e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 003292285 7			Payment Date: 28/08/2019 16:11:49		
Office Name:	SUB REGISTRAR-IV REGISTRATION & STA	AMPS, JAIPUR			
Location:	JAIPUR (SECTT.)				
Period:	01/04/2019-To-31/03/2020				
S.No	Purpose/Budget	Head Name		Amount (₹)	
1 0030-02	-800-01-00-अन्य प्राप्तियां			600.00	
	Co	mmision(-):		0.00	
Total/NetAmount:				600.00	
Six Hundred Rup	pees and Zero Paise Only				
Payee Details:					
Full Name: SAT	ISH GARG ADVOCATE	Tin/Actt.No./Ve	hicleNo./Taxid :		
Pan No.(If Applie	cable):	City(Pincode):	City(Pincode): JAIPUR(302017)		
Address:NA		Remarks:INSP	ECTION FEES		
Payment Detail	s:	Challan No	0		
	State Bank Of India	Bank CIN No:	000632603555628082	2019	
	28/08/2019 16:11:49	Refrence No:	IK0AEXXGA4		

Computer generated copy on:

28/08/2019

Courtsy:

https://Egras.raj.nic.in

Quit

Mob. 98290-60086

LEGAL DUE DILIGENCE AND TITLE SEARCH REPORT

INTRODUCTION

We have been instructed by **Ashiana Housing Limited** to carry out a detailed title search regarding land situated at Khasra Nos. 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, & 437, Village Shrikishanpura, Tehsil Sanganer, District Jaipur (Rajasthan) admeasuring 27013.76 square meters (the "**Property**"), detailed particulars of which have been provided in **Section II** of this report (the "**Description of Property**").

DESCRIPTION OF THE PROPERTY

This Property is situated at Khasra Nos. 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, & 437, Village Shrikishanpura, Tehsil Sanganer, District Jaipur (Rajasthan and admeasures 27013.76 square meters.

TITLE & BACKGROUND OF THE PROPERTY

1. Prior to the issuance of the lease deed, proceedings under Section 90-B Rajasthan Land Revenue Act, 1956 were carried out by the authorized officer of JDA on different dates i.e. 30.06.2009. In this manner the property was converted for non-agricultural purposes by JDA keeping in view the provisions of Master Development Plan.

- 2. The lease deed of the property was issued by Jaipur Development Authority in favour of Keshvanand Buildhome Private Limited on 24.01.2012 which was duly registered in the office of Sub Registrar-I, Jaipur on 27.01.2012 vide document No. 2012067001175.
- 3. Later, Ashiana Housing Limited purchased the property from Keshvanand Buildhome Private Limited through sale deed dated 31.05.2018 which were registered with the office of Sub Registrar-IV, Jaipur on 01.06.2018 vide document No. 201801018002605.
- 4. Thereafter, Jaipur Development Authority, Jaipur issued the name transfer letter No. JDA/DC/Zone-09/2018/D-716 dated 02.08.2018 in favour of Ashiana Housing Limited.

In this manner the property rights of the property have vested with Ashiana Housing Limited.

5. Jaipur Development Authority in its 214th meeting of Building Plan Committee (BP) convened on 14.06.2019 has approved the building plans of the property and the same were released vide approval letter No. JDA/ACTP/BPC(BP)2019/D-1328 dated 02.08.2019 permitting the construction of a group housing project in accordance with the approved building plans. Thereafter, a residential housing project in the name of 'Ashiana Daksh' has been carved out on the land in question and the construction has been completed.

Mob. 98290-60086

CONCLUSION

On the basis of the record and information made available to us and on the basis of the searches conducted at various Offices to the best of our knowledge, we can state that Ashiana Housing Limited has clear legal, valid and marketable title for the aforesaid property situated in Khasra Nos. 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, & 437, Village Shrikishanpura, Tehsil Sanganer, District Jaipur (Rajasthan) admeasuring 27013.76 square meters and there is no encumbrance on the said property.

The said property is not adversely affected by any legal impediment and is a private land under the ownership of Ashiana Housing Limited The revenue record does not indicate any pending litigation with regard to the ownership and title of the land in question.

(Satish Garg)
Advocate

Date: 28.08.2019 Place: Jaipur



जयपुर विकास प्राधिकरण, जयपुर

क्रमांकः—जविप्रा / उपा. / जोन-09 / 2018 / डी- 716

दिनांक:— 10118

आशियाना हाउसिंग लिमिटेड रजिस्टर्ड कार्यालय 11 जी, एवरेस्ट. 46 / सी, चौरंगी रोड़, कोलकाता, वेस्ट बंगाल स्थानीय पता-401, तृतीय तल, अपेक्स मॉल, लाल कोठी टोंक रोड़, जयपुर

> विषय:--ग्राम श्री किशनपुरा तहसील सांगानेर के खसरा नम्बर 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437 कुल किता 19 रकबा 32308.45 वर्ग गज (27013.76 व.मी.) आवासीय एकल पट्टा का नाम हस्तानान्तरण बाबत।

सन्दर्भ-सीसीसी नम्बर 334360 दिनांक 8.6.18

महोदय,

उपरोक्त विषयान्तर्गत लेख है कि आप द्वारा प्रस्तुत रजिस्टर्ड विक्रय पत्र के आधार पर ग्राम श्री किशनपुरा तहसील सांगानेर के खसरा नम्बर 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437 कुल किता 19 रकबा 32308.45 वर्ग गज (27013.76 व.मी.) आवासीय एकल पट्टा का नाम हस्तानान्तरण अन्य के अधिकारों को प्रभावित किये बिना उन्ही नियमों एवं शर्तो पर आपके नाम स्वीकार किया जाता है, जिन नियमों एवं शर्तो पर उक्त भूखण्ड का आवंटन श्री कालूराम बागड़िया पुत्र श्री नारायण राम बागड़िया को किया गया। उक्त भूखण्ड का क्षेत्रफल 32308.45 वर्ग गज (27013.76 व.मी.) है।

उपरोक्त हस्तानान्तरण केवल प्राधिकरण द्वारा मानचित्र अनुमोदित करने एवं ऋण इत्यादि प्राप्त करने के लिए प्राधिकरण के रिकॉर्ड में इन्द्राज किया जाता है। जयपुर विकास प्राधिकरण सक्षम नियमों के अन्तर्गत निर्मित भूखण्ड के सैटबैक इत्यादि में किये गये अनाधिकृत निर्माण के लिये नियमानुसार कार्यवाही करने के लिये पूर्ण रूप से स्वतन्त्र होगा, तथा नाम हस्तान्तरण की कार्यवाही से कोई वैधानिक अधिकार प्राप्त नहीं होगें जो नियमों के अन्यथा हो।

यदि ग्राम श्री किशनपुरा तहसील सांगानेर के खसरा नम्बर 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437 कुल किता 19 रकबा 32308.45 वर्ग गज (27013.76 व.मी.) आवासीय एकल पट्टा के नाम हस्तानान्तरण के प्रति भविष्य में कोई बकाया राशि निकलती है तो आप स्वंय जमा करायेगें।

उपायुक्तायुक्त प्रजीव

जयपुर विकास प्राधिकरण, जयपर

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

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

Print Date:

31-05-2018 4:58 PM

Fee Receipt №o	:	201802018002623	Receipt Date	:	31/05/2018	
Name	:	ASHIANA HOUSING LIMITED ACTING THROUGH AUTHO. SIGN. MR. SANJEEV RAWAT,	Document S. No.	:	201801018002605	
Address	:	. 3rd Floor, Apex Mall ,LAL	KOTHI ,JAIPUR ,JAIPUR			
Document Type	:	Sale Deed				
Face Value		₹ 343274413	Evaluated Value		₹ 170738569	
Ord-Registration Fee	:	₹ 300000	Fee for Memorandum Us_64_67	:	₹	
CSI	:	₹ 300	Certified copying fees Us_57	:	₹ 0	
Stamp (Memorandum)	:	₹	Reg (memorandum)	:	₹	
Surcharge	:	₹ 3089468	Stamp Duty	:	₹ 15447341	
Penalty	:	₹ 0	Inspection fee	:	₹ 0	
Us 25_34		₹ 0	Commission	:	₹ 0	
Custody	:	₹	Others	:	₹ 0	
1			Cash Amount Received	:	₹ 0	
			Other than Cash	:	₹ 18837109	
			Total Amount	:	₹ 18837109	

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1631191805790 ₹ 50000 # e-Registration Receipt RJ1631131805751 ₹ 50300 # e-Registration Receipt RJ1631221805822 ₹ 190 # e-Registration Receipt RJ1631201805803 ₹ 49810 # e-Stamp IN-RJ30476723816577Q ₹ 18536809 # e-Registration Receipt RJ1631141805755 ₹ 50000 # e-Registration Receipt RJ1631181805788 ₹ 50000 # e-Registration Receipt RJ1631201805796 ₹ 50000

2911/200 Signature of presenter or applicant for copy or Search certificate

2010 200 Signature of recipient and date of return receipt

Cashier

SUB-REGISTRAR



FIRST COPY

SRO Unique ID

201801018002605R

Receipt Date

31-MAY-2018 16:32

S R Location

JAIPUR-IV

Receipt No

RJ1631201805796

Name Of Seller

KESHVANAND BUILDHOME PVT LTD

Name Of Buyer

ASHIANA HOUSING LIMITED

Type of Document

Article 21(I) Sale Deed (Conveyance Deed)

ACC Reference

SHCIL/SHCIL RAJASTHAN/TONK ROAD

Paid Fees

Particulars

Amount (Rs.)

Particulars

Registration Fees

₹ 50000

Amount (Rs.)

Copy of Fees

₹ 0

Record Inspection Fees

₹ 0

Late Fees

₹ 0

₹ 0

Other Charges

Commission Fees

₹ 0

Total Amount

₹ 0

Grand Total

₹ 50000 ₹ 50040

Service Charges

₹40

(Rupees Fifty Thousand Forty Only)



ÿ.



FIRST COPY

SRO Unique ID

20180101802605R

Receipt Date

31-MAY-2018 16:33

S R Location

JAIPUR-IV

Receipt No

RJ1631191805790

Name Of Seller

KESHVANAND BUILDHOME PVT LTD

Name Of Buyer

ASHIANA HOUSING LIMITED

Type of Document

Article 21(I) Sale Deed (Conveyance Deed)

ACC Reference

SHCIL/SHCIL RAJASTHAN/TONK ROAD

Paid Fees

Particulars

Amount (Rs.)

Particulars

Amount (Rs.)

Registration Fees

₹ 50000

CSI

₹ 0

Copy of Fees

₹ 0

Record Inspection Fees

₹ 0

Late Fees

₹ 0

Commission Fees

₹ 0

Other Charges

₹ 0

Total Amount

₹ 50000

Service Charges

₹40

Grand Total

₹ 50040

(Rupees Fifty Thousand Forty Only)





SRO Unique ID

201801018002605R

Receipt Date

31-MAY-2018 16:33

S R Location

JAIPUR-IV

Receipt No

RJ1631181805788

Name Of Seller

KESHVANAND BUILDHOME PVT LTD

Name Of Buyer

ASHIANA HOUSING LIMITED

Type of Document

Article 21(I) Sale Deed (Conveyance Deed)

ACC Reference

SHCIL/SHCIL RAJASTHAN/TONK ROAD

Paid Fees

Registration Fees

Amount (Rs.)

Particulars

Amount (Rs.)

Particulars

₹ 50000

CSI

Copy of Fees

₹ 0

₹ 0 ₹ 0 Record Inspection Fees

₹ 0

Late Fees

Commission Fees

₹ 0

Other Charges

₹ 0

Total Amount

₹ 50000

Service Charges

₹40

Grand Total

₹ 50040

(Rupees Fifty Thousand Forty Only)





SRO Unique ID

201801018002605R

Receipt Date

FIRST COPY 31-MAY-2018 16:34

S R Location

JAIPUR-IV

Receipt No

RJ1631131805751

Name Of Seller

KESHVANAND BUILDHOME PVT LTD

Name Of Buyer

ASHIANA HOUSING LIMITED

Type of Document

Article 21(I) Sale Deed (Conveyance Deed)

ACC Reference

SHCIL/SHCIL RAJASTHAN/TONK ROAD

Paid Fees

Particulars

Amount (Rs.)

Particulars

Registration Fees

₹ 50000

CSI

Amount (Rs.)

Copy of Fees

₹ 0

₹ 300

Late Fees

Record Inspection Fees

₹ 0

Other Charges

₹ 0

Commission Fees

₹ 0

₹ 0

Total Amount

₹ 50300

Service Charges

Grand Total

₹ 50340

₹40

(Rupees Fifty Thousand Three Hundred Forty Only)





SRO Unique ID

201801018002605R

Receipt Date

FIRST COPY 31-MAY-2018 16:34

S R Location

Receipt No

JAIPUR-IV

RJ1631141805755

Name Of Seller

KESHVANAND BUILDHOME PVT LTD

Name Of Buyer

ASHIANA HOUSING LIMITED

Type of Document

Article 21(I) Sale Deed (Conveyance Deed)

ACC Reference

SHCIL/SHCIL RAJASTHAN/TONK ROAD

Paid Fees

Particulars Amount (Rs.) Registration Fees

Copy of Fees

Late Fees Other Charges

Total Amount

Grand Total

(Rupees Fifty Thousand Forty Only)

Particulars ₹ 50000 CSI

> ₹ 0 ₹ 0

₹ 0

₹ 50000

₹ 50040

Record Inspection Fees Commission Fees

Service Charges

₹ 0

₹ 0

₹ 0

₹40

Amount (Rs.)





SRO Unique ID

201801018002605R

Receipt Date

FIRST COPY

S R Location

JAIPUR-IV

Receipt No

RJ1631201805803

Name Of Seller

KESHVANAND BUILDHOME PVT LTD

Name Of Buyer

ASHIANA HOUSING LIMITED

Type of Document

Article 21(I) Sale Deed (Conveyance Deed)

ACC Reference

SHCIL/SHCIL RAJASTHAN/TONK ROAD

Paid Fees **Particulars**

Amount (Rs.)

Particulars

Registration Fees

₹ 49810

CSI

Amount (Rs.)

Copy of Fees

31-MAY-2018 16:32

₹ 0

Late Fees

₹ 0 ₹ 0

Record Inspection Fees Commission Fees

₹ 0

Other Charges

₹ 0

₹ 0

Total Amount

₹ 49810

Service Charges

Grand Total

₹ 49850

₹40

(Rupees Forty-Nine Thousand Eight Hundred Fifty Only)





SRO Unique ID

201801018002605R

Receipt Date

FIRST COPY

31-MAY-2018 16:46

S R Location

JAIPUR-IV

Receipt No

RJ1631221805822

Name Of Seller

KESHVANAND BUILDHOME PVT LTD

Name Of Buyer

ASHIANA HOUSING LIMITED

Type of Document

Article 21(I) Sale Deed (Conveyance Deed)

ACC Reference

SHCIL/SHCIL RAJASTHAN/TONK ROAD

Paid Fees

Particulars

Amount (Rs.)

Particulars

Registration Fees

₹ 190

Amount (Rs.)

Copy of Fees

CSI

₹ 0

Late Fees

₹ 0

Record Inspection Fees

₹ 0

₹ 0

Commission Fees

₹ 0

Other Charges **Total Amount**

₹ 0

Grand Total

₹190 ₹ 200

Service Charges

₹10

(Rupees Two Hundred Only)







INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Payable (Rs.)

Surcharge for Infrastructure

Development (Rs.)

Surcharge for Propagation and

Conservation of Cow (Rs.)

Stamp Duty Amount(Rs.)

IN-RJ30476723816577Q

31-May-2018 04:31 PM

SHCIL (FI)/ rjshcil01/ TONK ROAD/ RJ-JP

SUBIN-RJRJSHCIL0152488072772465Q

ASHIANA HOUSING LIMITED

Article 21(i) Sale Deed (Conveyance Deed)

KHASRA NO -419 TO 437 AT GRAM SHRIKRISHANP SANGANER JAIPUR

34,32,74,413

(Thirty Four Crore Thirty Two Lakh Seventy Four Thousand Four

Hundred And Thirteen only)

KESHVANAND BUILDHOME PVT LTD

ASHIANA HOUSING LIMITED

ASHIANA HOUSING LIMITED

1,54,47,341

(One Crore Fifty Four Lakh Forty Seven Thousand Three Hundred

And Forty One only)

15,44,734

(FifteenLakh Forty Four Thousand Seven Hundred And Thirty Four

(FifteenLakh Forty Four Thousand Seven Hundred And Thirty Four

only)

1,85,36,809

(One Crore Eighty Five Lakh Thirty Six Thousand Eight Hundred And

Nine only)



For Ashiana Housing Limited

Authorised Signatory

0001132585

Statutory Alert:

The authenticity of this Stunip Certificate should be verified at "www shollestump.com". Any discrepancy in the details on this Certificate and as available on the website readers if invalid.

The onus of checking the legitimacy is on the users of the certificate.



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

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."







SALE DEED

This Sale Deed is made and executed at Jaipur, on this 31st day of May, 2018, by Keshvanand Buildhome Pvt. Ltd. (PAN No. AACCK7902Q) a company incorporated under the Companies Act, 1956 and having its registered office at 110, Arvind Nagar, Jagatpura, Jaipur- 302025 in the state of Rajasthan; represented by its Director Mr. Moola Ram Choudhary son of Late Shri Trilokram, resident of C-4, Pratap Nagar, Tonk Phatak, Jaipur, Rajasthan; having been duly authorized in this regard pursuant to a Board Resolution dated 08th November, 2017 hereinafter referred to as "Keshvanand Buildhome" or the "Seller" (which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the FIRST PART;

IN FAVOUR OF

Ashiana Housing Limited, (PAN No. AADCA9093P) a company incorporated under the Companies Act, 1956 and having its registered office at 11G, Everest, 46/C, Chowringhee Road, Kolkata (West Bengal) and Local Office at 401, 3rd Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur-302015 in the state of Rajasthan; represented by its Vice President Mr. Sanjeev Rawat son of Late Shri Nathi Singh Rawat having been duly authorized vide Resolution of the Committee of Directors dated 15th November, 2017 hereinafter referred to as "Ashiana" or the "Buyer" which expression shall unless repugnant to the context mean and include its successors, representatives and assigns) of the SECOND PART.

For Keshvanand Buildhome P. Ltd.

For Ashiana Housing Limited

Authorised Signatory



WHEREAS

- I. The Seller owns and possesses a piece of land measuring 27013.76 sq. mtr. (Hereinafter referred as the "SAID LAND") under Khasra no. 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437 total 19 Khasras situated at Village: Shri Kishanpura, Patwar: Vidhani, Tehsil: Sanganer, Dist. Jaipur, Rajasthan. Patta/Lease Deed of the Said Land was issued by the Jaipur Development Authority, Jaipur in favor of the Seller vide Single Patta/Lease Deed dated 24th Jan, 2012 duly registered with the office of Sub-Registrar, Sanganer-I, Sanganer, Jaipur under Fee receipt no. 2012067001182, Document Sr. no. 2012067001175, dated 27th January 2012 registered in Book no.1, Jild No.742, Page no. 162, Sr. no. 2012067000926 and pasted in additional Book no.1, Jild No.2565, Page no. 56 to 63. Copy of the aforesaid Patta/Lease Deed is attached as Annexure-I.
- II. The Seller due to its commercial wisdom has decided to sell the Said Land to the party of its choice and the Buyer being interested to develop the Said Land has expressed its intention of purchasing and/or acquiring the Said Land and for the same approached the Seller and accordingly the Seller agreed to sell and the Buyer agreed to buy the Said Land from the Seller and therefore entered into an Agreement for Sale dated 20th Nov 2017 duly registered with the Sub-Registrar Sanganer-IV, Jaipur under Fee receipt no. 201702018005161, Document Sr. no. 201701018005034, on 20 November, 2017 registered in Book no. 1, Jild No.423, Page no. 86, Sr. no. 201703018103586 and pasted in additional Book no. 1, Jild No.1691, Page no. 349 to 368 at the consideration and on the terms & conditions mentioned in the Agreement for Sale.
- III. The title of the Seller to the Said Land is marketable and that the "SAID LAND" is free from all encumbrances, viz. mortgage, prior sale, gift, exchange, court injunction, acquisition, award, litigation, encroachment, boundary disputes, lien or charge etc.

The Seller is fully competent and authorized to sell the "SAID LAND" to the

For Keshvanand Buildhome P. Ltd.

A Spirector

For Ashiana Housing Limited

Authorised Signatory

Presentation Endorsement

आज दिनांक 31 माह 05 सन् 2018 को 03:34 PM बजे श्री/श्रीमती/सुश्री KESHVANAND BUILDHOME PVT LTD ACTING THROUGH ITS DIRECTOR MR. MOOLA RAM CHOUDHARY पुत्र/पुत्री/पत्नि श्री LATE SHRI TRILOKRAM उम 63 वर्ष, जाति JAAT, व्यवसाय Business निवासी House No.:110, ARVIND NAGAR, Colony: JAGATPURA, Area: JAGATPURA, City: JAIPUR, Pin code: 302025, District: , State: RAJASTHAN ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

मुलाशाप हस्ताक्षर प्रस्तुतकर्ता 201801018002605

Sale Deed (Conveyance Deed)

हस्ताक्षर उप पंजीयक,

JAIPUR-IX

प्रतियम् प्रवे मुद्राप

Fees Receipt Endorsement

रसीद नं.	201802018002623		
दिनांक	31-05-2018		
पंजीयन शुल्क ₹	300000		
प्रतिलिपि शुल्क ₹	0		
पृष्ठांकन शुल्क ₹	300		
अन्य शुल्क ₹	0		
कमी स्टाम्प शुल्क ₹	15447341		
कमीं सरचार्ज शुल्क ₹	3089468		
कुल योग	18837109		

201801018002605

Sale Deed (Conveyance Deed)

र्डप पंजीयक, JAIPLIE की नत-पंजीयक (चितुंकी पंजीयन एवं मुद्रांक विसार

Endorsement of Execution

- V. Prior to this Sale Deed, the Seller has not entered into any kind of agreement of any nature whatsoever with anybody else, in respect of the "SAID LAND". Jurther, there is no outstanding loan of any nature from any person in respect of the "SAID LAND".
- VI. The Seller does also hereby agree to keep the Buyer harmless and indemnified from and against all losses, damages, costs or expenses which the Buyer may sustain or incur by reasons of any claim being made by anybody whosoever to the "SAID LAND", or due to any aforesaid reasons or in respect of any arrears of taxes, charges, fees or cesses due thereof.

NOW THIS SALE DEED WITNESSETH AS UNDER:

- That the Seller agreed to sell, transfer and convey its/their rights, interest, liens
 and titles in the "SAID LAND" to the Buyer at a total consideration of Rs.
 34,32,74,413/- (Rupees Thirty four crores thirty two lac seventy four thousand
 four hundred thirteen only) at the rate of Rs. 10,625/- per square yard.
- 2. The Buyer has already made part payment of Rs. 20,73,27,441/- (Rupees Twenty Crores Seventy Three Lacs Twenty Seven Thousand Four Hundred Forty One only) (after deduction of TDS @1% the net amount of Rs. 20,22,84,167/- Twenty Crores Twenty Two Lacs Eighty Four Thousand One Hundred Sixty Seven only)) to the Seller in the following manner:-
 - (a) Rs. 1,00,00,000/- (Rupees One Crore only) ((after deduction of TDS @1% the net amount of Rs. 99,00,000/- (Rupees Ninty nine lac only)) to The Seller vide RTGS transaction ref no. HDFCR52017111357884968, Dated 13 November, 2017.
 - (b) Rs. 2,43,27,441/- (Rupees Two crores forty three lacs twenty seven thousand four hundred forty one only) ((after deduction of TDS @1% the net amount of Rs. 2,40,84,167/- (Rupees Two crores forty lacs eighty four thousand one hundred sixty seven only)) to The Seller vide cheque no. 002630 dated 18 November, 2017 drawn on HDFC Bank Ltd. Masjid Moth, Greater Kailash, New Delhi.
 - (c) Rs. 15,00,00,000/- (Rupees Fifteen Crores only) to The Seller vide cheque no. 000003 dated 17 February, 2018 drawn on AU Small Finance Bank, F-4, Ground Floor, East of Kailash, New Delhi - 110024.

For Ashiana Housing Limited

Authorised Signatory

2011

For Keshvanand Bulkhome P. Ltd.

अनु पक्षकारों का नाम व पता क्र.

1 श्री/श्रीमती/सुश्री KESHVANAND BUILDHOME PVT LTD ACTING THROUGH ITS DIRECTOR MR. MOOLA RAM CHOUDHARY, पुत्र/पुत्री/पत्नि श्री LATE SHRI TRILOKRAM, व्यवसाय Businessजाति JAAT House No.:110, ARVIND NAGAR, Colony: JAGATPURA, Area: JAGATPURA, City: JAIPUR, Pin code: 302025, District: , State: RAJASTHAN

² श्री/श्रीमती/सुश्री ASHIANA HOUSING LIMITED ACTING THROUGH AUTHO. SIGN. MR. SANJEEV RAWAT, पुत्र/पुत्री/पित्न श्री LATE NATHI SINGH RAWAT, व्यवसाय Serviceजाति RAJPUT House No.:3rd Floor, Apex Mall, Colony: LAL KOTHI, Area: TONK ROAD, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN

छायाचित्र
अग्ठा पक्षकारों का
प्रकार

Executant
Age 63
Signature

भूजाभू

Claimant
Age: 57
Signature

ने लेख्यपत्र Sale Deed (Conveyance Deed) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया । प्रतिफल राशि रू 343274413/- पूर्व में / मेरे समक्ष / में से रू 343274413/- पूर्व में ------ ये मेरे समक्ष प्राप्त करना स्वीकार किया ।

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

छायाचित्र

अनु गवाहों का नाम व पता क.

> ¹ Name: श्रींश्रीमती/सुश्री MR. NARENDER SINGH, पुत्र/पुत्री/पत्नि श्री SHRI PRATAP SINGH जाति RAJPUT Age: 42 Add: House No.:3rd Floor, Colony: LAL KOTHI, Area: TONK ROAD, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN

> ² Name: श्री/श्रीमती/सुश्री PRADEEP KUMAR JAIN, पुत्र/पुत्री/पत्नि श्री MURARI LAL JAIN जाति JAIN Age: 53 Add: House No.:18, Colony: PANCHWATI COLONY, Area: NEAR BAJAJ KI GALI, City: JAIPUR, Pin code: 302029, District: JAIPUR, State: RAJASTHAN

Signature Signature

हस्ताक्षर

अंगूठा

201801018002605

Sale Deed (Conveyance Deed)

उस पंजीयक, JAIPUREN

न्त्र मंडी क्षेत्र हुत है। राजावान एवं सुवास

- (d) Rs. 2,00,00,000/- (Rupees Two crores only) ((after deduction of TDS @1% on the previous payment of fifteen crores and this payment of two crores the net amount of Rs. 1,83,00,000/- (Rupees One Crore Eighty Three Lacs only)) to The Seller vide cheque no. 002687 dated 17 February, 2018 drawn on HDFC Bank Ltd. Masjid Moth, Greater Kailash, New Delhi.
- 4. That the balance consideration of Rs. 13,89,46,972/- (Rupees Thirteen Crores Eighty Nine Lacs Forty Six Thousand Nine Hundred Seventy Two only) ((after deduction of TDS @1% the net amount of Rs. 13,75,57,503/- (Rupees Thirteen Crores Seventy Five Lacs Fifty Seven Thousand Five Hundred Three only)) is being paid to the Buyer vide cheque no. 000004 dated 29 May, 2018 drawn on AU Small Finance Bank, F-4, Ground Floor, East of Kailash, New Delhi 110024
 The Seller hereby confirms, admits and acknowledges the receipt of the above sum and upon receipt of the same nothing is left due to be paid by the Buyer to the Seller on any account against the "SAID LAND" and the sale is completed in all respects.
- 5. That in consideration of the aforesaid amount, the Seller do hereby sell, convey, transfer and assign all its rights, titles and interest in the "SAID LAND" fully described above, along with ownership rights in the land underneath, all rights of easements, latent or patent, enjoyed or reputed to be enjoyed in connection with the "SAID LAND" as also all rights in the fixtures and fittings, electricity/connection, and whatever appurtenant to the "SAID LAND" unto the Buyer herein, absolutely and forever.
- 6. That the vacant and peaceful physical possession of the "SAID LAND" has been handed over by the Seller to the Buyer and the Buyer has taken over the physical possession of the same on 31 May, 2018.
- 7. That the Seller further assures the Buyer that it is the exclusive owner of the "SAID LAND" and as such it is fully competent to sell the same to the Buyer and if anyone else claims any rights, title and or otherwise, then the Seller shall be liable and responsible to make good the losses thus suffered by the Buyer.
- 8. That the Buyer will have the absolute right to use, enjoy, sell, gift, mortgage, lease and transfer on its own expenses, surrender to government, receive dues or land from the government if the "SAID LAND" is acquired by the government, same by whatsoever mean they likes(s), without any hindrances or objection by the Seller, or any persons(s) claiming under or in trust for the Buyer.

For Keshvanand Buildhome P. Ltd.

Director Director

For Ashiana Housing Limited

Authorised Signatory

FIRST

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रू 343274413 मानते हुए इस पर देय कमी मुद्रांक राशि रू 15447341 पर कमी पंजीयन शुल्क रू 300000, सरचार्ज राशि 3089468 कुल रू 18836809 रसीद संख्या 201802018002623 दिनांक 31-05-2018 में जमा किये गये है।

अतः दस्तावेज को रू 15447341 के मुद्रांकों पर निष्पादित माना जाता है।

201801018002605

Sale Deed (Conveyance Deed)

इप पंजीयक, JAIPUR-IV

लण-पंजीयक (चतुर्थ) -- नर्ग एवं-पुदांक विभान

जयपुर

Registration Endorsement

आज दिनांक 01/06/2018 को पुस्तक संख्या 1 जिल्द संख्या 435 में पृष्ठ संख्या 120 क्रम संख्या 201803018101939 पर पंजीबद्व किया गया तथा अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1740 के पृष्ठ संख्या 14 से 26 पर चस्पा किया गया ।

201801018002605

Sale Deed (Conveyance Deed)

पंजीयक, JAIPUR-IV

-पंजीयक चित्ते^{भी}

स्य नुद्रांक ग्रिंग जयपुर

- 9. That the Buyer shall be entitled/free to get the Patta / Lease Deed of the "SAID LAND" transferred/issued in its name or in the name of its nominees from the Jaipur Development Authority, Jaipur/any other local body/any government office or department as the case may be and the Seller hereby undertakes to unconditionally cooperate with the Buyer in this regard.
- 10. That land revenue, charges, fees, lease rent and other dues and demands if any, payable in respect of the "SAID LAND" shall be paid by the Seller up to the date of handing over the possession to the Buyer and thereafter the Buyer will be responsible for the payment of the same.
- 11. That the Seller has delivered Originals of all the documents related to the "SAID LAND" to the Buyer at the time of execution of Sale Deed.
- 12. That stamp duty and registration charges in respect of execution and registration of this Sale Deed shall be borne and paid by the Buyer.

IN WITNESS WHEREOF, the Seller and the Buyer have signed and executed this Sale Deed at Jaipur on the 31st day, MAY month, 2018 year and place mentioned hereinabove, in the presence of the following witnesses.

- rand Buildhome P. Ltd

SIGNED AND DELIVERED BY KESHVANAND BUILDHOME PVT. LTD.

For Ashiana Housing Limited

ZING ZEAC)

SIGNED AND DELIVERED BY ASHIANA HOUSING LIMITED

पंजीराक (चतुर्थ) जिल्लामु Witnesss:1

Signature:

Name:

PRADEEP KUM ARJAIN

Address:

19, Panch wati colony Sanganel, santu

Witnesss:2

Signature: 100

Name: November Sing Address: 3th from Aber Man Cal Koth, Texpu



SCHEDULE "A" AS REFERRED ABOVE

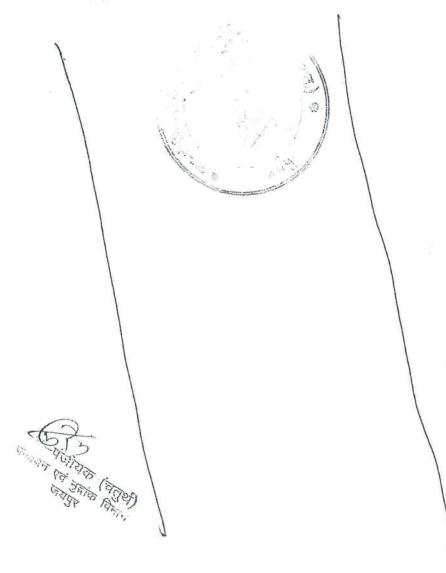
All that piece and parcel of land admeasuring 27013.76 sq. mtr. under Khasra no. 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437 total 19 Khasras situated at Village: Shri Kishanpura, Patwar: Vidhani, Tehsil: Sanganer, Dist. Jaipur, Rajasthan and bounded as follows:

North - Other's Land.

South - Other's Land.

East - Other's Land.

West - 100 ft. wide road.



For Kushwenand Suildhome P. Ltd.

Director

For Ashiana Housing Limited

Authorised Signatory



stampsAndRegistrationDepartment

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Presenter Name	DIRECTOR)	Document S. No		\$ 11/200/0011/3	
Presenter/Property Addre	ess 110 ARVIND NAGA	R JAGATPURAJA PUR	80000		
Document Type	Lease deed for loc	al bodies (Patta)	A Samuel Comment		
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Eighty Nine Thousand Seventy Only

Cashier

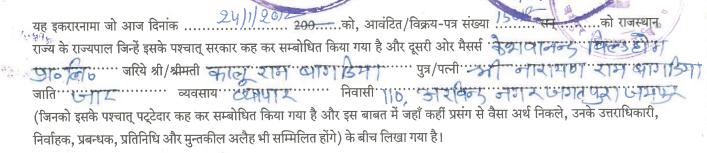
Sub Registrar SANGANER I



जयपुर विकास प्राधिकरणाः जयपुर

शहरी जमाबन्दी के आधार पर समूह अधाराय प्रयोजनी के निए निजी खानेदारी

योजना के अन्तर्गत भूमि को एकल प्रदेश-विलेख



इसमें उल्लेखित शर्तों और करारों, जो पट्टेदार द्वारा निष्पादित तथा पालन किये जावेंगे के एवज में सरकार इसके द्वारा पट्टेदार को जमीन का वह तमाम प्लाट (जो इसके बाद उक्त भरवण्ड कह कर सम्बोधित किया गया है के का नियमन और पुन: आवंटन करती है जो निजी खातेदारी प्राणन के साथ इसके साथ संलग्न साइट प्लान में अधिक पूर्ण रूपेण वर्णित है। जिसका आकार विशेष रूप से इससे संलग्न नक्शे में दिखलाया गया है, और जिसे पूर्व स्वामित्व सम्बन्धी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबन्धों, वैध शर्तों और करारों के अधीन पट्टेदार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात् :—

- 1. उक्त भूखण्ड शहरी जमाबन्दी (लीज होल्ड) पर पुन: आवंटित किया गया है। लीज की अवधि, 99 वर्ष होगी।
- - 3. उक्त भूखण्ड का उपयोग ग्रुप हाउसिंग हेतु किया जावेगा। भूखण्ड का अन्य भिन्न उपयोग किसी भी भांति नहीं किया जा सकेगा। व 2001 के भूखण्ड के सम्बन्ध में राज्य सरकार के आदेश दिनांक 10+7-99 क्रमांक पं. (3) नं. वि.वि/3/99 भवन विनिमयों के प्रावधानों में प्रदत्त शिथिलता के तहत नियमन योग्य निर्माण किया गया है तथा नियमन अयोग्य निर्माण के सम्बन्ध में सम्बन्धित विनिमयों के अनुसार कार्यवाही की जायेगी एवं सैट बैक प्लान के अनुसार छोड़ने होंगे।
 - 4. इस लीज डीड के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार ऋणदात्री संस्था/ एच.डी.एफ.सी. अथवा नेशनल हाउसिंग बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास भवन निर्माण के ऋण के लिए गिरवी रखा जा सकेगा।
 - 5. पट्टेदार उक्त भूखण्ड या उस पर बनाये गये भवन या भवनों का या उन दोनों के किसी भाग को किसी ऐसे आशय के लिये जो पिछले पद में निर्देशित आशय के असंगत है बिना सरकार या सरकार के ऐसे अधिकारी की लिखित स्वीकृति, के जो एतदर्थ नियुक्त किया गया हो, न तो उपयोग में लावेगा और न उपयोग में लाने की अनुमित ही देगा। पट्टेदार द्वारा पट्टा विलेख की उपरोक्त शर्तों एवं दी राज. इम्प्रुवमेंट ट्रस्ट (डिस्पोजल ऑफ अरबन लैण्ड, 1974 के) अन्तर्गत स्थापित शर्तों की पूर्ण पालना की जावेगी। यदि किसी शर्त या शर्तों का उल्लंघन किया गया तो उक्त भूखण्ड एवं उस पर बने हुए भवन, यदि कोई हो, सिहत उक्त भूखण्ड बिना किसी मुआवजे की राशि के अधिग्रहण कर लिया जावेगा।

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	इसके साक्षी के रूप में इसके पक्षकारों ने इसके बाद प्रत्येक दशा में	निर्देशित स्थानों और ता	रीखों पर अपने-अपने ह	इस्ताक्षार कर दिये हैं।
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व्या विकास सामानेर प्रकार



,आज दिनांक 27 माह जनवरी सन् 2012 को 01:41 PM बजे श्री/श्रीमती/सुश्री KALU RAM BAGDIYA (AS DIRECTOR) पुत्र/पुत्री/पत्नी श्री NARAYAN RAM BAGDIYA

उस 47 वर्ष, जाति JAT व्यवसाय BUSINESS निवासी 110 ARVIND NAGAR JAGATPURA JAIPUR ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता

(2012067001175)

हस्तास्य स्मानासर प्रख

(Lease deed for local bodies (Patta))

स्सीद नं 0 [2012067001182]
दिनां क [27-1-2012]
पंजीयन शुल्क रू 0 50000
प्रतिलिपि शुल्क रू 0 0
प्रष्ठांकन शुल्क रू 0 300
अन्य शुल्क रू 0 38770
कमी स्टाम्प शुल्क रू 0 0
कुल योग रू 0 89070

(2012067001175) 3qua (Lease deed for local bodies (Patta)))

30 SANGANERII TITT YEL

उक्त श्री/श्रीमती/सुश्री (Executant)

I -KALU RAM BAGDIYA (AS DIRECTOR) / NARAYAN RAM BAGDIYA

उस -47 वर्ष जाति - JAT , व्यवसाय -BUSINESS निवासी - 110 ARVIND NAGAR JAGATPURA JAIPUR

WBofan

Photo

Signature



Thumb



(And Claiment)

ने .लेख्यपत्र Lease deed for local bodies (Patta) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रू० 7753880/-पूर्व में/मेरेसमक्ष / मे सें रू० 7753880/- पूर्व में ----- मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान 1- श्री/श्रीमती/सुश्री KAMAL KUMAR पुत्र /पुत्री /पत्नी श्री NARAYAN LAL उम्र -32 वर्ष जाति-CHHIPA व्यवसाय -BUSINESS निवासी SANGANER,JAIUR,

ने की है जिनके समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गर्ये हैं।

(2012067001175)

Lease deed for local bodies (Patta)

Ot



उप चेजीयक, SANGANERII ।

धारा 54 क तहत प्रमाण-पत्र प्रमाणित किया जाता हैं कि इस लेख पत्र की मालियत रूपये 7753880 मानते हुए इस पर देय कमी मुद्रांक राशि 0 पर कमी पंजीयन शुल्क रूपये 50000 कुल रूपये 50000 जरिये रसीद संख्या [2012067001182] दिनांक [27-1-2012] में जमा किये गये है। अतः दस्तावेज को रूपये 387700 के मुद्रांकों पर निष्पादित माना जाता है।

(2012067001175) uidata SANGANER I (Lease deed for local bodies (Patta))

आज दिनांक 27/1/2012 को पुस्तक संख्या 1 जिल्द संख्या 742 में पृष्ठ संख्या 162 क्रम संख्या 2012067000926पर पंजिबद्घ किया गया तथा अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2565 के पृष्ठ संख्या 56 से 63 पर चस्पा किया गया।

(2012067001175)

Lease deed for local bodies (Patta)







उप पंजीयक सागानेर प्र**डम**

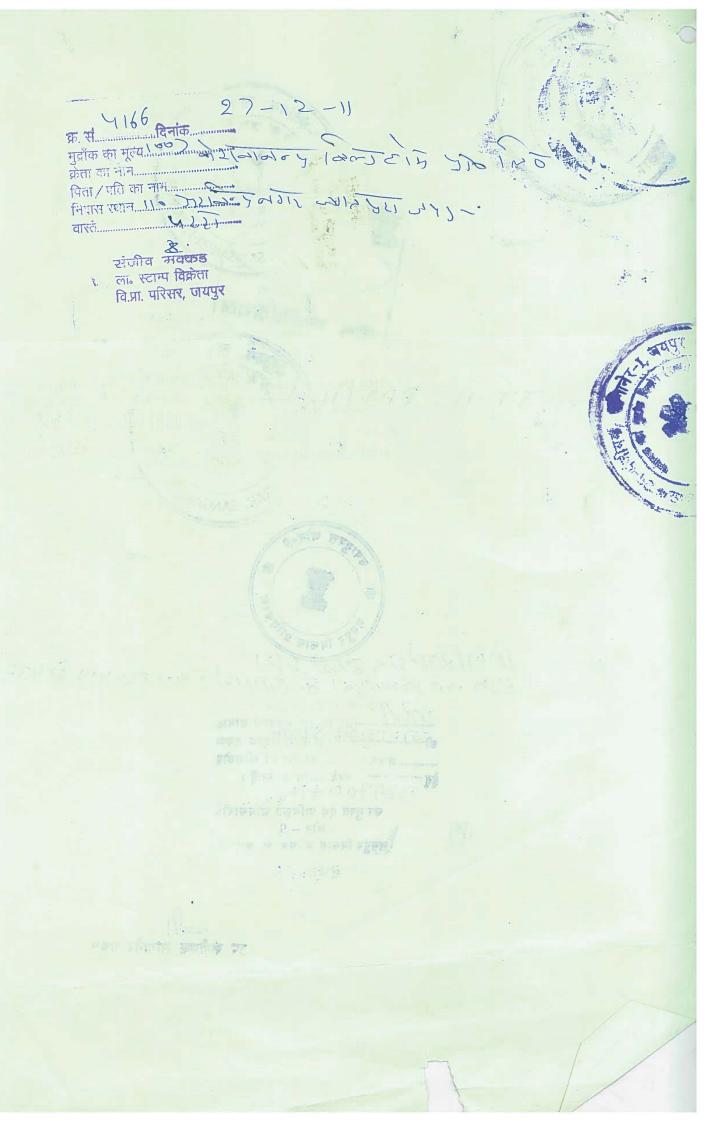
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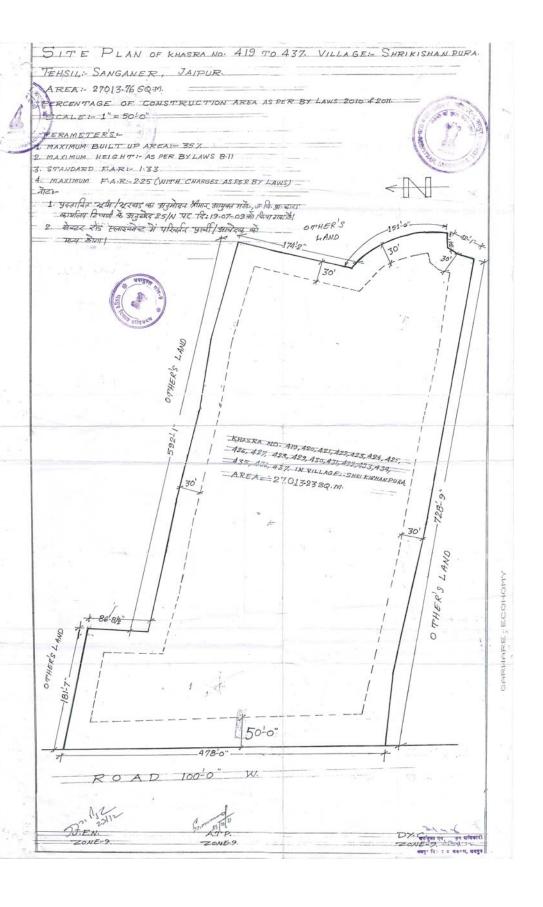
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