;
- (h) to execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and appear before the jurisdictional Sub Registrar towards registration of the documents at its own cost and expenses, as envisaged herein and more specifically set out in the Power of attorney(ies);
- (i) manage the facilities / common areas constructed upon the Said Land as may be required under the Applicable Laws and/or rules made there under;
- (j) demarcate the common areas and facilities, and the limited common areas and facilities in the Project as per the lay out plan and Applicable Law; and
- (k) do all such incidental and ancillary acts as may be required to give effect to the forgoing for the conceptualization and development of the Project on the Said Land in accordance with the terms of this Agreement;

- (v) **"Governmental Authority(ies)" / "Competent Authority(ies)" / "Statutory Authority(ies)"** shall mean the central government, state government, include and but not limited to Government of Rajasthan, any other local town and country planning authority, any government authority, statutory authority, government department, agency, commission, board, tribunal or court or any other law, rule or regulation making and/or enforcing entity having or purporting to have jurisdiction on behalf of the Republic of India or any State or other subdivision thereof or any municipality, district or other subdivision thereof, including any municipal/ local authority having jurisdiction over any matter pertaining to the execution, implementation, construction, development and completion of the Project;
- (vi) **"JDA"** shall mean Jaipur Development Authority;
- (vii) **"RAJ-RERA"** shall mean Rajasthan Real Estate Development Authority;

For Pukhraj Realtors Private Limited

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For Active Promoters Private Limited

Ajit
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For Logical Developers Private Limited

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For Pulse Estates Private Limited

Ajit
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[Signature]

Emaar India Limited

[Signature]
Authorised Signatory

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 190255040 मानते हुए इस पर देय कमी मुद्रांक राशि रु 2787340 पर कमी पंजीयन शुल्क रु 1902555, सरचार्ज राशि 836202, कुल रु 352 05 5526097 रसीद संख्या 202202019023900 दिनांक 13-10-2022 में जमा किये गये हैं।
अतः दस्तावेज को रु 2787340 के मुद्रांको पर निष्पादित माना जाता है।

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Registration Endorsement

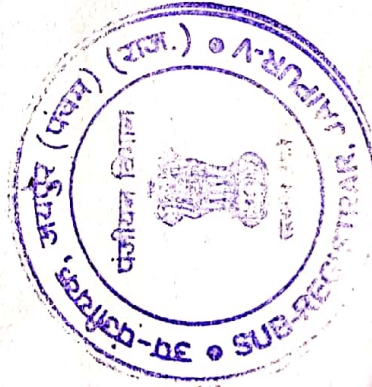
आज दिनांक 19/10/2022 को
पुस्तक संख्या 1 जिल्द संख्या 1340 में
पृष्ठ संख्या 55 क्रम संख्या 202203019114554 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5357 के
पृष्ठ संख्या 665 से 694 पर चस्पा किया गया।

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Developer Agreement (Sale power)

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- (viii) **"RERA"/ "Act"** shall refer to the Real Estate (Regulation and Development) Act, 2016, and the Rajasthan Real Estate (Regulation and Development) Rules, 2017 framed there under, as amended from time to time and other rules, regulations as framed by Rajasthan Real Estate Regulatory Authority for Jaipur, Rajasthan;
- (ix) **"Marketing"** (with all its derivatives and grammatical variations) shall mean fixation of price of the Saleable Area and include the strategy adopted by the Parties to market the Saleable Area in the Project;
- (x) **"Net Sale Revenue"** shall mean any and all the amounts paid by the proposed allottees/customers in respect of the Saleable Area of the Project (including but not limited to basic sale price; preferential location charges, power backup charges, maintenance charges, interest on delayed payments; forfeiture amount / earnest money/ cancellation charges; cheque bounce charges, if any; holding charges, etc.) and shall not mean and include any pass-through charges, taxes, etc.;
- (xi) **"Project"** shall mean the conceptualization, execution, implementation, construction, development and completion of the Project on the Said Land under Government Development Housing Policy, License and other Approvals under Applicable Laws;
- (xii) **"Saleable Area"** means the residential and/or commercial development including units/plots/etc. and other saleable areas including common facilities developed in the Project for sale as per the Government Development Housing Policy to the prospective buyers, prospective lessees and other third parties; and
- (xiii) **"Saleable Area Allottees"** shall mean and refer to the customers and purchasers to whom the Saleable Area in the Project are allotted, sold, transferred or leased against consideration and persons to whom Saleable Area in the Project is agreed to be allotted, sold, transferred or leased against consideration.

1.2. Interpretation

In this Agreement, unless the contrary intention appears:

1.2.1 any reference to any statute or statutory provision shall include:

- (i) all subordinate legislations made from time to time under that statute or statutory provision (whether or not amended, modified, re-enacted or consolidated);
- (ii) such provision as from time to time amended, modified, re-enacted or consolidated (whether before or after the date of this Agreement) to the extent such amendment, modification, re-enactment or consolidation applies or is capable of applying to any transactions entered into under this Agreement and (to the extent liability thereunder may exist or can arise) shall include any past statutory provision (as from time to time amended, modified, re-enacted or consolidated) which the provision referred to has directly or indirectly replaced;

1.2.2 any reference to the singular shall include the plural and vice-versa with the exception of the terms, 'Party' and 'Parties';

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1.2.3 any references to the masculine, the feminine and the neuter shall include each other;

1.2.4 any references to a "company" shall include a reference to a body corporate;

1.2.5 any reference herein to any Article or Schedule or Annexure is to such Article or Schedule to or Annexure to this Agreement. The Schedules and Annexures to this Agreement shall form an integral part of this Agreement;

1.2.6 references to this Agreement or any other document shall be construed as references to this Agreement or that other document as amended, varied, novated, supplemented or replaced from time to time;

1.2.7 the expression "this Article" shall, unless followed by reference to a specific provision, be deemed to refer to the entire section (not merely the sub section, paragraph or other provision) in which the expression occurs;

1.2.8 each of the representations and warranties provided in this Agreement is independent of other representations and warranties and unless the contrary is expressly stated, no Article in this Agreement limits the extent or application of another Article or any part thereof;

1.2.9 any reference to books, files, records or other information or any of them means books, files, records or other information or any of them in any form or in whatever medium held including paper, electronically stored data, magnetic media, film and microfilm;

1.2.10 headings to Articles, parts and paragraphs of Schedules and Schedules are for convenience only and do not affect the interpretation of this Agreement;

1.2.11 "in writing" includes any communication made by letter, fax or e-mail;

1.2.12 the words "include", "including" and "in particular" shall be construed as being by way of illustration or emphasis only and shall not be construed as, nor shall they take effect as, limiting the generality of any preceding words;

1.2.13 references to a Person (or to a word importing a Person) shall be construed so as to include:

- (i) individual, firm, partnership, trust, joint venture, company, corporation, body corporate, unincorporated body, association, organization, any government, or state or any agency of a government or state, or any local or municipal authority or other governmental body (whether or not in each case having a separate legal personality);
- (ii) references to a Person's representatives shall be to its officers, employees, legal or other professional advisers, sub-contractors, agents, attorneys and other duly authorized representatives;

1.2.14 where a wider construction is possible, the words "other" and "otherwise" shall not be construed ejusdem generis with any foregoing words; and

1.2.15 all the recitals to this Agreement shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

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1.2.16 Interpretation of the agreement and operational issues not related to legal matters should be referred to a real estate expert and the decision given by the same is final and binding.

1.3. Purpose

- 1.3.1 This Agreement is being executed for the grant of Development Rights in relation to the Said Land by the Landowners to Developer and for the engagement of the Developer to develop the Said Land and the conceptualization, execution, implementation, construction, development and completion of the development of the Project on the Said Land and the rights and obligations of the Parties in the contemplated Project.

ARTICLE 2 VESTING OF DEVELOPMENT RIGHTS

- 2.1 The Landowners have represented that they have absolute right, title and interest over the Said Land, free from all claim(s), charge(s), lien(s), adjustment(s), liability(s), litigation(s) or Encumbrance of any kind over the Said Land and that the Said Land is eligible for development under the relevant laws of the State of Rajasthan and that the Said Land is in their vacant peaceful physical possession.
- 2.2 The Landowners represent that all charges, such as land revenue, taxes, etc. with respect to the Said Land and all other dues, such as electricity charges, water charges, etc. relating to the Said Land have been paid up to the date of this Agreement.
- 2.3 Simultaneously from the date of execution of this Agreement and subject to fulfillment of the reciprocal promises of the Parties under this Agreement, the Development Rights shall vest in favour of Developer to develop the Said Land, and Developer accepts from Landowners the Development Rights to undertake the conceptualization, execution, implementation, development, completion of the Project on the Said Land.
- 2.4 The Developer also undertakes to get the conversion of land from agricultural to non-agricultural purposes, and do such acts as may be necessary including surrendering land in favour of any nodal-governmental agency and getting a Patta (Lease Deed or Freehold Patta) issued in the name and favour of either the Developer or the Landowners as mentioned herein, till the completion of the Project by carving out plotted development and providing at least basic necessities as specified by the JDA from time to time, at its own cost and expense and with its own resources, and by obtaining the requisite permissions, sanctions and approvals in the name of the Landowners.
- 2.5 Simultaneously with the execution and registration of this Agreement, the Landowners shall execute and register an irrevocable Power of Attorney ("POA") or such power of attorneys in favour of Developer with respect to the Said Land which will enable the Developer to perform its obligations under this Agreement, including but not limited to procuring relevant Approvals, license and registration under RERA from competent Governmental Authority(ies), as stated under this Agreement.

ARTICLE 3 DEVELOPMENT OF THE PROJECT, APPROVALS, MARKETING AND SALES

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3.1 The Developer understands and agrees that time is of the essence in the completion of the said Project and as such agrees to avoid any unwarranted delay in preparation of the building/layout plans, approval thereof by all the concerned authorities, commencement and completion of construction.

3.2 Right to enter upon the Said Land-

Simultaneously upon execution and registration of this Agreement Developer shall be granted the possession right in respect of the Said Land i.e. right to enter upon the Said Land, directly or through its architects, consultants, representatives, contractors to do all such acts and deeds required and/or necessary for exercising the Development Rights for the implementation and development of the Project on the Said Land.

3.3 Development and Construction-

3.3.1 The Parties agree that Developer shall develop the Project at its own cost and expenses and carry out the implementation of the Project in terms of this Agreement and the Applicable Laws including licensing and building norms. The Parties herein agree that Developer shall be the Promoter for all purposes and shall be deemed to be the sole promoter for the purposes of the development contemplated herein and under RERA.

3.3.2 That the Developer shall develop the land into a project thereby causing plotted development, it shall be solely the duty of the Developer to Develop the Project, Market the said Project, Sell the said Plots so developed falling under the share of Developer, and to deliver the possession of the plots so developed to the prospective buyers, within the time period as agreed by and between the parties, the land owners shall not ipso facto be treated as a "Promoter" under the present agreement until and unless specifically stated to be a "Promoter", the Land Owner's herein further declare that they will have nothing to do with the management of construction, development, marketing or sales of the project and their role in the project is merely confined to providing land for the project against the terms and conditions agreed by the respective Land Owners as set out in the present agreement, further the Land Owner No. 5 and 6 are merely taking their share in the area developed for sale in the project, for their own use, which they may market or sell only after the Development of project is completed and for the purposes of causing the Development the Land Owners shall specifically provide a power of attorney to the Developer to the extent of his share or in the manner and in accordance of the conditions as set out herein.

3.3.3 That for all purposes and since the Developer alone is being given the rights of development and further the rights of marketing and selling of the Developed plots or any structure thereupon and the Owners herein are only seeking for either Revenue Sharing or Developed Land and have no liability as to issuing refund to customers or shall not be treated even as a necessary party to any litigation or proceedings, as the Developer undertakes the complete responsibility of any indemnity either arising out of the project or any other responsibility, therefore, the DEVELOPER alone shall be promoter of the said Project, in terms of the definition of the Real Estate (Regulation and Development) Act, 2016 and the Rajasthan Real Estate (Regulation and Development) Rules, 2017 framed therein ("RERA Act and Rules"). The DEVELOPER expressly agrees that any liability arising out of any default, action, inaction connected with the application/ compliances under RERA Act and Rules shall be solely borne by the DEVELOPER, the OWNER shall be kept indemnified all time. Thus the Developer shall be solely responsible for all RERA

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related compliances including payment of compensation, penalties, etc. qua the Project, Government Authorities. The Developer shall ensure the Project development timelines as provided in RERA shall be strictly adhered to and shall complete the development of the Project as per the timelines provided in RERA. The Developer further agrees and undertakes that any addition of the name of Landowners as co-promoter in RERA registration of the Project, if required under Applicable Law, shall be restricted to only title in the Said Land for the Project without any obligation or liability for the Project being undertaken and/or accepted by Landowners. Parties hereunder agree that in the event of addition of name of Landowners as the co-promoter in the registration of the Project under RERA, Parties shall mutually discuss to suitably modify this Agreement, to the extent so required to ensure that Landowners are adequately empowered to exercise their obligations or to limit their obligations only to the title in the Said Land and to the extent thereof. Parties will work together, and subject to the Applicable Laws, for this arrangement, to be made known to all the purchasers / allottees / lessees / buyers / customers/ applicants/ contractors etc. and the same shall be suitably included in all the agreements/ documents/ writings to be executed with such purchasers / allottees / lessees / buyers / customers/ applicants/ contractors and others etc.

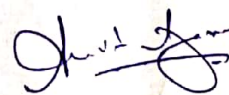
- 3.3.4 Developer shall be solely responsible for compliance of all the terms and conditions of License and/or provisions of the Applicable Law including payment of External Development Charges and State Infrastructure Development Charges, License Fees (including any renewal fees), Infrastructure Augmentation Charges (IAC), any interest and penalty payable thereon and any enhancements thereof pertaining to the Said Land shall be paid by Developer from its own resources till the grant of final completion/ occupation certificate, as the case may be, for the Project or any part thereof, whichever is earlier. The Project shall be implemented/developed and driven by the Developer at its own cost and expenses without any right to recover such costs and expenses from Landowners. The quality, cost, design, layout, aesthetics, landscaping, architecture, implementation, etc. of the Project shall be at the sole discretion and expertise of Developer.
- 3.3.5 Developer shall be entitled to appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other person/s to carry out the development work and to pay the wages, remuneration and salary of such person/s.
- 3.3.6 Developer shall construct amenities on the Said Land in accordance with the license / zoning conditions and Approvals, for the Said Land and shall be responsible for compliance of all other obligations of the license and Applicable Laws until Developer obtains the final completion certificate(s) for the said Project.
- 3.3.7 Refund of amounts paid by Developer to Government Authorities: The Parties agree that the Developer shall be entitled to the refund of all fees, charges, levies, security deposit and other deposits of whatsoever nature deposited by the Developer with various statutory authorities for seeking various approvals/permissions/NOCs/renewals etc. for the Project. The Landowners undertake that within 2 (two) weeks of the receipt of any such refund referred to hereinabove, they shall pass on the same to the Developer and any delay by the Landowners in passing on the refund to the Developer in this regard shall entail interest @ 18% per annum.

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3.4 Approvals and Compliance

3.4.1 Developer shall procure all necessary Approvals, licenses, permission, NOCs, etc., for the development of the Project on the Said Land (including but not limited to procuring completion/ occupation certificate in a time bound manner) at its own cost and expenses. The Landowners shall provide all necessary assistance and documents and information as are required by Developer for obtaining, renewing or modifying the Approvals. It is agreed between the Parties that Developer shall commence the development of the Project over the Said Land only upon acquiring all the Approvals, permissions, certificates, NOCs, etc., from the Competent Authority(ies) as may be required for commencing the development of Project.

3.4.2 Developer shall procure all Approvals including registration of the Project under the RERA and compliance with the RAJ-RERA rules framed thereunder, Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959) or in the Rajasthan Municipalities Act, 2009 (Act No 18 of 2009) and the rules framed thereunder and other Applicable Laws in respect of the Project on the Said Land. It is made clear that the Developer shall solely have the right to sign all documents executed with purchasers/ allottees/ lessees/ buyers/ customers/ applicants for sale of any of units in the Project and do all such acts as may be deemed necessary in that regard.

3.5 Marketing, branding and sale of the Project and the Saleable Area

3.5.1 Parties agree that Developer shall have the exclusive right/ entitlement of marketing of the saleable area in the Project or of the Complete Project in terms of this Agreement. The Parties agree that Developer will take all decisions regarding the Marketing, branding, pricing, sales, product mix and all other decisions pertaining to the saleable area at the Project. It is agreed and understood that Landowners shall not market and sell any part of the Saleable Area.

3.5.2 The Project shall be promoted under the brand name of Developer and the Logos of Developer shall only appear in the Marketing and sales collateral.

3.5.3 On procuring requisite Approvals, the Developer shall be entitled to launch and sell / transfer / lease the Saleable Area under the Project in such phases as it deems fit and appropriate.

3.5.4 The Developer shall have the sole and exclusive right to prepare and finalize all documents and agreements which would be signed by / with the proposed allottees for the Project, including but not limited to Marketing brochure / prospectus, application forms, provisional / builder buyer agreements, sale / conveyance deeds /lease deeds, maintenance agreements and others as Developer may consider appropriate. Developer shall be free to solely and exclusively negotiate and finalize the terms of all such sales, leases and licenses with the end purchasers of the Project.

3.5.5 All advertisement(s) shall vest absolutely with Developer including its timing, format etc. The design of all Marketing and selling materials will be at the sole discretion of Developer. The layout of the components of the advertisement / Marketing materials etc. shall be in such formats as may be solely decided by Developer. That the Developer shall,

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at its own expense, get prepared the drafts of documents of allotments/sale for the Project. The Landowners shall be bound to adopt the said formats of sale documents.

3.5.6 Developer shall be entitled to select a Project name as deemed appropriate by Developer at its sole discretion.

3.5.7 Landowners shall execute / register power of attorney in favour of Developer for carrying out the intent of this Agreement and for selling / transferring of rights in the developed Project to further buyer/ lessors / allottees etc. as the case maybe. Further, Landowners shall execute such other documents / provide board resolutions in favour of Developer or its duly authorised Person(s), as may be required by Developer to carry out the intent of the power of attorney mentioned hereinabove and Landowners shall have no objection in this regard.

ARTICLE 4 COMMERCIAL UNDERSTANDING

4.1 As per the agreement an understanding arrived at with each individual Landowners, the Developer and Landowner 1, Landowner 2, Landowner 3 and Landowner 4 have agreed to share the net sales revenue in proportion to their collective holding i.e. in proportion to Land A out of the Said Land.

4.2 In consideration of the Landowners granting the development rights to Developer and other rights and privileges to develop the Said Land, Developer shall pay to the Landowners 1 to 4, 7% (Seven Percent) of the Net Sales Revenue generated from the Saleable Area of the Project.

** For the purposes of this Article, Net Sales Revenue shall mean all the amounts paid by the customers in respect of the Saleable Area of the plots. It is clarified that Net Sales Revenue shall not mean and include any pass-through charges, taxes, etc.*

4.3 Similarly, as per the agreement and understanding arrived at with Landowner 5 and Landowner 6 in consideration of grant of the development rights and other rights and privileges in favour of the Developer the Developer has agreed that on completion of development of the Project and receipt of appropriate occupation or completion certificate (as applicable), it shall convey, transfer and handover 29.75% (5337 sq yds) of Saleable Area of the Project in the form of developed plots, in favour of Landowner 5 and 6 ("Owner's Allocation") in the given ratio:

Party	Share in Percentage
Landowner 5 (Mr. Amit Agarwal)	14.875%
Landowner 6 (Mr. Raj Kumar Agarwal)	14.875%

Landowner 5 and Landowner 6 shall be free to further sell, transfer, lease, convey or deal with their share only post the Development of the Project as such during the course of Development the Land Owner No. 5 and 6 shall not be entitled to alienate or transfer or

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enter into any agreement for sale with any person till the issuance of Completion Certificate.

Apportionment of Saleable Area

4.3.1 The Developer shall endeavour to provide the allocation/ sharing of the Saleable Area of the Project immediately after sanction of layout/building plans and prior to making of any sales.

- i. as per the agreed understanding between the parties, and or/as approved by the JDA or any other competent authority.
- ii. In case of any deviations made by the competent authorities, it shall be the choice of the Landowner 5 and Landowner 6, subject to the allocation/ Saleable Area falling within the premises of Land B,

The allocation of areas shall be equitably made by the Parties in an amicable manner. The area allotted to each of the Parties shall be tentatively marked in the sanctioned layout/building plans, as submitted for approval. Any increase or decrease in the area allotted to any Party shall be suitably adjusted inter-se between the Parties at the time of actual measurement on Completion of the Project.

In the event any taxes, charges, impositions, levies and duties are imposed and/or become payable in relation to this Agreement, the same shall be borne and paid by Developer. The Parties agree that Developer shall pay GST (if applicable) in accordance with the applicable rates/laws and its interpretation on the grant of rights under this Agreement or any transaction contemplated herein (including this Agreement).

ARTICLE 5 MORTGAGE


5.1 Simultaneously, upon execution and registration of this Agreement, the Developer shall be entitled to create mortgage/ charge and/or raise Project Finance on the Project as well as the receivables arising out of the Project and the Said Land

5.2 The Developer shall be entitled to secure any loan, advance, credit facility or financial arrangement or construction finance that may be obtained and/or availed and/or made by it from any bank, financial institution, lender etc. upon the Said Land by furnishing security of the Said Land. The Developer shall also at all times be entitled to create mortgage and / or create a charge on the current and future constructed area and / or its Development Rights and receivables from the Project, by way of a mortgage by deposit of title deeds or any other sort of mortgage / charge, without any consent or approval of the Landowners. The entire cost, risk and liability of the debt raised for the Project, including any corporate guarantee/s, if required, will be of the Developer alone. All principal and interest payments shall be made by Developer only.


For Pukhraj Realtors Private Limited


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For Pulse Estates Private Limited

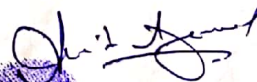

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For Active Promoters Private Limited


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For Logical Developers Private Limited


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For Emaar India Limited

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5.3 For creation of any mortgage as mentioned herein before, the Developer shall be entitled to sign, execute, deliver, and register all the documents and do all such acts and deeds as may be required to create the above stated mortgage and charge including to deposit / handover the original title documents of the Said Land, as may be required. The Landowners shall also provide necessary authorizations to the Developer in this regard under the GPA, and the Landowners shall sign, execute and deliver all such agreements, deeds, declaration, no objection etc. and all such documents and do all such acts, deeds and things as may be required by the Developer to create the said mortgage / charge on the Said Land, forthwith on being requested by the Developer and also make requisite filings of the charge at the registrar of companies.

5.4 The responsibility and obligation to pay the debt together with interest, additional interest, costs, penalty, if any etc. as also stamp duty and registration charges, if any, on the said documents for mortgaging the Said Land will be that of the Developer alone and the Landowners will not be responsible for payment thereof in any manner whatsoever.

5.5 However, the Developer will redeem / release the mortgage / charge as stated above in order to enable the Landowners to convey the Landowners' share without any encumbrance on the Said Land forming part of the Landowners' share and the Landowners' share shall be free of loan.

5.6 That the Landowners shall provide NOC in favour of the prospective buyers / Saleable Area Allottees of the units in the Project for the purposes of obtaining finance from financial institutions in the name of prospective buyers/ Saleable Area Allottees in respect of portions agreed to be sold, without creating any liability of its repayment, interest thereon and other charges on the Landowners and execute all such documents as may be required to be executed and shall make available for inspection its original title deeds, if so required, so as to enable the prospective purchasers/ Saleable Area Allottees of the Project to obtain loan / financial assistance from financial institutions.

ARTICLE 6 MUTUAL UNDERSTANDING, COVENANTS AND OBLIGATIONS

6.1 The Parties agree that Developer shall be entitled to develop and construct the Project on the Said Land in accordance with the Licence conditions, building plans, Approvals and sanctions etc. for the Project and in terms of this Agreement.

6.2 Subject to due compliance of the terms and conditions of this Agreement and Applicable Laws by Developer, Landowners shall extend all cooperation and do all such acts and deeds that may be required to give effect to the provisions of this Agreement, including, providing all such assistance to Developer as may be reasonably required by Developer from time to time for the purpose of carrying out the transactions contemplated hereby. Landowners further agree to execute, as may be required by Developer from time to time, all applications, affidavits, plans or other documents, as may be required by Developer and shall also extend all cooperation and assistance for the development, completion and disposal of the Project.

6.3 Landowners have further stated & represented that the Said Land is free from all charges and lien.

For Pukhraj Realtors Private Limited


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For Logical Developers Private Limited



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6.4 Subject to due compliance of the terms and conditions of this Agreement, Developer shall be entitled to do all things, deeds and matters pertaining to (i) all of the development activities on and in relation to the Said Land and exercise of the Development Rights, (ii) interactions with any Governmental Authority(ies) or any other person in respect of any acts, deeds, matters and things which may be done in terms of this Agreement, and (iii) signing all letters, applications, documents, affidavits and such other papers as may be required from time to time and shall at all times keep Landowners indemnified and harmless in this regard.

6.5 The Parties undertake and confirm that any bankruptcy, liquidation, and/or insolvency proceedings or event leading to the same shall in no manner affect the rights and entitlements of the other Parties to this Agreement.

6.6 Developer shall have the right to transfer the licensed land or part and portion thereof completion of the development of the Project. Landowners shall enable the said transfer, if required by Developer at the cost and expenses of Developer.

6.7 Parties agree that this Agreement shall be read in conjunction with all/any previous understanding between the Parties. To the extent of any inconsistency between the terms of this Agreement and all/any previous understanding/communications oral or written amongst the Parties, including but not limited to apportionment of the Saleable Area, the provisions of this Agreement shall prevail.

ARTICLE 7 REPRESENTATIONS AND WARRANTIES

- 7.1 Each of the Parties hereby represents, warrants and undertakes to the other Party that:
- (i) It has the full power and authority to enter into, execute and deliver this Agreement and any other deeds, documents or agreements, including Power of Attorney(ies), and consents, contemplated hereunder or pursuant hereto (the "Other Documents").
 - (ii) The execution and delivery of this Agreement and Other Documents and the performance of the transaction contemplated herein and under Other Documents has been duly authorised by its directors/ shareholders (as required under applicable law) and all necessary corporate or other action of the Party; the execution, delivery and performance of this Agreement or any Other Document by such Party and the consummation of the transaction contemplated hereunder or under any Other Document shall not: (i) conflict with or result in any breach or violation of any of the terms and conditions of, or constitute (or with notice or lapse of time or both will constitute) a default under, any instrument, contract or other agreement to which it is a party or by which it is bound; (ii) violate any order, judgment or decree against, or binding upon it or upon its respective securities, properties or businesses.
 - (iii) Each Party represents that there exists no event, act, omission, notice, claim, dispute, proceeding, and/or litigation which may result in or lead to bankruptcy, liquidation, insolvency of the Party. Each Party represents that on obtaining knowledge of the aforesaid event, act, omission, notice, claim, dispute, proceeding or litigation, it shall inform the other Party in writing within 7 (Seven) days of obtaining such knowledge.

For Pukhraj Realtors Private Limited

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Shri. Anand
Authorized Signatory

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Authorized Signatory

Further, each Party represents that it shall do all such acts as are necessary to avoid bankruptcy, liquidation, and/or winding up of the Party.

- (iv) For the avoidance of doubt, the representations and warranties mentioned in this Agreement shall continue to be in force and effect till the completion of the Project and shall survive thereafter.

7.2

Landowners jointly and severally, represent and warrant to Developer that:

- (i) The execution and performance of this Agreement, Power of Attorney(ies) and Other Documents shall not violate, conflict with or result in a breach of or default under Applicable Laws or any of the constitutional documents of Landowners or any term / condition of any Applicable Law.
- (ii) All available information in relation to the transactions contemplated herein which would be material to Developer for the purposes of entering into this Agreement, and consummating the transaction contemplated herein, has been made available and disclosed to Developer.
- (iii) Landowners have not executed any power of attorney(s) or any other document / contract / agreement (other than those that are specifically mentioned in this Agreement) or any other authority, oral or otherwise empowering any third person(s) to deal with Said Land or any part thereof, for any purpose.

7.3

Developer represents and warrants to Landowners:

- (i) There are no prohibitions against Developer from entering into this Agreement as recorded herein under any act or law for the time being in force.
- (ii) It is duly organized validly existing and in good standing, and has all necessary corporate power and authority, and all authorizations, approvals, and permits, and has full power and authority to execute and deliver this Agreement and to consummate development of the Project as contemplated by this Agreement.
- (iii) Execution and performance of this Agreement will not violate, conflict with, or result in a breach of or default under the Applicable Law or any of its constitutional documents.
- (iv) Developer shall perform its obligations in a timely and orderly manner in accordance with the terms of this Agreement and shall ensure compliance with all Applicable Law and regulations including the RERA Act, the RAJ-RERA Rules in the performance of its obligations under this Agreement and thereafter.
- (v) Developer is not on the verge of being insolvent or unable to pay its debts nor have any of its creditors presented any petition, application or other proceedings for any administration order, creditors' voluntary arrangement or similar relief by which their affairs, business or business assets are managed by a person appointed for the purpose by a court, Government Authority or similar body, or by any creditor or by the entity itself nor has any such order or relief been granted or appointment made.

- 7.4 Each of the representations and warranties set forth in this Agreement shall be construed as a separate warranty and (save as expressly provided to the contrary herein) shall not be limited or restricted by reference to or inference from the terms of any other representation or warranty.

- 7.5 Each Party undertakes to notify each other in writing promptly if either of them becomes aware of any fact, matter or circumstance (whether existing on or before the date hereof or arising afterwards) which would cause any of the representations or warranties given by Parties herein, to become untrue or inaccurate or misleading, at any point of time.

For Pukhraj Realtors Private Limited


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For Logical Developers Private Limited


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ARTICLE 8 INDEMNITY

- 8.1 Landowners shall keep indemnified, defend and hold harmless at all times Developer and its directors, officers, employees and agents from and against any or all losses, expenses, claims, costs, damages suffered, arising out of, or which may arise on account of any defect in the title of Landowners in respect of the Said Land; any of the representations, warranties, statements and assurances made by Landowners is found to be false, fraudulent or misleading and which have a material adverse effect on the transaction contemplated herein.
- 8.2 In the event there are any claims, disputes, proceedings, liabilities etc. on the Said Land which the Developer may come to know, the Landowners agree and undertake to fully indemnify and hold the Developer harmless at all times against all such disputes, demands, claims, penalties, costs, order of any court, etc. arising out of any claim or action against the Developer in respect to the Said Land or any part or portion thereof.
- 8.3 The obligations set out in this shall survive the termination or expiry of this Agreement.

ARTICLE 9 TERM

- 9.1 This Agreement shall be effective from the execution of this Agreement ("Effective Date") and shall continue for such time as the tenure of the said Project, unless extended or terminated by the parties mutually in writing.
- 9.2 The Developer endeavors to complete the construction and development of the said Project within timelines provided under the registration certificate under RERA Act and Rules or such extended time as mutually agreed upon.

ARTICLE 10 FORCE MAJEURE

10.1 Force Majeure

Any delays in or failure of performance by either of the Parties under this Agreement shall not constitute breach of the terms and conditions of the Agreement, if and to the extent caused by Force Majeure, which is defined to be occurrences beyond the control of the Party effected, including but not limited to acts of the Government Authorities, acts of God, fire, flood, explosion, riots, terrorist attacks, war, rebellion, insurrection, strikes, lock-outs, sabotage, epidemic, Pandemic and non-co-operation of third parties.

10.2 Entire Agreement

This Agreement shall constitute the entire agreement between the Parties hereto relating to the subject matter thereof, and there are no oral statements, representations, warranties, undertakings or agreements between the Parties except as provided herein. This Agreement may not be amended or modified in any respect except by written instrument signed by both the Parties hereto. Subsequent schedules, annexure, or addendums can be added with mutual agreements and will be considered as whole part of this Agreement.

For Pukhraj Realtors Private Limited

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For Pulse Estates Private Limited

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For Active Promoters Private Limited

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For Emaar India Limited

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10.3 Waiver

It is expressly understood that if either Party on any occasion fails to perform any term of this agreement and the other Party does not enforce that term, the failure to enforce on that occasion shall not prevent enforcement on any other occasion.

10.4 Severability

Each section of this Agreement is severable. If a court of competent jurisdiction holds any provision unenforceable, such ruling shall not impair any other provision that remains intelligible, and all other provisions shall continue in effect.

10.5 Relationship

The Parties hereby expressly agree that each Party shall not be deemed either directly or indirectly to be the employer, franchiser, contractor or principal or partner of the other or of the associates, representatives, staff/employees of the other Party and this agreement has been executed expressly and solely on a principal-to-principal arrangement.

10.6 Counterparts

This Agreement may be executed in two counterparts, with each counterpart being considered as the original agreement.

ARTICLE 11 TERM

11.1 Each party agrees to keep and procure to be kept secret and confidential any and all written and/or oral information of any kind including that relating to the terms of this Agreement and the business of the parties obtained from the other party pursuant to this Agreement or prior to it through any conversation, meeting, discussion, and/ or negotiation and to disclose the same only to those of its officers, employees, agents, contractors or subcontractors on a need-to-know basis and only to the extent necessary for each of them to perform such party's obligations under this Agreement.

The foregoing obligations shall not apply, however, to any part of such information which:

- (a) was already in the public domain or which becomes so through no fault of the recipient party; or
- (b) was already known to the recipient party prior to receipt thereof; or
- (c) was disclosed to the recipient party by a third party owing no duty of confidentiality towards the disclosing party in respect thereof; or
- (d) is required to be disclosed by law, regulatory authorities or pursuant to a judicial order.

Any advertisement / public display or public communication containing the terms of this agreement or association by either party shall done only with the express permission of the other party.

ARTICLE 12 BREACH AND CONSEQUENCES OF BREACH

12.1 In the event of the Land Owners/Confirming Party failing to:

For Pukhra Realtors Private Limited

[Signature]
Authorized Signatory

For Logical Developers Private Limited

[Signature]
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For Pulse Estates Private Limited

[Signature]
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For Active Promoters Private Limited

[Signature]
Authorized Signatory

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पंचायत

For Emaar India Limited
[Signature]
Authorized Signatory

- a rectify any defects in title in respect of the Said Land , or,
- b. comply with the terms of this Agreement;

or the Landowners doing or causing the doing of any act, deed or thing or omitting to do or causing the omission of any act, deed or thing by the Landowners (which does not include the acts of commission or omission by the attorney of Landowners appointed under this Agreement) whereby the Approvals including but not limited to change of land use, sanction of layout and building plans, environmental clearances and/or any other approvals etc, for the Said Land become invalid and/or are withdrawn, revoked and cancelled, the Developer may, at its sole option, either seek specific performance of the Agreement by all legal means including but not limited to injunction and mandatory injunction or cancel/rescind this Agreement at the cost, risk and expenses of the Landowners, without prejudice to its rights elsewhere under this Agreement and the Landowners shall not do any act, deed or thing whereby possession of the Developer over the Said Land is disturbed in any manner whatsoever.

- 12.2 If the Landowners commits a breach of this Agreement or does any act of omission or commission by which the Project is not completed or is abandoned or this Agreement is not effectuated, the Developer shall be entitled to raise all legal claims and/or take recourse to all or any of the remedies available to it under law including but not limited to exercising lien over the Said Land and the Landowners shall not do any act, deed or thing whereby possession of the Developer over the Said Land is disturbed in any manner whatsoever.

ARTICLE 13 CONFIDENTIALITY

Any notice or other communication required or permitted to be given between the parties under this agreement shall be given in writing at the address mentioned in the preface.

- (i) Signed by any authorized representative of the sender.
(ii) In English language
(iii) Sent by hand, email, telefax with record of transmission, or registered post.

ARTICLE 14 DISPUTE RESOLUTION

If any dispute arises amongst parties hereto during the subsistence of this Agreement or thereafter, in connection with the validity, interpretation, implementation or alleged material breach of any provision of this Agreement the parties shall endeavor to settle such dispute amicably. In case of failure by the Parties to resolve the dispute in the manner set out above within 30 days from the date when the dispute arose, the dispute shall be referred to arbitration of a sole arbitrator to be appointed by the Parties or in case of disagreement as to the appointment of the sole arbitrator to a panel of three arbitrators with each Party nominating one arbitrator and the arbitrators so appointed appointing one arbitrator. The place of the arbitration shall be Gurugram, Haryana. The arbitration proceeding shall be governed by the Arbitration and Conciliation Act, 1996 as amended from time to time and shall be in the English language.

For Pukhra Reators Private Limited

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For Logical Developers Private Limited

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For Pulse Estates Private Limited

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For Active Promoters Private Limited

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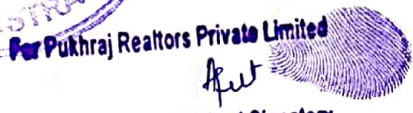



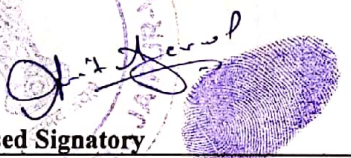


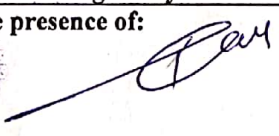
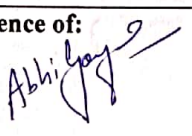
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पंचम

For Smar India Limited
Authorized Signatory

ARTICLE 15 JURISDICTION

Subject to Article 14 above, in the event of any dispute arising out of this Agreement, Courts of Jaipur alone shall have exclusive jurisdiction.

IN WITNESS WHEREOF, the Parties have entered into this Agreement the day and year first above written.

For Landowner 1 (Pukhraj Realtors Private Limited)  Name: Authorised Signatory Authorised Signatory	For Landowner 2 (Pulse Estates Private Limited)  Name: Authorised Signatory Authorised Signatory
For Landowner 3 (Active Promoters Private Limited)  Name: Authorised Signatory Authorised Signatory	For Landowner 4 (Logical Developers Private Limited)  Name: Authorised Signatory Authorised Signatory
For Landowner 5 (Shri Amit Agarwal)  Name: Authorised Signatory Authorised Signatory	For Landowner 6 (Shri Rajkumar Agarwal)  Name: Authorised Signatory Authorised Signatory
For Developer / Promoter (Party of Second Part) (EMAAR-INDIA)  Name: Authorised Signatory Authorised Signatory	
In the presence of:  By: Ram Kumar Jhalani Name: Ram Kumar Jhalani Address: 56 Gopal Bazar, Jaipur	In the Presence of:  By: ABHIZ GOYAL Name: ABHIZ GOYAL Address: 41 Vishveshwaraiya Nagar, Jaipur

For Pukhraj Realtors Private Limited

Authorised Signatory

For Logical Developers Private Limited

Authorised Signatory

For Pulse Estates Private Limited

Authorised Signatory

For Active Promoters Private Limited

Authorised Signatory

For Emaar India Limited

Authorised Signatory

Annexure-I

Annexure-I								
Sr.No.	Village , Tahsil, District	Owner's Name	Khata No.	Khasra No.	Total Area In HCTR	Share in Area	Share Area Hctr	Share Area Acre
1	Bhamoriya, Sanganer , Jaipur	M/s. Pukhraj Realotars Pvt Ltd	34	647	0.56	6613/4444	0.083	0.21
		M/s. Pukhraj Realotars Pvt Ltd	34	648	0.96	6613/4444	0.143	0.35
		M/s. Pukhraj Realotars Pvt Ltd	34	666	0.01	6613/4444	0.001	0.004
		M/s. Pukhraj Realotars Pvt Ltd	34	667	1.45	6613/4444	0.216	0.53
		M/s. Pukhraj Realotars Pvt Ltd	34	668	0.3	6613/4444	0.045	0.11
		M/s. Pukhraj Realotars Pvt Ltd	22	687	0.16	1/2	0.0800	0.20
		M/s. Pukhraj Realotars Pvt Ltd	22	711	0.35	1/2	0.1750	0.43
		M/s. Pukhraj Realotars Pvt Ltd	22	712	0.18	1/2	0.0900	0.22
		M/s. Pukhraj Realotars Pvt Ltd	22	713	0.06	1/2	0.0300	0.07
		M/s. Pukhraj Realotars Pvt Ltd	22	714	0.12	1/2	0.0600	0.15
		M/s. Pukhraj Realotars Pvt Ltd	22	715	0.05	1/2	0.0250	0.06
		M/s. Pukhraj Realotars Pvt Ltd	22	716	0.13	1/2	0.0650	0.16
Total Area (A)							1.01	2.50
2	Bhamoriya, Sanganer, Jaipur	M/s. Pluse Estates Pvt. Ltd	22	687	0.16	1/2	0.0800	0.20
		M/s. Pluse Estates Pvt. Ltd	22	711	0.35	1/2	0.1750	0.43
		M/s. Pluse Estates Pvt. Ltd	22	712	0.18	1/2	0.0900	0.22
		M/s. Pluse Estates Pvt. Ltd	22	713	0.06	1/2	0.0300	0.07
		M/s. Pluse Estates Pvt. Ltd	22	714	0.12	1/2	0.0600	0.15
		M/s. Pluse Estates Pvt. Ltd	22	715	0.05	1/2	0.0250	0.06
		M/s. Pluse Estates Pvt. Ltd	22	716	0.13	1/2	0.0650	0.16
		Total Area (B)						
3	Bhamoriya, Sanganer, Jaipur	M/s. Active Promotors Pvt.Ltd.	33	649	1.12	1/2	0.5600	1.38
		M/s. Active Promotors Pvt.Ltd.	33	650	1	1/2	0.5000	1.24
Total Area (C)							1.0600	2.62
4	Bhamoriya, Sanganer, Jaipur	M/s.Logical Developers Pvt. Ltd.	33	649	1.12	1/2	0.5600	1.38
		M/s. Logical Developers Pvt. Ltd.	33	650	1	1/2	0.5000	1.24
		M/s. Logical Developers Pvt. Ltd.	285	656/2	0.0906	1	0.0906	0.22
		M/s. Logical Developers Pvt. Ltd.	285	657/2	0.0690	1	0.0690	0.17
		M/s. Logical Developers Pvt. Ltd.	287	657/3	0.0972	1	0.0972	0.24
		M/s. Logical Developers Pvt. Ltd.	286	656	0.1085	1	0.1085	0.27
		M/s. Logical Developers Pvt. Ltd.	286	657	0.0869	1	0.0869	0.21
		M/s. Logical Developers Pvt. Ltd.	286	658/1	0.0006	1	0.0006	0.00
		M/s. Logical Developers Pvt. Ltd.	283	658	0.0994	1	0.0994	0.25
		M/s. Logical Developers Pvt. Ltd.	284	656/1	0.1109	1	0.1109	0.27
		M/s. Logical Developers Pvt. Ltd.	284	657/1	0.0869	1	0.0869	0.21
		M/s. Logical Developers Pvt. Ltd.	34	647	0.56	8753/22222	0.2206	0.55
		M/s. Logical Developers Pvt. Ltd.	34	648	0.96	8753/22222	0.3781	0.93
		M/s. Logical Developers Pvt. Ltd.	34	666	0.01	8753/22222	0.0039	0.01
		M/s. Logical Developers Pvt. Ltd.	34	667	1.45	8753/22222	0.5711	1.41
		M/s. Logical Developers Pvt. Ltd.	34	668	0.3	8753/22222	0.1182	0.29
Total Area (D)							3.10	7.66
Total Area (A+B+C+D=E)							5.70	14.08

For Pukhraj Realotars Private Limited

 Authorised Signatory

For Logical Developers Private Limited

 Authorised Signatory


 Authorised Signatory

For Pluse Estates Private Limited

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For Active Promotors Private Limited

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Sr.No.	Village , Tahsil, District	Owner's Name	Khata No.	Khasra No.	Total Area In HCTR	Share in Area	Share (Area Hctr)	Share Area Acre
5	Bhamoriya, Sanganer, Jaipur	Amit Agarwal	34	647	0.56	75/328	0.13	0.32
		Amit Agarwal	34	648	0.96	75/328	0.22	0.54
		Amit Agarwal	34	666	0.01	75/328	0.00	0.01
		Amit Agarwal	34	667	1.45	75/328	0.33	0.82
		Amit Agarwal	34	668	0.3	75/328	0.07	0.17
Total Area (F)							0.75	1.85
6	Bhamoriya, Sanganer, Jaipur	RajKumar Agarwal	34	647	0.56	75/328	0.13	0.32
		RajKumar Agarwal	34	468	0.96	75/328	0.22	0.54
		RajKumar Agarwal	34	666	0.01	75/328	0.00	0.01
		RajKumar Agarwal	34	667	1.45	75/328	0.33	0.82
		RajKumar Agarwal	34	668	0.3	75/328	0.07	0.17
Total Area (G)							0.75	1.85
Total Area (F+G=H)							1.50	3.71

For Pukhraj Realtors Private Limited

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For Logical Developers Private Limited

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For Pulse Estates Private Limited

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For Active Promoters Private Limited

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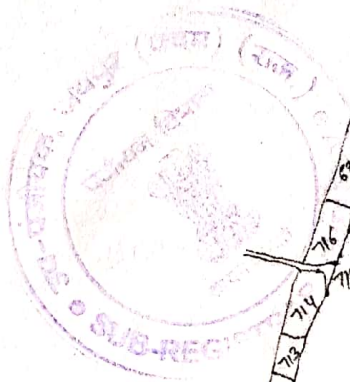
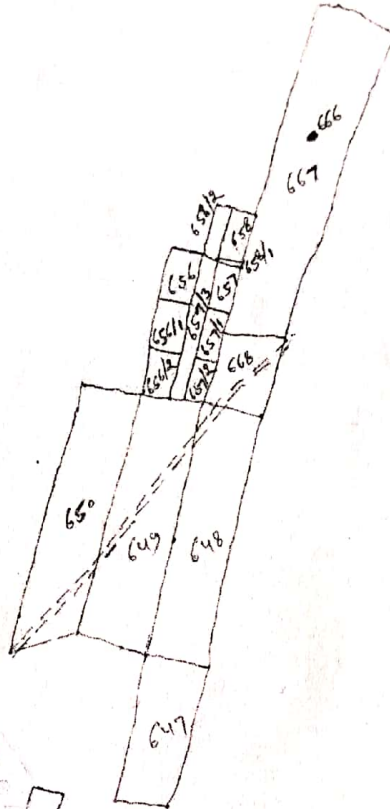
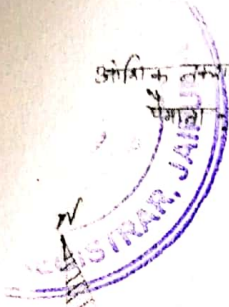


For Kumar India Limited

 Authorised Signatory

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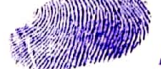
ओरिजिनल ड्राइंग - ग्रेडिंग - ग्रेडिंग, तह - संग्रहीत
पैमाना - 1:4000



P-35 क्रमिक 3352
07/10/2022

सब रजिस्ट्रार जयपुर
पंचम

For Pukhraj Realtors Private Limited



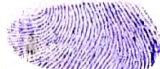
Authorized Signatory

For Pulse Estates Private Limited



Authorized Signatory

For Active Promoters Private Limited



Authorized Signatory

For Emaar India Limited



Authorized Signatory

For Logical Developers Private Limited



Authorized Signatory




Registration Endorsement

आज दिनांक 19/10/2022 को
पुस्तक संख्या 1 जिल्द संख्या 1340 में
पृष्ठ संख्या 55 क्रम संख्या 202203019114554 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 5357 के
पृष्ठ संख्या 665 से 694 पर चस्पा किया गया।

202201019018570

Developer Agreement (Sale power)


उप पंजीयक JAIPUR-V
सब रजिस्ट्रार पंचम

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

Fee Receipt

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

Print Date : 13-10-2022 11:57 AM

Fee Receipt No	: 202202019023902	Receipt Date	: 13/10/2022
Name	: MRS CHANDNI MUKHARJI AUTH SIGN EMAAR INDIA LTD,	Document S. No.	: 202201019018573
Address	: 306 308 ,SQUARE ONE C 2 ,NEW DELHI ,SOUTH DELHI		
Document Type	: Power of Attorney		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 10000	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 180	Stamp Duty	: ₹ 600
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 11080
		Total Amount	: ₹ 11080

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 67478342 ₹ 11080

Signature of presenter or applicant for
copy or Search certificate

For Emaar India Limited
[Signature]
Authorized Signatory

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0067478342



Payment Date: 13/10/2022 11:21:14

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

Location: JAIPUR (CITY)

Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	60.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	60.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	60.00
4	0030-02-800-01-00-अन्य प्राप्तियां	300.00
5	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	10000.00
6	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	600.00
Commission (-):		0.00
Total/NetAmount:		11080.00

Eleven Thousand Eighty Rupees and Zero Paise Only

Payee Details:

Full Name: EMAAR INDIA LTD

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

Pan No.(If Applicable):

City(Pincode): JAIPUR(000000)

Address:GREENS TOWNSHIP MAHAPURA JAIPUR

Remarks:POWER OF ATTORNEY

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN6747834213102022

Date: 13/10/2022 11:21:14

Reference No: CKV0832818

Computer generated copy on : 13/10/2022

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

[Signature]

For Pukhraj Realtors Private Limited

[Signature]
Authorised Signatory

For Pildar Developers Private Limited

[Signature]
Authorised Signatory

For Active Promoters Private Limited
[Signature]
Authorised Signatory

For Emaar India Limited
[Signature]
Authorised Signatory



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE FOLLOWING

1. **Pukhraj Realtors Private Limited**, [(CIN NO.U45201DL2006PTC147462) (PAN NO.AADCP8370J)] a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi, Delhi, India PIN- 110017 and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon, Haryana, India, PIN- 122002 acting through its Authorized Signatory Mr. Ajeet Singh Khatana S/O Sh.Gajendra Singh R/o Samaspur, Khonchpuri, Mahwa, Dausa, Rajasthan - 321608 (Aadhar NO. [REDACTED] 4450) duly authorized vide Board Resolution dated September 15, 2022 (hereinafter referred to as "**Landowner 1**" which term or expression shall, unless repugnant to the context or meaning thereof, be deemed to include their respective successors-in-interest, nominees and permitted assigns);
2. **Pulse Estates Private Limited**, [(CIN NO.U45201DL2006PTC147462) (PAN NO. AADCP8371K)] a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi, Delhi, India PIN- 110017 and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon, Haryana, India, PIN- 122002 acting through its Authorized Signatory Mr. Ajeet Singh Khatana S/O Sh.Gajendra Singh R/o Samaspur, Khonchpuri, Mahwa, Dausa, Rajasthan - 321608 (Aadhar NO. [REDACTED] 4450) duly authorized vide Board Resolution dated September 15, 2022 (hereinafter referred to as "**Landowner 2**" which term or expression shall, unless repugnant to the context or meaning thereof, be deemed to include their respective successors-in-interest, nominees and permitted assigns);
3. **Active Promoters Private Limited**, [(CIN NO. U45201DL2004PTC128384) (PAN NO.AAECA9956G)] a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi, Delhi, India PIN- 110017 and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon,

For Pukhraj Realtors Private Limited

Authorised Signatory

For Logical Developers Private Limited

Authorised Signatory

For Pulse Estates Private Limited

Authorised Signatory

For Active Promoters Private Limited

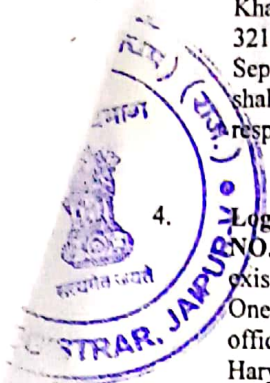
Authorised Signatory

सब रजिस्ट्रार जयपुर
पंचम

For Emaar India Limited

Authorised Signatory

Haryana, India, PIN- 122002 acting through its Authorized Signatory Mr. Ajeet Singh Khatana S/O Sh.Gajendra Singh R/o Samaspur, Khonchpuri, Mahwa, Dausa, Rajasthan - 321608 (Aadhar NO. [REDACTED] 4450) duly authorized vide Board Resolution dated September 15, 2022 (hereinafter referred to as "Landowner 3" which term or expression shall, unless repugnant to the context or meaning thereof, be deemed to include their respective successors-in-interest, nominees and permitted assigns);



4. Logical Developers Private Limited, [(CIN NO.U45201DL2004PTC128388) (PAN NO. AABCL0432H)] a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi, Delhi, India PIN- 110017 and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon, Haryana, India, PIN- 122002 acting through its Authorized Signatory Mr. Ajeet Singh Khatana S/O Sh.Gajendra Singh R/o Samaspur, Khonchpuri, Mahwa, Dausa, Rajasthan - 321608 (Aadhar NO. [REDACTED] 4450) duly authorized vide Board Resolution dated September 15, 2022 (hereinafter referred to as "Landowner 4" which term or expression shall, unless repugnant to the context or meaning thereof, be deemed to include their respective successors-in-interest, nominees and permitted assigns);

5. Shri Amit Agarwal [(AADHAR No. [REDACTED] 3393)(PAN: ABEP9088M)] son of Shri Vijaykumar Agarwal aged about 43 years, resident of 2-KA-22, Jawahar Nagar, Jaipur, Rajasthan - 302004 (hereinafter referred to as "Landowner 5" which expression shall unless the context or meaning be otherwise repugnant mean and include his heirs, legal representatives, executors, administrators, assigns);

6. Shri Rajkumar Agarwal [(AADHAR No. [REDACTED] 6424)(PAN: ADFPA2918M)] son of Shri Sagar Mal Agarwal aged about 58 years, resident of 44, Gaurav Nagar, Civil Lines, Jaipur, Rajasthan 302006, (hereinafter referred to as "Landowner 6" which expression shall unless the context or meaning be otherwise repugnant mean and include his heirs, legal representatives, executors, administrators, assigns)

The Landowner 1, Landowner 2, Landowner 3, Landowner 4, Landowner 5, and Landowner 6 shall collectively be referred to as the "Executants".

WHEREAS:

A. Landowner 1, Landowner 2, Landowner 3 and Landowner 4 are the Khatedar, Khashtkar and recorded owners of the land admeasuring 14.08 acres (5.70 hectares) falling in revenue estate of Village -Bhamoriya, Taluka, Tehsil : Sanganer, District : Jaipur, Rajasthan hereinafter referred to as "Land A" more particularly described and given with individual landholding in the 'Schedule A' annexed hereto and shown in Yellow colour in the map annexed hereto as 'Annexure-I'.

B. Landowner 5 and Landowner 6 are the recorded owners of the land admeasuring :03.71 acres (1.50 hectares) falling in revenue estate of Village : Bhamoriya, Taluka, Tehsil: Sanganer, District - Jaipur, Rajasthan hereinafter referred to as "Land B" more

For Pukhraj Realtors Private Limited


Authorized Signatory

For Pulse Estates Private Limited


Authorized Signatory

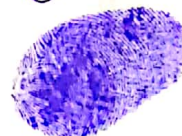
For Active Promoters Private Limited


Authorized Signatory

For Logical Developers Private Limited


Authorized Signatory





For Emaar India Limited

Authorized Signatory

Presentation Endorsement

आज दिनांक 13 माह 10 सन् 2022 को 11:52 AM बजे
श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AUTH SIGN PUKHRAJ
REALTORS PVT LTD पुत्र/पुत्री/पत्नि श्री GAJENDRA SINGH
उम्र 42 वर्ष, जाति 0-HINDU, व्यवसाय Other
निवासी House No.:306 308, Colony: SQUARE ONE C 2, Area:
DISTRICT CENTRE SAKET NEW DELHI, City: NEW DELHI, Pin
code: 110017, District: SOUTH DELHI, State: DELHI
ने हस्तक्षेप दस्तावेज पंजीयन हेतु प्रस्तुत किया।

For Emaar India Limited
Authorized Signatory
202201019018573

सब रजिस्ट्रार जयपुर
हस्तक्षेप पंजीयक,
जयपुर-V

When given to promoter or developer by whatever name called for construction on, or development of, or sale or transfer (in any manner whatsoever) of, any immovable property, (with Sale power)

Fees Receipt Endorsement

रसीद नं.	202202019023902
दिनांक	13-10-2022
पंजीयन शुल्क ₹	10000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	600
कमी सरचार्ज शुल्क ₹	180
कुल योग	11080

202201019018573

When given to promoter or developer by whatever name called for construction on, or development of, or sale or transfer (in any manner whatsoever) of, any immovable property, (with Sale power)

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 67478342 ₹ 11080

सब रजिस्ट्रार जयपुर
हस्तक्षेप पंजीयक,
जयपुर-V

Endorsement of Execution



पंजीयन शुल्क 10000/-

प्रतिलिपि शुल्क 0/-

पृष्ठांकन शुल्क 300/-

अन्य शुल्क 0/-

कमी स्टाम्प शुल्क 600/-

कमी सरचार्ज शुल्क 180/-

particularly described and given with individual landholding in the 'Schedule B' annexed hereto and shown in Yellow colour in the map annexed hereto as 'Annexure-I'.

C. Therefore, Landowners 1 to 4 and Landowners 5 and 6 and are in vacant and peaceful possession of Land A and Land B respectively, hereinafter collectively referred to as the "Said Land". The Landowners have represented that they have a clear and marketable title to their respective lands and the same is free from all encumbrances.

D. The Executants herein have further executed a Development Agreement dated October 13, 2022 ("DA") with **EMAAR INDIA LIMITED** (CIN No. U45201DL2005PLC133161, PAN No. AABCE4308B), a company incorporated under the Companies Act, 1956 and existing company under the Companies Act 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi - 110017, and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon, Rajasthan, India, PIN- 122002 (the "Developer / Attorney") for the joint development of the Said Land on the terms and conditions as set-out therein and the same is duly registered before the Office of the Sub-Registrar V - Jaipur, on 19-10-22 in Book no. 1, Vol. No. 1340, Page No. 55, S. No. 202203019114554, pasted in Additional Book No. 1, Vol. No. 5357, Page No. 665 to 694.

In terms of the DA, Executants have now agreed to execute and register this irrevocable Power of Attorney, conferring specific powers in favour of the Attorney.

NOW THEREFORE, by this POWER OF ATTORNEY, the Executants herein revocably do hereby, nominate, constitute, appoint, authorize and empower **EMAAR INDIA LIMITED** (CIN No. U45201DL2005PLC133161, PAN No. AADCP4389H), a company incorporated under the Companies Act, 1956 and existing company under the Companies Act 2013, having its registered office at 306-308, Square One, C-2, District Centre, Saket, New Delhi - 110017, and corporate office at Emaar Business Park, Mehrauli Gurgaon Road, Sikandarpur, Sector 28, Gurgaon, Rajasthan, India, PIN - 122002 acting through its authorized signatory Mrs. Chandni Mukharji D/o Kabir Mukharji R/o Flat No. 303 Om Classic Bldg., Plot No. 126, Collectors Colony, Chembur East, Mumbai Suburban Maharashtra - 400071 (Aadhar: 8352) authorized vide authority letter dated September 15, 2022, and / or any other person nominated by the Board of Directors of **EMAAR INDIA LIMITED** jointly and/ or severally, as their true and lawful attorney (hereinafter referred to as "Attorney") with full authority to do all acts, matters and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion, the following acts, deeds and, things for and on behalf of the Executants herein and in their respective name:

1. To apply for and obtain Letter of Intent, License, (including its renewal / extension) with regard to the Said Land from Jaipur Development Authority ('JDA'), and other authorities, to sign all relevant documents, apply, sign and submit the layout plans, undertakings, bank guarantees, affidavits, declaration, zoning, etc. for the purpose of obtaining permission, no objection, sanctions or approvals for the development on the Said Land, including sanctioning of Layout Plans, Building Plans, Zoning Plans, etc. from the various departments of the Government of Rajasthan and / or the Rules and Byelaws thereunder

For Pukhraj Realtors Private Limited


Authorized Signatory

For Logical Developers Private Limited


Authorized Signatory

For Pulse Estates Private Limited


Authorized Signatory

For Active Promoters Private Limited


Authorized Signatory

3

सब रजिस्ट्रार-जायपुर
पंचम

For Emaar India Limited

Authorized Signatory






















अनु क्र. पक्षकारों का नाम व पता

- 1 श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AUTH SIGN
PUKHRAJ REALTORS PVT LTD, पुत्र/पुत्री/पत्नि श्री
GAJENDRA SINGH, व्यवसाय Otherजाति 0-HINDU
House No.:306 308, Colony: SQUARE ONE C 2, Area:
DISTRICT CENTRE SAKET NEW DELHI, City: NEW
DELHI, Pin code: 110017, District: SOUTH DELHI, State:
DELHI
- 2 श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AUTH SIGN
PULSE ESTATES PVT LTD, पुत्र/पुत्री/पत्नि श्री GAJENDRA
SINGH, व्यवसाय Otherजाति 0-HINDU
House No.:306 308, Colony: SQUARE ONE C 2, Area:
DISTRICT CENTRE SAKET NEW DELHI, City: NEW
DELHI, Pin code: 110017, District: SOUTH DELHI, State:
DELHI
- 3 श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AUTH SIGN
ACTIVE PROMOTERS PVT LTD, पुत्र/पुत्री/पत्नि श्री
GAJENDRA SINGH, व्यवसाय Otherजाति 0-HINDU
House No.:306 308, Colony: SQUARE ONE C 2, Area:
DISTRICT CENTRE SAKET NEW DELHI, City: NEW
DELHI, Pin code: 110017, District: SOUTH DELHI, State:
DELHI
- 4 श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AUTH SIGN
LOGICAL DEVELOPERS PVT LTD, पुत्र/पुत्री/पत्नि श्री
GAJENDRA SINGH, व्यवसाय Otherजाति 0-HINDU
House No.:306 308, Colony: SQUARE ONE C 2, Area:
DISTRICT CENTRE SAKET NEW DELHI, City: NEW
DELHI, Pin code: 110017, District: SOUTH DELHI, State:
DELHI
- 5 श्री/श्रीमती/सुश्री SHRI RAJKUMAR AGARWAL, पुत्र/पुत्री/पत्नि श्री
SHRI SAGAR MAL AGARWAL, व्यवसाय Otherजाति 0-
MAHAJAN
House No.:44, Colony: GAURAV NAGAR, Area: CIVIL
LINES JAIPUR, City: JAIPUR, Pin code: 302006, District:
JAIPUR, State: RAJASTHAN
- 6 श्री/श्रीमती/सुश्री AMIT AGARWAL, पुत्र/पुत्री/पत्नि श्री VIJAY
KUMAR AGARWAL, व्यवसाय Otherजाति 0-MAHAJAN
House No.:2 KA 22, Colony: JAWAHAR NAGAR, Area:
JAIPUR, City: JAIPUR, Pin code: 302004, District: JAIPUR,
State: RAJASTHAN
- 7 श्री/श्रीमती/सुश्री MRS CHANDNI MUKHARJI AUTH SIGN
EMAAR INDIA LTD, पुत्र/पुत्री/पत्नि श्री KABIR MUKHARJI,
व्यवसाय Otherजाति 0-HINDU
House No.:306 308, Colony: SQUARE ONE C 2, Area:
DISTRICT CENTRE SAKET NEW DELHI, City: NEW
DELHI, Pin code: 110017, District: SOUTH DELHI, State:
DELHI

छायाचित्र

अंगूठा

पक्षकारों का
प्रकार

		Executant Age : 42 Signature : 
		Executant Age : 42 Signature : 
		Executant Age : 42 Signature : 
		Executant Age : 42 Signature : 
		Executant Age : 58 Signature : 
		Executant Age : 43 Signature : 
		Claimant Age : 38 Signature : 



सब रजिस्ट्रार जयपुर
पंचम

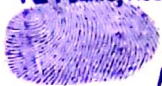
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2023-03-10 10:30:10

and various other departments of the Government of Rajasthan, Government of India, other competent authorities including but not limited to RERA, Revenue Authorities, Municipal Corporation, Urban Development and Housing, Airport Authority of India, Pollution Control Board, Town Planning, Jaipur Development Authority, PWD, PHED, JVVNL and other regulatory authorities / competent authorities / statutory authorities / government authorities with regard to external development charges (EDC), infrastructure development charges (IDC), infrastructure augmentation charges (IAC), community sites, service charges, conversion fees, submit license fees, etc. or to fulfil any other requirement or direction as may be desired by the JDA, various departments of the Government of Rajasthan under the development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Rajasthan, Government of India, other competent authorities including but not limited to but not limited to RERA, Revenue Authorities, Municipal Corporation, Urban Development and Housing, Airport Authority of India, Pollution Control Board, Town Planning, Jaipur Development Authority, PWD, PHED, JVVNL and other regulatory authorities / competent authorities / statutory authorities / government authorities in this regard and to appear on behalf of the Executants before any official / office of JDA and/or aforesaid authorities and to sign, submit all undertakings, affidavits, declarations, applications, for and on behalf of the Executants, as may be required by the concerned authorities to procure LOI and subsequent License and to further collect the License and other approvals, permissions, sanctions, registrations etc. for and in relation to the Said Land and the development of the Project to be undertaken thereon.

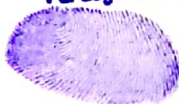
2. To sign, apply submit all and any documents as may be required by competent authorities and follow-up with all the concerned Regulatory Authorities including Director General, Town and Country Planning Govt. of Rajasthan, for grant of LOI / license and renewal / transfer of licenses from time to time and /or apply for issue of license / additional license in respect of the Said Land along with any additional lands that the Attorney may deem fit or part thereof and / or apply for Change of Land Use (CLU) of the Said Land along with any additional lands or any part of the Said Land along with any additional lands and to do all acts and deed necessary for the same for and on behalf of Executants and deal with all authority or authorities for facilitating the development of the Said Land or any part thereof.
3. To make, sign, execute, present and submit any applications, plans, documents, affidavits, undertakings, etc. in the office of Government authorities / revenue authorities / departments, etc. and in particular for the purpose of obtaining any permissions, sanctions, consent, no objection, approval, etc. that may be required for the purposes of the conceptualisation, execution, implementation, development and completion of the Project over the Said Land.
4. To make, sign, execute, present and submit challans for depositing license fees, external development charges, internal development charges, infrastructure augmentation charges, scrutiny fees and all other fees and charges payable to JDA, various departments of the Government of Rajasthan under the Rajasthan development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Rajasthan,

For Pukhraj Realtors Private Limited



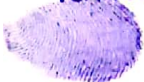
Het
Authorised Signatory

For Logical Developers Private Limited



Het
Authorised Signatory

For Pulse Estates Private Limited



Het
Authorised Signatory

For Active Promoters Private Limited



Het
Authorised Signatory




For Emaar India Limited



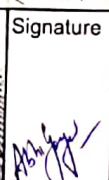





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ने लेख्यपत्र When given to promoter or developer by whatever name called for construction on, or development of, or sale or transfer (in any manner whatsoever) of, any immovable property, (with Sale power) को पढ़ मुन व समझकर निष्पादन करना स्वीकार किया।

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

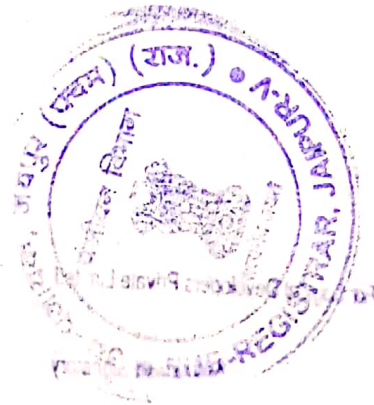
उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री ABHI GOYAL , पुत्र/पुत्री/पति श्री J P GOYAL जाति MAHAJAN Age: 33 Add: House No.:41, Colony: VISHVESARIYA NAGAR VISTAR, Area: GOPALPURA BY PASS, City: JAIPUR, Pin code: 303108, District: JAIPUR, State: RAJASTHAN			Signature 
2	Name: श्री/श्रीमती/सुश्री RAMKUMAR JHALANI , पुत्र/पुत्री/पति श्री SITARAM JI JHALANI जाति MAHAJAN Age: 49 Add: House No.:56, Colony: GOPALBARI, Area: AJMER ROAD, City: JAIPUR, Pin code: 302006, District: JAIPUR, State: RAJASTHAN			Signature 

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सब रजिस्ट्रार जयपुर
उप पंजीषिक, JAIPUR-V

When given to promoter or developer by whatever name called for construction on, or development of, or sale or transfer (in any manner whatsoever) of, any immovable property, (with Sale power)



संलग्नक संख्या: 10/2022/1019018573
संलग्नक तिथि: 10/10/2022
संलग्नक स्थान: जयपुर
संलग्नक व्यक्ति: श्री/श्रीमती/सुश्री ABHI GOYAL
संलग्नक व्यक्ति का पता: House No.:41, Colony: VISHVESARIYA NAGAR VISTAR, Area: GOPALPURA BY PASS, City: JAIPUR, Pin code: 303108, District: JAIPUR, State: RAJASTHAN

Government of India, other competent authorities including but not limited to RERA, Revenue Authorities, Municipal Corporation, Urban Development and Housing, Airport Authority of India, Pollution Control Board, Town Planning, Jaipur Development Authority, PWD, PHED, JVVNL and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and for the purposes of the conceptualisation, execution, implementation, development, construction and completion of the Project over the Said Land and receive refunds.

5. To access the said Land for the purpose of surveying the same, doing soil investigation, demarcation, etc. and have the rights to prepare layout plans, building plans, preparing and making applications for grant of License and Approvals, and other approvals, permissions, sanctions, registrations etc., renewals, extensions thereof from Government Authority, as per Applicable Laws for and in relation to the Said Land and the development of the Project to be undertaken thereon.

6. To apply for and obtain from the relevant authorities including the Real Estate Regulatory Authority all registrations and Approvals for development and construction of the project as agreed to be developed under the DA. To undertake all filings and compliances under Real Estate (Regulation and Development) Act, 2016, and the Rajasthan Real Estate (Regulation and Development) Rules, 2017 framed there under, as amended from time to time and other rules, regulations as framed by Rajasthan Real Estate Regulatory Authority, Rajasthan, except that title to the lands shall be maintained by Executants, or to apply, represent, appear, before Rajasthan Real Estate Regulatory Authority for all matters pertaining to the said Land including payment of compensation / refund to customers.

7. To appear before and represent before and make submissions to JDA, various departments of the Government of Rajasthan under the Rajasthan development laws and / or the Rules and Byelaws thereunder and various other departments of the Government of Rajasthan, Government of India, other competent authorities including but not limited to RERA, Revenue Authorities, Municipal Corporation, Urban Development and Housing, Airport Authority of India, Pollution Control Board, Town Planning, Jaipur Development Authority, PWD, PHED, JVVNL, Rajasthan Real Estate Regulatory Authority for Rajasthan ('RAJRERA') and other regulatory authorities / competent authorities / statutory authorities / government authorities for and in connection with and for the purposes of the conceptualisation, execution, implementation, development, construction and completion of the Project over the Said Land or any Government Authority, Department, statutory body or other designated authority as may be required from time to time so as to carry out any of the purposes, intent or powers mentioned in this presents and to make, sign and submit any application, reply, affidavit, undertaking, agreement, guarantee, compromise, representation, petition, withdrawal, etc as may be required in connection therewith including the filing of appropriate legal proceedings wherever necessary.

8. To sign and apply and follow-up with and represent before all the concerned Regulatory Authorities the matters relating to grant/ renewal and transfer of licenses under the JDA

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For Active Promoters Private Limited
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For Pulse Estates Private Limited
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For Emaar India Limited
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For Pukhra Realtors Private Limited
Authorised Signatory

Registration Endorsement

आज दिनांक 31/10/2022 को
पुस्तक संख्या 4 जिल्द संख्या 91 में
पृष्ठ संख्या 33 क्रम संख्या 202203019400736 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 182 के
पृष्ठ संख्या 318 से 347 पर चस्पा किया गया।

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उप पंजीबद्ध JAIPUR-V

When given to promoter or developer by whatever name called for construction on, or development
of, or sale or transfer (in any manner whatsoever) of, any immovable property, (with Sale power)



and / or Change of Land Use (CLU) / Rajasthan Apartment Ownership Act, Rajasthan Real Estate Regulatory Authority and other authorities, for and in respect of the Said Land along with any additional lands that the Attorney may deem fit, the sanctions and approvals of layout plan, plans, zoning plans, occupation/completion certificates, etc., as required under the law for the development, construction and completion of the Project under the DA on the Said Land along with any additional lands that the Attorney may deem fit and to sign, submit all undertakings, agreements, affidavits, declarations, applications, bonds, etc., on behalf of the Executants, as required from time to time in connection therewith by the concerned authorities.

9. To enter upon the Said Land and to take possession of the Said Land (for the purposes and intent of development as set out in the DA) and take all necessary action for the implementation and development of Project on the Said Land.
10. To apply for and get the Said Land partitioned, whereafter this Power of Attorney shall be applicable on such partitioned land falling to the share of the Developer herein.
11. To sign all applications, documents, petitions, affidavits, undertakings, declarations, etc., as may be required and in connection with the release of the Said Land.
12. To do all acts, deeds and things as may be required to procure additional FAR including to apply for and get any approvals for procuring additional FAR under any existing or new policy by any governmental authority.
13. To sign, verify, file, submit furnish all applications and documents before various authorities in the state of Rajasthan, central government authorities, Rajasthan and / or other local authorities, such as Land Acquisition Department, Secretary Finance, National Highway Authority of India (NHAI) and all other departments and authorities of the state and/ or central Government wherein applications, undertakings, declarations, etc., or any other document may be required to be filed to ensure various compliances and / or in connection with the release of the Said Land from acquisition proceedings and matters related thereto.
14. To apply for and obtain from the relevant authorities including the Real Estate Regulatory Authority all registrations and Approvals for development and construction of the Project. To undertake all filings and compliances under Real Estate (Regulation and Development) Act, 2016, and the Rajasthan Real Estate (Regulation and Development) Rules, 2017 framed there under, as amended from time to time and other rules, regulations as framed by Rajasthan Real Estate Regulatory Authority, Rajasthan, except that title to the lands shall be maintained by the Landowner, or to apply, represent, appear, before Rajasthan Real Estate Regulatory Authority for all matters pertaining to the said Land including payment of compensation/refund to customers.

For Pukhraj Realtors Private Limited


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15. To apply for and obtain licenses, CLU, permissions, NOC from the concerned authorities including JDA, Rajasthan, NHAI, HSVP, and/or any other concerned authorities under Local/State/Central Government in respect of commencement and completion of development of the Said Land along with additional lands as the Attorney may deem fit for residential colony/group housing/commercial/cyber complex in terms of sanctions and permission or any other applicable laws, rules etc. and for that purpose to sign, file all necessary application, undertaking, agreement, affidavit, bank guarantee, indemnity bond and/or all other papers and documents as may be required from time to time by the concerned authorities.
16. To deposit electricity and water charges against the bills raised by the electricity and water department and get valid receipts issued in its name, obtain refund, if paid in excess, and issue receipts in its name.
17. To sign, file, submit and obtaining lay-out plan, plans, services plan, revised/modified plans, services plan, any other plan before the concerned authorities including but not limited to JDA, Municipal Authority, and/or any other local / authority under the State Government and/or Central Government as may be required from time to time.
18. To apply for and obtain requisite permissions, approvals, sanctions, NOC from the concerned authorities such as JDA, Fire Department, PWD, Licensing Authorities, Municipal Authorities and/or authorities in charge of sewer, water, electricity, highways, Airport Authority of India, Ministry of Forest and Environment, Ministry of Mines, Income-tax Department any other concerned authorities connected with sanction of building plan under the State Government as well as Central Government and that to sign, file, execute and all applications, representation, affidavit, undertaking, indemnity, indemnity bond and such other papers and documents and may be required for these authorities from time to time.
19. To commence, carry on and complete and/or cause to be commenced, carried out and completed construction work in terms of the said DA on the part or whole of the Said Land in accordance with the license and/or sanctioned building plans and specifications.
20. To enter into Buyers Agreement(s), Allotment Agreement(s), etc. i.e. Agreement(s) for sale of units/ plots etc., constructed/developed as the case may be, as per the Approvals under the Applicable Laws in /upon the Said Land as detailed above.
21. To receive sale price/lease/license money payable by the allottee(s)/ purchaser(s)/ lessees/ licensee(s) and to appropriate the same unto, its nominee or any other person or entity authorized by the Attorney/Developer in the manner and to the extent as permissible under the DA and the Applicable Laws.
22. To create mortgage/ charge/hypothecation on the Said Land, receivables of the Project and/or rights, benefits and interest with respect to the Said Land, all construction thereon

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(present or future) against any advance(s) or loan(s) and to sign and execute any document, agreement, deed, undertaking, declaration etc. in this regard on behalf of the Executants with any bank, financial institution or any other person as Attorney may deem fit and to do all such acts, deeds and things, as may be necessary, incidental or ancillary for creation of any such mortgage / hypothecation / charge of any nature whatsoever with respect to the Said Land, receivables of the Project and rights and interest on the Said Land, including the Project being developed on the Said Land, and the construction thereon and to pay necessary stamp duty and registration charges, to admit the execution of any such agreements / documents and/or writings in the relevant office of the Sub-Registrar of Assurances and to make necessary filings with the Registrar of Companies and to apply on behalf of the Executants for the aforesaid matter. However, Attorney agrees and undertakes that any mortgage deed/ security documents creating charge on the Said Land, receivables from the Project and, or its rights, benefits and interest with respect to the Said Land shall clearly set out that Executants shall not have any obligations and/or liabilities to repay any loan and/or interest thereon under such mortgage deed/ charge creation document as prescribed under the DA, provided all actions in this regard shall be as per the terms of the DA and the Applicable Law.

23. To sign necessary transfer instruments / sale deed / conveyance deed / transfer forms for transferring of the said Project and / or developed area or any part thereof in favour of the purchaser(s) and for the purpose of mutation in the records of concerned local authorities.
24. To execute and get registered by appearing before Sub-Registrar for execution / signing sale / conveyance deeds, lease deeds, gift deeds, mortgage deeds, license deeds, relinquishment deeds/rectification deed(s), exchange, declaration, award of arbitrator, etc. or any other document which the attorney deems expedient and necessary in its wisdom.
25. To takeover and / or to handover the physical possession of the Said Land, building(s), built / un-built structures, Project and all or any other facilities and / or services, in whole or in part.
26. To give formal possession of the property(s) purchased by buyers in part or full or obtained on lease by the lessee by handing over vacant possession of such property subsequent to execution of sale deed(s) / lease deed(s) etc. or on such other terms and / or arrangements as may be decided by.
27. To pay stamp duty and registration charges in respect of the said documents or any part thereof as per the agreement in between the flat buyer to apply and obtain all necessary permission and approvals as may be required from time to time including permission from statutory authority, if any, for sale of plots / developed area / commercial space etc. if required.
28. To correspond and liaison with all the officers and authorities for issuance of the Non-Judicial Stamp Papers and the execution, presentation, admission, delivery and registration

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of proper Sale Deed or Deed of Conveyance and / or any agreement or document for agreeing to convey, transfer and / or assign the said project to be developed under the Development Agreement in favour of the intended purchaser(s) and / or its nominee(s) or assignee(s) in the name of Executants under their own name and signature.

29. To lease the property, deliver possession on payment of rent or license or otherwise and to ask, receive and recover from all tenants and other occupants all rents, arrears of rents, license money, compensation for use and occupation, profits, and all other money outstanding and payable or at any time hereinafter to become outstanding and payable in respect of the Said Land or part thereof for occupying the same or otherwise in any manner whatsoever.

30. To promote and register the condominium or society or association of apartment buyers or organization of such prospective purchasers, if any, in conformity with the applicable laws, rules, regulations and guidelines issued by the government departments and for these purposes to sign and execute all papers, documents, affidavits, declarations, undertakings, appeals etc. and to represent Executants before all concerned authorities.

31. To take legal actions in accordance with law as may be required to be taken from time to time for recovery of any dues, on non-payment of any sum as aforesaid to take proceedings to secure ejection and to recover possession according to law.

32. To give notice through a lawyer or personally to make payment of rent or compensation or moneys payable by such tenants or other occupants and also to give up the premises and vacate the same.

33. To pass valid receipts in proper form for all moneys received or recovered from any tenants of the said properties as rent/compensation or otherwise.

34. To negotiate with banks/financial institutions for the purpose of obtaining/loan financial assistance in respect of the property in question and/ or for construction thereon. The attorney shall be competent and entitled to execute all such documents as may be required for this purpose including mortgage of the Said Land or part thereof, along with any structure thereon, whether existing or proposed, (if any).

35. To pay and allow all taxes assessment charges, deduction, expenses and all other payment and outgoing whatsoever due and payable, to become due and payable for or on account of the Said Land to the authorities concerned.

36. To pay / receive / refund all property taxes, municipal taxes, other taxes, charges, levies, cesses, penalties, lease monies or other levies in relation to the project to be developed under the Development Agreement, to make representations, applications, etc. to the appropriate authorities or to make applications for withdrawal of such property taxes, municipal taxes, other taxes, charges, levies, cesses, penalties, lease monies or other levies in relation to the Project, paid in excess or not chargeable and to receive the amount and sign receipt / discharge therefor for and / on behalf of Executants in their own name.

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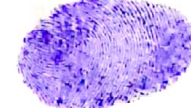
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For Active Promoters Private Limited

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37. To appoint advocates, consultants, and execute further General Power of Attorney(s) and Special Power of Attorney(s) empowering them to do acts and things as mentioned in this Power of Attorney and to do all acts, deeds and things.
38. To do generally all other acts and things as are necessary or are required to be done for the development of the said Project / Said Land in terms of the said DA.
39. To enter into, make, sign, and do all such contracts, agreements, deeds, mortgages, assurances, instruments and things as may in the opinion of the said Attorney be necessary or convenient or expedient for carrying out the purposes mentioned herein.
40. That the Attorney is/are entitled to file/defend any suit, proceedings, civil, revenue, taxation or criminal before any courts/officer/authority/Arbitrator/Tribunals, etc. The Attorney shall be entitled to prosecute/defend any such action in the original stage or in appeal, revision etc. up to the highest court or tribunal. The Attorney is entitled to engage counsel, sign vakalatnama, to produce evidence, to give statement, to deposit or withdraw any amount in respect of the aforesaid land, to compromise any matter/proceedings, to suffer any decree, to execute a decree, to obtain possession, appoint arbitrator or commission. The Attorney shall be entitled to exercise the power to institute and defend litigation in respect of Said Land subject matter of the DA and/or the land and enter into any settlement pertaining to the Said Land and for that purpose make any statement before any court of law/ Authority / Arbitrator / Tribunals, etc.
41. To execute, sign and present and/or defend any type of suits, writs, complaints, petitions, revisions, written statements, appeals, applications, affidavits, etc. in law courts i.e. Civil, Criminal or Revenue and/or Tribunal and to proceed in all proceedings before arbitrator or any other authority in our name and on our behalf in matters only concerning with the said Project and/or land beneath the same or any matter incidental thereto including enhancement of compensation and for that purpose to sign and filing all pleadings, applications, petitions, affidavits, undertakings, appeal proceedings so as to secure the Said Land for facilitating the development thereof in accordance with DA.
42. To collect compensation, to get en-cashed such forms/vouchers and to even get compensation enhanced from court of law by filing appropriate proceedings till apex court. The attorney shall be entitled to execute any award/decreed by filing appropriate proceedings including be entitled to institute contempt proceedings also.
43. To generally do or cause to be done all such acts, deeds and things as may be necessary in relating to the development / construction and sale of the Saleable Area in the Project on the Said Land and to exercise all rights vesting in the Developer under the DA.
44. The Attorney shall be entitled to undertake / implement any of its authorization provided herein through any of assigns or authorized representative including by issuance of further Power of Attorneys.
45. To do and cause to do all acts deeds and things to ensure compliance with all laws, rules, regulations, notifications, etc. for the time being in force.

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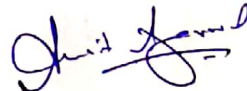
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For Logical Developers Private Limited


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46. That this Power of Attorney has been executed against consideration as agreed in the DA and thus is revocable and continue to subsist and shall remain binding notwithstanding the existence of or any change in the constitution of the executants, jointly and/or severally, due to merger/amalgamation, demerger, reverse merger, reconstitution, winding-up, etc. whether voluntary or otherwise, for any reason whatsoever.

GENERALLY to do all such acts, deeds and things, which are not even mentioned in above foregoing paras, as my attorney may deem fit and proper so as to give effect to the powers mentioned hereinabove.

All the acts, deeds and things done or caused to be done by the Attorney(s) aforesaid, shall be deemed to have been done for and on behalf of the Executants and shall have the same effect as though the same have been done by the Executants and We do hereby state that all such acts, deeds and things shall be ratified by the Executants.





The Executants hereby declare that this instrument shall be equally binding on its legal representative, executors, administrators, successors.

This Power of Attorney can be revoked or canceled and shall be binding on the Executants. This Power of Attorney shall co-exist and shall be co-terminus with the DA.

All capitalized terms and expressions as used herein shall carry the meanings as specifically ascribed to them in the DA, and in the absence of an ascription all such words and expressions shall carry their ordinary meaning as are congruent and consistent with the manifest intent and purpose of this Power of Attorney and the DA and not otherwise. The capitalized terms and expressions as defined herein shall have the meaning as assigned to them in the DA.



IN WITNESS WHEREOF, the Executants, the above named have executed this General Power of Attorney at Jaipur, Rajasthan on the _____th day of _____, 2022, in presence of witnesses.


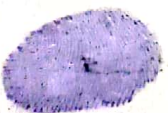
For and on behalf of Executants:

For Landowner 1 (Pukhraj Realtors Private Limited) For Pukhraj Realtors Private Limited  Authorised Signatory Name: Authorised Signatory 	For Landowner 2 (Pulse Estates Private Limited) For Pulse Estates Private Limited  Authorised Signatory Name: Authorised Signatory Authorised Signatory 
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For Pukhraj Realtors Private Limited



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For Pulse Estates Private Limited

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For Active Promoters Private Limited

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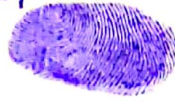
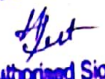

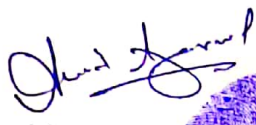
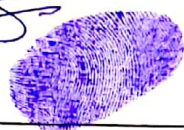

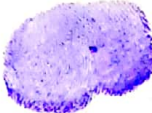
For Logical Developers Private Limited

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For Emaar India Limited

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For Landowner 3 (Active Promoters Private Limited) <i>For Active Promoters Private Limited</i>  Authorised Signatory Name:  Authorised Signatory	For Landowner 4 (Logical Developers Private Limited) <i>For Logical Developers Private Limited</i>  Authorised Signatory Name:  Authorised Signatory
For Landowner 5 (Shri Amit Agarwal)  Name:  Authorised Signatory	For Landowner 6 (Shri Rajkumar Agarwal)  Name:  Authorised Signatory

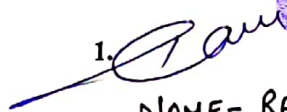

Say Accepted
 For and on behalf of Developer/ Attorney

Emaar India Limited.

For Emaar India Limited

 Authorised Signatory
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WITNESS:

1. 


NAME- RAM KUMAR JHALANI

S/O SITARAM JHALANI

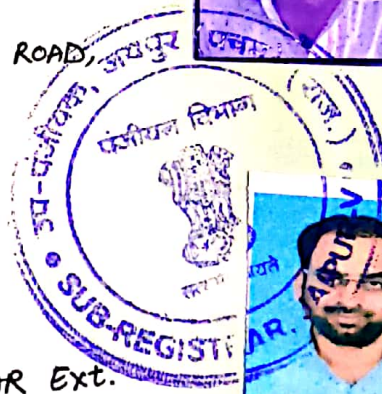
ADD.- 56, GOPAL BARI NEAR AJMER ROAD,
 JAIPUR

2. 


NAME- ABHI GOYAL

S/O J.P. GOYAL

ADD.- 41, VISHVESHWARAIYA. NAGAR EXT.
 NEAR TRIVENI NAGAR, JAIPUR




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SCHEDULE - I

Description of the Said Land

Sr.No.	Village Tahsil, District	Owner's Name	Khata No.	Khasra No.	Total Area In HCTR	Share in Area	Share Area Hctr	share Area Acr
1	Bhamoriya, Sanganer, Jaipur	M/s. PukhrajRealotars Pvt Ltd	34	647	0.56	6613/44444	0.083	0.21
		M/s. PukhrajRealotars Pvt Ltd	34	648	0.96	6613/44444	0.143	0.35
		M/s. PukhrajRealotars Pvt Ltd	34	666	0.01	6613/44444	0.001	0.004
		M/s. PukhrajRealotars Pvt Ltd	34	667	1.45	6613/44444	0.216	0.53
		M/s. PukhrajRealotars Pvt Ltd	34	668	0.3	6613/44444	0.045	0.11
		M/s. PukhrajRealotars Pvt Ltd	22	687	0.16	1/2	0.0800	0.20
		M/s. PukhrajRealotars Pvt Ltd	22	711	0.35	1/2	0.1750	0.43
		M/s. PukhrajRealotars Pvt Ltd	22	712	0.18	1/2	0.0900	0.22
		M/s. PukhrajRealotars Pvt Ltd	22	713	0.06	1/2	0.0300	0.07
		M/s. PukhrajRealotars Pvt Ltd	22	714	0.12	1/2	0.0600	0.15
		M/s. PukhrajRealotars Pvt Ltd	22	715	0.05	1/2	0.0250	0.06
		M/s. PukhrajRealotars Pvt Ltd	22	716	0.13	1/2	0.0650	0.16
		Total Area (A)						
2	Bhamoriya, Sanganer, Jaipur	M/s. Pluse Estates Pvt. Ltd	22	687	0.16	1/2	0.0800	0.20
		M/s. Pluse Estates Pvt. Ltd	22	711	0.35	1/2	0.1750	0.43
		M/s. Pluse Estates Pvt. Ltd	22	712	0.18	1/2	0.0900	0.22
		M/s. Pluse Estates Pvt. Ltd	22	713	0.06	1/2	0.0300	0.07
		M/s. Pluse Estates Pvt. Ltd	22	714	0.12	1/2	0.0600	0.15
		M/s. Pluse Estates Pvt. Ltd	22	715	0.05	1/2	0.0250	0.06
		M/s. Pluse Estates Pvt. Ltd	22	716	0.13	1/2	0.0650	0.16
Total Area (B)							0.5250	1.30
3	Bhamoriya, Sanganer, Jaipur	M/s. Active Promotors Pvt.Ltd.	33	649	1.12	1/2	0.5600	1.38
		M/s. Active Promotors Pvt.Ltd.	33	650	1	1/2	0.5000	1.24
Total Area (C)							1.0600	2.62
4	Bhamoriya, Sanganer, Jaipur	M/s. Logical Developers Pvt. Ltd.	33	649	1.12	1/2	0.5600	1.38
		M/s. Logical Developers Pvt. Ltd.	33	650	1	1/2	0.5000	1.24
		M/s. Logical Developers Pvt. Ltd.	285	656/2	0.0906	1	0.0906	0.22

For Pukhraj Realtors Private Limited

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Authorised Signatory

For Logical Developers Private Limited

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Authorised Signatory

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For Pluse Estates Private Limited

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Authorised Signatory

For Active Promoters Private Limited

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Authorised Signatory

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पंचम

For Emaar India Limited
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Authorised Signatory

M/s. Logical Developers Pvt. Ltd.	285	657/2	0.0690	1	0.0690	0.17
M/s. Logical Developers Pvt. Ltd.	287	657/3	0.0972	1	0.0972	0.24
M/s. Logical Developers Pvt. Ltd.	286	656	0.1085	1	0.1085	0.27
M/s. Logical Developers Pvt. Ltd.	286	657	0.0869	1	0.0869	0.21
M/s. Logical Developers Pvt. Ltd.	286	658/1	0.0006	1	0.0006	0.00
M/s. Logical Developers Pvt. Ltd.	283	658	0.0994	1	0.0994	0.25
M/s. Logical Developers Pvt. Ltd.	284	656/1	0.1109	1	0.1109	0.27
M/s. Logical Developers Pvt. Ltd.	284	657/1	0.0869	1	0.0869	0.21
M/s. Logical Developers Pvt. Ltd.	34	647	0.56	8753/22222	0.2206	0.55
M/s. Logical Developers Pvt. Ltd.	34	648	0.96	8753/22222	0.3781	0.93
M/s. Logical Developers Pvt. Ltd.	34	666	0.01	8753/22222	0.0039	0.01
M/s. Logical Developers Pvt. Ltd.	34	667	1.45	8753/22222	0.5711	1.41
M/s. Logical Developers Pvt. Ltd.	34	668	0.3	8753/22222	0.1182	0.29
Total Area (D)					3.10	7.66
Total Area (A+B+C+D=E)					5.70	14.08

Sr.No.	Village , Tahsil, District	Owner's Name	Khata No.	Khasra No.	Total Area In HCTR	Share in Area	Share Area Hctr	Share Area Acre
5	Bhamoriya, Sanganer, Jaipur	Amit Agarwal	34	647	0.56	75/328	0.13	0.32
		Amit Agarwal	34	648	0.96	75/328	0.22	0.54
		Amit Agarwal	34	666	0.01	75/328	0.00	0.01
		Amit Agarwal	34	667	1.45	75/328	0.33	0.82
		Amit Agarwal	34	668	0.3	75/328	0.07	0.17
Total Area (F)							0.75	1.85
6	Bhamoriya, Sanganer, Jaipur	RajKumar Agarwal	34	647	0.56	75/328	0.13	0.32
		RajKumar Agarwal	34	468	0.96	75/328	0.22	0.54
		RajKumar Agarwal	34	666	0.01	75/328	0.00	0.01
		RajKumar Agarwal	34	667	1.45	75/328	0.33	0.82
		RajKumar Agarwal	34	668	0.3	75/328	0.07	0.17
Total Area (G)							0.75	1.85
Total Arae (F+G=H)							1.50	3.71

For Pukhraj Realtors Private Limited

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Authorised Signatory

For Logical Developers Private Limited

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For Pulse Estates Private Limited

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Authorised Signatory

For Active Promoters Private Limited

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Authorised Signatory

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पंचम

For Ernaar India Limited

[Signature]
Authorised Signatory

Annexure-I

Demarcation of Said Land/ MAP



ACTIVE PROMOTERS PRIVATE LIMITED

(Regd. Off.:- 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017)

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON SEPTEMBER 15, 2022

“RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to enter into an Agreement with Emaar India Limited (formerly known as Emaar MGF Land Limited), the holding company, in respect of following land situated at Village Bhamoriya, Tahsil Sanganer, District Jaipur, owned by the Company:

Khata No.	Khasra No.	Total Area in Hectare	Share	Share Area in Hectare	Share Area in Acre
33	649	1.12	1/2	0.56	1.38
33	650	1	1/2	0.50	1.24
Total Area				1.06	2.62

RESOLVED FURTHER THAT Mr. Ajeet Singh Khatana S/o Sh. Gajendra Singh, be and is hereby authorized and empowered for and on behalf of the Company, to sign and execute aforesaid agreement, power of attorney or any other ancillary agreement(s) or documents for and on behalf of the Company and to do all acts, deeds and things as may be necessary and incidental in this regard in the best interest of the Company.

RESOLVED FURTHER THAT said Mr. Ajeet Singh Khatana, be and is hereby authorized for and on behalf of the Company to appear before the concerned Registrar or Sub-Registrar, as the case may be, to present the agreements / attorney so signed alongwith the necessary documents for registration before the Registrar or Sub-Registrar and to admit execution of the aforesaid agreements and in the process, sign, execute, certify, modify, submit, resubmit such other documents and papers as may be deemed necessary and to do such other acts, deeds and things as may be deemed required.

RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary.”

CERTIFIED TO BE TRUE
For Active Promoters Private Limited


Lokesh Maria
Director

LOGICAL DEVELOPERS PRIVATE LIMITED

(Regd. Off.: - 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017)

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON SEPTEMBER 15, 2022

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Khata No.	Khasra No.	Total Area in Hectare	Share	Share Area in Hectare	Share Area in Acre
33	649	1.12	1/2	0.56	1.38
33	650	1	1/2	0.50	1.24
285	656/2	0.0906	1	0.0906	0.22
285	657/2	0.0690	1	0.069	0.17
287	657/3	0.0972	1	0.0972	0.24
286	656	0.1085	1	0.1085	0.27
286	657	0.0869	1	0.0869	0.21
286	658/1	0.0006	1	0.0006	0.00
283	658	0.0994	1	0.0994	0.25
284	656/1	0.1109	1	0.1109	0.27
284	657/1	0.0869	1	0.0869	0.21
34	647	0.56	8753/22222	0.221	0.55
34	648	0.96	8753/22222	0.378	0.93
34	666	0.01	8753/22222	0.004	0.01
34	667	1.45	8753/22222	0.571	1.41
34	668	0.3	8753/22222	0.118	0.29
Total Area				3.10	7.66

RESOLVED FURTHER THAT Mr. Ajeet Singh Khatana S/o Sh. Gajendra Singh, be and is hereby authorized and empowered for and on behalf of the Company, to sign and execute aforesaid agreement, power of attorney or any other ancillary agreement(s) or documents for and on behalf of the Company and to do all acts, deeds and things as may be necessary and incidental in this regard in the best interest of the Company.

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RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary.”

CERTIFIED TO BE TRUE

For Logical Developers Private Limited


Lokesh Maria
Director

PULSE ESTATES PRIVATE LIMITED

(Regd. Off.:- 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017)

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON SEPTEMBER 15, 2022

“RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to enter into an Agreement with Emaar India Limited (formerly known as Emaar MGF Land Limited), the holding company, in respect of following land situated at Village Bhamoriya, Tahsil Sanganer, District Jaipur, owned by the Company:

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22	687	0.16	1/2	0.0800	0.20
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22	712	0.18	1/2	0.0900	0.22
22	713	0.06	1/2	0.0300	0.07
22	714	0.12	1/2	0.0600	0.15
22	715	0.05	1/2	0.0250	0.06
22	716	0.13	1/2	0.0650	0.16
Total Area				0.5250	1.30

RESOLVED FURTHER THAT Mr. Ajeet Singh Khatana S/o Sh. Gajendra Singh, be and is hereby authorized and empowered for and on behalf of the Company, to sign and execute aforesaid agreement, power of attorney or any other ancillary agreement(s) or documents for and on behalf of the Company and to do all acts, deeds and things as may be necessary and incidental in this regard in the best interest of the Company.

RESOLVED FURTHER THAT said Mr. Ajeet Singh Khatana, be and is hereby authorized for and on behalf of the Company to appear before the concerned Registrar or Sub-Registrar, as the case may be, to present the agreements / attorney so signed alongwith the necessary documents for registration before the Registrar or Sub-Registrar and to admit execution of the aforesaid agreements and in the process, sign, execute, certify, modify, submit, resubmit such other documents and papers as may be deemed necessary and to do such other acts, deeds and things as may be deemed required.

RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary.”

CERTIFIED TO BE TRUE

For Pulse Estates Private Limited

Vivek Singh
Director



PUKHRAJ REALTORS PRIVATE LIMITED

(Regd. Off.:- 306-308, Square One, C-2, District Centre, Saket, New Delhi-110017)

CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY IN THEIR MEETING HELD ON SEPTEMBER 15, 2022

“RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to enter into an Agreement with Emaar India Limited (formerly known as Emaar MGF Land Limited), the holding company, in respect of following land situated at Village Bhamoriya, Tahsil Sanganer, District Jaipur, owned by the Company:

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22	713	0.06	1/2	0.0300	0.07
22	714	0.12	1/2	0.0600	0.15
22	715	0.05	1/2	0.0250	0.06
22	716	0.13	1/2	0.0650	0.16
Total Area				1.01	2.50

RESOLVED FURTHER THAT Mr. Ajeet Singh Khatana S/o Sh. Gajendra Singh, be and is hereby authorized and empowered for and on behalf of the Company, to sign and execute aforesaid agreement, power of attorney or any other ancillary agreement(s) or documents for and on behalf of the Company and to do all acts, deeds and things as may be necessary and incidental in this regard in the best interest of the Company.

RESOLVED FURTHER THAT said Mr. Ajeet Singh Khatana, be and is hereby authorized for and on behalf of the Company to appear before the concerned Registrar or Sub-Registrar, as the case may be, to present the agreements / attorney so signed alongwith the necessary documents for registration before the Registrar or Sub-Registrar and to admit execution of the aforesaid agreements and in the process, sign, execute, certify, modify, submit, resubmit such other documents and papers as may be deemed necessary and to do such other acts, deeds and things as may be deemed required.

RESOLVED FURTHER THAT the copy of this resolution may be provided to such authorities as deemed necessary.”

CERTIFIED TO BE TRUE

For Pukhraj Realtors Private Limited

Aekta Jain
Aekta Jain
Director