

B. L. Choudhary

Advocate

(Rajasthan High Court, Jaipur)

Off. cum Res. :

88, Avadhuri Colony, Near Kanta

Chauraha, Jhotwara, Jaipur-12

Mob. : 9001295900, 9414821501

Ph. : 0141-2342454

Date : 16.03.2020

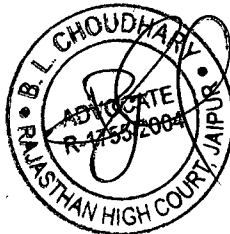
LEGAL OPINION

Sub : Opinion regarding property of Khasra No. 82, 82 TO 91, 100-101, 101/726, 102 TO 104, 104/724, 217, 535, 535, 536, 542, 543, 544, 546, 547, 549, 550, 552/1, 459, 460, 461, 644, 645, 646, 647, 648 to 654, 679, 885, 688, 655/1, 656, 657, 662/1, 663/1, 664, 665/1853, 666/1, 674, 676/1, 687, 688/1857, 625/1851, 624, 623, 626, 796, 399, 2113/393, 816/1715, 818/1, 816, 817/1, 554, 555/1, 556, 562/1, 2111/162, 162/1701, 398, 354/2, 2112/162 situated at Manglam Grand City Ext. (Prime), Village Mahapura, Narsinghpura, & Jhai, Tehsil Sanganer, Jaipur

Dear Sir,

That the abovesaid property bearing given following Plot Nos. situated at Manglam Grand City Ext. (Prime), Village Mahapura, Narsinghpura, & Jhai, Tehsil Sanganer, Jaipur :-

S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
1	B-001, B-002, B-003, B-004, B-005, B-006, B-010, B-011, B-012, B-013, B-014, B-015, B-016, B-017, B-018, B-019, B-022, B-023, B-024, B-025, B-026, B-027, B-028, B-029, B-030, B-031, B-032, B-033, B-034, B-035, B-036, B-037, B-038, B-039, B-040, B-041, B-044, B-045, B-046, B-047, B-048, B-049, B-050, B-051, B-052, B-053	161.5	46	Dove Promoters Pvt. Ltd.
2	B-007	150.87	1	Dove Promoters Pvt. Ltd.
3	B-008	160.41	1	Dove Promoters Pvt. Ltd.
4	B-009, B-054	156.93	2	Dove Promoters Pvt. Ltd.
5	B-020, B-021, B-042, B-043	183.96	4	Dove Promoters Pvt. Ltd.



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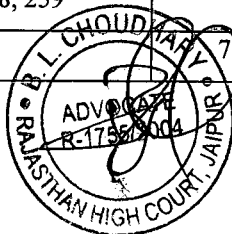
88, Avadhuri Colony, Near Kanta

Chauraha, Jhotwara, Jaipur-12

Mob. : 9001295900, 9414821501

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S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
6	B-055, B-056, B-057, B-058, B-059, B-060, B-061, B-062, B-063, B-064, B-066, B-067, B-068, B-069, B-070, B-071, B-072, B-073, B-074, B-075, B-076, B-079, B-080, B-081, B-082, B-083, B-084, B-085, B-086, B-087, B-088, B-089, B-091, B-092, B-093, B-094, B-095, B-096, B-097, B-098, B-099, B-100, B-101, B-102, B-103, B-104, B-105, B-106, B-107, B-108, B-109, B-110, B-111, B-112, B-115, B-116, B-117, B-118, B-119, B-120, B-121, B-122, B-123, B-124, B-125, B-126, B-127, B-128, B-129, B-130, B-131, B-132, B-133, B-134, B-135, B-136, B-137, B-138, B-141, B-142, B-143, B-144, B-145, B-146, B-147, B-148, B-149, B-150, B-151, B-152, B-154, B-155, B-156, B-157, B-158, B-159, B-162, B-163, B-164, B-165, B-166, B-167, E-19A, E-19B, E-19C, E-19D, E-19E, E-19F	127.71	108	Dove Promoters Pvt. Ltd.
7	B-065, B-090, B-114, B-139	148.78	4	Dove Promoters Pvt. Ltd.
8	B-077, B-078, B-153, B-168	153.28	4	Dove Promoters Pvt. Ltd.
9	R-079, R-080, R-081, R-082, R-083, R-084, R-085, R-086, R-087, R-088, R-089, R-090, R-091, R-092, R-093, R-094	9	16	Dove Promoters Pvt. Ltd.
10	A-065, A-066, A-067, A-068, A-069, A-070, A-087, A-136, A-137, A-138, A-139, A-140, A-141, A-192, A-193, A-194, A-195, A-196, A-197, A-198, A-199, A-200, A-203, A-204, A-205, A-206, A-207, A-208, A-209, A-210, A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219, A-220, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259	102.24	84	Dove Promoters Pvt. Ltd.
11	A-159	78.69	1	Dove Promoters



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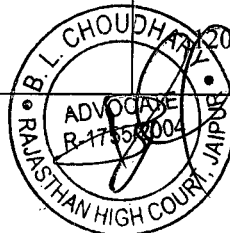
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S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
				Pvt. Ltd.
12	A-149, A-150, A-151, A-152, A-153, A-154, A-155, A-156, A-157, A-158	82.71	10	Dove Promoters Pvt. Ltd.
13	A-146	82.72	1	Dove Promoters Pvt. Ltd.
14	A-179, A-180, A-181, A-182, A-183, A-184, A-185, A-186, A-187, A-188, A-189, G-094, G-095, G-096, G-097, G-098, G-101, G-102, G-103, G-104, G-105, G-108, G-109, G-110, G-111, G-112, G-115, G-116, G-117, G-118, G-119	83.69	31	Dove Promoters Pvt. Ltd.
15	292, 289, 288, 287, 286, 285, 284, 283, 282, 281, 280, 277, 276, 275, 274, 273, 272, 271, 268, A-082, A-083, A-084, A-085, A-086, A-089, A-090, A-091, A-092, A-093, A-094, A-095, A-098, A-099, A-100, A-101, A-102, A-103, A-104, A-107, A-108, A-109, A-110, A-111, A-112, A-113, A-116, A-117, A-118, A-119, A-120, A-121, A-122, A-160, A-161, A-162, A-163, A-165, A-164, A-166, A-167, A-168, A-169, A-170, A-171, A-172, A-173, A-174, A-175, A-176, A-177, G-122, G-123, G-124, G-125, G-126, G-129, G-130, G-131, G-132, , 267, 266, 265, 264, 263, 262, A-071, A-072, , A-074, A-075, A-076, A-080, A-081, G-133	92.96	95	Dove Promoters Pvt. Ltd.
16	B-178	89.4	1	Dove Promoters Pvt. Ltd.
17	A-144, A-145	90.98	2	Dove Promoters Pvt. Ltd.
18	A-125, A-126, A-127, A-128, A-131, A-132, A-133, A-134	102.26	8	Dove Promoters Pvt. Ltd.
19	291, 290, 278, 270, 269, 261, A-078, A-079, A-096, A-097, A-114, A-115, A-178	134.72	13	Dove Promoters Pvt. Ltd.
20	E-19 H, E-19 I, E-19 J, E-19 K, E-19 L, E-19 M, E-19 N, E-19 O, E-19 P, E-19 Q, E-19 R, E-19 S, E-19 T, E-19 U	139.36	14	Dove Promoters Pvt. Ltd.
21	G-093, G-106, G-107, G-120	120.92	4	Dove Promoters Pvt. Ltd.



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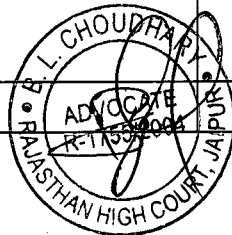
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S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
22	G-099, G-100, G-113, G-114	141.82	4	Dove Promoters Pvt. Ltd.
23	A-124, A-129, A-130, A-135	162.61	4	Dove Promoters Pvt. Ltd.
24	B-113, B-140, B-160, B-161	174.33	4	Dove Promoters Pvt. Ltd.
25	A-088, A-105	130	2	Dove Promoters Pvt. Ltd.
26	G-121, G-134	134.84	2	Dove Promoters Pvt. Ltd.
27	A-106, A-123	139.29	2	Dove Promoters Pvt. Ltd.
28	260, 213	148.79	2	Dove Promoters Pvt. Ltd.
29	G-127, G-128	158.08	2	Dove Promoters Pvt. Ltd.
30	B-169	95.5	1	Dove Promoters Pvt. Ltd.
31	A-147	96.72	1	Dove Promoters Pvt. Ltd.
32	A-221	101.16	1	Dove Promoters Pvt. Ltd.
33	B-172	103.67	1	Dove Promoters Pvt. Ltd.
34	B-170	105.5	1	Dove Promoters Pvt. Ltd.
35	B-177	107.02	1	Dove Promoters Pvt. Ltd.
36	B-179	109.2	1	Dove Promoters Pvt. Ltd.
37	A-222	113.81	1	Dove Promoters Pvt. Ltd.
38	B-171	114.61	1	Dove Promoters Pvt. Ltd.
39	A-148	119.43	1	Dove Promoters



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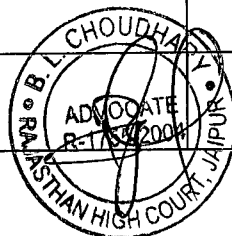
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S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
				Pvt. Ltd.
40	A-190	120.83	1	Dove Promoters Pvt. Ltd.
41	B-176	126.25	1	Dove Promoters Pvt. Ltd.
42	279	135.72	1	Dove Promoters Pvt. Ltd.
43	A-143	144.18	1	Dove Promoters Pvt. Ltd.
44	B-175	144.41	1	Dove Promoters Pvt. Ltd.
45	A-142	148.62	1	Dove Promoters Pvt. Ltd.
46	A-202	157.34	1	Dove Promoters Pvt. Ltd.
47	E-19 V	167.22	1	Dove Promoters Pvt. Ltd.
48	A-191	171.35	1	Dove Promoters Pvt. Ltd.
49	A-201	184.35	1	Dove Promoters Pvt. Ltd.
50	B-174	193.05	1	Dove Promoters Pvt. Ltd.
51	E-19 G	198.05	1	Dove Promoters Pvt. Ltd.
52	A-064	202.87	1	Dove Promoters Pvt. Ltd.
53	236	205.12	1	Dove Promoters Pvt. Ltd.
54	237	209.59	1	Dove Promoters Pvt. Ltd.
55	B-173	283.18	1	Dove Promoters Pvt. Ltd.
56	Commercial	924.8	1	Dove Promoters Pvt. Ltd.



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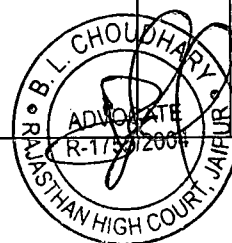
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S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
			499	
57	A-451, A-452, A-453, A-454, A-455, A-456, A-457, A-458, A-459, A-460, A-461, A-815, A-816, A-817, A-818, A-819, A-820, A-821, A-822, A-823, A-824, A-825	92.96	22	Ghasi Ram
58	A-833, A-834, A-835, A-836, A-837, A-838, A-839, A-840, A-841, A-842, A-843, A-844, A-845, A-890, A-891, A-892, A-893, A-894, A-895, A-896, A-897, A-898, A-899, A-900, A-901, A-902	97.6	26	Ghasi Ram
59	A-826	111.62	1	Ghasi Ram
60	A-450, A-814	116.13	2	Ghasi Ram
61	A-462	116.62	1	Ghasi Ram
62	A-832, A-903	129.63	2	Ghasi Ram
63	A-429	162.08	1	Ghasi Ram
64	A-430	168.17	1	Ghasi Ram
65	A-427	168.33	1	Ghasi Ram
66	A-827, A-828	168.39	2	Ghasi Ram
67	A-428	172.36	1	Ghasi Ram
68	A-831	185.9	1	Ghasi Ram
69	A-829, A-830	195.04	2	Ghasi Ram
			63	
70	R-034, R-035, R-036, R-037, R-038, R-039, R-040, R-041, R-057, R-058, R-059, R-060, R-061, R-062, R-063, R-064	5.95	16	Manglam Build- Developers Limited
71	A-846, A-889	129.63	2	Manglam Build- Developers Limited
72	R-001, R-002, R-003, R-004, R-005, R-006, R-007, R-008, R-009, R-010, R-011, R-012, R-013, R-014, R-015, R-016, R-017, R-018, R-019, R-020, R-021, R-022, R-023, R-024, R-025, R-026, R-027, R-028, R-029, R-030, R-031, R-032, R-033, R-042, R-043, R-044, R-045, R-046, R-047, R-048, R-049, R-050, R-051, R-052, R-053, R-054, R-055, R-056, R-065, R-066, R-067, R-068, R-069, R-070, R-071, R-072, R-073, R-074, R-075, R-076, R-077, R-078, R-095,	9	72	Manglam Build Developers Limited



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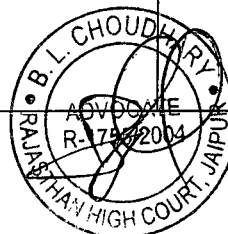
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S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
	R-096, R-097, R-098, R-099, R-100, R-101, R-102, R-103, R-104			
73	E-41, E-42, E-43, E-44, E-45, E-46, E-47, E-48, E-49, E-50, E-51, E-52, E-53, E-54, E-55, E-56, E-57, E-58, E-59, E-60, E-61, E-62, E-63, E-64, E-65, E-66, E-67, E-68, E-69, E-70, E-71, E-72, E-73, E-74, E-75, E-76, E-77, E-78, E-79, E-80, E-81, E-82, E-83, E-84, E-85, E-86, E-87, E-88, E-89, E-90, E-91, E-92, E-93, E-94, E-95, E-96	41.8	56	Manglam Build Developers Limited
74	E-01, E-02, E-03, E-04, E-05, E-06, E-07, E-08, E-09, E-10, E-11, E-12, E-13, E-14, E-15, E-16, E-17, E-18, E-19, E-20, E-21, E-22, E-23, E-24, E-25, E-26, E-27, E-28, E-29, E-30, E-31, E-32, E-33, E-34, E-35, E-36, E-37, E-38, E-39, E-40	44.55	40	Manglam Build Developers Limited
75	L-03, L-04, L-05, L-06, L-07, L-08, L-09, L-10, L-11, L-12, L-13, L-14, L-15, L-19, L-20, L-21, L-22, L-23, L-24, L-25, L-26, L-27, L-28, L-29, L-30, L-31	66.92	26	Manglam Build Developers Limited
76	A-433, A-434, A-435, A-436, A-437, A-438, A-439, A-440, A-441, A-442, A-443, A-444, A-445, A-446, A-447, A-448, A-955, A-956, A-957, A-958, A-959, A-960, A-961, A-962, A-963, A-964, A-965, A-966, A-967, A-905, A-906, A-907, A-908, A-909, A-910, A-911, A-912, A-913, A-914, A-915, A-916, A-917, A-918, A-919, A-920, A-935, A-936, A-937, A-938, A-939, A-940, A-941, A-942, A-943, A-944, A-945, A-946, A-947, A-948, A-949, A-950, G-02, G-03, G- 04, G-05, G-06, G-07, G-08, G-09, G-10, G-11, G-12, G-13, G-14, G-15, G-16, G-17, G-18, G-19, G-22, G- 23, G-24, G-25, G-26, G-27, G-28, G-29, G-30, G-31, G-32, G-33, G-34, G-35, G-36, G-37, G-38, G-39, G- 42, G-43, G-44, G-45, G-46, G-47, G-48, G-49, G-50, G-51, G-52, G-53, G-56, G-57, G-58, G-59, G-60, G- 61, G-62, G-63, G-64, G-65, G-66, G-67, G-72, G-74, G-73, G-75, G-76, G-77, G-78, G-79, G-80, G-81, G- 82, G-83, G-84, G-85, G-86, G-87, G-88, G-89, G-90,	92.96	141	Manglam Build Developers Limited



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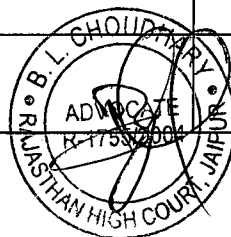
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S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
	G-91			
77	A-392, A-393, A-394, A-395, A-396, A-397, A-398, A-399, A-400, A-401, A-402, A-403, A-404, A-405, A-406, A-407, A-408, A-409, A-410	93.39	19	Manglam Build Developers Limited
78	A-970, A-971, A-972, A-973, A-974, A-975, A-976, A-977, A-978, A-979, A-980, A-981, A-982	91.07	13	Manglam Build Developers Limited
79	1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14	83.62	12	Manglam Build Developers Limited
80	A-848, A-849, A-850, A-851, A-852, A-853, A-854, A-855, A-856, A-857, A-858, A-859, A-860, A-861, A-862, A-863, A-864, A-865, A-866, A-869, A-870, A-871, A-872, A-873, A-874, A-875, A-876, A-877, A-878, A-879, A-880, A-881, A-882, A-883, A-884, A-885, A-886, A-887, A-923, A-924, A-925, A-926, A-927, A-928, A-929, A-930, A-931, A-932	97.6	48	Manglam Build Developers Limited
81	L-60, L-61, L-64, L-65, L-66, L-67	65.07	6	Manglam Build Developers Limited
82	A-904, A-951, G-20, G-21, G-54, G-55	134.72	6	Manglam Build Developers Limited
83	L-62, L-63, L-68, L-69	69.82	4	Manglam Build Developers Limited
84	G-01, G-40, G-41, G-68, G-71	158.04	5	Manglam Build Developers Limited
85	L-01, L-16, L-18, L-32	73.39	4	Manglam Build Developers Limited
86	L-55, L-56, L-57	62.46	3	Manglam Build Developers Limited
87	L-02, L-17	52.03	2	Manglam Build Developers Limited
88	L-45, L-46	68.1	2	Manglam Build Developers Limited
89	A-847, A-888	141.83	2	Manglam Build Developers Limited
90	7, 8	162.72	2	Manglam Build Developers Limited



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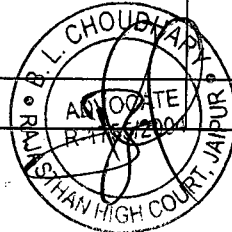
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S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
91	L-76, L-77	74.35	2	Manglam Build Developers Limited
92	A-921, A-934	125.73	2	Manglam Build Developers Limited
93	A-391	182.82	1	Manglam Build Developers Limited
94	A-411	135.52	1	Manglam Build Developers Limited
95	A-412	154.27	1	Manglam Build Developers Limited
96	A-413	102.37	1	Manglam Build Developers Limited
97	A-414	99.6	1	Manglam Build Developers Limited
98	A-415	96.83	1	Manglam Build Developers Limited
99	A-416	94.06	1	Manglam Build Developers Limited
100	A-417	91.28	1	Manglam Build Developers Limited
101	A-418	88.51	1	Manglam Build Developers Limited
102	A-419	85.74	1	Manglam Build Developers Limited
103	A-420	82.25	1	Manglam Build Developers Limited
104	A-421	77.31	1	Manglam Build Developers Limited
105	A-422	72.33	1	Manglam Build Developers Limited
106	A-423	83.4	1	Manglam Build Developers Limited
107	A-424	75.78	1	Manglam Build Developers Limited
108	A-425	68.33	1	Manglam Build



B. L. Choudhary

Advocate

(Rajasthan High Court, Jaipur)

Off. cum Res. :

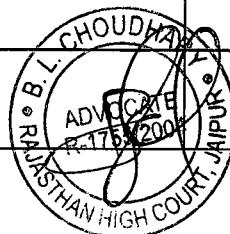
88, Avadhuri Colony, Near Kanta

Chauraha, Jhotwara, Jaipur-12

Mob. : 9001295900,9414821501

Ph. : 0141-2342454

S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
				Developers Limited
109	A-426	93.84	1	Manglam Build Developers Limited
110	A-431	139.29	1	Manglam Build Developers Limited
111	A-432	116.12	1	Manglam Build Developers Limited
112	A-449	166.4	1	Manglam Build Developers Limited
113	A-867	169.41	1	Manglam Build Developers Limited
114	A-868	157.09	1	Manglam Build Developers Limited
115	A-922	166.72	1	Manglam Build Developers Limited
116	A-933	201.59	1	Manglam Build Developers Limited
117	A-952	94.84	1	Manglam Build Developers Limited
118	A-953	99.79	1	Manglam Build Developers Limited
119	A-954	102.19	1	Manglam Build Developers Limited
120	A-968	202.33	1	Manglam Build Developers Limited
121	A-969	143.39	1	Manglam Build Developers Limited
122	G-92	102.26	1	Manglam Build Developers Limited
123	L-33	74.95	1	Manglam Build Developers Limited
124	L-34	66.34	1	Manglam Build Developers Limited
125	L-35	68.63	1	Manglam Build Developers Limited



B. L. Choudhary

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(Rajasthan High Court, Jaipur)

Off. cum Res. :

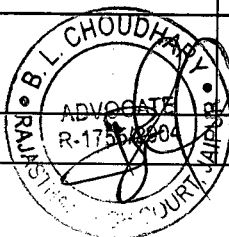
88, Avadhपुरi Colony, Near Kanta

Chauraha, Jhotwara, Jaipur-12

Mob. : 9001295900, 9414821501

Ph. : 0141-2342454

S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
126	L-36	70.92	1	Manglam Build Developers Limited
127	L-37	73.21	1	Manglam Build Developers Limited
128	L-38	68.81	1	Manglam Build Developers Limited
129	L-39	63	1	Manglam Build Developers Limited
130	L-40	63.82	1	Manglam Build Developers Limited
131	L-41	64.68	1	Manglam Build Developers Limited
132	L-42	65.53	1	Manglam Build Developers Limited
133	L-43	66.39	1	Manglam Build Developers Limited
134	L-44	67.25	1	Manglam Build Developers Limited
135	L-47	69.42	1	Manglam Build Developers Limited
136	L-48	68.47	1	Manglam Build Developers Limited
137	L-49	67.39	1	Manglam Build Developers Limited
138	L-50	66.32	1	Manglam Build Developers Limited
139	L-51	65.24	1	Manglam Build Developers Limited
140	L-52	63.09	1	Manglam Build Developers Limited
141	L-53	92.2	1	Manglam Build Developers Limited
142	L-54	67.7	1	Manglam Build Developers Limited
143	L-58	65.7	1	Manglam Build



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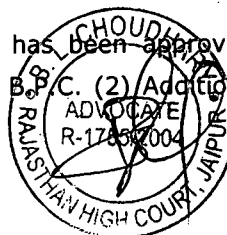
Ph. : 0141-2342454

S.No.	Unit No.	Area in (sq. meters) per Unit	No. of Units	Ownership
				Developers Limited
144	L-59	78.72	1	Manglam Build Developers Limited
145	L-70	50.96	1	Manglam Build Developers Limited
146	L-71	50.1	1	Manglam Build Developers Limited
147	L-72	56.75	1	Manglam Build Developers Limited
148	L-73	72.97	1	Manglam Build Developers Limited
149	L-74	73.65	1	Manglam Build Developers Limited
150	L-75	79.8	1	Manglam Build Developers Limited
151	A-058 D	167.17	1	Manglam Build Developers Limited
152	A-058 E	192.41	1	Manglam Build Developers Limited
			545	
153	A-058 B, A-058 C	139.36	2	Ramlal Verma
154	A-058 A	190.58	1	Ramlal Verma
		329.94	3	
			1110	

That (1) M/s. Manglam Build-Developers Ltd. (2) M/s. Dove Promoters Pvt. Ltd., (3) Mr. Ghasiram (4) Mr. Ram Lal Verma surrendered the rights of above property in favour of Jaipur Development Authority, Jaipur for change of land use (for residential purpose) as per section 90A of Rajasthan Land Revenue Act 1956.

That after receiving report from Tehsildar Sanganer, Jaipur alongwith Site Plan land use agriculture to residential of the abovesaid land has been changed and as per Sanction by Authorized Officer of Jaipur Development Authority, Jaipur vide Letter No. 100274 dated 03-12-2019 under section 90-A of Rajasthan Land Revenue Act 1956 and Rajasthan Tenancy Act under Sec 63.

That the Map for the abovesaid land has been approved on 06-03-2020 according to Master plan 2025 by (1) Senior Town Planner B.P.C. (2) Additional Town Planner B.P.C. (3) Dy.



B. L. Choudhary

Advocate

(Rajasthan High Court, Jaipur)

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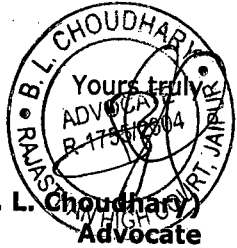
Ph. : 0141-2342454

Commissioner Zone-12 (4) Assistant Town Planner (5) The. Zone-12 of Jaipur Development Authority.

Now, That (1) M/s. Manglam Build-Developers Ltd. (2) M/s. Dove Promoters Pvt. Ltd., (3) Mr. Ghasiram (4) Mr. Ram Lal Verma situated at Manglam Grand City Ext. (Prime), Village Mahapura, Narsinghpura, & Jhai, Tehsil Sanganer, Jaipur are entitled to develop the above said land on the basis of approvals mentioned above and thereafter individual Patta will be issued by Jaipur Development Authority, Jaipur for each and every Plot individually as per recommendation of Owner.

That recommendation for issuing each Patta's by the JDA, Jaipur to purchaser's of these Plots and in that case individual TIR (Title Investigation Report) should be obtained in each and every case. Thereafter the owner will recommended to Jaipur Development Authority for issuing Patta in favour of intended / proposed Buyer.

For your kind information.


(B. L. Choudhary)
Advocate



जयपुर विकास प्राधिकरण, जयपुर (11)
राजस्थान सरकार



क्रमांक:- LU2012/JDA/2019-20/100272

दिनांक 03/12/2019

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 है:-

मैसर्स डोव प्रमोटर्स प्राईवेट लिमिटेड जरिये पॉवर ऑफ अटॉर्नी होल्डर श्री राजेश शर्मा पुत्र श्री गिरधारीलाल शर्मा निवासी-6वीं मंजिल, अपैक्स मॉल, लालकोठी, टॉक रोड, जयपुर

श्री घासी राम पुत्र श्री महादेव जाति जाट निवासी 8वीं मंजिल, अपैक्स मॉल, लालकोठी, टॉक रोड, जयपुर

मैसर्स मंगलम बिल्ड डवलपर्स लि. जरिये अधिकृत प्रतिनिधि श्री राजेश शर्मा पुत्र श्री गिरधारीलाल शर्मा निवासी-6वीं मंजिल, अपैक्स मॉल, लालकोठी, टॉक रोड, जयपुर

श्री रामलाल वर्मा पुत्र श्री दुर्गालाल वर्मा जाति रैगर निवासी 6वीं मंजिल, अपैक्स मॉल, लालकोठी, टॉक रोड, जयपुर

1. 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 नम्बर	क्षेत्रफल (हेक्ट.)	कुल क्षेत्रफल हेक्ट. में
1	झाई, सांगानेर (जयपुर)	मंगलम बिल्ड डवलपर्स लि.	82	0.18	4.12
			83	0.34	
			84	0.24	
			85	0.31	
			86	0.19	
			87	0.05	
			88	0.06	
			89	0.06	
			90	0.04	
			91	0.17	
			100	0.76	
			101	0.45	
			101/726	0.06	
			102	0.18	
			103	0.21	
			104	0.23	
			104/724	0.48	
2	नृसिंहपुरा सांगानेर (जयपुर)	मैसर्स डोव प्रमोटर्स प्रा० लि०	217	0.11	4.67
			535	0.06	
			536	0.23	
			542	0.03	
			543	0.76	
			544	0.14	
			546	1.02	
			547	1.01	
			549	0.76	
			550	0.13	
3	महापुरा सांगानेर (जयपुर)	मैसर्स डोव प्रमोटर्स प्रा० लि०	552/1	0.53	5.225
			459	0.34	
			460	0.38	
			461	0.19	
			644	0.02	
			645	0.14	
			646	0.04	
			647	0.11	

उपायुक्त जॉन- 11
जयपुर विकास प्राधिकरण
जयपुर

			648	0.07	
			649	0.05	
			650	0.01	
			651	0.36	
			652	0.24	
			653	0.18	
			654	0.16	
			679	0.05	
			685	0.25	
			688	0.17	
			655 / 1	0.09	
			656	0.20	
			657	0.22	
			662 / 1	0.21	
			663 / 1	0.1050	
			664	0.40	
			665 / 1853	0.21	
			666 / 1	0.82	
			674	0.11	
			676 / 1	0.10	
4	महापुरा सांगानेर (जयपुर)	मैसर्स डी.व प्रमोर्टर्स प्रा० लि०	687	0.05	3.88
			688 / 1857	0.16	
			625 / 1851	0.43	
			624	0.28	
			623	0.28	
			626	0.36	
			796	1.62	
			399	0.45	
			2113 / 393	0.25	
5	महापुरा सांगानेर (जयपुर)	मैसर्स मंगलम बिल्ड डवलपर्स लि०	816 / 1715	0.17	2.24
			818 / 1	0.01	
			816	0.19	
			817 / 1	0.01	
			554	0.36	
			555 / 1	1.05	
			556	0.40	
			562 / 1	0.05	
6	महापुरा सांगानेर (जयपुर)	मैसर्स डी.व प्रमोर्टर्स प्रा० लि०	2111 / 162	0.25	0.25
7	महापुरा सांगानेर (जयपुर)	घासीराम पुत्र महादेव	162 / 1701	0.22	0.78
			398	0.56	
8	महापुरा सांगानेर (जयपुर)	रामलाल वर्मा पुत्र श्री दुर्गालाल वर्मा	354 / 2	0.09	0.09
9	महापुरा सांगानेर (जयपुर)	घासीराम पुत्र महादेव	2112 / 162	0.58	0.58
				कुल	21.8350 हैक्ट.

- 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 03-12-2019 को पारित किया गया है।

उपायुक्त (जयपुर)
प्राधिकृत अधिकारी (जयपुर)
जयपुर विकास प्राधिकरण, जयपुर



जमावन्दी (खेवट/खतोनी) (प्रतिलिपि)

ग्राम का नाम :- झाँई
पटवार हल्का :- भमोरिया
भू.अभि.नि. :- ठीकरिया
तहसील :- सौगानेर
जिला :- जयपुर

सम्बत :- 2074 - 2077

भूमि धारक का नाम :- राज.सरकार

क्षेत्रफल की ईकाई :- हेक्टेयर

खाता संख्या नया :- 65

खाता संख्या पुराना :- 74

काश्तकार का नाम:-

1. मंगलम विन्ड डवलपर्स लिमिटेड राज. ऑफिस 6 भू.अभि.नि. मांजुला कोठी रोड जयपुर हिस्सा-पूर्ण खातेदार

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
100	0.7600	चाही 3	0.4600 9.43	90		
		जाव 3	0.3000 3.06			
101	0.4500	चाही 3	0.4500 9.23	90		
101/726	0.0600	चाही 3	0.0400 0.82	90		
		जाव 3	0.0200 0.20			
102	0.1800	चाही 3	0.1400 2.87	90		
		जाव 3	0.0400 0.41			
103	0.2100	बंजड 1	0.2100 0.00			
104	0.2300	चाही 3	0.1800 3.69	90		
		जाव 3	0.0500 0.51			
104/724	0.4800	चाही 3	0.1900 3.90	90		
		जाव 3	0.2900 2.96			
217	0.1100	चाही 3	0.0700 1.44	90		
		जाव 3	0.0400 0.41			
82	0.1800	चाही 3	0.1800 3.69	90		
83	0.3400	चाही 3	0.3400 6.97	90		
84	0.2400	चाही 3	0.2400 4.92	90		
85	0.3100	चाही 3	0.3100 6.36	90		
86	0.1900	चाही 3	0.1900 3.90	90		
87	0.0500	चाही 3	0.0400 0.82	90		
		जाव 3	0.0100 0.10			
88	0.0600	चाही 3	0.0500 1.03	90		
		जाव 3	0.0100 0.10			
89	0.0600	चाही 3	0.0600 1.23	90		
90	0.0400	गै.मु.चाह	0.0400 0.00			
91	0.1700	चाही 3	0.1400 2.87	90		
		जाव 3	0.0300 0.31			

कुल खसरे - 18 43200 43200 74 2300

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्षी के रूप में नहीं किया जा सकता है।

नकल जारी करने की तिथि :- 29-Aug-2019



प.35 प्रमाण 5214
30/8/19
राज. सरकार
का प्रमाण दिया



जमाबन्दी (खेवट/खतोनी)
(प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- महापुरा
पटवार हल्का :- महापुरा
भू.अभि.नि. :- भांकरोटा
तहसील :- साँगानेर
जिला :- जयपुर

अंतिम चोसला आधार सम्बत :- 2074 - 2077 जमाबंदी 2076 (वर्ष 2019) से स्थायी
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 127
खाता संख्या पुराना :- 114

काश्तकार का नाम:-

1. यासीराम पुत्र महादेव हिस्सा-पूर्ण जाति-जाट सा-देह खातेदार

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
162/1701	0.2200	चाही 2 0.1800 जाव 2 0.0400	5.22 0.58	396	स्वीकृत नामान्तरकरण : 801 10/10/2019 बेचान	
398	0.5600	चाही 2 0.5600	16.24	396		
कुल खसरे - 2	0.7800	0.7800	22.0400			

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्षी के रूप में नहीं किया जा सकता है।

नकल जारी करने की तिथि :- 16-Mar-2020





जमाबन्दी (खेवट/खतोनी)
(प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- नरसिंहपुरा

अंतिम चोसला आधार सम्बत :- 2074 - 2077 जमाबंदी 2076 (वर्ष 2019) से
स्थायी

पटवार हल्का :- नृसिंहपुरा

भूमि धारक का नाम :- राज.सरकार

भू.अभि.नि. :- भांकरोटा

क्षेत्रफल की ईकाई :- हैक्टेयर

तहसील :- साँगानेर

खाता संख्या नया :- 133

जिला :- जयपुर

खाता संख्या पुराना :- 120

काश्तकार का नाम:-

भूमि सहायक प्रमोदसिंग लोहार जी. आ. 17/1 की आशफ अली रोड नई दिल्ली हिस्सा- पूर्ण खातेदार

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
535	0.0600	चाही 1	0.0500	1.80		
		जाव 1	0.0100	0.18		
536	0.2300	चाही 1	0.1100	3.96		
		जाव 1	0.1200	2.16		
542	0.0300	बारानी A	0.0300	0.35		
543	0.7600	चाही 1	0.7200	25.92		
		जाव 1	0.0400	0.72		
544	0.1400	बारानी A	0.1400	1.65		
546	1.0200	चाही 1	1.0200	36.72		
547	1.0100	चाही 1	1.0100	36.36		
549	0.7600	चाही 1	0.7600	27.36		
550	0.1300	बजड़ डोल	0.1300	0.00		
552/1	0.5300	चाही 3	0.3500	7.18		
		जाव 3	0.1800	1.84		

कुल खसरे - 10 46700 46700 146.2000

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्षी के रूप में नहीं किया जा सकता है।

नकल जारी करने की तिथि :- 16-Mar-2020





जमाबन्दी (खेवट/खतोनी)
(प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- महापुरा
पटवार हल्का :- महापुरा
भू.अभि.नि. :- भांकरोटा
तहसील :- साँगानेर
जिला :- जयपुर

अंतिम चोसला आधार सम्वत :- 2074 - 2077 जमाबंदी 2076 (वर्ष 2019) से स्थायी
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 484
खाता संख्या पुराना :- 452

काश्तकार का नाम:-

1. मेसर्स डी. प्रमोदर्स प्रा. लि. हिस्सा- पूर्ण रजि. आफिस 17- बी आशफ अली रोड नई दिल्ली, खातेदार

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
796	1.6200	बारानी 2	1.6200	9.72	स्वीकृत नामांतरकरण : 801 10/10/2019 बेचान	
कुल खसरे - 1	1.6200		1.6200	9.7200		

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्षी के रूप में नहीं किया जा सकता है।

नकल जारी करने की तिथि :- 16-Mar-2020





जमाबन्दी (खेवट/खतोनी)
(प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- महापुरा
पटवार हल्का :- महापुरा
भू.अभि.नि. :- भांकरोटा
तहसील :- साँगानेर
जिला :- जयपुर

अंतिम चोसला आधार सम्वत :- 2074 - 2077 जमाबंदी 2076 (वर्ष 2019) से स्थायी
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 524
खाता संख्या पुराना :- 127

काश्तकार का नाम:-

1. ~~महाराज डा. व. प्रमोदसिंह प्रालि हिस्सा पूर्ण राजि आफिस 17 बी आशफ अली रोड नई दिल्ली वातेदार~~

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
2111/162	0.2500	चाही 2	0.2500 7.25	396		
2113/393	0.2500	जाव 2	0.2500 3.63	396		
399	0.4500	चाही 2	0.4500 13.05	396		
कुल खसरे - 3	0.9500	0.9500	23.9300			

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्षी के रूप में नहीं किया जा सकता है।

नकल जारी करने की तिथि :- 16-Mar-2020





जमाबन्दी (खेवट/खतोनी)
(प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- महापुरा
पटवार हल्का :- महापुरा
भू. अभि. नि. :- भांकरोटा
तहसील :- साँगानेर
जिला :- जयपुर

अंतिम चोसला आधार सम्वत :- 2074 - 2077 जमाबंदी 2076 (वर्ष 2019) से स्थायी
भूमि धारक का नाम :- राज. संरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 513
खाता संख्या पुराना :- 226

काश्तकार का नाम:-

1. मिसर्स डाव प्रमोटर्स प्रा. लि. हिस्सा पूर्ण सा. रजि. ऑफिस 17 की आशफ अली रोड, नई दिल्ली खातेदार

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
623	0.2800	चाही A	0.2800	12.32		स्वीकृत नामांतरकरण : 1030 10/10/2019 विनिमय
624	0.2800	चाही A	0.2800	12.32	691	
625/1851	0.4300	बंजड 1	0.4300	1.29		
626	0.3600	चाही 1	0.3600	12.96	635	
कुल खसरे - 4 1.3500 1.3500 38.8900						

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्षी के रूप में नहीं किया जा सकता है।

नकल जारी करने की तिथि :- 16-Mar-2020



जमाबन्दी

ग्राम का नाम :- महापुरा
तहसील :- सांगानेर
सम्बत :- 2072 - 2075
क्षेत्रफल :- हेक्टेयर

पटवार इल्का महापुरा
जिला :- जयपुर
वास्तविक सम्बत :- 2072

भू. अभि. नि. क्षेत्र भांक्रोटा
दिनांक :- 02/02/2016

प्रपत्र पी-26(बी)
पृष्ठ संख्या 133 of 244

खेवट(खतोनी)		भूमि धारक का नाम	कारवाकर का नाम	खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	सिंचाई के साधन	लगान		नामान्तरण आदेश नं.	भूमि अधीन विविधियाँ जिसके पक्ष में भूमि वशा तारीख अन्तर्गत हो	पटवार पर
नया	पुराना							रु	रकम			
1	2	3	4	5	6	7	8	9	10	11	12	13

283 (मजदूर) राज.
सरकार

कुल

कुल खसरा : 3

कुल क्षेत्रफल : 0.7700

भूमि प्रकार के अनुसार क्षेत्रफल

33.44

बाही A 0.7500

33.00

जाब A 0.0200

0.44

284

249

राज.

सरकार

महाराज सांगानेर, जयपुर, राजस्थान
श्री. अमरक जाली, सांगानेर, जयपुर, राजस्थान

459	0.3400	बाही 1	0.3400	457	36	12.24
460	0.3800	बाहानी A	0.3800		11.80	4.48
461	0.1900	बाहानी A	0.1900		11.80	2.24
464	0.0200	बाहानी 2	0.0200		6	0.12
465	0.1400	जाब 1	0.0300		18	0.54
		बाही 1	0.1100		36	3.96
466	0.0400	बाही 1	0.0300		36	1.08
		जाब 1	0.0100		18	0.18
467	0.1100	बाहानी 2	0.1100		6	0.66
468	0.0700	जाब 1	0.0100	681	18	0.18
		बाही 1	0.0600		36	2.16
469	0.0500	बाही 1	0.0500	681	36	1.80
480	0.0100	बाही 1	0.0100	681	36	0.36
481	0.3600	बाही 1	0.3600	681	36	12.96
482	0.2400	बाही 1	0.2400		36	8.64
483	0.1800	बाही 1	0.1800		36	6.48
484	0.1600	बाही 1	0.1600		36	5.76
479	0.0500	बाहानी 2	0.0500		6	0.30
485	0.2500	बाही 1	0.2500	681	36	9
488	0.1700	बाहानी 1	0.1700		7.80	1.33

P25-7292
11/11/2019

पटवारी
मण्डल महापुरा
तहसील सांगानेर, जयपुर

जमाबन्दी

ग्राम का नाम :- महापुरा
तहसील :- सांगानेर
सम्बत :- 2072 - 2075
क्षेत्रफल :- हैक्टेयर

पटवार हल्का महापुरा
जिला :- जयपुर
वास्तविक सम्बत :- 2072

भू. अभि. नि. क्षेत्र भांकरोटा
दिनांक :- 02/02/2016

प्रपत्र पी-26(बी)
पृष्ठ संख्या 134 of 244

143

पटवार पत्र / सार्वजनिक पत्र

खेवट(खतोनी)		भूमि धारक का नाम	कारखेकार का नाम	खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	सिंचाई के साधन	लगान		नामान्तरण आदेश नं. तथा तारीख	भूमि ब्याौरा विशिष्टता जिसके पक्ष में भूमि अन्तरित हो
नया	पुराना							दर	रकम		
1	2	3	4	5	6	7	8	9	10	11	12



कुल	कुल खसरा : 17	कुल क्षेत्रफल : 2.7600	भूमि प्रकार के अनुसार क्षेत्रफल	74.47
			चाही 1	1.7900
			बारानी A	0.5700
			बारानी 1	0.1700
			बारानी 2	0.1800
			जाव 1	0.0500

285	250	राज. सैसल बोव प्रमोटस प्रा. लि. राज. सरकार	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार	ऑ. 17 की अंश अली रोड नई दिल्ली	हि. 337/1081. मंगलम विष्णु हवनपस वि. राज. ऑफिस सिक्स फोर अपेक्स मोल, लालकोठी, टोक रोड, जयपुर.	हि. 175/1081, नन्दा पुत्र मोहन.	हि. 103/1081, मन्नालाल पुत्र मंगला.	हि. 105/1081, गिरधारी.	रूपनारायण, राजलाल, रतन पि. किराना उर्फ किरानलाल, हि. 4/15, अमोक पुत्र रामकरण	हि. 1/40, सुनीता, कविता पुत्रियां	रामकरण हि. 1/60 नावालिम सपस्त संरक्षिका माता रामचारीदेवी व रामचारीदेवी पत्नी रामकरण हि. 1/40, जानि जाट, सा. देह, छातेवार	655	0.5900	चाही 1	0.5900	681	36	21.24	राज. सैसल बोव प्रमोटस प्रा. लि. राज. सरकार
												656	0.3600	जाव 1	0.1400	681	18	2.52	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार
												657	0.3800	चाही 1	0.2200	681	36	7.92	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार
																		8.28	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार
																		2.70	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार
												658	0.1900	चाही 1	0.2300	681	36	6.84	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार
												674	0.1900	चाही 1	0.1500	681	18	4.50	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार
												676	0.1900	चाही 1	0.1900	681	36	6.84	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार
												678	0.1100	चाही 1	0.1100	681	36	3.96	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार
												680	0.5000	चाही 1	0.1400	681	6	0.84	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार
												682	0.1400	बारानी 2	0.5800	681	36	20.88	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार
												684	0.2800	चाही 1	0.2800	681	36	10.08	मैसल बोव प्रमोटस प्रा. लि. राज. सरकार

पटवार 7292 11/6/2016

पटवार महापुरा
तहसील सांगानेर, जयपुर

कुल खसरा : 9	कुल क्षेत्रफल : 3.1300	भूमि प्रकार के अनुसार क्षेत्रफल	103.26
		चाही 1	2.7000
			97.20

जमावन्दी

प्रपत्र पी-26(सी)

पृष्ठ संख्या 106 of 244

पू.वर्षि.नि.क्षेत्र

भांवरुटा

दिनांक :-

02/02/2016

पटवार हल्का

महापुरा

जिला :-

जयपुर

वास्तविक सम्यक्तः-

2072

कृषि का नाम :-

महापुरा

नोट्स :-

सांगानेर

साम्यतः :-

2072 - 2075

अथफल :-

हृषटेयर

[illegible]

अक्षर ५५: १/५५१ दि. ३.२.१९७१.
 अक्षर ५५: १/५५१ दि. ३.२.१९७१.
 अक्षर ५५: १/५५१ दि. ३.२.१९७१.

234	राज.	मंगलम विष्ट हवलपर्स लि. रजि. क्र. 6 फ्लोर	683	0.6900	बातानी 1	0.6900	7.80	5.38	26.782
278	सकार	अपेक्ष मालमाल कोठी टोक रोड अमपुर	870	0.6900	बातानी 1	0.6900	7.80	5.38	26.782
		हि. 1089/3243, विष्णुपति, लुपनापारण,	अदावा नाम संख्या 870 न्यायालय अमपुर अमपुर जिला के निर्णय सं. 683 रकम 0.64 है. की रंगरेनी 806.						
		राजुलाल, रतन पि. किशना उर्फ किशनलाल	नंदा उम स्मो. है. 827 मन्नालाल उम मंगला है. 6366 गिरधारी रमणाराण, राजलाल रतन पि. किशना उर्फ किशनलाल है. 2329 अमरगढ़ उम रामकरण है. 1197						
		हि. 44/345, अशोक पुत्र रामकरण,	सुनिता कविरा उजियां रामकरण है. 6600 नाता संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						
		हि. 33/2760, सुनीता, कविता सुनियां	ना. बा. संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						
		रामकरण, हि. 11/1380, जवालिप समस्त	ना. बा. संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						
		संरक्षिका माता रामप्यारीदेवी व	ना. बा. संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						
		रामप्यारीदेवी पुत्री रामकरण हि. 33/2760.	ना. बा. संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						
		जाति जाट सा. देह, मैसर्स डोक	ना. बा. संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						
		प्रमोदस प्रा. लि. रजि. ऑ. 17 की अरक अली	ना. बा. संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						
		टोक नई दिल्ली हि. 337/1081 मन्नालाल	ना. बा. संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						
		पुत्र मंगला हि. 105/1081 नन्दा पुत्र	ना. बा. संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						
		मोहर हि. 311/3243 जाति जाट सा. देह,	ना. बा. संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						
		छातेदार	ना. बा. संरक्षिका मंगला रामकरण है. 1197 गिरधारी मंगलम किश उमरगढ़ है. रजि. क्र. 6 फ्लोर अमपुर अमपुर माल लालकोठी टोक रोड अमपुर है. 5 मैसर्स डोक अमपुर है. रजि. क्र. 17 मंरक अमपुर है. 1197						

कुल खसरा : 1	कुल क्षेत्रफल : 0.6900	भूमि प्रकार के अनुसार क्षेत्रफल	5.38
		बागानी 1	0.6900
			5.38

PGS 7297
11/6/19

1/25/11/6/79
सद्वारी
महाराष्ट्र मण्डल महापुत्रा
सांगानेर, जयपुर

क्र.सं.	नाम	पिता/पति	पता	विवरण	मिति	विवरण
235	राज.	मंगलम बिहारी बालकृष्ण सिंह, रजि. ऑफिस सिस्टम	659	0.0800	जाय 1	0.0200 681
248	सरकार	फ्लोर अफेक्स मोल-शालाकोटी टोक रोड			चाही 1	0.0600
	जयपुर हि. 1606/3243, मेसर्स टोव	660	0.1200	चाही 1	0.1200	
	पमोटर्स प्रा. लि. रजि. ऑ. 17 भी अरक	661	0.3200	गारानी A	0.3200	
	अली रोड महं दिल्ली हि. 337/1081, मन्दा	662	0.6500	जाय 1	0.2600 681	
	पुत्र मोहन, हि. 103/1081, मन्नालाल			चाही 1	0.3900	

जमाबन्दी

ग्राम का नाम :- महापुरा
तहसील :- सांगानेर
सम्बत :- 2072 - 2075
क्षेत्रफल :- हेक्टेयर

पटवार हल्का महापुरा
जिला :- जयपुर
वास्तविक मम्बत :- 2072

भू.अभि.नि.क्षेत्र
दिनांक :- 02/02/2016

पृष्ठ संख्या 107 of 244

पटवार परमेश्वर

खेतर(खतोनी)		भूमि धारक का नाम	कारतकार का नाम	खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	सिंचाई के साधन	लगान		नामान्तरण आदेश नं. तथा तारीख	भूमि धारक द्वारा भूमि अन्तर्गत हो
नया	पुराना							दर	रकम		
1	2	3	4	5	6	7	8	9	10	11	12

235 (मजकूर)	राज. सरकार	पुत्र मंगला, हि. 317/3243, कोप जाट, सा. देह, छातेदार	663	0.2400	जाब 1	0.0400	681	18	0.72		
					चाही 1	0.2000		36	7.20		
			664	0.4000	चाही 1	0.4000	681	36	14.40		
			665/1853	0.2100	चाही 1	0.2100	681	36	7.56		
			666	1.8500	बारानी 1	1.8500		7.80	14.43		
			687	0.0500	बारानी 1	0.0500		7.80	0.39		
			688/1857	0.1600	बारानी 1	0.1600		7.80	1.25		

कुल	कुल खसरा : 10	कुल क्षेत्रफल : 4.0800	भूमि प्रकार के अनुसार क्षेत्रफल	75.29
			चाही 1	1.3800
			बारानी A	0.3200
			बारानी 1	2.0600
			जाब 1	0.3200

236	राज. सरकार	मंगलम विरह डबलपर्स मि. रवि. अ. वि. वि. वि.	554	0.3600	बारानी 1	0.3600		7.80	2.81		
		फोर अपेक्स मॉल लालकोठी टॉक रोड	555	1.2500	जाब 3	0.4400	561	10.20	4.49		
		जयपुर हि. 156/284, कलाचन्द पुत्र			चाही 3	0.8100		20.5	16.80		
		रूपनारायण, हि. 20/284, ओमप्रकाश	556	0.4000	बारानी 2	0.4000		6	2.40		
		रामप्रकाश पि. रूपनारायण, हि. 108/284	558	0.0500	बारानी 2	0.0500		6	0.30		
		कोप ग्राहण, सा. देह, छातेदार			चाही 3	0.2300	561	20.5	4.72		
			559	0.2300	चाही 3	0.2300	561				
			561	0.0300	ग. भू. चाह	0.0300					
			कोठी								
			562	0.5000	चाही 3	0.5000	561	20.5	10.25		

कुल खसरा : 7	कुल क्षेत्रफल : 2.8200	भूमि प्रकार के अनुसार क्षेत्रफल	41.57
		चाही 3	1.5400

ना.सं. 1007
डा. 13
कारा के लिये व 68/15414
रूपनारायण हि. 20 ओम-
प्रकाश रामप्रकाश पि. रूपनारायण हि. 108 के लिये निमित्त
विनिमय पुत्र से मंगलम विरह डबलपर्स मि. रवि. अ. वि. वि. वि.
अपेक्स मॉल लालकोठी टॉक रोड जयपुर हि. 156/284 को
पुत्र रूपनारायण हि. 20 ओमप्रकाश पि. रूपनारायण हि. 108 के लिये निमित्त
रामप्रकाश पुत्र रूपनारायण हि. 108 के लिये निमित्त
स्वीकार हुआ।
ना.सं. 1008
डा. 13
कारा के लिये विभाजन से बंधारा निमित्त पुत्र से पुत्र
(1) नि.सं. 555/1, 556, 562/1, 563/1, 564/1, 565/1, 566/1, 567/1, 568/1, 569/1, 570/1, 571/1, 572/1, 573/1, 574/1, 575/1, 576/1, 577/1, 578/1, 579/1, 580/1, 581/1, 582/1, 583/1, 584/1, 585/1, 586/1, 587/1, 588/1, 589/1, 590/1, 591/1, 592/1, 593/1, 594/1, 595/1, 596/1, 597/1, 598/1, 599/1, 600/1, 601/1, 602/1, 603/1, 604/1, 605/1, 606/1, 607/1, 608/1, 609/1, 610/1, 611/1, 612/1, 613/1, 614/1, 615/1, 616/1, 617/1, 618/1, 619/1, 620/1, 621/1, 622/1, 623/1, 624/1, 625/1, 626/1, 627/1, 628/1, 629/1, 630/1, 631/1, 632/1, 633/1, 634/1, 635/1, 636/1, 637/1, 638/1, 639/1, 640/1, 641/1, 642/1, 643/1, 644/1, 645/1, 646/1, 647/1, 648/1, 649/1, 650/1, 651/1, 652/1, 653/1, 654/1, 655/1, 656/1, 657/1, 658/1, 659/1, 660/1, 661/1, 662/1, 663/1, 664/1, 665/1, 666/1, 667/1, 668/1, 669/1, 670/1, 671/1, 672/1, 673/1, 674/1, 675/1, 676/1, 677/1, 678/1, 679/1, 680/1, 681/1, 682/1, 683/1, 684/1, 685/1, 686/1, 687/1, 688/1, 689/1, 690/1, 691/1, 692/1, 693/1, 694/1, 695/1, 696/1, 697/1, 698/1, 699/1, 700/1, 701/1, 702/1, 703/1, 704/1, 705/1, 706/1, 707/1, 708/1, 709/1, 710/1, 711/1, 712/1, 713/1, 714/1, 715/1, 716/1, 717/1, 718/1, 719/1, 720/1, 721/1, 722/1, 723/1, 724/1, 725/1, 726/1, 727/1, 728/1, 729/1, 730/1, 731/1, 732/1, 733/1, 734/1, 735/1, 736/1, 737/1, 738/1, 739/1, 740/1, 741/1, 742/1, 743/1, 744/1, 745/1, 746/1, 747/1, 748/1, 749/1, 750/1, 751/1, 752/1, 753/1, 754/1, 755/1, 756/1, 757/1, 758/1, 759/1, 760/1, 761/1, 762/1, 763/1, 764/1, 765/1, 766/1, 767/1, 768/1, 769/1, 770/1, 771/1, 772/1, 773/1, 774/1, 775/1, 776/1, 777/1, 778/1, 779/1, 780/1, 781/1, 782/1, 783/1, 784/1, 785/1, 786/1, 787/1, 788/1, 789/1, 790/1, 791/1, 792/1, 793/1, 794/1, 795/1, 796/1, 797/1, 798/1, 799/1, 800/1, 801/1, 802/1, 803/1, 804/1, 805/1, 806/1, 807/1, 808/1, 809/1, 810/1, 811/1, 812/1, 813/1, 814/1, 815/1, 816/1, 817/1, 818/1, 819/1, 820/1, 821/1, 822/1, 823/1, 824/1, 825/1, 826/1, 827/1, 828/1, 829/1, 830/1, 831/1, 832/1, 833/1, 834/1, 835/1, 836/1, 837/1, 838/1, 839/1, 840/1, 841/1, 842/1, 843/1, 844/1, 845/1, 846/1, 847/1, 848/1, 849/1, 850/1, 851/1, 852/1, 853/1, 854/1, 855/1, 856/1, 857/1, 858/1, 859/1, 860/1, 861/1, 862/1, 863/1, 864/1, 865/1, 866/1, 867/1, 868/1, 869/1, 870/1, 871/1, 872/1, 873/1, 874/1, 875/1, 876/1, 877/1, 878/1, 879/1, 880/1, 881/1, 882/1, 883/1, 884/1, 885/1, 886/1, 887/1, 888/1, 889/1, 890/1, 891/1, 892/1, 893/1, 894/1, 895/1, 896/1, 897/1, 898/1, 899/1, 900/1, 901/1, 902/1, 903/1, 904/1, 905/1, 906/1, 907/1, 908/1, 909/1, 910/1, 911/1, 912/1, 913/1, 914/1, 915/1, 916/1, 917/1, 918/1, 919/1, 920/1, 921/1, 922/1, 923/1, 924/1, 925/1, 926/1, 927/1, 928/1, 929/1, 930/1, 931/1, 932/1, 933/1, 934/1, 935/1, 936/1, 937/1, 938/1, 939/1, 940/1, 941/1, 942/1, 943/1, 944/1, 945/1, 946/1, 947/1, 948/1, 949/1, 950/1, 951/1, 952/1, 953/1, 954/1, 955/1, 956/1, 957/1, 958/1, 959/1, 960/1, 961/1, 962/1, 963/1, 964/1, 965/1, 966/1, 967/1, 968/1, 969/1, 970/1, 971/1, 972/1, 973/1, 974/1, 975/1, 976/1, 977/1, 978/1, 979/1, 980/1, 981/1, 982/1, 983/1, 984/1, 985/1, 986/1, 987/1, 988/1, 989/1, 990/1, 991/1, 992/1, 993/1, 994/1, 995/1, 996/1, 997/1, 998/1, 999/1, 1000/1, 1001/1, 1002/1, 1003/1, 1004/1, 1005/1, 1006/1, 1007/1, 1008/1, 1009/1, 1010/1, 1011/1, 1012/1, 1013/1, 1014/1, 1015/1, 1016/1, 1017/1, 1018/1, 1019/1, 1020/1, 1021/1, 1022/1, 1023/1, 1024/1, 1025/1, 1026/1, 1027/1, 1028/1, 1029/1, 1030/1, 1031/1, 1032/1, 1033/1, 1034/1, 1035/1, 1036/1, 1037/1, 1038/1, 1039/1, 1040/1, 1041/1, 1042/1, 1043/1, 1044/1, 1045/1, 1046/1, 1047/1, 1048/1, 1049/1, 1050/1, 1051/1, 1052/1, 1053/1, 1054/1, 1055/1, 1056/1, 1057/1, 1058/1, 1059/1, 1060/1, 1061/1, 1062/1, 1063/1, 1064/1, 1065/1, 1066/1, 1067/1, 1068/1, 1069/1, 1070/1, 1071/1, 1072/1, 1073/1, 1074/1, 1075/1, 1076/1, 1077/1, 1078/1, 1079/1, 1080/1, 1081/1, 1082/1, 1083/1, 1084/1, 1085/1, 1086/1, 1087/1, 1088/1, 1089/1, 1090/1, 1091/1, 1092/1, 1093/1, 1094/1, 1095/1, 1096/1, 1097/1, 1098/1, 1099/1, 1100/1, 1101/1, 1102/1, 1103/1, 1104/1, 1105/1, 1106/1, 1107/1, 1108/1, 1109/1, 1110/1, 1111/1, 1112/1, 1113/1, 1114/1, 1115/1, 1116/1, 1117/1, 1118/1, 1119/1, 1120/1, 1121/1, 1122/1, 1123/1, 1124/1, 1125/1, 1126/1, 1127/1, 1128/1, 1129/1, 1130/1, 1131/1, 1132/1, 1133/1, 1134/1, 1135/1, 1136/1, 1137/1, 1138/1, 1139/1, 1140/1, 1141/1, 1142/1, 1143/1, 1144/1, 1145/1, 1146/1, 1147/1, 1148/1, 1149/1, 1150/1, 1151/1, 1152/1, 1153/1, 1154/1, 1155/1, 1156/1, 1157/1, 1158/1, 1159/1, 1160/1, 1161/1, 1162/1, 1163/1, 1164/1, 1165/1, 1166/1, 1167/1, 1168/1, 1169/1, 1170/1, 1171/1, 1172/1, 1173/1, 1174/1, 1175/1, 1176/1, 1177/1, 1178/1, 1179/1, 1180/1, 1181/1, 1182/1, 1183/1, 1184/1, 1185/1, 1186/1, 1187/1, 1188/1, 1189/1, 1190/1, 1191/1, 1192/1, 1193/1, 1194/1, 1195/1, 1196/1, 1197/1, 1198/1, 1199/1, 1200/1, 1201/1, 1202/1, 1203/1, 1204/1, 1205/1, 1206/1, 1207/1, 1208/1, 1209/1, 1210/1, 1211/1, 1212/1, 1213/1, 1214/1, 1215/1, 1216/1, 1217/1, 1218/1, 1219/1, 1220/1, 1221/1, 1222/1, 1223/1, 1224/1, 1225/1, 1226/1, 1227/1, 1228/1, 1229/1, 1230/1, 1231/1, 1232/1, 1233/1, 1234/1, 1235/1, 1236/1, 1237/1, 1238/1, 1239/1, 1240/1, 1241/1, 1242/1, 1243/1, 1244/1, 1245/1, 1246/1, 1247/1, 1248/1, 1249/1, 1250/1, 1251/1, 1252/1, 1253/1, 1254/1, 1255/1, 1256/1, 1257/1, 1258/1, 1259/1, 1260/1, 1261/1, 1262/1, 1263/1, 1264/1, 1265/1, 1266/1, 1267/1, 1268/1, 1269/1, 1270/1, 1271/1, 1272/1, 1273/1, 1274/1, 1275/1, 1276/1, 1277/1, 1278/1, 1279/1, 1280/1, 1281/1, 1282/1, 1283/1, 1284/1, 1285/1, 1286/1, 1287/1, 1288/1, 1289/1, 1290/1, 1291/1, 1292/1, 1293/1, 1294/1, 1295/1, 1296/1, 1297/1, 1298/1, 1299/1, 1300/1, 1301/1, 1302/1, 1303/1, 1304/1, 1305/1, 1306/1, 1307/1, 1308/1, 1309/1, 1310/1, 1311/1, 1312/1, 1313/1, 1314/1, 1315/1, 1316/1, 1317/1, 1318/1, 1319/1, 1320/1, 1321/1, 1322/1, 1323/1, 1324/1, 1325/1, 1326/1, 1327/1, 1328/1, 1329/1, 1330/1, 1331/1, 1332/1, 1333/1, 1334/1, 1335/1, 1336/1, 1337/1, 1338/1, 1339/1, 1340/1, 1341/1, 1342/1, 1343/1, 1344/1, 1345/1, 1346/1, 1347/1, 1348/1, 1349/1, 1350/1, 1351/1, 1352/1, 1353/1, 1354/1, 1355/1, 1356/1, 1357/1, 1358/1, 1359/1, 1360/1, 1361/1, 1362/1, 1363/1, 1364/1, 1365/1, 1366/1, 1367/1, 1368/1, 1369/1, 1370/1, 1371/1, 1372/1, 1373/1, 1374/1, 1375/1, 1376/1, 1377/1, 1378/1, 1379/1, 1380/1, 1381/1, 1382/1, 1383/1, 1384/1, 1385/1, 1386/1, 1387/1, 1388/1, 1389/1, 1390/1, 1391/1, 1392/1, 1393/1, 1394/1, 1395/1, 1396/1, 1397/1, 1398/1, 1399/1, 1400/1, 1401/1, 1402/1, 1403/1, 1404/1, 1405/1, 1406/1, 1407/1, 1408/1, 1409/1, 1410/1, 1411/1, 1412/1, 1413/1, 1414/1, 1415/1, 1416/1, 1417/1, 1418/1, 1419/1, 1420/1, 1421/1, 1422/1, 1423/1, 1424/1, 1425/1, 1426/1, 1427/1, 1428/1, 1429/1, 1430/1, 1431/1, 1432/1, 1433/1, 1434/1, 1435/1, 1436/1, 1437/1, 1438/1, 1439/1, 1440/1, 1441/1, 1442/1, 1443/1, 1444/1, 1445/1, 1446/1, 1447/1, 1448/1, 1449/1, 1450/1, 1451/1, 1452/1, 1453/1, 1454/1, 1455/1, 1456/1, 1457/1, 1458/1, 1459/1, 1460/1, 1461/1, 1462/1, 1463/1, 1464/1, 1465/1, 1466/1, 1467/1, 1468/1, 1469/1, 1470/1, 1471/1, 1472/1, 1473/1, 1474/1, 1475/1, 1476/1, 1477/1, 1478/1, 1479/1, 1480/1, 1481/1, 1482/1, 1483/1, 1484/1, 1485/1, 1486/1, 1487/1, 1488/1, 1489/1, 1490/1, 1491/1, 1492/1, 1493/1, 1494/1, 1495/1, 1496/1, 1497/1, 1498/1, 1499/1, 1500/1, 1501/1, 1502/1, 1503/1, 1504/1, 1505/1, 1506/1, 1507/1, 1508/1, 1509/1, 1510/1, 1511/1, 1512/1, 1513/1, 1514/1, 1515/1, 1516/1, 1517/1, 1518/1, 1519/1, 1520/1, 1521/1, 1522/1, 1523/1, 1524/1, 1525/1, 1526/1, 1527/1, 1528/1, 1529/1, 1530/1, 1531/1, 1532/1, 1533/1, 1534/1, 1535/1, 1536/1, 1537/1, 1538/1, 1539/1, 1540/1, 1541/1, 1542/1, 1543/1, 1544/1, 1545/1, 1546/1, 1547/1, 1548/1, 1549/1, 1550/1, 1551/1, 1552/1, 1553/1, 1554/1, 1555/1, 1556/1, 1557/1, 1558/1, 1559/1, 1560/1, 1561/1, 1562/1, 1563/1, 1564/1, 1565/1, 1566/1, 1567/1, 1568/1, 1569/1, 1570/1, 1571/1, 1572/1, 1573/1, 1574/1, 1575/1, 1576/1, 1577/1, 1578/1, 1579/1, 1580/1, 1581/1, 1582/1, 1583/1, 1584/1, 1585/1, 1586/1, 1587/1, 1588/1, 1589/1, 1590/1, 1591/1, 1592/1, 1593/1, 1594/1, 1595/1, 1596/1, 1597/1, 1598/1, 1599/1, 1600/1, 1601/1, 1602/1, 1603/1, 1604/1, 1605/1, 1606/1, 1607/1, 1608/1, 1609/1, 1610/1, 1611/1, 1612/1, 1613/1, 1614/1, 1615/1, 1616/1, 1617/1, 1618/1, 1619/1, 1620/1, 1621/1, 1622/1, 1623/1, 1624/1, 1625/1, 1626/1, 1627/1, 1628/1, 1629/1, 1630/1, 1631/1, 1632/1, 1633/1, 1634/1, 1635/1, 1636/1, 1637/1, 1638/1, 1639/1, 1640/1, 1641/1, 1642/1, 1643/1, 1644/1, 1645/1, 1646/1, 1647/1, 1648/1, 1649/1, 1650/1, 1651/1, 1652/1, 1653/1, 1654/1, 1655/1, 1656/1, 1657/1, 1658/1, 1659/1, 1660/1, 1661/1, 1662/1, 1663/1, 1664/1, 1665/1, 1666/1, 1667/1, 1668/1, 1669/1, 1670/1, 1671/1, 1672/1, 1673/1, 1674/1, 1675/1, 1676/1, 1677/1, 1678/1, 1679/1, 1680/1, 1681/1, 1682/1, 1683/1, 1684/1, 1685/1, 1686/1, 1687/1, 1688/1, 1689/1, 1690/1, 1691/1, 1692/1, 1693/1, 1694/1, 1695/1, 1696/1, 1697/1, 1698/1, 1699/1, 1700/1, 1701/1, 1702/1, 1703/1, 1704/1, 1705/1, 1706/1, 1707/1, 1708/1, 1709/1, 1710/1, 1711/1, 1712/1, 1713/1, 1714/1, 1715/1, 1716/1, 1717/1, 1718/1, 1719/1, 1720/1, 1721/1, 1722/1, 1723/1, 1724/1, 1725/1, 1726/1, 1727/1, 1728/1, 1729/1, 1730/1, 1731/1, 1732/1, 1733/1, 1734/1, 1735/1, 1736/1, 1737/1, 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जमावन्दी

ग्राम का नाम :- महापुरा
तहसील :- सांगानेर
सम्बत :- 2072 - 2075
क्षेत्रफल :- हैक्टेयर

पटवार हल्का महापुरा
जिला :- जयपुर
वास्तविक सम्बत :- 2072

भू. अभि. नि. क्षेत्र मांकरोटा
दिनांक :- 02/02/2016

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खेजट(खतोनी)		भूमि धारक का नाम	कारतकार का नाम	खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	सिंचाई के साधन	लगान		नामान्तरण आदेश नं. तथा तारीख	भूमि और विविधता जिसके पक्ष में भूमि बन्तारित हो	टिप्पणी
नया	पुराना							दर	रकम			
1	2	3	4	5	6	7	8	9	10	11	12	13

228 (मजदूर) राज. हि. 103/1081, मन्नालाल पुत्र मंगला
सरकार हि. 317/3243, जाति जाट सा. देह, छातेदार

कुल कुल खसरा : 2 कुल क्षेत्रफल : 0.7700 भूमि प्रकार के अनुसार क्षेत्रफल
चाही 1 0.2800 10.08
शारानी 1 0.4900 3.82

229 321 राज. मंगलम बिरुड डवलपर्स लि. रवि. ओ. फिल
सरकार लि. 317/3243, जाति जाट सा. देह, छातेदार
टोकरोड जयपुर हि. 6/13, रामेश्वर पुत्र
धनाराम, हि. 7/13, जाति जाट, नि.
जयसिंहपुरा वास नवटा, छातेदार

605 0.1300 चाही A 0.1300 44 5.72 718.740.
नोट - माफत 979 हि. 14-5-15 विभाजन से उत्पन्न जमीन का क्षेत्रफल 779.740 है -
(1) ख. नं. 605/5 रकबा 0.06200 इंचास मालूम कि रजि. वंशीधर
मिल्लस फलान (अपेक्षित जमीन लालकोठी टोकरोड जयपुर के नाम पर)
(2) ख. नं. 605 रकबा 0.07 है. जो मालूम कि फलाना जाति जाट सा. अफिमपुरा नाम
जमीन का क्षेत्रफल

कुल कुल खसरा : 1 कुल क्षेत्रफल : 0.1300 भूमि प्रकार के अनुसार क्षेत्रफल
चाही A 0.1300 5.72

230 247 राज. मंगलम बिरुड डवलपर्स लि. रवि. ओ. मिल्लस
सरकार फलान अपेक्षित माल लालकोठी टोकरोड
जयपुर हि. 7/50, दवानन्द पुत्र
नारायणराय, हि. 43/50, जाति जाट, नि.
परबाना धुर्ग, तह. बुझाना, जिला
शम्भु, छातेदार

816/1745 0.1700 चाही A 0.1700 813 44 7.48 768.795

नोट - माफत 392 हि. 24-10-15 विभाजन से उत्पन्न जमीन का क्षेत्रफल 768.795 है -
आ. वि. 1000 रकबा अपेक्षित जमीन लालकोठी टोकरोड जयपुर के नाम पर

कुल खसरा : 1 कुल क्षेत्रफल : 0.1700 भूमि प्रकार के अनुसार क्षेत्रफल 7.48

पटवारी
पटवार मण्डल, महापुरा
तहसील सांगानेर, जयपुर

जमावन्दी

ग्राम का नाम :-	महापुरा
तहसील :-	सांगानेर
मन्थन :-	2072 - 2075
क्षेत्रफल :-	हैक्टेयर

पटवार हल्का महापरा
जिला :- जयपुर
वास्तविक सम्बन्ध :- 2072

पू.वभि.नि.क्षेत्र भांकरोटा
दिनांक :- 02/02/2016

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पृष्ठ संख्या 108 of 244

[illegible]

बातनी 1	0.3600	2.81
बातनी 2	0.4500	2.70
बात 3	0.4400	4.49
गैर बात	0.0300	

237	430	राज.	मंगलम विरह बबलपर्व नि. रवि. अ. सिक्ख
		संस्कार	फूलो अपेक्ष मति लालकोठी टोकरोह जयपुर डि. 7/50. सरिता चौधरी पत्रि सुबानन्द चौधरी. डि. 43/50. ज्ञानि ज्ञात, नि. प्लाट नं. 82 गिरनार गान्धीपथ हिन्स रोड, जयपुर, छातेवार

[illegible]

कुल छात्राः : 1

कुल अंशफल : 0.6000

भूमि प्रकार के अनुसार क्षेत्रफल
चाही A 0.6000

26.40

238 246 राज. मंगलम विन्ड-इवलपस नि.र.बि. ऑ. सिविस्य
सरकार प्लोर अवेपस मास सावकोटी लोकारो
अवपुर रि. 1/4, निधिल प्रविद पुत्र
चन्द्रप्रकाश पंविद नि.प्लाट नं. 102 ए 6
कमल अपादिपेट वनीपार्क अवपुर रि. 9/40
सन्तोषकुमार पुत्र नारायणलाल सेनी जाति
मासी नि.प्लाट नं. 6 गोपालवादी अजमेर रोड
चिन्ट पुसिमा अवपुर रि. 9/40 सतिता
धर्मपति ओमप्रकाश यशु धर्मपति केलास
पुण्या धर्मपति रामप्रकाश
रि. प. रि. 3/10, जाति ब्राह्मण, सा. वैद

बाराही 2	0.3989
चाही 3	0.0300
चाही 3	1.0000

6	2.34
20.5	0.62
20.5	20.50

[illegible]

जमाबन्दी

ग्राम का नाम :- महापुरा
तहसील :- सांगानेर
सम्बत :- 2072 - 2075
क्षेत्रफल :- हैफ्टेयर

पटवार हल्का महापुरा
जिला :- जयपुर
वास्तविक सम्बत :- 2072

भू.अभि.नि.क्षेत्र भाकराटा
दिनांक :- 02/02/2016

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पटवार परत / धरमर परत

खेड(खतोनी)		भूमि धारक का नाम	कारतकार का नाम	खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	सिंचाई के साधन	लगान		नामान्तरण आदेश नं. तथा तारीख	भूमि व्यापार विविधियां जिसके पक्ष में भूमि अन्तरित हो	सिंचनी
नया	पुराना							दर	रकम			
1	2	3	4	5	6	7	8	9	10	11	12	13

240 429 राज. मंगलमविलेड इवसपर्स लि.रजि. ऑफिस लिक्व
सरकार फ्लोर अपेक्समाल सामकोटी टोंक रोड
जयपुर, हि. 1/4, सरिता चौधरी धर्मपती
दवाचन्द चौधरी, हि. 42/140, जाति जाट,
नि. 38, सुजयनगर, वैशालीनगर, जयपुर
दवानन्द पुत्र नारायणराय, हि. 33/140,
जाति जाट, नि. परवानाखुर्द, तह. बुहाना,
जिला झुझुन, सरिता धर्मपती
दवाचन्द चौधरी, हि. 30/140, जाति जाट,
नि. जयपुर, छातेयार

नोट- मा. जे. 997 दि. 24.10.15 किंगडम से प्राप्त हुआ 20 प्रका. 24-
(1) च. 817/0.68 है. स्तीहा-मोथरी धर्मपती पञ्चम-मोथरी-जाति जा. हि. 17/172 नि. 26 बरजगाँव, वैशाली, ग. जयपुर,
पमान-6 पुत्र नारायणराय भाई जा. हि. 44/172 नि. चन्द्रमण्डल, तह. बुहाना जिला झुझुन, धर्मपती मोथरी पुत्र नारायणराय
जाति जा. हि. 24/172 नि. 45 महेन्द्रगढ़ (गोपी)पुत्र किन्तु ग. जयपुर के तह. तह.



कुल कुल खसरा : 2 कुल क्षेत्रफल : 0.8800 भूमि प्रकार के अनुसार क्षेत्रफल
बाही A 0.8800 38.72

241 376 राज. मंगली पती स्व. रामजीलाल जाति जाट 1120 0.3800 बाही A 0.3800 1151 44 16.72
सरकार साकिन देह, छातेयार 1121 0.1600 बाही A 0.1600 1151 44 7.04
1320 0.2300 बाही A 0.2300 1113 44 10.12
1321 0.2700 बाही A 0.1600 1113 44 7.04
बाव A 0.1100 22 2.42

कुल कुल खसरा : 4 कुल क्षेत्रफल : 1.0400 भूमि प्रकार के अनुसार क्षेत्रफल
बाही A 0.9300 40.92
बाव A 0.1100 2.42

242 204 राज. मदनलाल पुत्र रामस्वरूप बादव जाति अहीर 961 0.0900 बाही A 0.0900 11.80 1.06
सरकार नि. रामचन्द्रपुरा लक्ष्मीनारायण पुत्र 962 0.1900 बाही A 0.1900 11.80 2.24

पटवार महापुरा
तहसील सांगानेर, जयपुर

नाम 826 दि. 24.10.15 फ. त. मधुपरी छोटे की खरेदारी इलेट ओपरेटिंग स्ट.
सू. पी. कालिदास 0-02 प्र. गुलमेश्वर 748, 820 कामरेम अगेजि मरुण
सिनेमा स्पेस से ओपेरांग (दिट) सुम्बर 100063 नाम स्वीस्ट ए. 12

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0031889244

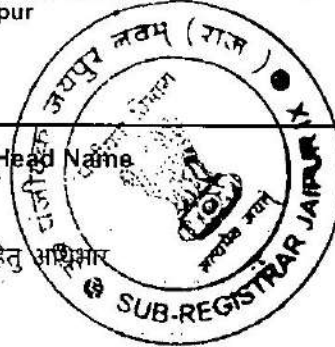


Payment Date: 17/07/2019 13:07:55

Office Name: Sub Registrar IX Registration & Stamps Jaipur

Location: JAIPUR (CITY)

Period: 17/07/2019-To-31/07/2019



S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	233201.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	233201.00
3	0030-03-800-01-00-अन्य प्रप्तियां	500.00
4	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	2253056.00
5	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	2332010.00

Commission(-): 0.00

Total/NetAmount: 5051968.00

Fifty Lakh Fifty One Thousand Nine Hundred Sixty Eight Rupees and Zero Paise Only

Payee Details:

Full Name: MANGLAM BUILD DEVELOPERS LTD

Tin/Actl.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(000000)

Address: KHASRA NO 548, 546, 543, ETC., VILLAGE
NARSINGHPURA AND MAHAPURA, SANGANER, JAIPUR

Remarks: JOINT DEVELOPMENT AGREEMENT
DOVE PROMOTERS PVT LTD AND EMAAR MGF LAND
LTD

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: 000632605996917072019

Date: 17/07/2019 13:07:55

Reference No: CKK0253533

Computer generated copy on : 17/07/2019

Courtesy : <https://Egras.raj.nic.in>

For Dove Promoters Pvt. Ltd.

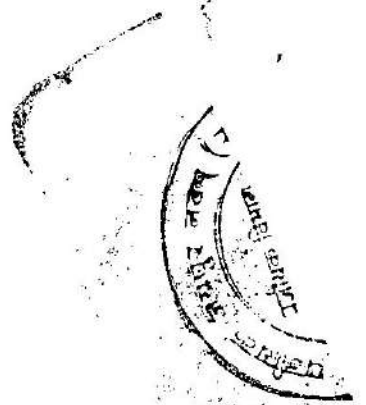
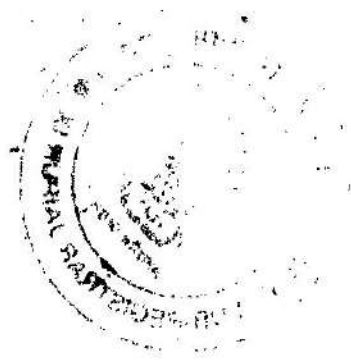
Director/Auth. Signatory

For Manglam Build Developers Ltd For EMAAR MGF LAND LTD.

Authorized Signatory

Authorized Signatory

उप पंजीयक
जयपुर नवम्



1

10/10/2020

10/10/2020



JOINT DEVELOPMENT AGREEMENT

BETWEEN

Dove Promoters Private Limited

AND

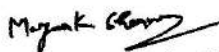
Manglam Build Developers Ltd.

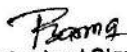
AND

Emaar MGF Land Limited

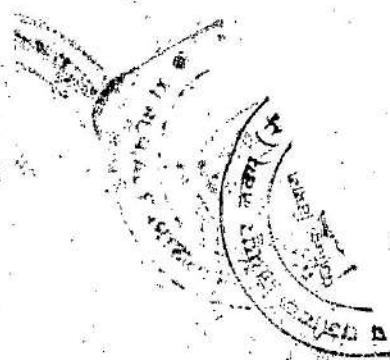
उप पंजीयक
जयपुर नवम्

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.


Director/Auth. Signatory


Authorised Signatory


Authorised Signatory



जायपुर (म.प्र.)
ऑफिस

जायपुर (म.प्र.)
ऑफिस



JOINT DEVELOPMENT AGREEMENT

This Development Agreement (the "Agreement") is made at Jaipur on this 16th day of June 2019.

BY AND AMONGST

Dove Promoters Private Limited, a company registered under the provisions of the Companies Act, 1956, having its office at 306-308, Square One, C-2, District Centre, Saket, New Delhi 110017 (hereinafter referred to as "**Land Owner**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators and permitted assigns) acting through its authorised signatory Shri Mayank Sharma duly authorized *vide* its board resolution dated 24th June 2019;

IN FAVOUR OF

Manglam Build Developers Ltd., a company registered under the provisions of the Companies Act, 1956, having its registered office at 6th Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur (Raj.), (hereinafter referred to as "**Manglam**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the successors in interest and permitted assigns) acting through its authorised signatory Mr. Rajesh Sharma S/o Girdhari Lal Sharma, duly authorized *vide* its board resolution dated 29th May, 2019, of the **SECOND PART**

AND

Emaar MGF Land Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 306-308, 3rd Floor, Square One, Saket, New Delhi - 110017 (hereinafter referred to as "**EMAAR**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and administrators and permitted assigns) acting through its authorised signatory Shri Ajeet Singh Khatana, S/o Mr. Gajendra Singh, duly authorized *vide* authority letter dated 28th June, 2019, as a Confirming Party, of the **THIRD PART**

('Land Owner', 'Manglam' and 'EMAAR' are hereinafter collectively referred to as '**Parties**' and sometimes individually referred to as "**Party**").

WHEREAS THE LAND OWNER AND EMAAR HAVE JOINTLY AND SEVERALLY REPRESENTED THE FOLLOWING TO MANGLAM:

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd.

For EMAAR MGF LAND LTD.

Mayank Sharma
Director/Auth. Signatory

Rajesh Sharma
Authorised Signatory

Ajeet Singh
Authorised Signatory



(A) The Land Owner is the owner of land measuring 34.80 acres in Village Mahapura and Narsinghpura, Ajmer road, Jaipur, Rajasthan ("**Project Land**") as detailed in **Schedule-I**.

(B) The Land Owner is the recorded owner in the governmental records, which has been verified by Manglam. However, this agreement is being entered upon on "**As Is Basis**".

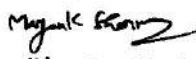
(C) The Land Owner, being a subsidiary company of EMAAR, has authorized EMAAR vide authorization dated 10.02.2009 to deal with the Project Land.

AND WHEREAS Manglam, a real estate developer in and around Jaipur, has also acquired substantial land parcels around the Project Land for development of its own project. The lands acquired by Land Owners and Manglam are so located that they cannot be independently utilized efficiently, and as such Manglam is desirous of utilizing the Project Land for the construction of residential housing/plotted colony/commercial, and has approached the Land Owner and EMAAR with a proposal, wherein Manglam shall, at its own cost, expenses and risk, develop and construct on the Project Land and/or part thereof as part of development. Due to the said peculiar location of the Project Land, the Land Owner and EMAAR also think appropriate of collaborating with Manglam for the development of the Project (as defined hereinafter) on the Project Land along with other lands of Manglam. As Manglam already has a project next to the Project Land, as such the Approvals from Jaipur Development Authority shall be taken as additional Approvals to the existing project of Manglam. A site plan showing existing township of Manglam & Emaar and the Project Land is attached as **Schedule - II**.

AND WHEREAS the Land Owner and EMAAR have thus agreed to grant Development Rights (as defined herein) of the Said Project on the Project Land to Manglam to develop the Project on the Project Land along with other lands of Manglam.

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 Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd For EMAAR MGF LAND LTD.


Director/Auth. Signatory


Authorised Signatory


Authorised Signatory

Presentation Endorsement

आज दिनांक 17 माह 07 सन् 2019 को 01:45 PM बजे
श्री/श्रीमती/सुश्री MAYANK SHARMA AS AUTHORISED SIGNATORY
DOVE PROMOTERS PVT LTD पुत्र/पुत्री/पत्नि श्री MADAN LAL
उम 38 वर्ष, जाति BRAHMIN, व्यवसाय Service
निवासी House No.: 306-308, Colony: SQUARE ONE C-2 DISTRICT
CENTRE, Area: SAKET, City: NEW DELHI, Pin code: 110017, District:
SOUTH DELHI, State: DELHI
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Mayank Sharma
हस्ताक्षर प्रस्तुतकर्ता
201901182005083

Developer Agreement (Sale power)

हस्ताक्षर उप पंजीयक,
JAIPUR-IX

उप पंजीयक
जयपुर नवम्

Fees Receipt Endorsement

रसीद नं.	201902182006019
दिनांक	17-07-2019
पंजीयन शुल्क ₹	2253056.
प्रतिलिपि शुल्क ₹	200
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	2332010
कमी सरचार्ज शुल्क ₹	466402
कुल योग	5051968

201901182005083

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-IX

उप पंजीयक
जयपुर नवम्

Endorsement of Execution



अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री MAYANK SHARMA AS AUTHORISED SIGNATORY DOVE PROMOTERS PVT LTD, पुत्र/पुत्री/पत्नि श्री MADAN LAL, व्यवसाय Serviceजति BRAHMIN House No.:306-308, Colony: SQUARE ONE C-2 DISTRICT CENTRE, Area: SAKET, City: NEW DELHI, Pin code: 110017, District: SOUTH DELHI, State: DELHI			Executant Age : 38 Signature: 
2	श्री/श्रीमती/सुश्री RAJESH SHARMA AS AUTHORISED SIGNATORY MANGLAM BUILD DEVELOPERS LTD, पुत्र/पुत्री/पत्नि श्री GIRDHARI LAL SHARMA, व्यवसाय Serviceजति BRAHMIN House No.:6TH FLOOR APEX-MALL, Colony: LAL KOTHI, Area: TONK ROAD, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN			Claimant Age : 48 Signature: 
3	श्री/श्रीमती/सुश्री AJEET SINGH KHATANA AS AUTHORISED SIGNATORY EMAAR MGF LAND LTD, पुत्र/पुत्री/पत्नि श्री GAJENDRA SINGH, व्यवसाय Serviceजति HINDU House No.:306-308, Colony: SQUARE ONE C-2 DISTRICT CENTRE, Area: SAKET, City: NEW DELHI, Pin code: 110017, District: SOUTH DELHI, State: DELHI			Claimant Age : 38 Signature: 

ने लेख्यपत्र Developer Agreement (Sale power) को पढ़ सुन 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 SANDEEP SHRIVASTAVA, पुत्र/पुत्री/पत्नि श्री SURESH CHAND SHRIVASTA जति KAYASTH Age: 35 Add: House No.:42/40/7, Colony: SWARN PATH, Area: MANSAROVAR, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN			Signature: 
2	Name: श्री/श्रीमती/सुश्री KULDEEP SINGH CHAUHAN, पुत्र/पुत्री/पत्नि श्री HISHAM SINGH जति RAJPUT Age: 43 Add: House No.:1355, Colony: SEC 9 U E, Area: KARNAL, City: KARNAL, Pin code: 132001, District: KARNAL, State: HARYANA			Signature: 



उप पंजीयक
जयपुर नवम्

ARTICLE 1

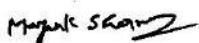
DEFINITIONS AND INTERPRETATION

1.1. In this Agreement (including the recitals), unless the context otherwise requires, the following expressions shall have the meaning given to it in herein below.

1.2. Definitions:

- (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"** shall mean all applicable laws, by-laws, rules, regulations, orders, ordinances, notifications, protocols, codes, guidelines, policies, notices, directions, judgments, decrees or other requirements or official directive of any Governmental Authority or person acting under the authority of any Governmental Authority and/ or of any statutory authority in India, whether in effect on the date of this Agreement or thereafter;
- (iii) **"Approvals"** shall mean and refer to all such permissions, no objection certificates, permits, sanctions, exemptions, renewals, extensions, registrations and approvals as may be required for the Project including but not limited to zoning, layout plan, building plan sanction, change of land use, sub-division/amalgamation of parcels of land, 90A, conversion of land, map approval, 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, integrated infrastructure development, those required for external, peripheral areas and internal development of the Project, those required for completion of trunk infrastructure including roads, water supply, street lighting, drainage and sewerage in the Project, those required for completion of the Project and occupation thereof (if applicable), those required under applicable labour laws in relation to the construction and development of the Project,

For Cove Promoters Pvt. Ltd. For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.


Director/Auth. Signatory


Authorized Signatory


Authorized Signatory



approval from/ registration with the Real Estate Regulatory Authority, environmental clearance/ approval (if applicable) of the Ministry of Environment Forests and Climate Change (Government of India), forest department, Public works department, National Highways Authority of India, State Highways Authority, Jaipur Development Authority, National Monument Authority, Archeological Survey of India (ASI) or any other approvals as may be required from any Governmental Authority or from any other person or under any Applicable Law, 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 refer to the entire development rights of the Project on the Project Land and shall include (but not be limited to), *inter alia*, the right, power, entitlement, authority, sanction and permission to:

- (a) to apply for and obtain Letter of Intent and layout approval under Rajasthan Township Policy, 2010;
- (b) carry out the construction / development of the Project (as defined herein), control of peaceful enjoyment of the Project Land or any part thereof until the completion of development of the Project and marketing, leasing or sale of the saleable area on the Project Land and every part thereof as provided in Article 3.3 of this Agreement;
- (c) to exercise full, free, uninterrupted, exclusive and irrevocable marketing, leasing, licensing or sale rights in respect of the Saleable Area on the Project Land by way of sale or any other manner of transfer or creation of third-party rights therein, have exclusive control with respect to the pricing of the saleable area, to be developed and constructed on the Project Land in accordance with Article 3.3 stated herein and enter into agreements with such transferees as it deems fit and on such marketing, leasing, licensing or sale, to receive the full and complete proceeds as per the terms herein and give receipts and hand over ownership, possession, use or occupation of the saleable area, and proportionate

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.

Director/Auth. Signatory

Authorised Signatory

Authorised Signatory

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 225305550 मानते हुए इस पर देय कमी मुद्रांक राशि रु 2332010 पर कमी पंजीयन शुल्क रु 2253056, सरचार्ज राशि 466402 कुल रु 5051468 रसीद संख्या 201902182006019 दिनांक 17-07-2019 में जमा किये गये हैं।
अतः दस्तावेज को रु 2332010 के मुद्रांकों पर निष्पादित माना जाता है।

201901182005083

उप पंजीयक, JAIPUR-IX

Developer Agreement (Sale power)

उप पंजीयक
जयपुर नवम्

Registration Endorsement

आज दिनांक 17/07/2019 को
पुस्तक संख्या 1 जिल्द संख्या 127 में
पृष्ठ संख्या 126 कम संख्या 201903182104599 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 507 के
पृष्ठ संख्या 450 से 464 पर चस्पा किया गया।

201901182005083

उप पंजीयक, JAIPUR-IX

Developer Agreement (Sale power)

उप पंजीयक
जयपुर नवम्



undivided interest in the land underneath i.e. the Project Land in respect thereto;

- (d) 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;
- (e) appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work and to pay the wages, remuneration and salary of such persons;
- (f) make applications to the concerned Governmental Authority or semi-governmental authority in respect of, and carry out, all the infrastructure work, including levelling, water storage facilities, water mains, sewerages, storm water drains, recreation garden, boundary walls, electrical sub-stations and all other common areas and facilities for the proposed Project to be developed on the Project Land as may be required by any Approval, layout plan, or order of any Governmental Authority or semi-governmental authority and acquire relevant Approvals for obtaining water and electricity connections and Approvals for cement, steel and other building materials, if any as Manglam deems fit;
- (g) 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 in relation to the Project necessary for the full, free, uninterrupted and exclusive development of the Project Land, the development of and construction of the Project on the Project Land through a specific authority from the Land Owners and EMAAR in favour of the representative / the liaisoning officer of Manglam;
- (h) to launch the Project for sale of the Saleable Area in such phases as is deemed appropriate by Manglam;



उप पंजीयक
जयपुर नवम्

For Dove Promoters Pvt. Ltd.

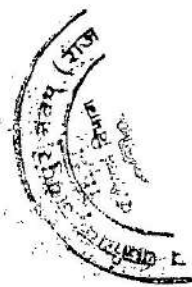
Manglam
Director/Auth. Signatory

For Manglam Build Developers Ltd.

Manglam
Authorised Signatory

For EMAAR MGF LAND LTD.

Auth
Authorised Signatory





- (i) to execute all necessary, legal and statutory writings, agreements and documentations for the exercise of the Development Rights and in connection with all the marketing or sale of the Saleable Area to be developed on the Project Land and appear before the jurisdictional Sub Registrar towards registration of the documents at its own cost and expenses, as envisaged herein;
- (j) manage the Project Land and the property and facilities / common areas constructed upon the Project Land as may be required under the applicable laws and/or rules made there under and / or to transfer/ assign right to maintenance to any third party and to retain all benefits, consideration etc. accruing from such maintenance of the Project;
- (k) to deposit and submit any fees and charges including all statutory fees and charges relating to the Project / Project Land and to receive all refunds of the all amounts from the relevant authorities.
- (l) take appropriate actions, steps and seek compliances, Approvals and exemptions under the provisions of the Applicable Law;
- (m) demarcate the common areas and facilities, and the limited common areas and facilities in the Project in the sole discretion of Manglam, as per the lay out plan and Applicable Law; and
- (n) To ensure and have the Project Land officially partitioned and / or demarcated, and any error of omission and / or commission in the revenue records
- (o) generally any and all other acts, deeds and things that may be required for the exercise of the Development Rights, as elaborately stated in this Agreement;
- (v) **"Effective Date"** shall mean the date of execution and completion of registration of this Agreement;
- (vi) **"EMAAR Allocation"** shall have the meaning ascribed to such term in Article 4 of this Agreement;

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For Cove Promoters Pvt. Ltd. For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.

Director/Auth. Signatory

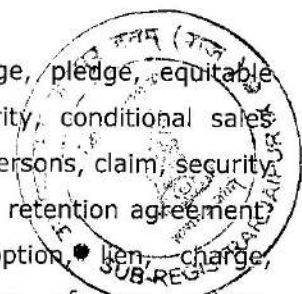
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(vii) **"Encumbrances"** means any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, claim, security interest, encumbrance, title defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature, whatsoever, including restriction on use, voting rights, transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same affecting the title of the Land Owner;

(viii) **"Governmental Authority"** shall mean any government authority, statutory authority, government department, agency, commission, board, tribunal or court or any other law, rule or regulation making 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 construction and development of the Project;

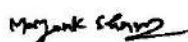
(ix) **"License"** shall mean the 90A, conversion of land and map approval issued by Jaipur Development Authority under the applicable laws for development of Project on the Project Land;

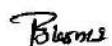
(x) **"Marketing"** (with all its derivatives and grammatical variations) shall mean and include the strategy adopted by Manglam for sale of the Project, fixation of price, and the allotment, sale or any other method of disposal, transfer or alienation, of the Saleable Area including the receipt and acceptance by Manglam of the payments in respect thereof and the execution and registration of all agreements and other deeds, documents and writings relating thereto;

(xi) **"Project"** shall mean the construction and development of a residential colony township and/or commercial units on the Project Land as may be approved and construction of other structures, amenities, buildings, open spaces, parking spaces,

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd.

For EMAAR MGF LAND LTD.


Director/Authorized Signatory


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landscaping, developments etc. on the Project Land along with other lands that Manglam may deem fit to add to the Project Land;

- (xii) **"Saleable Area"** means the area available in the Project for sale in open market to prospective buyers;
- (xiii) **"Allottees Saleable Area"** shall mean and refer to the customers / purchasers to whom the Saleable Area in the Project are allotted / sold / transferred / leased against consideration;
- (xiv) **"Project Land"** shall have the meaning ascribed to such term in Recital A and detailed in **Schedule I**;
- (xv) **"RERA"** means the Real Estate (Regulation & Development) Act, 2016 including the Rajasthan Real Estate (Regulation & Development) Rules 2017 framed thereunder.

1.3. Interpretation

In this Agreement, unless the contrary intention appears:

1.3.1 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 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;

1.3.2 any reference to the singular shall include the plural and vice-versa;

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

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd.

Manglam Shrivastava

Director/Auth. Signatory

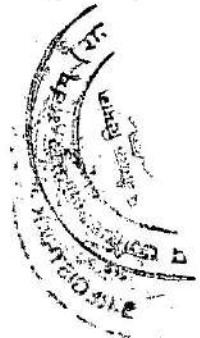
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For EMAAR MGF LAND LTD.

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

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

1.3.6 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 in writing by the Parties;

1.3.7 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;

1.3.8 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;

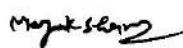
1.3.9 any reference to books, files, records or other information or any of them means books, files, records or other information or any of them in any form or in whatever medium held including paper, electronically stored data, magnetic media, film and microfilm;

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

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

1.3.12 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;

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd.

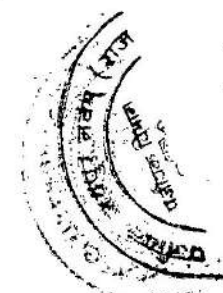

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For EMAAR MGF LAND LTD.


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1.3.13 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 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;

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

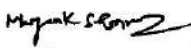
1.3.15 all the recitals to this Agreement shall form an integral and operative part of this Agreement as if the same were set out and incorporated verbatim in the operative part and to be interpreted, construed and read accordingly.

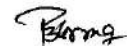
1.4. Purpose

1.4.1 This Agreement is to set forth (i) the terms and conditions with respect to the grant, of the Development Rights as provided in this Agreement with respect to development of the Project on the Project Land in favour of Manglam, and (ii) the roles of Manglam and EMAAR towards the implementation of the Project.

1.4.2 The Land Owner and EMAAR agree that they shall from time to time execute all such further documents and provide all assistance to Manglam as may be reasonably required to effectively carry on the full intent and meaning of this Agreement and in order to complete the transactions and development contemplated hereunder.

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd.


Director/Author. Signatory


Authorised Signatory

For EMAAR MGF LAND LTD.


Authorised Signatory



ARTICLE 2
JOINT DEVELOPMENT RIGHTS

- 2.1 On and from the Effective Date and in terms of this Agreement and simultaneously with Manglam paying the security deposit in terms hereof, the Land Owner and EMAAR grant the Development Rights on the Project Land to Manglam, and Manglam accepts from the Land Owner and EMAAR, the Joint Development Rights.

Upon the grant of License / approval of layout as permitted under law, RERA registration and allocation of the Emaar's Share (defined hereinafter), Manglam shall have the limited right to enter upon the Project Land, directly or through its associates, nominees, agents, architects, consultants, representatives, contractors, and/ or subsidiary, to do all such acts and deeds required and/or necessary for exercising the Development Rights and for the implementation and development of the Project on the Project Land. Provisional layout is attached herewith as **Schedule-II**.

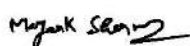
ARTICLE 3
DEVELOPMENT OF THE PROJECT, APPROVALS, MARKETING AND SALES

3.1 **DEVELOPMENT AND CONSTRUCTION** -

- 3.1.1 **EMAAR Role and Responsibility**: EMAAR shall play the following roles for the Project:

- (a) Advise Manglam on the design of the Project and preparation and selection of the building plan drawings;
- (b) Advise Manglam to select appropriate materials and resource for the purposes of the development and construction of the Project.
- (c) Advise on strategies relating to sales, marketing, advertising and launch;
- (d) Advise and suggest for maximum and optimum utilization of the Project Lands.
- (e) EMAAR 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 Manglam

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.

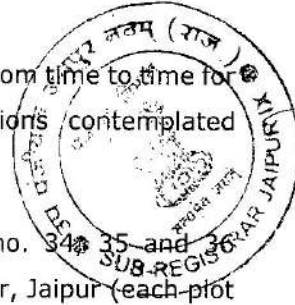

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as may be reasonably required by Manglam from time to time for the purpose of carrying out the transactions contemplated hereby.



- (f) Three developed commercial plots having no. 34, 35 and 36 situated at Village Mahapura, Tehsil Sanganer, Jaipur (each plot of 30x9 square meter) measuring 0.2 acres situated at 200feet SEZ Road, Jaipur, Rajasthan, or part thereof, shall be surrendered to Jaipur Development Authority (either by Land Owner, Emaar or through Manglam) to provide access to the Said Land / contemplated Project. The remaining part of the said commercial plots, if any, shall be retained by Manglam.

3.1.2 **Manglam's Role and Responsibility:** Manglam shall play the following roles for the Project:

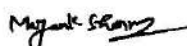
- (a) Manglam shall develop and construct the Project at its own costs and expenses. The Project shall be implemented/ developed and driven by Manglam. The quality, cost, design, layout, aesthetics, landscaping, architecture, implementation etc. of the Project shall be at the sole discretion and expertise of Manglam.
- (b) Manglam shall be entitled to appoint, employ or engage architects, surveyors, engineers, contractors, sub-contractors, labour, workmen, personnel (skilled and unskilled) or other persons to carry out the development work and to pay the wages, remuneration and salary of such persons at the sole responsibility of Manglam.
- (c) Manglam shall be entitled to construct, develop and operate all amenities and developments on the Project Land, such as club, retails shops and other general facilities, as may be deemed appropriate by Manglam.
- (d) Manglam shall obtain all requisite Approvals for construction and development of the Project on the Project Land, at its own cost.

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3.2

Approvals

- 3.2.1 Manglam in consultation with Emaar shall prepare all plans/ drawing for the Project as per its own expertise and design.

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.



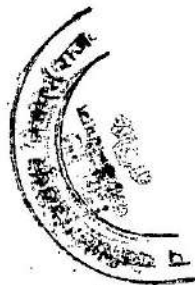
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3.2.2 Manglam shall procure all necessary Approvals and extensions/ modification / renewals thereof for the development and construction of the Project at its own cost and expense including the License for development of the Project on the Project Land. The Land Owner and EMAAR shall provide all assistance and documents and information as are required by Manglam for obtaining, renewing or modifying the Approvals. The Land Owner and EMAAR agree to act in good earnest and take all possible steps and measures to assist Manglam in implementation of the process of obtaining the Approvals by Manglam for the development and construction of the Project.

3.2.3 Manglam shall be entitled to join and combine other lands with Project Land for procurement of License for development of Project on the Project Land along with other lands.

3.2.4 Manglam is fully aware that some of the land parcels in the Project Land are un-partitioned as on date and that there are certain disputes, encroachments etc on the Project Land. Manglam shall ensure that such land parcels in the Project Land are officially partitioned and / or demarcated, and any error of omission and / or commission in the revenue records shall be rectified by the Manglam at its own costs and expenses. Manglam shall further ensure that all legal disputes, encroachments are cleared at its own cost and expenses. In the event the Land Owner and/or EMAAR incurs any costs with respect to rectification of revenue records, the same shall be reimbursed to it by Manglam.

3.3 Marketing, branding and sale of the Project and the Saleable Area:

3.3.1 The Parties agree that Manglam, at its own cost and expenses, shall have the exclusive right / entitlement of Marketing the Project. The Parties agree that all decisions regarding the Marketing, branding, pricing, sales, product mix and all other decisions pertaining to the Project shall be taken by Manglam.

3.3.2 As Manglam already has a project next to the Project Land, and the Approvals from Jaipur Development Authority shall be taken as additional Approvals to the same, the Project shall be promoted under the brand name as decided by Manglam and the logos as nominated by Manglam shall appear in the Marketing and sales.

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd.

Manglam
Director/ Auth. Signatory

Bharm
Authorised Signatory

For EMAAR MGF LAND LTD.

Ajit
Authorised Signatory



collateral. Manglam shall not use the name and/or logo, of EMAAR and/or the Land Owner, in any sales and marketing activity of the Project.



3.3.3 Subject to compliance with it's obligations under this Agreement, Manglam shall be entitled to launch and sell / transfer / lease the Saleable Area under the Project (except Emaar's Share) in such phases as Manglam deems fit and appropriate.



3.3.4 Manglam shall have the sole and exclusive right to prepare and finalize all documents and agreements which would be signed by / with the allottees for the Allottees Saleable Area for the entire Saleable Area at the Project, including but not limited to Marketing brochure / prospectus, application forms, provisional / final allotment letters, apartment / unit buyer agreements, sale / conveyance deeds / lease deeds, maintenance agreements and others as Manglam may consider appropriate. Manglam 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 Saleable Area.

3.3.5 All advertisement rights shall vest absolutely with Manglam including its timing, format etc. The design of all Marketing and selling materials will be at the discretion of Manglam. The layout of the components of the advertisement / Marketing materials etc. shall be in such formats as may be decided by Manglam. EMAAR or the Land Owner shall not bear the costs and expenses of all such Marketing, advertising and sales activities and materials.

3.3.6 Manglam shall be entitled to select a Project name as deemed appropriate by it at its sole discretion.

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In the event and for any reason whatsoever, Manglam is able to obtain part approval of the Project Land, then also Manglam shall provide Developed residential saleable Plots aggregating to 70,000 sq. yds. in the Project to Emaar/ Land Owners.

3.3.8 The Parties hereto agree that only Manglam or its nominees contact details (address, phone numbers etc.) would appear on all Marketing and selling materials.

For EMAAR MGF LAND LTD.

or Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd.

Manglam S. S. S.

Director/Auth. Signatory

Manglam

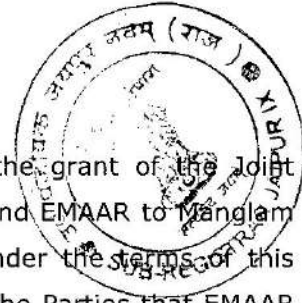
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ARTICLE 4
EMAAR's SHARE



4.1 In consideration for this Agreement of the grant of the Joint Development Rights by the Land Owner and EMAAR to Manglam and Manglam undertaking the Project under the terms of this Agreement, it has been agreed between the Parties that EMAAR shall be entitled to:

- (a) At the time of execution of this Agreement, Manglam has made payment of Rs. 5,00,00,000/- (Rupees Five Crores only) by way of Demand Draft/Pay Order no. 023359 dated 16.07.13 drawn on AXIS BANK LTD Bank, payable at New Delhi / Gurugram as security, to EMAAR, refundable as provided hereinafter;
- (b) Developed residential saleable Plots aggregating 70,000 sq. yds. in the Project, as part consideration for all rights, title and interest with respect to development, construction, sale and marketing in or upon the Project Land simultaneous to the execution of this Agreement in favour of EMAAR.
- (c) Emaar shall have first right to select the Plots forming part of Emaar's Share and Manglam shall have no objection to the same.
(hereinafter referred as "**Emaar's Share**")

4.2 Balance area i.e. approximately 5800 square yards, in any form, will be of Manglam (hereinafter referred as "**Manglam Share**"). At the time of allocation of Emaar's Share, Land Owner / Emaar will submit a list of balance area for allotment in favour of Manglam or its nominee in Jaipur Development Authority of jointly approved map.

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4.3 It is mutually agreed that upon receipt of proof of submission of completion certificate from certified chartered engineer certifying completion of development work in respect of internal development works / trunk infrastructure i.e. roads, water supply, street lighting, drainage and sewerage), alongwith proof of submission of the same with Jaipur Development Authority, Manglam shall be entitled to

For Cove Promoters Pvt. Ltd.

Manglam

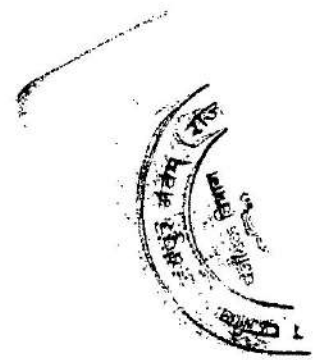
Director/Auth. Signatory

For Manglam Build Developers Ltd.

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Authorised Signatory

For EMAAR MGF LAND LTD.

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Authorised Signatory



refund of the security deposit.

ARTICLE 5
REAL ESTATE REGULATORY ACT

5.1 Manglam shall be entitled to undertake all such compliances in respect of the Project, as may be required under the Real Estate (Regulation & Development) Act, 2016 including the State Rules framed thereunder, including registration, opening, operation and maintenance of escrow / special account and withdrawal formalities, filing of quarterly returns, obligations towards allottees, formation of association, etc. at its own cost and expense.

5.2 It is agreed and understood that for all purposes, Manglam shall be promoter of the Project, in terms of the definition of RERA Act and State Rules framed therein. Manglam shall undertake all filings and compliances under RERA, except that title to the Project Land shall be maintained by Land Owner as agreed herein. Notwithstanding the above, Manglam understands and undertakes to make all compliances independent of such requirement and Manglam alone shall have all the obligations and compliances qua the buyers of the Project including payment of compensation and refund as per RERA.EMAAR/ Land Owner shall in no event be responsible to any third party making payment or remittances to Manglam . Further, Manglam agrees and undertakes that in the event of any failure on its part to comply with terms and conditions under RERA or any other applicable laws, Manglam alone shall be liable and responsible for any action, omission and commission under the said laws.

5.3 Notwithstanding the above, Manglam undertakes to indemnify and keep fully indemnified EMAAR/ Land Owner from and against any losses (direct), damage (direct), costs or expenses which may be suffered or incurred by EMAAR/ Land Owner as a result of any misconduct, misrepresentation, neglect, omission or commission, default or breach of the RERA Act and Rules framed thereunder, any other applicable laws or relating to this Agreement and the Project by Manglam including but not limited to their Directors/Partners and/or its employees. It is clarified that in the event the Land Owner/ EMAAR is/are confronted with a claim, of any nature, on account of such breach of the RERA Act or Rules or any other applicable laws, Manglam shall forthwith make good the loss(direct) including costs

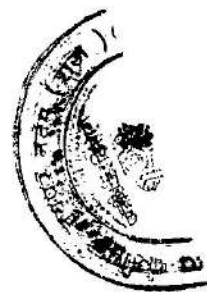
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For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.

Mugank Sharma
Director/Auth. Signatory

Bhanna
Authorised Signatory

Agarwal
Authorised Signatory



to the Land Owner/ EMAAR such sums so as to enable the Land Owner/ EMAAR to meet the said claim and costs



ARTICLE 6

MUTUAL UNDERSTANDING, COVENANTS AND OBLIGATIONS

6.1 The Parties agree that Manglam shall be entitled to develop the Project on the Project Land. Manglam shall also be entitled to add any additional FAR that may be available at any point of time to the Project Land and obtain all Approvals in respect thereof.

6.2 The Land Owner and EMAAR 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 Manglam as may be reasonably required by Manglam from time to time for the purpose of carrying out the transactions contemplated hereby. The Land Owner and EMAAR further agree to execute, as may be required by Manglam from time to time, all applications, affidavits, plans or other documents, as may be required by Manglam and shall also extend all cooperation and assistance for the development, completion and disposal of the Project, including but not limited to area allocation of Manglam and Land Owner / Emaar in Jaipur Development Authority by way of a list/map.

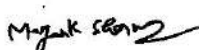
6.3 Manglam has carried out an exhaustive due diligence relating to the Project Land and has examined title documents, available approvals and satisfied itself with title and rights of the Land Owner and EMAAR.

6.4 Notwithstanding anything stated herein the final decision on all aspects relating to the Project Land shall be of Manglam alone.

6.5 The Land Owner and EMAAR agree and covenant that at any time after the Effective Date, and except in accordance with the terms hereof, it shall not enter into any agreement, commitment, arrangement or understanding with any person which shall have the effect of creating, directly or indirectly and whether immediately or contingently, in favour of such person any right, interest, title, claim or Encumbrance in or over or in relation to the Development Rights, the Project Land or the Project.

6.6 The Land Owner shall ensure that during the subsistence of this

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.


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Agreement, no person, acting under/through it or acting under through Land Owner or EMAAR, does any act of commission or omission that (i) interferes with or causes any obstruction or hindrance in the exercise of any of the Development Rights by Manglam or (ii) whereby the grant of the Development Rights or the rights of Manglam in respect of the Project Land as contemplated in this Agreement are prejudicially affected. Without limiting the generality of the foregoing, neither the Land Owner or EMAAR nor any of its representatives or agents shall interact with, apply to or appear before any concerned Governmental Authority or any third party in respect of the Project Land or the Project except as may be specifically provided herein except where such attendance is required by law. In performance of their duties and exercise of their rights, powers and authorities under this Agreement, the Land Owner and EMAAR shall not in any manner whatsoever do any act, deed or thing that is detrimental to or against the interests of Manglam.

6.7 Manglam shall be entitled to do all things, deeds and matters pertaining to (i) all of the development activities on and in relation to the Project Land and exercise of its Development Rights, (ii) interactions with any Government Authorities or any other person in respect of any acts, deeds, matters and things which may be done or incurred by Manglam, and (iii) signing all letters, applications, agreements, documents, court proceedings, affidavits, and such other papers as may be required from time to time.

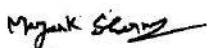
6.8 Manglam shall be entitled to undertake all such compliances in respect of the Project, as may be required under the Applicable Law, including formation of association of apartment owners, signing and registration of deed of declaration, signing and registration of the deed of apartment etc. at its own cost and expense.

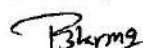
The Parties shall be responsible to bear their respective liabilities for income tax, as may be applicable and leviable on their shares and entitlements under this Agreement. There shall be no restriction on any change in the shareholding pattern of the Parties.

6.10 EMAAR confirms and acknowledges all the representations and warranties made by the Land Owner under this Agreement. Further, all liabilities, obligations, responsibilities and covenants of the Land

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd.

For EMAAR MGF LAND LTD.


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Owner under this Agreement shall be deemed as joint and several liabilities, obligations, responsibilities and covenants of the Land Owner and EMAAR.

6.11 In the event Land Owner and/or EMAAR receive any communication, correspondence, notice, demand etc. of any nature whatsoever from any Government Authority, that may directly or indirectly be related to the Project Land or the Project, it shall within 7 (Seven) working days of receipt of the said communication, correspondence, notice, demand, share it with Manglam.

6.12 Simultaneous to execution of the present Agreement, Emaar and Land Owner will execute power of attorney or board resolution, if required, in favour of Mr. Rajesh Sharma S/o Girdhari Lal Sharma R/o B-22, Hastinapur Vistaar, Panchyawala, Vaishali Nagar, Jaipur who has been duly nominated by Manglam to resolve legal issues and to take conversion approval/90A and map approvals.

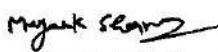
6.13 Emaar / Land Owner undertake and confirm that any bankruptcy, liquidation, and/or winding up proceedings or event leading to the same shall in no manner affect the rights and entitlements of Manglam.

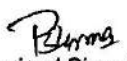
6.14 Manglam undertakes and confirms that in the event any bankruptcy, liquidation, and/or winding up proceedings or event leading to the same are initiated, the same shall in no manner affect the rights and entitlements of Land Owner / Emaar to this Agreement.

6.15 Each Party undertakes that in event of bankruptcy, liquidation, and/or winding up proceedings of the Party or event leading to the same, such Party shall take all steps as are required to protect the rights, entitlements and interest of the other Parties under this Agreement.

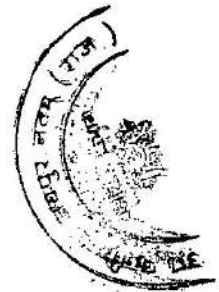
उप पंजीयक
जयपुर नवम्
Manglam shall be entitled to step in and undertake any covenant, role or obligation of EMAAR and / or the Land Owner in case any claim is made by third party in relation to title of Project Land or if any defect is identified in title at any point of time, at its own cost and expense. However, any sale consideration mentioned in title deeds of Land Owner, if found unpaid, shall be paid by Land Owner and/or EMAAR.

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.


Director/Auth. Signatory


Authorised Signatory


Authorised Signatory



ARTICLE 7
REPRESENTATIONS AND WARRANTIES

7.1 Each of the Parties hereby represents, warrants and undertakes to the other Party that:

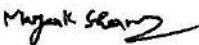
7.1.1 It has the full power and authority to enter into, execute and deliver this Agreement and any other deeds, documents or agreements, and consents, contemplated hereunder or pursuant hereto (the "**Other Documents**").

7.1.2 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;

7.1.3 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, winding up 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. 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.

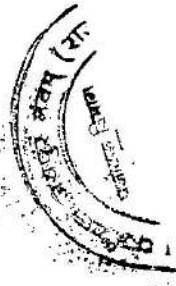
7.1.4 For the avoidance of doubt, the representations and warranties mentioned in this Agreement shall continue to be in force and effect till the completion of the Project and shall survive thereafter.

For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd.


Director/Auth. Signatory


Authorised Signatory


Authorised Signatory



7.2 The Land Owner and EMAAR, jointly and severally, represent and warrant to Manglam that:

7.2.1 The execution and performance of this Agreement, 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 Land Owner/EMAAR or any term / condition of any Applicable Law.

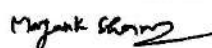
7.2.2 Other than possession, encroachment and partition issues as disclosed by the Land Owner/EMAAR, the title to the Project Land is completely free and clear of all encumbrances such as prior sale, gift, mortgage, acquisition, attachment in the decree of any court, attachment (of the Income Tax Department or any other departments of any Government or Authority or of any other person or entity), acquisition, requisition, or attachment, lien, court injunction, will, trust, exchange, lease, legal flaws, claims, prior agreement to sell, MOU or development agreement, joint venture agreement or agreement of any nature whatsoever in respect of the Project Land.

7.2.3 All information in relation to the transactions contemplated herein which would be material to Manglam for the purposes of entering into this Agreement, and consummating the transaction contemplated herein, has been made available and disclosed to Manglam and continues to be, true, complete and accurate in all respects and not misleading in any manner.

7.2.4 The Land Owner or EMAAR 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 Project Land or any part thereof, for any purpose.

The Land Owner and EMAAR confirm that all liabilities in relation to the Income Tax have been paid up to date and there are no enquiries pending against Land Owner or EMAAR. In the event any such demands, claims, assessments, enquiries, outgoings etc. are found to be outstanding or become payable, Land Owner shall be liable to pay the same to the concerned Governmental Authorities immediately.

or Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd.


Director/Auth. Signatory


Authorized Signatory

For EMAAR MGF LAND LTD.


Authorized Signatory



7.2.6 There are no hazardous chemicals, materials stored under the Project Land which could affect the construction development by Manglam.

7.2.7 That any EWS/LIG plots approved ~~proportionately~~ in the EMAAR/Land Owner Land will be sold by Manglam or Jaipur Development Authority on behalf of Manglam and sale proceed of the same will belongs to Manglam. Manglam shall be liable and responsible for all compliances including omissions and commission of the applicable laws, rules and regulations made thereunder or any guidelines or notification issued therein, with respect to sale/ allocation of EWS/ LIG Plots.

7.2.8 EMAAR and Land Owner are not insolvent or unable to pay their debts.

7.3 Manglam represents and warrants to Land Owner and EMAAR:

7.3.1 There are no prohibitions against Manglam from entering into this Agreement as recorded herein under any act or law for the time being in force;

7.3.2 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 property as contemplated by this Agreement;

7.3.3 The execution and performance of this Agreement will not violate, conflict with, or result in a breach of or default under Law or any of its constitutional documents;

7.3.4 Manglam will be responsible for its obligations and shall discharge the same diligently and in a timely manner;

7.3.5 Manglam will, at its own costs and expenses, perform its obligations in accordance with the terms of this Agreement and shall ensure compliance with all Applicable Laws and regulations in the performance of its obligations under this Agreement.

7.3.6 That Manglam has done its due diligence with regard to the status

Cove Promoters Pvt. Ltd.

Manglam Singh
Director/Auth. Signatory

For Manglam Build Developers Ltd or EMAAR MGF LAND LTD.

P. Manglam
Authorised Signatory

A. Jaiswal
Authorised Signatory



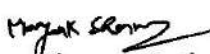
of the Project Land and has agreed to take all necessary action to make it licensable, get license and develop the Project Land under the existing policy at its own cost and expenses. This will also include the resolution of all disputes on Project land and partition of any of the portions of the Project Land, if any. In respect of scattered land of approx 1.28 acre (marked in pink color in site plan attached as Schedule - III), if there is requirement to enter into exchange deed, the Emaar, shall at costs and expenses of Manglam including any stamp duty and registration charges, will execute the same with the consent of Manglam. However in case, this Agreement is terminated, for any reason whatsoever, Manglam shall ensure either cancellation of the exchange deed or providing access of at least 30 feet width to the land coming to Land Owner in pursuance of the exchange.

7.3.7 Manglam is financially sound and fully capable of undertaking the obligations as set out in this Agreement. Manglam is also not insolvent or unable to pay its debts nor has it received any notice 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.

7.3.8 Manglam undertakes to submit completion certificate from certified chartered engineer certifying completion of development work in respect of internal development works / trunk infrastructure i.e. roads, water supply, street lighting, drainage and sewerage) and get the patta's released for the developed plots from Jaipur Development Authority in respect of the Emaar's Share within maximum 14 months from the receipt of map / layout approval from Jaipur Development Authority.

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.

For Dove Promoters Pvt. Ltd.


Director/Auth. Signatory

For Manglam Build Developers Ltd.


Authorised Signatory

For EMAAR MGF LAND LTD.


Authorised Signatory



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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.

7.6 For the avoidance of doubt, the representations and warranties mentioned in Article 7 shall continue to be in force and effect till the completion of the Project and shall survive thereafter.

7.7 EMAAR and the Land Owner agree, confirm and undertake that Manglam shall be entitled to provide all the representations and warranties of EMAAR and Land Owner as provided in this Agreement to the Allottees Saleable Area.

ARTICLE 8 TERMINATION

8.1 The Parties herein agree that in the event Manglam fails to resolve all legal issues and obtain Approvals including registration under RERA within 8 months of this Agreement, Land Owner/EMAAR shall terminate this Agreement and Emaar shall forfeit not more than Rs.2.50 crore (and GST payable thereon) and refund the balance amount to Manglam within 15 days of such forfeiture.

8.2 EMAAR shall have the first right to choose the plots for Emaar's Share and provide a list of the same to Manglam within 30 days of Map approval. In case, Land Owner / EMAAR fails or delays in providing the list of plots, Manglam shall be entitled to select the plots and provide such list to Land Owner / EMAAR within 15 days thereafter. If Land Owner / Emaar fails to confirm or delays approving the selected plots of Emaar's Share within next 30 days, then in such case, it will be deemed that the Land Owner/EMAAR accepts the allocation made by Manglam and will sign the allocation sheet / or on map. However, in case any change in Emaar's Share is intimated by EMAAR within the said frame, Manglam shall be bound by such intimation. The Parties herein agree that in the event there is a delay in signing of allocation sheet of Emaar's share by Manglam beyond 15 days after approval/deemed approval of EMAAR/land owner's share, due to reasons not attributable to EMAAR / Land Owner, EMAAR shall have the sole discretion to terminate this Agreement and forfeit the security

or Dove Promoters Pvt. Ltd.

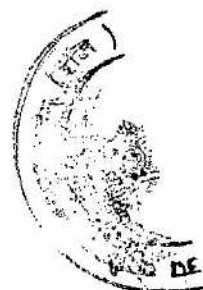
Manglam
Director/Auth. Signatory

For Manglam Build Developers Ltd.

Bramm
Authorised Signatory

For EMAAR MGF LAND LTD.

Aet
Authorised Signatory



deposit.

- 8.3 Manglam shall submit completion certificate from certified chartered engineer certifying completion of development work in respect of internal development works / trunk infrastructure i.e. roads, water supply, street lighting, drainage and sewerage) and get the patta's released for the developed plots from Jaipur Development Authority in respect of Emaar's share within maximum 14 months from the receipt of map / layout approval from Jaipur Development Authority failing which Emaar shall have the right to terminate this Agreement and any documents executed in furtherance immediately, and forfeit the security deposit amount and Manglam confirms that they will not raise any dispute on the same.

- 8.4 In the event of termination, Manglam shall be left with no right or claims with respect to the Project Land and the Land Owner/ EMAAR shall be free to deal with the Project Land in any manner as they deem fit. All rights of the Land Owner and EMAAR shall be reinstated as on the date immediate preceding the date of entering of this Agreement.

ARTICLE 9 INDEMNITY

- 9.1 Without prejudice to the rights of the Land Owner or EMAAR under any other provision of this Agreement or any other remedy available to them under Applicable Law or equity, Manglam shall indemnify and shall always keep indemnified, defend and hold harmless the Land Owner/ EMAAR and its directors, officers, employees and agents against any and all losses, expenses, claims, costs, damages suffered, arising out of, or which may arise in connection with this Agreement.

- 9.2 The indemnification rights of the Land Owner and EMAAR under this Agreement are independent of and in addition to other rights and remedies available under Applicable Law or equity.

Manglam shall be solely responsible for all approvals under RERA and State rules framed thereunder in respect of the Project regulation over the Project Land. Land Owner and Emaar shall in no circumstance be held liable and responsible for any compliance or on any violation of the provisions as contained in RERA and state rules framed thereunder. Manglam hereby fully indemnifies Land Owner and EMAAR in this regard.

For Manglam Build Developers Ltd.

For Dove Promoters Pvt. Ltd.

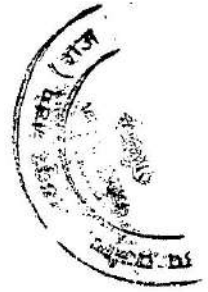
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Director/Auth. Signatory

[Signature]
Authorised Signatory

For EMAAR MGF LAND LTD.

[Signature]
Authorised Signatory



ARTICLE 10

GOVERNING LAW AND DISPUTE RESOLUTION

- 10.1 This Agreement shall be governed by, and construed in accordance with, laws of India.
- 10.2 In the case of any dispute, controversy or claim arising out of or in connection with this Agreement, including any question regarding its existence, validity, interpretation, breach or termination, between any of the Parties such Parties shall attempt to first resolve such dispute or claim amicably through discussions between senior executives or representatives of the disputing Parties.
- 10.3 If the dispute is not resolved through such discussions within 30 [thirty] days after a disputing Party has served a written notice on the other disputing Party requesting the commencement of discussions, such dispute shall be finally settled through arbitration in accordance with the Arbitration and Conciliation Act, 1996 as in force on the date hereof or any subsequent amendment thereof.
- 10.4 The seat and venue of arbitration shall be at New Delhi and the language of the arbitration proceedings shall be English.
- 10.5 The arbitral tribunal shall be presided by a Sole Arbitrator to be nominated by the mutual consent of the Parties.
- 10.6 Each disputing Party shall co-operate in good faith to expedite the conduct of any arbitral proceedings commenced under this Agreement.
- 10.7 The Parties shall be responsible to bear their respective costs and expenses in relation to any such arbitration proceeding and any cost with respect to setting up of such arbitral tribunal.
- 10.8 While any dispute is pending, the disputing Parties shall continue to perform such of their obligations under this Agreement as do not relate to the subject matter of the dispute, without prejudice to the final determination of the dispute.
- 10.9 Any decision of the arbitral tribunal shall be final and binding on the Parties.

For Dove Promoters Pvt. Ltd.

Mangal Sharma

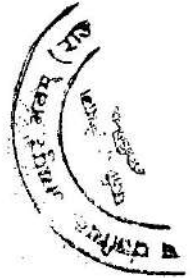
Director/Auth. Signatory

For Manglam Build Developers Ltd.

Bhram
Authorised Signatory

For EMAAR MGF LAND LTD.

Ash
Authorised Signatory



ARTICLE 11

NOTICES

11.1 Unless otherwise stated, all notices, approvals, instructions and other communications for the purposes of this Agreement shall be given in writing and may be given by personal delivery or by sending the same by courier addressed to the Party concerned at the address stated below and, or any other address subsequently notified to the other Parties for the purposes of this Article and shall be deemed to be effective in the case of personal delivery or delivery by courier at the time of delivery:

(a) If to the Land Owner and/or EMAAR

Address:

Emaar Business Park,
Mehrauli Gurgaon Road, Sikanderpur Chowk, Sector 28,
Gurgaon

Telephone No: +91 124 4421155

Attn: Mr. Bharat Bhushan Garg

E-mail: bharat.garg@emaar-india.com

(b) If to Manglam

Address: 6th Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur
(Raj.)

Telephone No: +91-9460953944/ 91-9928008034

Attn: Mrs. Lakshita Tongia

E-mail: cs.lakshita@manglamgroup.com

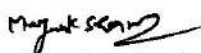
ARTICLE 12

CONFIDENTIALITY

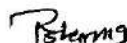
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जयपुर नवम्

This Agreement, its existence and all information exchanged between the Parties under this Agreement or during the negotiations preceding this Agreement is confidential to them and shall not be disclosed to any third party. The Parties shall hold in strictest confidence, shall not use or disclose to any third party, and shall take all necessary precautions to secure any confidential information of the other Party. Disclosure of such information shall be restricted, on a need to know basis, solely to employees, agents, advisors, consultants and authorized representatives of a Party or its affiliate,

For Dove Promoters Pvt. Ltd.


Director/Auth. Signatory

For Manglam Build Developers Ltd.


Authorized Signatory

For EMAAR MGF LAND LTD.


Authorized Signatory



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...

who have been advised of their obligation with respect to the confidential information. None of the Parties shall issue any press release or organize a press meet or make any public announcement or any disclosure in relation to this Agreement or the relationship between the Parties without taking prior written consent of the other Parties and all such press releases/public announcements shall be jointly issued by the Parties. The obligations of confidentiality do not extend to information which:

- (i) is disclosed with the prior written consent of the Party who supplied the information;
- (ii) is, at the date this Agreement is entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information except where the Party knows that the source has this information as a result of a breach of a confidentiality obligation;
- (iii) is required to be disclosed by a Party or its affiliate pursuant to Applicable Law or the rules of any relevant stock exchange or is appropriate in connection with any necessary or desirable intimation to the Government or any regulatory authority by such Party or its affiliate;
- (iv) any third party can ascertain independently on account of this Agreement or the GPA being registered with the sub registrar of assurances or being filed with any Governmental Authority;
- (v) Manglam/ its shareholder, may have to disclose to any of its shareholders, investors, affiliates, consultants, advisors, bankers etc. or file the same as prescribed under the Applicable Laws, including but not limited to the listing regulations of Stock Exchange Board of India;
- (vi) is required to be disclosed pursuant to judicial or regulatory process or in connection with any judicial process regarding any legal action, suit or proceeding arising out of or relating to this Agreement, after giving prior notice to the other Party; or
- (vii) is generally and publicly available, other than as a result of breach of confidentiality by the person receiving the information.

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जयपुर नवम्

For Cove Promoters Pvt. Ltd.

Manglik Sharma
Director/ Auth. Signatory

For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.

Bharne
Authorised Signatory

Auth
Authorised Signatory



ARTICLE 13

GENERAL

a. No Partnership

Nothing contained in this Agreement shall constitute or be deemed to constitute an agency or partnership or association of persons for and on behalf of any other Party. This Agreement is executed on principal to principal basis and Parties under this Agreement shall be bound for their distinct responsibilities, rights, liabilities and obligations.

b. Variation

No variation of this Agreement shall be binding on any Party unless such variation is in writing and signed by each Party.

c. Supersede

Except to the agreements mentioned in the recitals, this Agreement supersedes all other prior agreement(s) / contract(s) / understanding(s) between the Parties with respect to the Project Land.

d. Waiver

No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorized representative of the waiving Party.

e. Successors and Assigns

This Agreement shall ensure to the benefit of and be binding upon each of the Parties and their respective successors and permitted assigns.

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जयपुर नवम्

Further Acts

Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Agreement and each of the transactions contemplated under this Agreement. Without limiting the generality of the foregoing, if the approvals of any

or Dove Promoters Pvt. Ltd.

Mangam
Director/Auth. Signatory

For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.

Blamg
Authorised Signatory

Adi
Authorised Signatory



Government Authority are required for any of the arrangements under this Agreement to be effected, each Party will use all reasonable endeavors to obtain such approvals.

g. Authorization

The persons signing this Agreement on behalf of the respective Parties represent and covenant that they have the authority to sign and execute this Agreement on behalf of the Parties for whom they are signing.

h. Conflict

To the extent that there is any conflict between any of the provisions of this Agreement and any other agreement by which the Project Land or any part thereof is bound, the provisions of this Agreement shall prevail to the extent permitted by the Applicable Law.

i. Survival

(a) The provisions of this Article 7 (Representations and Warranties), Article 4 (Security Deposit), Article 9 (Indemnification), Article 10 (Governing Law and Dispute Resolution), Article 11 (Notice), and Article 12 (Confidentiality) shall survive the termination of this Agreement.

(b) Any termination as mentioned above shall not affect the accrued rights of the Parties hereunder.

j. Specific Performance of Obligations

The Parties to this Agreement agree that, to the extent permitted under Applicable Laws, and notwithstanding any other right or remedy available under this Agreement, the rights and obligations of the Parties under this Agreement shall be subject to the right of specific performance and may be specifically enforced against a defaulting party. The Parties acknowledge that any breach of the provisions of this Agreement will cause immediate irreparable harm to the adversely affected party for which any compensation payable in damages shall not be an adequate remedy. Accordingly, the Parties agree that the affected party shall be entitled to immediate and permanent injunctive relief, specific performance or any other equitable relief from a competent court in the event of any such

उप पंजीयक
जयपुर नवम

Dove Promoters Pvt. Ltd.

Magank Sharma

Director/Auth. Signatory

For Manglam Build Developers Ltd.

Bama

Authorised Signatory

For EMAAR MGF LAND LTD.

Aut

Authorised Signatory



breach or threatened breach by any other party. The Parties agree and covenant unequivocally and unconditionally that the affected party shall be entitled to such injunctive relief, specific performance or other equitable relief without the necessity of proving actual damages. The affected party shall, notwithstanding the above rights, also be entitled to the right to any remedies at law or in equity, including without limitation the recovery of damages from the defaulting party.

REGISTRAR JAIPUR

k.

Costs and Expenses

Manglam shall bear all costs & expenses and GST on all the transaction undertaken in this agreement including but not limited to transaction of development rights. Emaar will raise the tax invoice with GST as per GST valuation rules applicable for the transaction of development rights within 30 days from the date of Grant of RERA registration. The GST of the same will be paid by Manglam within 30 days from the date of invoice.

l. Stamp Duty and Registration

The stamp duty and registration fee if any applicable on this Agreement and the GPA (if executed) shall be borne and paid by Manglam.

n. Time is of Essence

The Parties understand that time is of essence for successful consummation of the contemplated transaction.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first written above.

SIGNED AND DELIVERED by the Land Owner
For Dove Promoter Private Limited
For Dove Promoters Pvt. Ltd.

Mayank Sharma
Director/Authorised Signatory

SIGNED AND DELIVERED by MANGLAM
For Manglam Build Developers Limited
For Manglam Build Developers Ltd.

Rajesh Sharma
Authorised Signatory

For EMAAR MGF LAND LTD.

Authorised Signatory



Assistant General Manager

SIGNED AND DELIVERD by EMAAR

For Emaar MGF Land Limited

For EMAAR MGF LAND LTD.

Ajeet Singh Khatana

Authorised Signatory

Authorised Signatory

In the presence of

In the presence of

Witness

Name: Sandeep Srivastav

Title: Dy. Manager at

Manglam Group

S/o Suresh Chand Srivastava

42/40/7, Swarn Path, Mansarovar,

Jaipur

Witness

Name:

Title:

Kandeep Singh Chauhan

S/o H.S. Chauhan

F 1304, Verma opus, Sec-37c
Jaipur.

For Dove Promoters Pvt. Ltd.

Director/Auth. Signatory

For Manglam Build Developers Ltd

Authorised Signatory

For EMAAR MGF LAND LTD.

Authorised Signatory

उप पंजीयक
जयपुर नवम्



SCHEDULE 1

Village	Owner's name	Khatauni No.	Khasra NO.	Area in Hectare	Area in Acres
Narsinghpura	Dove Promoters Pvt. Ltd.	119/84	548	0.0100	0.0247
Narsinghpura	Dove Promoters Pvt. Ltd.	120/85	546	1.0200	2.5205
Narsinghpura	Dove Promoters Pvt. Ltd.	120/85	543	0.7600	1.8780
Narsinghpura	Dove Promoters Pvt. Ltd.	120/85	544	0.1400	0.3459
Narsinghpura	Dove Promoters Pvt. Ltd.	120/85	542	0.0300	0.0741
Narsinghpura	Dove Promoters Pvt. Ltd.	120/85	536	0.2300	0.5683
Narsinghpura	Dove Promoters Pvt. Ltd.	120/85	547	1.0100	2.4958
Narsinghpura	Dove Promoters Pvt. Ltd.	120/85	535	0.0600	0.1483
Narsinghpura	Dove Promoters Pvt. Ltd.	120/85	549	0.7600	1.8780
Narsinghpura	Dove Promoters Pvt. Ltd.	120/85	550	0.1300	0.3212
Narsinghpura	Dove Promoters Pvt. Ltd.	120/85	552/1	0.5300	1.3097
Mahapura	Dove Promoters Pvt. Ltd.	201/175	623	0.2800	0.6919
Mahapura	Dove Promoters Pvt. Ltd.	201/175	625/1851	0.4300	1.0626
Mahapura	Dove Promoters Pvt. Ltd.	201/175	627	0.2900	0.7166
Mahapura	Dove Promoters Pvt. Ltd.	201/175	630	0.0600	0.1483
Mahapura	Dove Promoters Pvt. Ltd.	284/249	644	0.0200	0.0494
Mahapura	Dove Promoters Pvt. Ltd.	284/249	645	0.1400	0.3459
Mahapura	Dove Promoters Pvt. Ltd.	284/249	646	0.0400	0.0988
Mahapura	Dove Promoters Pvt. Ltd.	284/249	647	0.1100	0.2718
Mahapura	Dove Promoters Pvt. Ltd.	284/249	648	0.0700	0.1730
Mahapura	Dove Promoters Pvt. Ltd.	284/249	649	0.0500	0.1236
Mahapura	Dove Promoters Pvt. Ltd.	284/249	650	0.0100	0.0247
Mahapura	Dove Promoters Pvt. Ltd.	284/249	651	0.3600	0.8896
Mahapura	Dove Promoters Pvt. Ltd.	284/249	652	0.2400	0.5931
Mahapura	Dove Promoters Pvt. Ltd.	284/249	653	0.1800	0.4448
Mahapura	Dove Promoters Pvt. Ltd.	284/249	654	0.1600	0.3954
Mahapura	Dove Promoters Pvt. Ltd.	284/249	679	0.0500	0.1236
Mahapura	Dove Promoters Pvt. Ltd.	284/249	459	0.3400	0.8402
Mahapura	Dove Promoters Pvt. Ltd.	284/249	460	0.3800	0.9390
Mahapura	Dove Promoters Pvt. Ltd.	284/249	461	0.1900	0.4695
Mahapura	Dove Promoters Pvt. Ltd.	285/250	655/1	0.0900	0.2224
Mahapura	Dove Promoters Pvt. Ltd.	285/250	656	0.2000	0.4942
Mahapura	Dove Promoters Pvt. Ltd.	285/250	657	0.2200	0.5436

For Manglam Build Developers Ltd.

For EMAAR MGF LAND LTD. For Dove Promoters Pvt. Ltd.

Bhuma
Authorised Signatory

Majid
Authorised Signatory

Majid Khan
Director/Auth. Signatory

उप पेजीयक
जयपुर नवम्



Village	Owner's name	Khatauni No.	Khasra NO.	Area in Hectare	Area in Acres
Mahapura	Dove Promoters Pvt. Ltd.	235/248	662/1	0.2100	0.5189
Mahapura	Dove Promoters Pvt. Ltd.	235/248	663/1	0.1050	0.2595
Mahapura	Dove Promoters Pvt. Ltd.	235/248	664	0.4000	0.9884
Mahapura	Dove Promoters Pvt. Ltd.	235/248	665/1853	0.2100	0.5189
Mahapura	Dove Promoters Pvt. Ltd.	235/248	666/1	0.8200	2.0263
Mahapura	Dove Promoters Pvt. Ltd.	285/250	674	0.1100	0.2718
Mahapura	Dove Promoters Pvt. Ltd.	285/250	676/1	0.1000	0.2471
Mahapura	Dove Promoters Pvt. Ltd.	235/248	687	0.0500	0.1236
Mahapura	Dove Promoters Pvt. Ltd.	235/248	688/1857	0.1600	0.3954
Mahapura	Dove Promoters Pvt. Ltd.	284/249	685	0.2500	0.6178
Mahapura	Dove Promoters Pvt. Ltd.	284/249	688	0.1700	0.4201
Mahapura	Dove Promoters Pvt. Ltd.	201/175	629	0.2600	0.6425
Mahapura	Dove Promoters Pvt. Ltd.	452/472	796	1.6200	4.0031
Mahapura	Dove Promoters Pvt. Ltd.	340/304	464	0.0015	0.0037
Mahapura	Dove Promoters Pvt. Ltd.	340/304	793	0.0075	0.0185
Mahapura	Dove Promoters Pvt. Ltd.	340/304	794	0.0030	0.0074
Mahapura	Dove Promoters Pvt. Ltd.	137/192	397	0.0320	0.0791
Mahapura	Dove Promoters Pvt. Ltd.	114/100	162	0.2500	0.6178
Mahapura	Dove Promoters Pvt. Ltd.	114/100	399	0.4500	1.1120
Mahapura	Dove Promoters Pvt. Ltd.	42/38	393	0.2500	0.6178
Mahapura	Dove Promoters Pvt. Ltd.	228	683/1	0.0167	0.0413
Mahapura	Dove Promoters Pvt. Ltd.	228	686/1	0.0083	0.0205
Narsinghpura	Dove Promoters Pvt. Ltd.	119/84	548	0.0100	0.0247
				14.0840	34.8023

For Manglam Build Developers Ltd.

For EMAAR MGF LAND LTD.

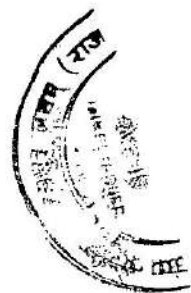
or Dove Promoters Pvt. Ltd.

[Signature]
Authorised Signatory

[Signature]
Authorised Signatory

[Signature]
Director/Auth. Signatory

उप पंजीयक
जयपुर नवम्



AT VILLAGE- MAHAPURA , JAIPUR (RAJ.)

NORTH



J.D.A.

NEW YORK

NORTH



LOCATION DATE

सत्यतः विज्ञान सौकर्यता असा के अनुसार पु प्रयोगः
सुखान्ती के विवेक (विधि) =

1. पुन / अतीत विधि सुखान्ती -
2. सा विधि विधि सुखान्ती -
3. सा विधि सुखान्ती -

टीके के अनुसार सौकर्यता का पु प्रयोग के अन्तर्गत

टीके - सौकर्यता के अन्तर्गत सौकर्यता की टीके का पु
सुखान्ती का टीके अन्तर्गत सुखान्ती का टीके का पु

BECHTOLD AREA ANALYSIS

क्र.सं.	वृत्त	अंश	प्रतिशत
1	अधिकांक	116550.52	43.67%
2	अधिकांक/अधिकांक	12534.87	0.50%
3	अधिकांक/अधिकांक	3962.48	0.15%
4	अधिकांक	0.00	0.00%
5	अधिकांक/अधिकांक	134595.27	49.89%
6	अधिकांक	25919.28	0.94%
7	अधिकांक	181616.23	66.93%
8	अधिकांक/अधिकांक	8774.05	0.32%
9	अधिकांक	83393.80	30.83%
10	अधिकांक/अधिकांक	130814.37	50.32%
11	अधिकांक	270020.94	100.00%

ADJ. E/D LAND AREA = 77550 SQ BOM (77.550 HWT)
FUTURE PLANNING AREA = 416 SQ BQ YDS (346.37 BOM)

For Manglam Build Developers Ltd

For EMAAR MGF LAND LTD.

For Dove Promoters Pvt. Ltd.

Authorised Signatory

Authorized Signatory

Director/Auth. Signatory

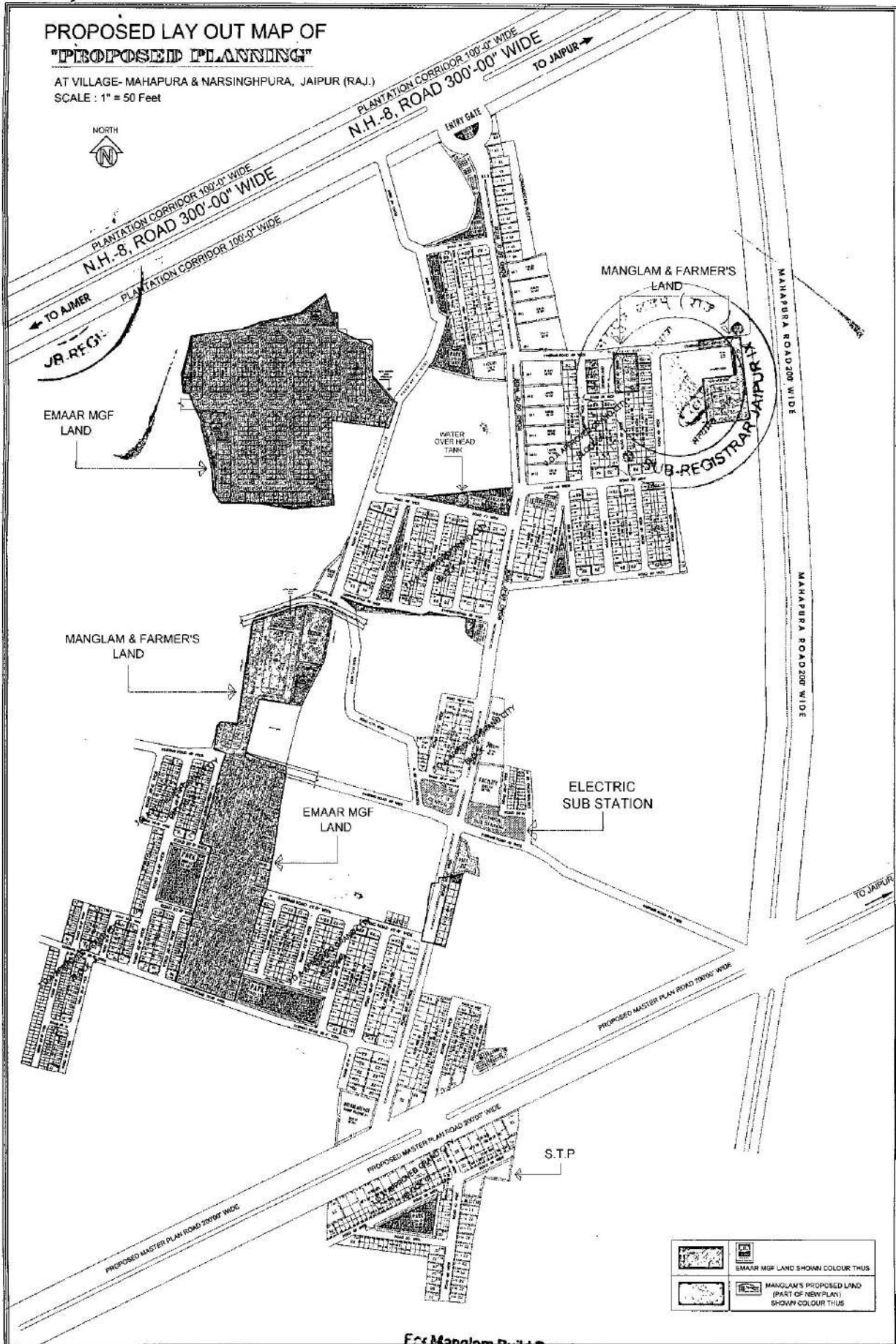


For the Bureau of the Library

Archival Division

PROPOSED LAY OUT MAP OF "PROPOSED PLANNING"

AT VILLAGE- MAHAPURA & NARSINGHPURA, JAIPUR (RAJ.)
SCALE : 1" = 50 Feet



For EMAAR MGF LAND LTD.

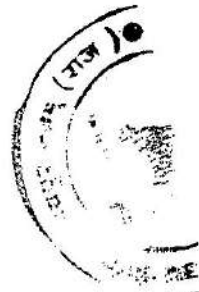
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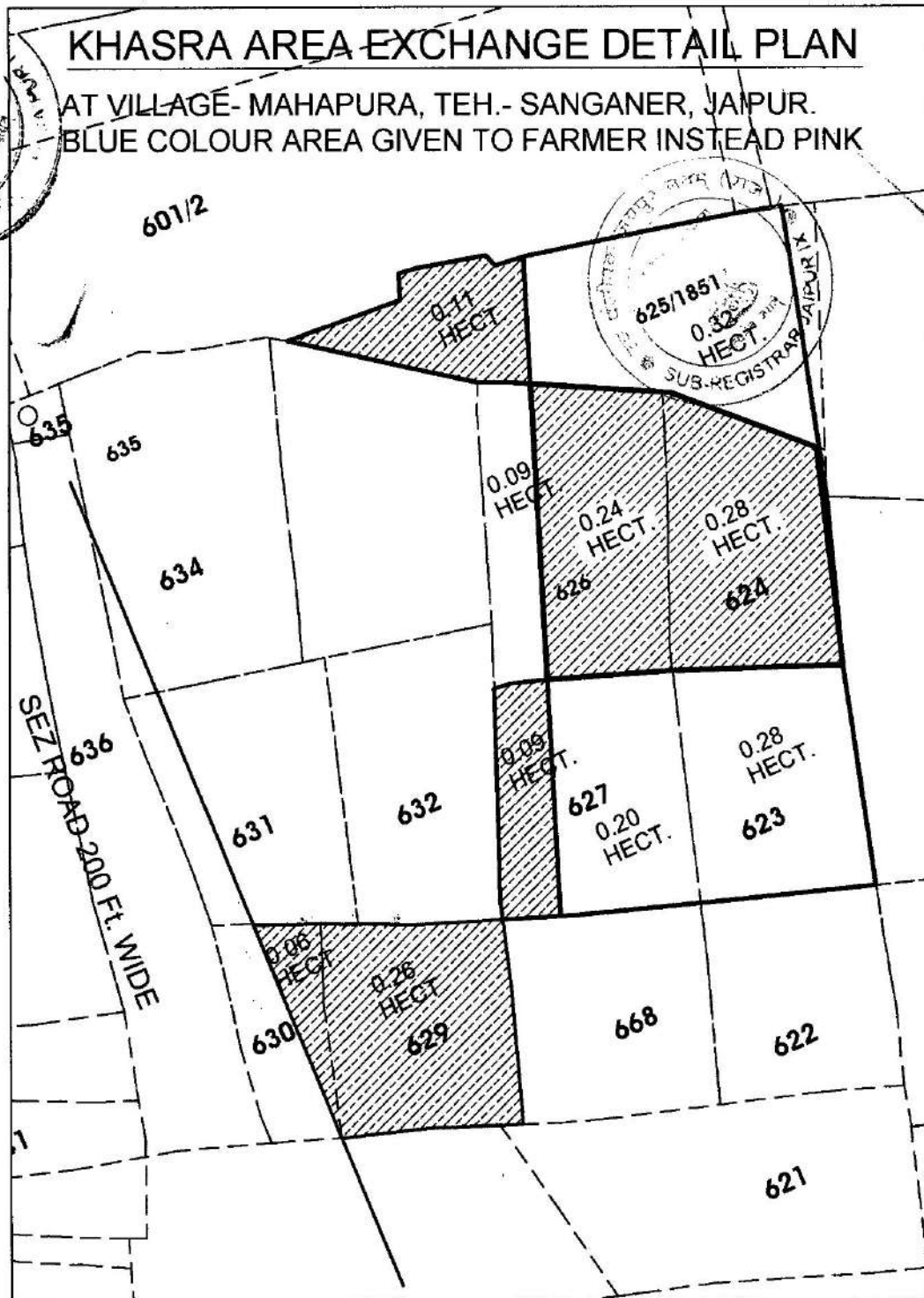
For Manglam Build Developers Ltd.

[Signature]
Authorised Signatory

For Dove Promoters Pvt. Ltd.

[Signature]
Director/Auth. Signatory





For Dove Promoters Pvt. Ltd. For Manglam Build Developers Ltd. For EMAAR MGF LAND LTD.

Manglam
 Director/Auth. Signatory

Manglam
 Authorised Signatory

Manglam
 Authorised Signatory

