

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0051177389



Payment Date: 06/07/2021 16:13:53

Office Name: SUB REGISTRAR-I REGISTRATION & SATMPS AJMER
Location: TREASURY OFFICE, AJMER
Period: 01/04/2021-To-31/03/2022

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-01-800-02-00-विविध	250.00

Commission(-):

0.00

Total/NetAmount:

250.00

Two Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: MURLIMANOHAR DUSAD ADVOCATE

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302016)

Address:APEKSHA HOUSING PVT LTD JAIPUR

Remarks:2017 TO 2021 5 YEAR K.NO 1695/2342, 1956/2776, 2076, 2077, 2079 AND 40 OTHERS KHASRA NOS LAND TOTAL AREA 30.8 HECTOR APEKSHA CITY VILLAGE CHACHYAWAS TEHSIL AJMER DIST AJMER RAJ

Payment Details:

Challan No. - 0

Bank: Bank Of Baroda

Bank CIN No: 020011300040706072021

Date: 06/07/2021 16:13:53

Refrence No: 113099

Computer generated copy on : 06/07/2021

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

Murli Manohar Dusad

Advocate

Rajasthan High Court, Jaipur

Office :

G-7, Bhavya Tower, Opposite Session Court Gate No. 4

Kabir Marg, Bani Park, Jaipur (Rajasthan)

Mobile no. 9829100239

Ref.

Dated 06-07-2021

TITLE SEARCH REPORT AND NON ENCUMBRANCE CERTIFICATE

Reg : Property Land situated in Khasra No. 1695/2342 Area 1.2900 Hector, Khasra No. 1956/2776 Area 0.9300 Hector, Khasra No. 2076 Area 0.9000 Hector, Khasra No. 2077 Area 0.5600 Hector, Khasra No. 2079 Area 0.7500 Hector, Khasra No. 2080 Area 1.5700 Hector, Khasra No. 2080/2446 Area 0.2800 Hector, Khasra No. 2081 Area 0.6000 Hector, Khasra No. 2081/2544 Area 0.3000 Hector, Khasra No. 2082 Area 0.8600 Hector, Khasra No. 2141/2777 Area 0.1000 Hector, **Total Khasra Nos. 11, Total Area 8.1400 Hector**, Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) in the name of Apeksha Housing Pvt. Ltd. Registered Office at 901, 9th Floor, Apeksha Festive, Kedia Palace Road, Murlipura, Sikar Road, Jaipur **AND** Land situated in Khasra No. 1684 Area 0.8200 Hector, Khasra no. 1691 Area 1.1700 Hector, Khasra no. 1691/2438 Area 0.2400 Hector, Khasra no. 1692 Area 1.4800 Hector, Khasra no. 1693 Area 1.52.00 Hector and Khasra no. 1698 Area 1.9600 Hector **Total Khasra No. 6 Total Area 7.1900 Hector**, Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) in the name of Mr. Jai Singh Chouhan S/o Mr. Bhanwar Lal Chouhan, R/o 28 Rohat House, Omkar Nagar, Ajmer **AND** Land situated in Khasra no. 1687 Area 1.55 Hector, Khasra no. 1685 Area 0.87 Hector, **Total Khasra no.s 2 Total Area 2.42 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) in the name of (1) Mr. Jai Singh Chouhan S/o Mr. Bhanwar Lal Chouhan (2) Mrs. Kala Chouhan W/o Mr. Jai Singh Chouhan (3) Mr. Pukhraj Singh S/o Mr. Durjan Singh, All Resident of Ajmer **AND** Land situated in Khasra no. 1662 Area 0.1200 Hector, Khasra no. 1663 Area 0.0600 Hector, Khasra no. 1664 Area 0.3100 Hector, Khasra no. 1665 Area 0.4100 Hector, Khasra no. 1667 Area 0.5800 Hector, Khasra no. 1668 Area 0.4500 Hector, Khasra no. 1669 Area 0.3400 Hector, Khasra no. 1670 Area 1.1500 Hector, Khasra no. 1671 Area 0.6500 Hector, Khasra no. 1672 Area 0.5100 Hector, Khasra no. 1673 Area 0.4700 Hector, 1673/2796 Area 0.1400 Hector, Khasra no. 1673/2795 Area 0.2500 Hector, Khasra no. 1675 Area 0.3000 Hector, Khasra no. 1678 Area 0.1600 Hector, Khasra no. 1680 Area 0.1700 Hector, Khasra no. 1680/2763 Area 0.0400 Hector, **Total Khasra no. 17, total area 6.1100 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) in the name of Mr. Ratan Singh Chouhan S/o Mr. Bhanwar Lal Chouhan, R/o 28, Rohat House, Omkar Nagar, Ajmer **AND** Land situated in Khasra no. 1696 Area 0.7200 Hector, Khasra no. 1697 Area 1.0100 Hector, Khasra no. 1703 Area 0.7900 Hector, Khasra no. 1704 Area 0.9200 Hector, Khasra no. 1705 Area 0.9800 Hector, Khasra no. 1949/2732 Area 0.1000 Hector, Khasra no. 1951 Area 1.6300 Hector, **Total Khasra no.s 7, total area 6.1500 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) in the name of Mr. Sandeep Tanwar S/o Mr. Ramdayal

M. Dusad 6/7/21
मुरली मनोहर दुसाद
एडवोकेट
मी-7, भव्य टावर, कोर्ट के चार नम्बर गेट
के सामने कबीर मार्ग, बनीपार्क, जयपुर
मो. नं. 9829100239

Ranawat through POA Mr. Jai Singh Chouhan S/o Mr. Bhanwar Lal Chouhan, R/o 28 Rohat House, Omkar Nagar, Ajmer, **AND** Land Khasra no.1695 Area 0.77 Hector and Khasra no. 2079/2441 Area 0.02 Hector, **Total Khasra no. 2, total Area 0.79 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) in the name of Mr. Mahaveer Gurjar S/o Mr. Hari ram Gurjar R/o Hasiyawas, Ardaka, Ajmer (Rajasthan)

On my perusal of all the photo copies documents in respect of the said property which are provided to me by the Apeksha Housing Pvt. Ltd. And on the basis of the search conducted in the office of Sub Registrar Ajmer-Ist District Ajmer for the period of 2017-2021, my search report is as follows :-

That Land Khasra No. 1695/2342 Area 1.2900 Hector, Khasra No. 1956/2776 Area 0.9300 Hector, Khasra No. 2076 Area 0.9000 Hector, , Khasra No. 2077 Area 0.5600 Hector, Khasra No. 2079 Area 0.7500 Hector, Khasra No. 2080 Area 1.5700 Hector, Khasra No.2080/2446 Area 0.2800 Hector, Khasra No. 2081 Area 0.6000 Hector, Khasra No. 2081/2544 Area 0.3000 Hector, Khasra No. 2082 Area 0.8600 Hector, Khasra No.2141/2777 Area 0.1000 Hector,, total Khasra Nos. 11, Total Area 8.1400 Hector, Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) was purchased by Apeksha Housing Pvt. Ltd. from Smt. Kala Chouhan W/o Shri Jai Singh Chouhan vide sale deed, which was duly registered in the office of Sub Registrar Ajmer-Ist, registered on 29/04/2014 at Book no.I, Volume no. 1831 Page no. 111 Serial No. 2014002221 and copy of same deed filed in additional book no.I, Volume no. 4318 Page nmo. 67 to 77. Then after the afore said land was mutated in relevant revenue record in the name of Apeksha House Pvt. Ltd.

Thereafter M/s Apeksha Housing Pvt. Ltd. filed an application before Authorized Officer Ajmer Development Authority, Ajmer for conversion the said Agriculture Land Khasra No. 1695/2342 Area 1.2900 Hector, Khasra No. 1956/2776 Area 0.9300 Hector, Khasra No. 2076 Area 0.9000 Hector, , Khasra No. 2077 Area 0.5600 Hector, Khasra No. 2079 Area 0.7500 Hector, Khasra No. 2080 Area 1.5700 Hector, Khasra No.2080/2446 Area 0.2800 Hector, Khasra No. 2081 Area 0.6000 Hector, Khasra No. 2081/2544 Area 0.3000 Hector, Khasra No. 2082 Area 0.8600 Hector, Khasra No.2141/2777 Area 0.1000 Hector,, total Khasra Nos. 11, Total Area 8.1400 Hector, Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) from Agriculture to Non Agriculture (Chief Minister Jan Avas) purposes under Section 90-A of Rajasthan Land Revenue Act 1956 and submitted all the relevant documents.

Thereafter Authorized Officer, Ajmer Development Authority, Ajmer passed a order on dt. 17/8/2017 under Case no. 11//2017 for conversion the said land bearing Khasra No. 1695/2342 Area 1.2900 Hector, Khasra No. 1956/2776 Area 0.9300 Hector, Khasra No. 2076 Area 0.9000 Hector, Khasra No. 2077 Area 0.5600 Hector, Khasra No. 2079 Area 0.7500 Hector, Khasra No. 2080 Area 1.5700 Hector, Khasra No.2080/2446 Area 0.2800 Hector, Khasra No. 2081 Area 0.6000 Hector, Khasra No. 2081/2544 Area 0.3000 Hector, Khasra No. 2082 Area 0.8600 Hector, Khasra No.2141/2777 Area 0.1000 Hector, total Khasra Nos. 11, Total Area 8.1400 Hector, Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) for Chief Minister Jan Avas scheme purposes,

M. Dussad 6/7/21
 मुरली मनोहर दुसाद
 एडवोकेट
 ग्री-7, मध्य टावर, कोर्ट के चार नम्बर गेट
 के सामने कबीर मार्ग, कनोपार्क, जयपुर
 मो. नं. 9829100239

That Land situated in Khasra No. 1684 Area 0.8200 Hector, Khasra no. 1691 Area 1.1700 Hector, Khasra no. 1691/2438 Area 0-2400 Hector, Khasra no. 1692 Area 1.4800 Hector, Khasra no. 1693 Area 1.52.00 Hector and Khasra no. 1698 Are 1.9600 Hector **Total Khasra No. 6 Total Area 7.1900 Hector**, Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) mutated in relevant revenue record in the name of Mr. Jai Singh Chouhan S/o Mr. Bhanwar Lal Chouhan R/o 28 Rohat House, Omkar Nagar, Ajmer.

Thereafter Mr. Jai Singh Chouhan filed an application before Authorized Officer Ajmer Development Authority, Ajmer for conversion the said Agriculture Land Khasra No. 1684 Area 0.8200 Hector, Khasra no. 1691 Area 1.1700 Hector, Khasra no. 1691/2438 Area 0-2400 Hector, Khasra no. 1692 Area 1.4800 Hector, Khasra no. 1693 Area 1.52.00 Hector and Khasra no. 1698 Are 1.9600 Hector **Total Khasra No. 6 Total Area 7.1900 Hector**, Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) from Agriculture to Non Agriculture (Chief Minister Jan Avas) purposes under Section 90-A of Rajasthan Land Revenue Act 1956 and submitted all the relevant documents.

Thereafter Authorized Officer, Ajmer Development Authority, Ajmer passed a order on dt. 17/8/2017 under Case no. 13/2017 for conversion the said land bearing Khasra No. 1684 Area 0.8200 Hector, Khasra no. 1691 Area 1.1700 Hector, Khasra no. 1691/2438 Area 0-2400 Hector, Khasra no. 1692 Area 1.4800 Hector, Khasra no. 1693 Area 1.52.00 Hector and Khasra no. 1698 Are 1.9600 Hector **Total Khasra No. 6 Total Area 7.1900 Hector**, Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) for Chief Minister Jan Avas scheme purposes.

That Land situated in Khasra no. 1687 Area 1.55 Hector, Khasra no. 1685 Area 0.87 Hector, **Total Khasra no.s 2 Total Area 2.42 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) mutated in relevant revenue record in the name of (1) Mr. Jai Singh Chouhan S/o Mr. Bhanwar Lal Chouhan (2) Mrs. Kala Chouhan W/o Mr. Jai Singh Chouhan (3) Mr. Pukhraj Singh S/o Mr. Durjan Singh, All Resident of Ajmer came in ownership of Mr. Jai Singh Chouhan, Mrs. Kal Chouhan and Mr. Pukhraj Singh

Thereafter Mr. Jai Singh Chouhan, Mrs. Kala Chouhan and Mr. Pukhraj Singh filed an application before Authorized Officer Ajmer Development Authority, Ajmer for conversion the said Agriculture Land Land situated in Khasra no. 1687 Area 1.55 Hector, Khasra no. 1685 Area 0.87 Hector, **Total Khasra no.s 2 Total Area 2.42 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) from Agriculture to Non Agriculture (Chief Minister Jan Avas) purposes under Section 90-A of Rajasthan Land Revenue Act 1956 and submitted all the relevant documents.

Thereafter Authorized Officer, Ajmer Development Authority, Ajmer passed a order on dt. 17/8/2017 under Case no. 19/2017 for conversion the said land bearing Khasra no. 1687 Area 1.55 Hector, Khasra no. 1685 Area 0.87 Hector, **Total Khasra no.s 2 Total Area 2.42 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) for Chief Minister Jan Avas scheme purposes.

That Land situated in Khasra no. 1662 Area 0.1200 Hector, Khasra no. 1663 Area 0-0600 Hector, Khasra no. 1664 Area 0.3100 Hector, Khasra no. 1665 Area 0.4100 Hector, Khasra no. 1667 Area 0.5800 Hector, Khasra no. 1668 Area 0.4500 Hector, Khasra no. 1669 Area 0.3400 Hector, Khasra no. 1670 Area 1.1500 Hector. Khasra no. 1671 Area

M. D. D. 6/7/21
 मुरली मनोहर दुसाद
 एडवोकेट
 जी-7, भव्य टावर, कोर्ट के चार नम्बर गेट
 के सामने कदीर मार्ग, बनीपार्क, जयपुर
 मो. नं. 9829100239

0.6500 Hector, Khasra no. 1672 Area 0.5100 Hector, Khasra no. 1673 Area 0.4700 Hector, 1673/2796 Area 0.1400 Hector, Khasra no. 1673/2795 Area 0.2500 Hector, Khasra no. 1675 Area 0.3000 Hector, Khasra no. 1678 Area 0.1600 Hector, Khasra no. 1680 Area 0.1700 Hector, Khasra no. 1680/2763 Area 0.0400 Hector, **Total Khasra no. 17, total area 6.1100 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) mutated in relevant revenue record in the name of Mr. Ratan Singh Chouhan S/o Mr. Bhanwar Lal Chouhan, R/o 28, Rohat House, Omkar Nagar, Ajmer.

Thereafter Mr. Ratan Singh Chouhan filed an application before Authorized Officer Ajmer Development Authority, Ajmer for conversion the said Agriculture Land Land situated in Khasra no. 1662 Area 0.1200 Hector, Khasra no. 1663 Area 0-0600 Hector, Khasra no. 1664 Area 0.3100 Hector, Khasra no. 1665 Area 0.4100 Hector, Khasra no. 1667 Area 0.5800 Hector, Khasra no. 1668 Area 0.4500 Hector, Khasra no. 1669 Area 0.3400 Hector, Khasra no. 1670 Area 1.1500 Hector. Khasra no. 1671 Area 0.6500 Hector, Khasra no. 1672 Area 0.5100 Hector, Khasra no. 1673 Area 0.4700 Hector, 1673/2796 Area 0.1400 Hector, Khasra no. 1673/2795 Area 0.2500 Hector, Khasra no. 1675 Area 0.3000 Hector, Khasra no. 1678 Area 0.1600 Hector, Khasra no. 1680 Area 0.1700 Hector, Khasra no. 1680/2763 Area 0.0400 Hector, **Total Khasra no. 17, total area 6.1100 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) from Agriculture to Non Agriculture (Chief Minister Jan Avas) purposes under Section 90-A of Rajasthan Land Revenue Act 1956 and submitted all the relevant documents.

Thereafter Authorized Officer, Ajmer Development Authority, Ajmer passed a order on dt. 17/8/2017 under Case no. 14/2017 for conversion the said land bearing Khasra no. 1662 Area 0.1200 Hector, Khasra no. 1663 Area 0-0600 Hector, Khasra no. 1664 Area 0.3100 Hector, Khasra no. 1665 Area 0.4100 Hector, Khasra no. 1667 Area 0.5800 Hector, Khasra no. 1668 Area 0.4500 Hector, Khasra no. 1669 Area 0.3400 Hector, Khasra no. 1670 Area 1.1500 Hector. Khasra no. 1671 Area 0.6500 Hector, Khasra no. 1672 Area 0.5100 Hector, Khasra no. 1673 Area 0.4700 Hector, 1673/2796 Area 0.1400 Hector, Khasra no. 1673/2795 Area 0.2500 Hector, Khasra no. 1675 Area 0.3000 Hector, Khasra no. 1678 Area 0.1600 Hector, Khasra no. 1680 Area 0.1700 Hector, Khasra no. 1680/2763 Area 0.0400 Hector, **Total Khasra no. 17, total area 6.1100 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) for Chief Minister Jan Avas scheme purposes.

That Land situated in Khasra no. 1696 Area 0.7200 Hector, Khasra no. 1697 Area 1.0100 Hector, Khasra no. 1703 Area 0.7900 Hector, Khasra no. 1704 Area 0.9200 Hector, Khasra no. 1705 Area 0.9800 Hector, Khasra no. 1949/2732 Area 0.1000 Hector, Khasra no. 1951 Area 1.6300 Hector, **Total Khasra no.s 7, total area 6.1500 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) mutated in relevant revenue record in the name of Mr. Sandeep Tanwar S/o Mr. Ramdayal Ranawat Ward no. 8, Kumharo Ka Mohalla, Near Samrat Cinema, Sikar (Rajasthan) Mr. Sandeep Tanwar executed a deed of power of attorney in favour of Mr. Jai Singh Chouhan S/o Mr. Bhanwar Lal Chouhan.

Thereafter Mr. Jai Singh Chouhan as POA Sandeep Tanwar filed an application before Authorized Officer Ajmer Development Authority, Ajmer for conversion the said Agriculture Land situated in Khasra no. 1696 Area 0.7200 Hector, Khasra no. 1697 Area

M. D. Desai 6/7/21
 मुरली मनोहर दुसादि
 एडवोकेट
 ग्री-7, भव्य टावर, कोर्ट के चार नम्बर गेट
 के सामने कबीर मार्ग, बनीपार्क, जयपुर
 मो. नं. 9829100239

1.0100 Hector, Khasra no. 1703 Area 0.7900 Hector, Khasra no. 1704 Area 0.9200 Hector, Khasra no. 1705 Area 0.9800 Hector, Khasra no. 1949/2732 Area 0.1000 Hector, Khasra no. 1951 Area 1.6300 Hector, **Total Khasra no.s 7, total area 6.1500 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) from Agriculture to Non Agriculture (Chief Minister Jan Avas) purposes under Section 90-A of Rajasthan Land Revenue Act 1956 and submitted all the relevant documents.

Thereafter Authorized Officer, Ajmer Development Authority, Ajmer passed a order on dt. 17/8/2017 under Case no. 15/2017 for conversion the said land bearing Land situated in Khasra no. 1696 Area 0.7200 Hector, Khasra no. 1697 Area 1.0100 Hector, Khasra no. 1703 Area 0.7900 Hector, Khasra no. 1704 Area 0.9200 Hector, Khasra no. 1705 Area 0.9800 Hector, Khasra no. 1949/2732 Area 0.1000 Hector, Khasra no. 1951 Area 1.6300 Hector, **Total Khasra no.s 7, total area 6.1500 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) for Chief Minister Jan Avas scheme purposes.

That Land Khasra no.1695 Area 0.77 Hector and Khasra no. 2079/2441 Area 0.02 Hector, **Total Khasra no. 2, total Area 0.79 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) mutated in relevant revenue record in the name of Mr. Mahaveer Gurjar S/o Mr. Hari ram Gurjar R/o Hasiyawas, Ardaka, Ajmer (Rajasthan)

Thereafter Mr. Mahaveer Gurjar filed an application before Authorized Officer Ajmer Development Authority, Ajmer for conversion the said Agriculture Land situated in Land Khasra no.1695 Area 0.77 Hector and Khasra no. 2079/2441 Area 0.02 Hector, **Total Khasra no. 2, total Area 0.79 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) from Agriculture to Non Agriculture (Chief Minister Jan Avas) purposes under Section 90-A of Rajasthan Land Revenue Act 1956 and submitted all the relevant documents.

Thereafter Authorized Officer, Ajmer Development Authority, Ajmer passed a order on dt. 17/8/2017 under Case no. 12/2017 for conversion the said land bearing Land situated in Land Khasra no.1695 Area 0.77 Hector and Khasra no. 2079/2441 Area 0.02 Hector, **Total Khasra no. 2, total Area 0.79 Hector** Revenue Village Chachiyawas, Tehsil Ajmer District Ajmer (Rajasthan) for Chief Minister Jan Avas scheme purposes.

On behalf of above mentioned all orders dt. 17/8/2017 the revenue record of afore mentioned Khasra no.s land i.e. total area 30.8 Hector land mutated in the name of Ajmer Development Authority, Ajmer Thereafter Ajmer Development Authority, Ajmer issued a Letter No. 2047 Dt. 18/12/2017 in favour of Mr. Jai Singh Chouhan POA Mr. Sandeep Tanwar, Mr. Ratan Singh Chouhan, Apeksha Housing Pvt. Ltd. , Mr. Jai Singh Chouhan, Mr. Mahaveer Gurjar, Mr. Jai Singh Chouhan Mrs Kala Chouhan and Mr. Pukhraj Singh for Lay-out Plan approval under Chief Minister Jan Avas Scheme- 2015 regarding afore mentioned Khasra No.s land i.e. Khasra no. 1696, 1697, 1703 to 1705, 1949/2732, 1951, 1662 to 1665, 1667 to 1673, 1675, 1673/2796, 1673/2795, 1678, 1680, 1680/2763, 1695/2342, 1956/2776, 2076, 2077, 2079, 2080, 2080/22446, 2081, 2081/2544, 2082, 2141/2777, 1684, 1691 to 1693, 1691/2438, 1698, 1695, 2079/2441, 1687 and 1685 total Khasra no. 45 , total area 30.8 Hector situated in Village Chachiyawas, Tehsil and District Ajmer.

M. Dussad 6/7/21
 मुरली मनोहर दुसाद
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 ग्री-7, भव्य टावर, कोर्ट के चार नम्बर गेट
 के सामने कबीर मार्ग, बनीपार्क, जयपुर
 मो. नं. 9829100239

That regarding the above mentioned land, previously executed different Agreement for Development dt. 16/02/2018, 21/02/2018, Supplement Agreement Dt. 12/06/2019 between Shri Sandeep Tanwar through POA holder Sh. Manoj Agarwal, Apeksha Housing Private Limited, Sh. Jai Singh Chouhan, Smt. Kala Devi Chouhan, Sh. Ratan Singh Chouhan, Sh. Pukhraj Singh, Sh. Mahaveer Gurjar and ARG Infra Developers Private Limited. On behalf of aforesaid Agreements and Supplementary Agreement, finally a Supplementary Development Agreement No. 2 executed on dt. 22/02/2021 between Shri Sandeep Tanwar through POA holder Sh. Manoj Agarwal, Apeksha Housing Private Limited, Sh. Jai Singh Chouhan, Smt. Kala Devi Chouhan, Sh. Ratan Singh Chouhan, Sh. Pukhraj Singh, Sh. Mahaveer Gurjar and ARG Infra Developers Private Limited, which was duly registered in the office of Sub Registrar Ajmer Ist, Ajmer, registered on 02/03/2021 in Book no.I, Volume no. 2076, Page 64 , Serial No. 202103001101214 and copy of same deed filed in Additional Book no.I, Volume no. 5297 on Page 151 to 170. As per conditions of said Supplementary Development Agreement No. 2, Apeksha Housing Pvt. Ltd. is developing the said land as Land Owner and Developer .As per rules of Ajmer Development Authority, the Lease Deed/Patta yet to be issued in favour of present owners or proposed buyers.

I have seen all the documents relating to the aforesaid property in photo copies and have also checked/seen the record of the above said property in the office of Sub Registrar Ajmer-Ist, Ajmer for a period of 05 years i.e. 2017-2021 vide Challan No. 0051177389 Dt 06-07-2021 (relevant receipt is enclosed in original). On the basis of above, I hereby certify that Mr. Sandeep Tanwar through POA Mr. Jai Singh Chouhan, Mr. Ratan Singh Chouhan, Apeksha Housing Pvt. Ltd. , Mr. Jai Singh Chouhan, Mr. Mahaveer Gurjar, Mr. Jai Singh Chouhan & Mrs Kala Chouhan and Mr. Pukhraj Singh are absolute owner of aforesaid property 30.8 Hectors land of Khasra no. 1696, 1697, 1703 to 1705, 1949/2732, 1951, 1662 to 1665, 1667 to 1673, 1675, 1673/2796, 1673/2795, 1678, 1680, 1680/2763, 1695/2342, 1956/2776, 2076, 2077, 2079, 2080, 2080/22446, 2081, 2081/2544, 2082, 2141/2777, 1684, 1691 to 1693, 1691/2438, 1698, 1695, 2079/2441, 1687 and 1685 total Khasra no. 45, total area 30.8 Hecter situated in Village Chachiyawas, Tehsil and District Ajmer and they have marketable title over the said property and Apeksha Housing Pvt. Ltd. is also Developer of aforementioned Land mentioned in Supplementary Agreement No. 2. Dt. 23/02/2021. Today the property is found free from any registered encumbrances, lien and charges.

The Challan No. 0051177389 Dt 6-7-2021 of Sub Registrar Ajmer-Ist, Ajmer for a period of 05 years i.e. 2017-2021 for the relevant search is enclosed herewith.

M. D. D. 6/7/21
 मुन्ली मनोहर दसाद
 (Murli Manohar Dasad)
 Advocate
 नौ-7, भव्य टावर, कोट रोड, जयपुर
 के सामने कबीर मार्ग, बनीपार्क, जयपुर
 मो. नं. 9829100239

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न्यायालय प्राधिकृत अधिकारी एवं उपायुक्त अजमेर विकास प्राधिकरण, अजमेर

प्रकरण संख्या 11/2017

1. अपेक्षा हाऊसिंग प्रा. लि. अधिकृत प्रतिनिधि जयसिंह चौहान, 28, रोहट हाऊस, आँकार नगर, अजमेर।

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

:::- आदेश :::-

दिनांक:- 17.08.2017

भामले के संक्षिप्त तथ्य निम्नानुसार है :-

(1) ऊपर नामित आवेदक के राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नालिखित भूमि का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है :-

तहसील व जिले का नाम	राजस्व ग्राम का नाम	खसरा नम्बर	क्षेत्रफल	किस्म
अजमेर	चाचियावास	1695/2342	1.2900	चाही 3
		1956/2776	0.9300	बारानी 3
		2076	0.9000	बारानी 3
		2077	0.5600	बारानी 3
		2079	0.7500	बारानी 3
		2080	1.5700	बारानी 3
		2080/2446	0.2800	बारानी 3
		2081	0.6000	बारानी 3
		2081/2544	0.3000	बारानी 3
		2082	0.8600	बारानी 3
		2141/2777	0.1000	गै.मु. रास्ता
		कुल किता 11	कुल क्षेत्रफल 8.1400	

(2) आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जमाबन्दी 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।

(3) 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

(34)

अधिनियम, 1956 की धारा 90-क और राजस्थान अग्निधृति अधिनियम की धारा 63 और तदधीन बनाये गये नियमों के उपबन्धों के अनुसार ऐसी भूमि पर अग्निधृति अधिकारी निर्वापित करके भूमि का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।

- (4) अतः अब इसके द्वारा आदेश दिया जाता है कि खसरा नम्बर 1695/2342, 1956/2776, 2076, 2077, 2079, 2080, 2080/2446, 2081, 2081/2544, 2082, 2141/2777 किता 11 कुल रकबा 8.400 ईकट की ग्राम चाचियावास तहसील अजमेर में स्थित भूमि पर आवेदक के अभिधृति अधिकारों के उक्त भूमि का मुख्यमंत्री जन आवास योजना 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, नियमों या उप-विधि के अनुसार आवंटन के लिए, स्थानीय प्राधिकारी के व्यावधानीय रखा गया समझा जायेगा।

- (5) 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 पश्चात, स्थानीय प्राधिकारी द्वारा सम्यक् आवंटन किये जाने के पश्चात ही ग्र-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।

- (6) इन नियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित नियमों और शर्तों की आवेदक द्वारा पालना की जायेगी।

इस आदेश अद्योहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 17.08.2017 को पारित किया गया।

उपायुक्त/प्राधिकृत अधिकारी
अजमेर विकास प्राधिकरण,
अजमेर

अज्ञेय प्राधिकरण/धारा 90-क/2017/570-512

दिनांक:-17.08.2017

इस दृष्टि एवं आवश्यक कार्यवाही के लिए निम्नलिखित को अग्रेषित की गयी।

1. सचिव एवं प्राधिकारी अधिकारी, अजमेर विकास प्राधिकरण, अजमेर।
2. तहसीलदार, अजमेर तहसील को पूर्वोक्त भूमि को स्थानीय प्राधिकारी के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर स्थानीय प्राधिकारी और अद्योहस्ताक्षरी को उसकी प्रति भेजने के लिए।
3. अपेक्षा हाऊसिंग प्रा. लि. अधिकृत प्रतिनिधि जयसिंह चौहान, 28, रोहट हाऊस, औंकार नगर, अजमेर।

उपायुक्त/प्राधिकृत अधिकारी
अजमेर विकास प्राधिकरण,
अजमेर

For Apeksha Housing Pvt. Ltd

Authorised Signatory

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न्यायालय प्राधिकृत अधिकारी एवं उपायुक्त अजमेर विकास प्राधिकरण, अजमेर

प्रकरण संख्या 13/2017

1. श्री जयसिंह चौहान पुत्र श्री भंवरलाल चौहान निवासी 28 रोहट हाऊस, आँकार नगर अजमेर।

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

:: आदेश ::

दिनांक:- 17.08.2017

मामले के संक्षिप्त तथ्य निम्नानुसार है :-

(1) ऊपर नामित आवेदक के राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नलिखित भूमि का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है :-

तहसील व जिले का नाम	राजस्व ग्राम का नाम	खसरा नम्बर	क्षेत्रफल	किस्म
अजमेर	घाचियावास	1684	0.8200 हैक्ट.	चाही 3
		1691	1.1700 हैक्ट.	चाही 3
		1691/2438	0.2400 हैक्ट.	चाही 3
		1692	1.4800 हैक्ट.	चाही 3
		1693	1.5200 हैक्ट.	चाही 3
		1698	1.9600 हैक्ट.	बारानी 3
		कुल किता 6	7.1900 हैक्ट.	

(2) आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जमाबन्दी 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।

(3) 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 उपबन्धों के अनुसार ऐसी भूमि पर अभिधृति अधिकारी निर्वाचित करके भूमि

का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।

- (4) अतः अब इसके द्वारा आदेश दिया जाता है कि खसरा नम्बर 1684, 1691, 1691/2438, 1692, 1693, 1698 कुल किता 6 रकबा 7.1900 हैक्टेयर की ग्राम चाधियावास तहसील अजमेर में स्थित भूमि पर आवेदक के अभिधृति अधिकारों के उक्त भूमि का मुख्यमंत्री जन आवास योजना 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।
- (5) 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 पश्चात, स्थानीय प्राधिकारी द्वारा सम्यक् आवंटन किये जाने के पश्चात ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।
- (6) 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 अद्योहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 17.08.2017 को पारित किया गया।

उपायुक्त / प्राधिकृत अधिकारी
अजमेर विकास प्राधिकरण,
अजमेर

क्रमांक/प्राधिकरण/धारा 90-क/2017/ 516-518
प्रति सूचना एवं आवश्यक कार्यवाही के लिए निम्नलिखित को अग्रेषित की गयी।
दिनांक:-17.08.2017

1. सचिव एवं प्राधिकारी अधिकारी, अजमेर विकास प्राधिकरण, अजमेर।
2. तहसीलदार, अजमेर तहसील को पूर्वोक्त भूमि को स्थानीय प्राधिकारी के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर स्थानीय प्राधिकारी और अद्योहस्ताक्षरी को उसकी प्रति भेजने के लिए।
3. श्री जयसिंह चौहान पुत्र श्री भंवरलाल चौहान निवासी 28 रोहट हाऊस, औंकार नगर अजमेर।

उपायुक्त / प्राधिकृत अधिकारी
अजमेर विकास प्राधिकरण,
अजमेर

For Apeksha Housing Pvt. Ltd

Authorised Signatory

अजमेर विकास प्राधिकरण, अजमेर

प्रकरण संख्या 14/2017

1. श्री रतनसिंह चौहान पुत्र श्री भंवरलाल चौहान निवासी 28, रोहट हाऊस, औकाफ नगर, अजमेर।

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

-- आदेश --

दिनांक:- 17.08.2017

मामले के संक्षिप्त तथ्य निम्नानुसार है :-

(1) ऊपर नामित आवेदक के राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नालिखित भूमि का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है -

तहसील व जिले का नाम	राजस्व ग्राम का नाम	खसरा नम्बर	क्षेत्रफल	किस्म
अजमेर	चाचियावास	1662	0.1200 हेक्टर.	चाही 1
		1663	0.0600 हेक्टर.	चाही 1
		1664	0.3100 हेक्टर.	चाही 1
		1665	0.4100 हेक्टर.	चाही 1
		1667	0.5800 हेक्टर.	चाही 1
		1668	0.4500 हेक्टर.	चाही 1
		1669	0.3400 हेक्टर.	चाही 1
		1670	1.1500 हेक्टर.	चाही 1
		1671	0.6500 हेक्टर.	चाही 1
		1672	0.5100 हेक्टर.	चाही 1
		1673	0.4700 हेक्टर.	चाही 1
		1673 / 2796	0.1400 हेक्टर.	चाही 1
		1673 / 2795	0.2500 हेक्टर.	चाही 1
		1675	0.3000 हेक्टर.	चाही 1
		1678	0.1600 हेक्टर.	चाही 1
		1680	0.1700 हेक्टर.	गै मु रास्ता
		1680 / 2763	0.0400 हेक्टर.	गै मु रास्ता
		किता 17	6.1100 हेक्टर.	

(2) आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जमाबन्दी की प्रति, राजस्व खसरा अनुरेख, सम्यक रूप से अनुप्रमाणित क्षतिपूर्ति बंधपत्र और शपथपत्र, की-मैप, अभिन्यास योजना, सर्वेक्षण नक्शा और अन्य सुसंगत दस्तावेज प्रस्तुत किये हैं।

(3) 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

For Apeksha Housing Pvt. Ltd

Authorised Signatory

उपायुक्त
विकास प्राधिकरण
अजमेर

न्यायालय प्राधिकृत अधिकारी एवं उपायुक्त अजमेर विकास प्राधिकरण, अजमेर

प्रकरण संख्या 15/2017

1. श्री सन्दीप तंवर पुत्र श्री रामदयाल राणावत जरिये मुख्यार आम श्री जयसिंह चौहान पुत्र श्री मंवरलाल चौहान, निवासी 28, रोहट हाऊस, आँकार नगर, अजमेर।

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

::- आदेश ::

दिनांक:- 17.08.2017

मामले के संक्षिप्त तथ्य निम्नानुसार है :-

(1) ऊपर नामित आवेदक के राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नलिखित भूमि का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है :-

तहसील व जिले का नाम	राजस्व ग्राम का नाम	खसरा नम्बर	क्षेत्रफल	किस्म
अजमेर	चाचियावास	1696	0.7200 हैक्ट.	बारानी 3
		1697	1.0100 हैक्ट.	बारानी 3
		1703	0.7900 हैक्ट.	बारानी 3
		1704	0.9200 हैक्ट.	बारानी 3
		1705	0.9800 हैक्ट.	बारानी 3
		1949 / 2732	0.1000 हैक्ट.	बारानी 3
		1951	1.6300 हैक्ट.	बारानी 3
		कुल किता 7	6.1500 हैक्ट.	

(2) आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जगावन्दी 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।

(3) 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

For Apeksha Housing Pvt. Ltd

Authorised Signatory

उपायुक्त

अजमेर विकास प्राधिकरण,
अजमेर

न्यायालय प्राधिकृत अधिकारी एवं उपायुक्त
अजमेर विकास प्राधिकरण, अजमेर

प्रकरण संख्या 12/2017

1. श्री महावीर गुर्जर पुत्र श्री हरिराम गुर्जर निवासी हासियावास, अरडका, अजमेर।

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

::- आदेश ::

दिनांक:- 17.08.2017

मामले के संक्षिप्त तथ्य निम्नानुसार है :-

1) ऊपर नामित आवेदक के राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नलिखित भूमि का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है :-

तहसील व जिले का नाम	राजस्व ग्राम का नाम	खसरा नम्बर	क्षेत्रफल	किस्म
अजमेर	चाचियावास	1695	0.77 हैक्ट.	चाही 3
		2079/2441	0.02 हैक्ट.	बारानी 3
		किता 2	0.79 हैक्ट.	

आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जमाबन्दी की प्रति, राजस्व खसरा अनुरेख, सन्त्यक 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 उपबन्धों के अनुसार ऐसी भूमि पर अभिधृति अधिकारी निर्वापित करके भूमि का मुख्यमंत्री जन आवास योजना 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 खसरा नम्बर 1695 रकबा 0.77, 2079/2441 रकबा 0.02 कुल किता 2 कुल रकबा 0.79 की ग्राम चाचियावास तहसील अजमेर में स्थित भूमि पर

For Apeksha Housing Pvt. Ltd

Authorised Signatory

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न्यायालय प्राधिकृत अधिकारी एवं उपायुक्त अजमेर विकास प्राधिकरण, अजमेर

प्रकरण संख्या 19/2017

1. श्री जयसिंह चौहान पुत्र श्री भंवरलाल चौहान 2. श्रीमति कला चौहान पत्नि श्री जयसिंह चौहान
3. पुखराज सिंह पुत्र श्री दुर्जन सिंह निवासी अजमेर।

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

:- आदेश :-

दिनांक:- 17.08.2017

मामले के संक्षिप्त तथ्य निम्नानुसार है :-

- (1) ऊपर नामित आवेदक के राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नलिखित भूमि का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है :-

तहसील व जिले का नाम	राजस्व ग्राम का नाम	खसरा नम्बर	क्षेत्रफल	किस्म
अजमेर	चाचियावास	1687	1.55	बारानी 3
		1685	0.87	चाही 3
		कुल किता 2	कुल रकबा 2.42	

- (2) आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जमाबन्दी 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।
- (3) 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 उपबन्धों के अनुसार ऐसी भूमि पर अभिधृति अधिकारी निर्वापित करके भूमि का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।
- (4) अतः अब इसके द्वारा आदेश दिया जाता है कि खसरा नम्बर 1687 रकबा 1.55 व 1685 रकबा 0.87 कुल किता 2 कुल रकबा 2.42 हैक्ट. की ग्राम चाचियावास तहसील अजमेर में स्थित भूमि पर आवेदक के अभिधृति अधिकारों के उक्त भूमि का मुख्यमंत्री जन आवास योजना 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

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विधि, नियमों, विनियमों या उप-विधि के अनुसार आवंटन के लिए, स्थानीय प्राधिकारी के व्ययनाधीन रखा गया समझा जायेगा।

- (5) 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 पश्चात, स्थानीय प्राधिकारी द्वारा सम्यक् आवंटन किये जाने के पश्चात ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।
- (6) 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 अद्योहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 17.08.2017 को पारित किया गया।

उपायुक्त / प्राधिकृत अधिकारी
अजमेर विकास प्राधिकरण,
अजमेर

क्रमांक / प्राधिकरण / धारा 90-क / 2017 / 525-527 दिनांक:-17.08.2017
प्रति सूचना एवं आवश्यक कार्यवाही के लिए निम्नलिखित को अग्रेषित की गयी।

1. सचिव एवं प्राधिकारी अधिकारी, अजमेर विकास प्राधिकरण, अजमेर।
2. तहसीलदार, अजमेर तहसील को पूर्वोक्त भूमि को स्थानीय प्राधिकारी के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर स्थानीय प्राधिकारी और अद्योहस्ताक्षरी को उसकी प्रति भेजने के लिए।
3. श्री जयसिंह चौहान पुत्र श्री भंवरलाल चौहान 2. श्रीमति कला चौहान पत्नि श्री जयसिंह चौहान
3. पुखराज सिंह पुत्र श्री दुर्जन सिंह निवासी अजमेर।

उपायुक्त / प्राधिकृत अधिकारी
अजमेर विकास प्राधिकरण,
अजमेर विकास प्राधिकरण,
अजमेर

For Apeksha Housing Pvt. Ltd

Authorised Signatory

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 23-02-2021 2:52 PM

Fee Receipt No	: 202102001003566	Receipt Date	: 23/02/2021
Name	: APEKSHA HOUSING PVT LTD TH ATH SIG MANOJ AGARWAL,	Document S. No.	: 202101001003330
Address	: 37 ,DEHAR KE BALAJI ,JAIPUR ,JAIPUR		
Document Type	: Supplementary Deed/Correction Deed		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 200	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 200	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 150	Stamp Duty	: ₹ 500
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1050
		Total Amount	: ₹ 1050

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 47797175 ₹ 400 # Stamp N.A. ₹ 650

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

Apeksha Housing (P) Ltd.

Authorised Signatory

(17)

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 23-02-2021 2:54 PM

Fee Receipt No	: 202102001003567	Receipt Date	: 23/02/2021
Name	: MANOJ	Document S. No.	: 202101001000000
Address	: AJMER		
Document Type	: DLC Copy		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 100	Fee for Memorandum Us_64_67	: ₹ 0
CSI	: ₹ 400	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹ 0	Reg (memorandum)	: ₹ 0
Surcharge	: ₹ 6	Stamp Duty	: ₹ 20
Penally	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹ 0	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 526
		Total Amount	: ₹ 526

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 47804018 ₹ 526

Signature of presenter or applicant for
copy or Search certificate

Cashier



Signature of recipient
and date of return receipt

SUB-REGISTRAR

Apeksha Housing (P) Ltd.


Authorised Signatory



राजस्थान RAJASTHAN

R 048227

(Draft) SUPPLEMENTARY DEVELOPMENT AGREEMENT No.2

This Supplementary Development Agreement (hereinafter referred to as the "Agreement") is executed at Ajmer on 22 day of February, 2021 being the supplementary agreement to the Agreements for Development executed on February 16th, February 24th, 2018 and supplementary agreement executed on June 12th 2019:

1. PARTIES OF THIS AGREEMENT:

1.1 Sh. Sandeep Tanwar S/o Sh. Ramdayal Ranawat, aged 34 years, Caste - Dholi, resident of Ward No. 8, Kumharon Ka Mohalla, Near Samrat Cinema, Sikar Road, Jaipur, presently Chachiyawas, Ajmer hereinafter referred to as the "LAND OWNER NO.1" or "THE PARTY OF THE FIRST PART" which expression shall include, unless the context otherwise, refers, its successor(s), legal heir(s), executors(s), administrator(s), legal representative(s) and permitted assign(s) and represented through its power of Attorney holder Sh. Manoj Agarwal, authorised vide duly registered power of attorney dated 12.06.2019 as a part of supplementary agreement no.1 registered with Sub-Registrar Ajmer-I on 12th day of June, 2019 vide document Serial No. 201901001009843.

For ARG Infra Developers Pvt. Ltd.



[Signatures and stamps of the parties]

अपेक्षा होउिंग प्राइवेट लिमिटेड
Apeksha Housing (P) Ltd.
[Signature]
Authorised Signatory

administrator(s), legal representative(s) and permitted assign(s). The Land Owner No.4 to Land Owner No.7 are represented through their power of Attorney holder Sh. Jai Singh Chouhan, authorized vide duly registered power of attorney dated 12.06.2019 as a part of supplementary agreement no.1 registered with Sub-Registrar Ajmer-I on 12th day of June, 2019 vide document Serial No. 201901001009843.]

AND

2. **ARG Infra Developers Private Limited** (CIN: U70101RJ2008PTC025805), a private limited company incorporated under the provisions of Companies Act, 1956, having its registered office at E-52, Chitrangan Marg, C-Scheme Jaipur-302001, Rajasthan, acting through its Authorized Signatory Mr. Kapil Sharma S/o Pawan Kumar Sharma resident of K-504, ARG City, Ghoghra, Jaipur Road, Ajmer - 305023, duly authorized vide board resolution passed at its board meeting held dated 21.01.2021 to sign this Supplementary Development Agreement No.2, hereinafter referred to as **"THE PARTY OF THE FOURTH PART"**, which expression shall unless it be repugnant to the context or meaning thereof mean and include its authorised representatives, attorneys, executors, administrators and/or permitted assigns.

The Party of the First Part, the Party of the Second Part, the Party of the Third Part and the Party of the Fourth Part are hereinafter individually be referred to as **"Party"** and collectively as the **"Parties"**.

The Land Owner No. 1 to Land Owner No. 7 are collectively referred to as Land Owners.



WHEREAS:

- A. The Land Owners and the party of the fourth part have entered into three (3) separate development agreements and one (1) supplementary agreement for development of land owned by them into plotted development and executed, stamped and registered the said documents with Sub-Registrar, Ajmer, and the details of which are provided hereunder:-

S. No	Date of the Agreement	Parties to the Agreement	Land under the Agreement	Details of document registered with Sub-Registrar
1.	Agreement for Development executed as on 16 th day of February, 2018 (Hereinafter referred to	Land Owner No. 1 and party of the fourth part	The land admeasuring 6.150 hectares bearing Khasra No. 1696, 1697, 1703, 1704, 1705, 1949/2732, 1951 [Total No. of 7 Khasra(s)] situated at Village Chachiyawas, Tehsil and District Ajmer,	Registered with Sub-Registrar Ajmer-I on 16 th day of February, 2018 at Book No. 1, Zild No. 1962, Page No. 170, Serial No. 201803001100786, Additional Book No.1, Zild No.4843, Page No. 200 to 221

Apeksha Housing (P) Ltd.

Authorised Signatory

For ARG Infra Developers Pvt Ltd

Director



AND

1.2 Apeksha Housing Private Limited (CIN: U45201RJ2011PTC036157), a private limited company incorporated under the provisions of Companies Act, 1956, having its registered office at 901, 9th Floor, Festiva Apartment Murlipura, Jaipur - 302023, Rajasthan, acting through its Authorized Signatory Mr. Manoj Agarwal S/o Late Sh. M.L. Gupta resident of 6/405, Sec 6, Vidyadhar Nagar, Jaipur, duly authorized *vide* board resolution no. 12 passed at its board meeting held dated 22.02.2021 to sign this Supplementary Development Agreement No.2, hereinafter referred to as the **"LAND OWNER NO.2"** or **"The Developer"** or **"THE PARTY OF THE SECOND PART"** which expression shall unless it be repugnant to the context or meaning thereof mean and include its authorised representative(s), attorney(s), executor(s), administrator(s) and/or permitted assign(s).

AND

1.3 Sh. Jai Singh Chouhan (Aadhar No. : [REDACTED] S/o Sh. Bhanwar Lal Chouhan aged 70 years, Caste: - Kalal, resident of 28, Gokhale Lane, Onkar Nagar, Ajmer - 305001 hereinafter referred to as the **"LAND OWNER NO.3"**.

AND

1.4 Smt. Kala Devi Chouhan (Aadhar No. : [REDACTED] W/o Sh. Jai Singh Chouhan, aged 67 years, Caste - Kalal, resident of 28, Gokhale Lane, Onkar Nagar, Ajmer - 305001 hereinafter referred to as the **"LAND OWNER NO.4"**.

AND

1.5 Sh. Ratan Singh Chouhan (Aadhar No. - [REDACTED] S/o Sh. Bhanwar Lal Chouhan, aged 57 years, Caste - Kalal, resident of 28, Gokhale Lane, Onkar Nagar, Ajmer - 305001 hereinafter referred to as the **"LAND OWNER NO.5"**.

AND

1.6 Sh. Pukhraj Singh (Aadhar No. : [REDACTED] S/o Sh. Durjan Singh, aged 32 years, Caste: Kalal, resident of Chachiyawas, Ajmer hereinafter referred to as the **"LAND OWNER NO. 6"**.

AND

1.7 Sh. Mahaveer Gurjar (Aadhar No. : [REDACTED] S/o Sh. Hariram Gurjar, aged 36 years, Caste: Gurjar, resident of Hasiyawas, Babaicha, Ajmer - 305811, Rajasthan hereinafter referred to as the **"LAND OWNER NO.7"**.

[The Land Owner No.3 to Land Owner No.7 are hereinafter collectively be referred to as **"THE PARTIES OF THE THIRD PART"** which expression shall include, unless the context otherwise, refers its successor(s), legal heir(s), executors(s),

Apeksha Housing (P) Ltd.

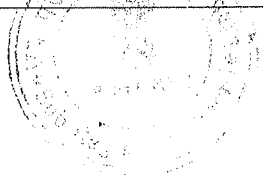
Authorised Signatory

For ARG Infra Developers Pvt Ltd


Director

For ARG Infra Developers Pvt Ltd

[Signatures and Fingerprint Impressions]

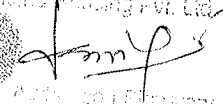
	as the "DA-I")		Rajasthan, more particularly described in the <i>Schedule "A"</i> attached hereto.	
2.	Agreement for Development executed as on 16 th day of February, 2018 (Hereinafter referred to as the "DA-II")	Land Owner No. 2 and party of the fourth part	The Land admeasuring 8.14 hectares (50.30) bigha bearing Khasra No. 1695/2342, 1956/2776, 2076, 2077, 2079, 2080, 2080/2446, 2081, 2081/2544, 2082, 2141/2777 [Total No. of 11 Khasra(s)] situated at Village Chachiyawas, Tehsil and District Ajmer, Rajasthan more particularly described in the <i>Schedule "B"</i> attached hereto.	Registered with Sub-Registrar Ajmer-I on 16 th day of February, 2018 at Book No. 1, Zild No. 1962, Page No. 171 Serial No. 201803001100787, Additional Book No. 1, Zild No. 4843 Page No. 222 to 243
3.	Agreement for Development executed on 21 st day of February, 2018 (Hereinafter referred to as the "DA-III")	Land Owner No. 3 to Land Owner No. 7 and the party of fourth part	The land admeasuring 7.20 hectares (44.48 Bigha) bearing Khasra No. 1684, 1691, 1691/2438, 1692, 1693, 1694, 1698 [Total No. of 7 Khasra(s)] situated at Village: Chachiyawas, Tehsil and District: Ajmer, Rajasthan, more particularly described in the <i>Schedule "C"</i> attached hereto.	Registered with Sub-Registrar Ajmer-I on 21 st day of February, 2018 at Book No. 1, Zild No. 1963, Page No. 59 Serial No. 201803001100875 additional Book No. 1, Zild No. 4845 Page No. 83 to 109
4.	Supplementary Agreement dt. 12-06-2019	Land Owners and the party of fourth part	Entire Land of 190.49 Bighas	Registered with Sub-Registrar Ajmer-I on 12 th day of June, 2019 vide document Serial No. 201901001009843

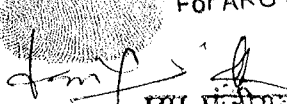


Apksho Housing (P) Ltd.

 Authorised Signatory

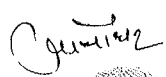
For Apksho Housing Pvt. Ltd.

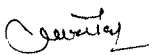
For ARG Infra Developers Pvt Ltd.

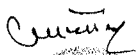

 Authorised Signatory

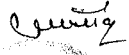

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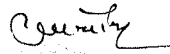

 Director











B. That the Land Owner No.1 to Land Owner No.7 collectively and jointly applied for the said Project land for approval under Chief Minister Jan AwasYojna, 2015 ("CMJAY"). Received the approval vide letter no. 2047 dated 18.12.2017 for conversion of the said agricultural land into residential and development of the residential township which included plotting, row housing and group housing as per the specification and technical eligibility of CMJAY (hereinafter referred to as the "Principal Approval"). The details of approval of plan for various sections of developments is classified as below :-

- (i) **Plotted Development:** the land to be developed in the form of plotted development only.
- (ii) **EWS/LIG houses/units:** the land to be developed for the category of Economic Weaker Section and the Lower Income Group ("EWS/LIG").
- (iii) **Group Housing Project for flats/units:** the land to be developed in the form of Group Housing.

C. Due to applicability of Development of the said project under and through one approved map pursuant to the provisions of Chief Minister Jan AwasYojna, 2015, certain terms and conditions are mutually agreed for convenience, implementation and execution of the above stated three development agreements jointly and simultaneously by way of a supplementary agreement entered between all the parties of part first to part fourth to the agreement on 12th June '2019.

D. That even after the expiry of more than two and half years, the development of the project land was not started by the party of fourth part due to the bad market conditions & other reasons. Seeing delay in the development of project, the landowners approached the party of fourth part to discuss the future course of action. The party of the fourth part shows its unwillingness to continue the development activities of the project due to involvement in other projects & other reasons. Realizing blockage of funds and heavy interest losses due to delay in the development work of the project, it was unanimously decided by all the parties to the contract that now-onwards the party of second part will undertake all the development activities of the project and shall be construed as the developer of the project. The party of second part will undertake the development activities of the project either at its own or by appointing any of its associate, sister or related concern.

E. That the Party of the second Part is authorized to carry the development upon the Project Land named as "Apeksha City" (hereinafter referred to as "Project") as per the rules and regulations of the various authorities concerned applicable in the area and as per the plan sanctioned by the authorities concerned. The party of the second part (hereinafter referred to as 'the Developer') will be the sole developer and will only be responsible for the development of the plots and the approved infrastructure and common amenities as per the Principal Approval by ADA for

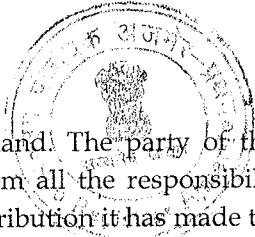
For Apeksha Housing (P) Ltd.

For ARG Infra Developers Pvt. Ltd.

Apeksha Housing (P) Ltd.
Authorized Signatory

Signature of the parties involved in the agreement, including the Director of ARG Infra Developers Pvt. Ltd. and the Authorized Signatory of Apeksha Housing (P) Ltd.

(11)



the said project and its project land. The party of the fourth part shall now-onwards will remain absolve from all the responsibilities and liabilities of the developers, however, for the contribution it has made till now by introducing the necessary funds and for the use of name and fame of the brand 'ARG' it will continue as the party to the contract. Accordingly all the previous agreements as refereed in clause A above shall stand amended to give this effect from the date of this supplementary agreement No.2 coming into effect.

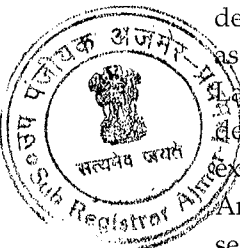

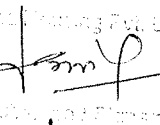
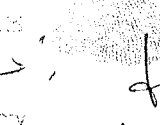
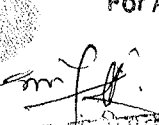
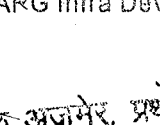
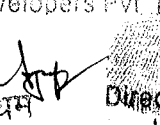
- F. That all the parties have mutually decided that the present supplementary development agreement is only with reference to development of township project in four phases. All the parties to this agreement may mutually decide later on separately about the development/construction of row houses and group housing schemes, whether they will individually do the development or construction to the extent of their share in the total project in proposition to their respective land ratio or they may jointly develop/construct.
- G. That this has been mutually agreed between all the parties to this Agreement that the Project shall be developed, marketed and sold in the name of "Apeksha City" or such other name or names as the party of second part may decide from time to time. In case party of second part willing to use word "ARG" in the project name, it will require a written consent for the use of the same from party of fourth part. However no consideration for such use shall be payable to the party of fourth part.
- H. That this has been mutually agreed between all the land owners to this Agreement that that the Project shall be developed on the Project Land jointly and for the purpose of convenience as co-owners in respect of their share.
- I. That the Developer (party of the second part) shall now be responsible for the development of the plots and the approved infrastructure and common amenities as per the Principal Approval by ADA for the said project and its project land. The Land Owners and the Developer shall be individually responsible for development/construction of row houses and group housing schemes to the extent of their share in the total project in proposition to their respective land ratio. An understanding may be reached between the Land Owners and the Developer, separately, in this regard.

It was decided amongst the parties that party of the Second part would undertake the development of the plotted area, its marketing and sales. Township will be developed in four phases. Party of the fourth part will be allotted his share of the land in each respective phase on the registration of the project with Real Estate Regulatory Authorities. Remaining parties i.e. (Party of first part to third Part) to the agreement shall share the profit of the project in the effective sharing ratio. The remaining unsold area after the completion of the development work shall be shared among the parties of first part to third Part of the agreement in their Effective sharing ratio and the individual parties shall be free to Sale, lease or to deal otherwise at their discretion and to further develop EWS/LIG Houses or Group Housing as per approved plan over the said project land.

For ARG Infra Developers Pvt. Ltd

Apeksha Housing (P) Ltd.

Authorised Signatory

Director



NOW THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT NUMBER TWO
WITNESSTH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN
THE PARTIES HERETO AS FOLLOWS:

1. That all the parties to the Development Agreements executed as DA-I on February 16th, 2018, DA-II on February 16th, 2108, DA-III on February 22nd, 2018 and Supplementary Agreement dated June 12th, 2019 respectively have mutually agreed to the terms and conditions as to the development of the project mentioned here-in-after All the terms & conditions mentioned in this agreement here-in-after shall supersede to the terms & conditions mentioned/ mutually agreed in all the earlier development agreement / supplementary agreement or any agreement or understanding entered amongst all the parties to this agreement relating to the said land parcel.
2. That Party of the second Part will carry out the entire development of the project as per the rules and regulations of the various authorities concerned applicable in the area and as per the plan sanctioned by the authorities concerned. The party of the second part will be the sole developer responsible for the development of the plotting scheme and the approved infrastructure and common amenities as per the Principal Approval by ADA for the said project and its project land and more particularly described in **Annexure - 1** to this agreement. The party of second part will undertake the development activities of the project either at its own or by appointing any of its associate, sister or related concern.

That the Project shall be developed, marketed and sold in the name of "**Apeksha City**" or such other name or names as the party of second part may decide from time to time with the modification as phase-I, phase-II, phase-III and phase-IV for registering the project with Real Estate Regulatory Authority. In case party of second part willing to use word "ARG" in the project name, it will require a written consent for the use of the same from party of fourth part. However no consideration for such use shall be payable to the party of fourth part.

4. That the Developer (party of second part) will arrange necessary fund for cost of basic development like plotting, making internal roads, street lights Polls, Laying of water distribution Lines, Electrical Lines & Transformer, greenery & plantation and other common facilities required for the proposed Township including recreational Club house ("Development") in respect of entire project including land owners share.

That the Developer i.e party of second part shall also develop a club house or recreational facility in the proposed Township on the said Land ("Club House") according to approved plans and more specifically described in **Annexure -1** to this agreement.

6. That responsibility of marketing & sale of the project except share of the party of fourth part shall be upon the developer i.e. party of second part of this agreement. Developer shall be the solely responsible for entire marketing, publicity,

For a personal history, see [L.A. 1940s](#)

For ARG Infra Developers Pvt Ltd

Apexstra Housing (P) Ltd.

~~Authorised Signatory~~

For ARG Infra Developers Pvt. Ltd.

For ARG Infra Developers Pvt. Ltd.

Director

Counters

appointment of brokers/ agents for sale of plots, fixation of remuneration of marketing staff/ brokerage/ agent, fixation of selling price, booking of sale, issue of allotment letters, collection of payment, etc. However developer shall intimate selling rate fixed from time to time as well as changes made in selling rate from time to time to all the parties to this agreement. The party of the fourth part shall not bear any share in such cost.

7. That the project will be developed in four phases. Respective phases and seriatim in which the different phases of project shall be developed will be decided by the developer at the time of registration of project with Real Estate Regulatory Authority (RERA), Rajasthan. The party of the part second i.e. the developer will apply with RERA Authority for registration under section 3 of the Real Estate (Regulation and Development) Act 2016, for the entire project in four phases. All the parties will cooperate with other party's to do signing of various documents, deeds, papers, applications etc. as and when required.
8. That the party of the fourth part had paid interest free refundable security deposit amounting to Rs. One Crores and Sixty Lakhs to the Developer and Land Owners as detailed follow:

S. No.	Name of Land Owner	Date	Cheque / RTGS No.	Bank and Branch	Amount in ₹
1	Apeksha Housing Pvt. Ltd.	12/07/2014	000244	Bank of Baroda, Park Street, Jaipur	1,00,00,000
2	Apeksha Housing Pvt. Ltd.	12/07/2014	000483	Bank of Baroda, Park Street, Jaipur	10,00,000
3	Jai Singh Chouhan	22/05/2017	RTGS	Bank of Baroda, Park Street, Jaipur	25,00,000
	Jai Singh Chouhan	15/03/2018	001773	Bank of Baroda, Park Street, Jaipur	25,00,000
Total					1,60,00,000

The above interest free refundable security deposit shall be utilized towards the development of the project. The interest free deposit paid by the party of the fourth part shall be settled by way of earmarking the 30,000 square yards developed land. Out of which, area of 8,500 square yards will be through General Category Plots and the remaining area of 21,500 square yards through small size plots under the EWS and LIG other than group housing plots. However final Sale Deeds / power of attorney or any sale agreement including transfer of selling right for such area of plot in favour of party of fourth part or any other party authorized by the party of fourth part shall be executed on getting the registration certificate with RERA of each phase of the project. Party of fourth part shall get its proportionate share of land on registration of each phase with RERA till then it will be treated as lien in its favour. Allotment of the aforesaid 30,000 sq. yds. developed land area in the

For ARG Infra Developers Pvt Ltd

Apeksha Housing (P) Ltd.

Authorised Signatory

Director

scheme shall be in full & final settlement of the right, interest, security deposit, expenses incurred towards map approval, use of brand name etc. any other right of party of fourth part arises due to entering into various agreement/ understanding with the parties of this agreement. Party of fourth part shall not be entitled for any other benefit or interest in the project land or otherwise. That party of fourth part shall be free from any kind of liability under this agreement or under RERA or any other regulations for the time being in force. Once the allotment of specified area is made in its favour, it will be considered as buyer of the plots for which it is free to sale/lease/ mortgage or to deal in any manner. It will be equally responsible for the fulfillment of "EWS / LIG" guidelines towards its share of developed land. It is also decided that, in case, due to any unforeseen circumstances in future, if the developer ceases the development activities and the landowners decide to sale the entire land as undeveloped land then, in such circumstances the party of the fourth part shall be eligible for 22% share in the entire land of 190.48 Bighas.

9. That the party of the fourth part shall have all the rights to book and enter in to an agreement for sale, gift, mortgage, lease or alienate or otherwise dispose off and to receive payment, consideration or instalment(s), issue receipt(s) and issue possession letters, present before the registrar, sub registrar or any other authority, court of law or govt. Body with regard to finalization, execution and registering of the sale deeds/agreements, in respect of its share of 30,000 square yards of the developed. All such right will arise phase wise after getting the registration of each phase with RERA, Rajasthan.

That an escrow account is to be opened for credit of sale proceeds as well as other receipts like club fees, additional charges towards transformer, electrification, etc. All the receipts shall be credited into the escrow account. Further a separate bank account in the name of project is also to be opened for incurring day to day development, marketing & other expenses relating to project. Proceeds from escrow account to the extent of permissible limit as per RERA is to be transferred in the project account from time to time. All the development expenses, marketing expenses & other expenses relating to project are required to be incurred out of the said project account. Any additional fund required for the development of project is required to be arranged by developer only. None of the land owner to this agreement is entitled to withdraw any amount out of the booking money or sale proceeds or any other deposit amount or surplus of the project till the finalization of development work of all the phases. Project account as well as escrow account is to be operated with the signature of developer or any person authorized by the developer only.

11. That it has been mutually agreed between the parties of first part to third part to this agreement that surplus of the project shall be share/ borne amongst them as per their sharing ratio given in **Annexure -2** to this agreement on the completion of the development of all the four phases. Surplus of the project shall be computed as

For ARG Infra Developers Pvt Ltd.

Apeksha Housing (P) Ltd.

Authorised Signatory

Security
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Director

excess of project revenue over project cost which shall include all development expenses, marketing and advertising expenses, salaries of administrative staff and interest cost, etc. Developer is responsible for submission of yearly account of the project to each of the party for making accounting in their books of accounts in respect of their respective sharing ratio.

12. That upon completion of the development work of all the four phases of the project, amount of surplus as well as share in unsold area shall be allocated amongst the parties first part to third part to the agreement in the respective land allocation Ratio mentioned in **Annexure-2**. However, party of fourth part shall be entitled for its proportionate share of area of each phase out of its total share of 30,000 square yards of area in lieu of its right, interest, security deposit, expenses incurred towards map approval, use of brand name etc. any other right of party of fourth part arises due to entering into various agreement/ understanding with the parties of this agreement, soon after the registration of each individual phase with Real Estate Regulatory Authority.

13. That developer shall be responsible for all the taxes pertaining to the development work of the project may it be TDS, GST, labour Cess or any other applicable taxes for the time being in force relating to construction or development work. However each party to this agreement shall be responsible for payment of income tax and compliance thereof in respect of their share of revenue/ surplus during the tenure of development agreement or thereafter. The party of the second part i.e. 'Developer' shall prepare the separate books of accounts for keeping the record of the sale and development expenses incurred by it on the project. The developer shall be responsible to provide such books of accounts to party of the first and third part of the agreement on yearly basis. Further if any GST may arise on allowing development rights to the developer, then the Land Owners, Developer and party of the fourth part shall pay such GST as per the effective GST rate on such transaction proportionately for their allocated land area respectively.

14. That the Developer, will do the Sales & Marketing for the entire area (except area assigned to the party of fourth part as referred in para 8 of this agreement) in the project till the complete development of the project of all phases. However after completion of all the phases of project and allocation of unsold area amongst the parties to this agreement as per the ratio assigned in **Annexure-2**, each party shall be entitled to do marketing & sale of its own area allotted to him. That all the Land Owners as mentioned above have already given possession of their said Land for development (earlier to party of fourth part and now to party to second part) to developer on signing of this agreement as well as DA-1, DA-2, DA-3 and also supplementary agreement. Developer has assured to complete the Development work in phased manner. In case there is delay in working of Phase-1, working of Phase-2 will be started thereafter and so on. Timeline of working of next Phase will be counted after completion of previous phase of working. Completion of development of particular phase is to be considered on completion of all the development work and filing of application for issuance of completion certificate

For Apex...

For ARG Infra Developers Pvt. Ltd.

Director

Apeksha Housing (P) Ltd.

Authorized Signatory

उप पंजीयक अजमेर, प्रथम

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with ADA or other competent authority along with Completion Certificate issued by duly empanelled Chartered Engineer. Delay in completion of development work shall be subject to force majeure or any other reason on the part of developer shall be excluded. However the developer shall be responsible to complete the development work within time frame for completion of development work under Chief Minister Jan Awas Yojna 2015 or such bye-laws of competent authority as applicable from time to time.

15. All the parties herein agreed that the said agreement is for development of township scheme as per the approved plan and development as specified in **Annexure-1** to this agreement. Development of Group Housing buildings / flats / villas on unsold plots as per approved Plans of ADA or such other authority as may be modified from time to time, shall not be the responsibility of developer. Development of Group Housing/ Villa/ Flat on such plot of land shall be the responsibility of the respective parties or terms & conditions mutually agreed between the developer and respective party to this agreement and not subject matter of this agreement. Further if it is decided by either or any of the Party's that all the units of EWS /LIG of the project to be developed as per the approved plan, than it will be constructed by such party out of its own funds and on the area allocated to them as per **Annexure-2** to this agreement. The landowners or the Developer or the party of fourth part shall not be responsible in any way for the construction of EWS/LIG units of the project, it is their discretion to construct the same as per applicable laws. Any such Party choosing to construct such EWS/LIG Units shall be free to collect entire sale proceeds of these EWS/LIG units as per mutually agreed terms & conditions at that time.



That the Land Owners had executed Specific Power of Attorney in favour of Developer - M/s ARG Infra Developers Pvt. Ltd. and/or Shri Atma Ram Gupta aged about 60 yrs, R/o 702, Madhav Vilas, D-70. Madho Singh Circle, Bani Park on, Jaipur being Authorized Director of Developer company or any other person authorized by them in this behalf on 16 & 18 Feb, 2018, to carry out necessary things required in connection with their allocated area in proposed Township as referred in the Supplementary agreement dated 12.06.2019. The said power of Attorney shall stand revoked on the date of execution of this supplementary agreement no.2.

17. Now the land owners and the party of fourth part has given all the powers to Developer to carry out necessary development or other things required in connection with their allocated area in proposed Township.
18. Enclosing the specific power of attorney issued by the party of part first in favour of Sh. Manoj Agarwal being part of supplementary agreement no.1 registered with Sub-Registrar Ajmer-I on 12th day of June, 2019 vide document Serial No. 201901001009843 as Annexure-3.
19. Enclosing the specific power of attorney issued by the Land Owner No.4 to Land Owner No.7 in favour of Sh. Jai Singh Chouhan, being part of supplementary agreement no.1 registered with Sub-Registrar Ajmer-I on 12th day of June, 2019 vide document Serial No. 201901001009843 as Annexure-4.

For ARG Infra Developers Pvt Ltd.

Apeksha Housing (P) Ltd.

[Signature]
Authorised Signatory

[Signatures]
Director

20. The provisions of the DA-I dt. February 16th, 2018, DA-II dt. February 16th, 2108, DA-III dt. February 22nd, 2018 and Supplementary Agreement dated June 12th, 2019 respectively shall hereby stand supplemented/ amended to the extent mentioned herein and all other terms and conditions of the *Agreement for Development and Supplementary Development Agreement* to the extent not inconsistent with this Agreement, shall continue to operate as such.

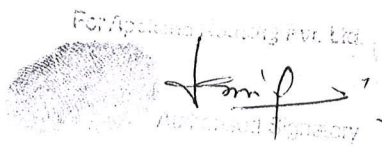
IN WITNESS WHEREOF THE SAID PARTIES here unto set and subscribe their respective hands on the day, month and year first above written

WITNESSTH

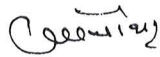
SIGNATURES

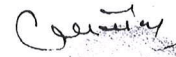
For ARG Infra Developers Pvt. Ltd

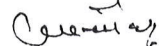
 Director

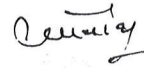


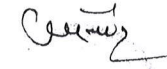








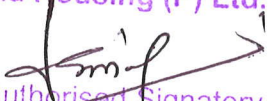







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Apeksha Housing (P) Ltd.


Authorised Signatory

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ANNEXURE - 2

(Land Allocation Ratio between parties to the agreement)



Name of Party	Area of Land in Bighas	Ratio in DA	Ratio in Total Land in Bigha	Area after development	Effective Revenue Sharing Ratio
Apeksha Housing	50.30	52	26.16	17934.66	9.40
Sandeep Tanwar	38.00	52	19.76	13546.98	7.10
Jai Singh	49.46	48	23.74	16275.57	8.53
KDC	4.98	48	2.39	1638.53	0.86
RSC	37.88	48	18.18	12463.77	6.53
Puk Sing	4.98	48	2.39	1638.53	0.86
MahaGuj	4.88	48	2.34	1604.25	0.84
ARG	Earlier Developer			30000.00	15.73
New Developer		48:48:52	95.52	95663.12	50.15
	190.48		190.48	190765.40	100.00

*Total land area under development is 190.49 Bighas. Out of which developed land area of 30,000 square yards is earmarked for ARG Infra Developers Private Limited. Remaining land area shall be shared amongst the new developer and the existing land owners in the above mentioned ratio.

IN WITNESS WHEREOF the Parties to these presents have set and subscribed their respective hands and seal on the day and year first herein above written after reading and understanding all the terms and conditions of this Supplementary Development Agreement on a stamp paper of Rs. 500/- and ____ no.(s) of green paper, in their full sense and sound mind and without any coercion (or) undue influence in the presence of:

SELAED, SIGNED AND DELIVERED BY THE WITHIN NAMED

For Apeksha Housing Private Limited

Signature:

Sandeep Tanwar

("the Party of the First Part" or "Land Owner No.1")

Through Power of Attorney holder

Signature:

Manoj Agarwal

Authorized Signatory

("the Party of the Second Part" or the "Land Owner No.2")

Apeksha Housing (P) Ltd.

Authorized Signatory

For ARG Infra Developers Pvt Ltd

Director



Annexture -1

(Description of the Total Project Land)

1. Total Around 30.83 Hectare land at Village: Chachiyawas, Tehsil & District: Ajmer, Rajasthan as detailed below:-

S.No.	Khasra No.	Area of Land (In Hactare)
1.	1696	0.72
2.	1697	1.01
3.	1703	0.79
4.	1704	0.92
5.	1705	0.98
6.	1949/2732	0.10
7.	1951	1.63
8.	1695/2342	1.29
9.	1956/2776	0.93
10.	2076	0.90
11.	2077	0.56
12.	2079	0.75
13.	2080	1.57
14.	2080/2446	0.28
15.	2081	0.60
16.	2081/2544	0.30
17.	2082	0.86
18.	2141/2777	0.10
19.	1684	0.82
20.	1691	1.17
21.	1691/2438	0.24
22.	1692	1.48
23.	1693	1.52
24.	1694	0.01
25.	1698	1.96
26.	1687	1.55
27.	1685	0.87
28.	1662	0.12
29.	1663	0.06
30.	1664	0.31
31.	1665	0.41
32.	1667	0.58



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Apeksha Housing (P) Ltd.

Authorised Signatory

For Apeksha Housing Pvt. Ltd

Authorised Signatory

ARG Infra Developers Pvt. Ltd.

Authorised Signatory

Consent

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Consent

Consent

Consent

33.	1668	0.45
34.	1669	0.34
35.	1670	1.15
36.	1671	0.65
37.	1672	0.51
38.	1673	0.47
39.	1673/2796	0.14
40.	1673/2795	0.25
41.	1674	0.01
42.	1675	0.30
43.	1678	0.16
44.	1679	0.01
45.	1680	0.17
46.	1680/2763	0.04
47.	1695	0.77
48.	2079/2441	0.02
	TOTAL	30.83 Hactare

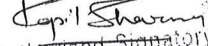
2. The piece and parcel of the plot of land in site as bounded on the :-

- a) In North: Other Land
- b) In South: 30.0 Mtr. Wide Road
- c) In East: Other Land
- d) In West: Other Land

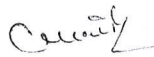
For Apeksha Housing Pvt. Ltd

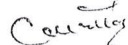
 Authorized Signatory

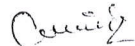
ARG Infra Developers Pvt. Ltd

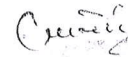

 Authorized Signatory








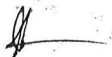




Apeksha Housing (P) Ltd.


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Signature:

Jai Singh Chouhan

("Land Owner No.3")

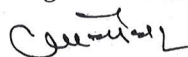


Signature:

Ratan Singh Chouhan

("Land Owner No.5")

Through Power of Attorney holder

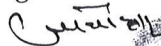


Signature:

Mahaveer Gurjar

("Land Owner No.7")

Through Power of Attorney holder



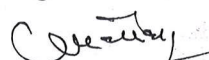
(The Land Owner No.3 to Land Owner No.7 are collectively known as "the Party of the Third Part")

Signature:

Kala Devi Chouhan

("Land Owner No.4")

Through Power of Attorney holder

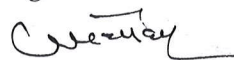


Signature:


Pukhraj Singh

("Land Owner No.6")

Through Power of Attorney holder



For ARG Infra Developers Private Limited
For ARG Infra Developers Pvt. Ltd.


(Atma Ram Gupta)
Authorized Signatory
("the Party of the Fourth Part" or the "Developer")



WITNESSES:

1. 

SUN T AGGARWAL S/O MADAN LAL
R/o TEEN DUKAN SIRAR ROAD
JAIPUR

2. 

JAINUDDIN S/O NASIRUDDIN
R/o KUNDAN NAGAR, AJMER

3.

Apeksha Housing (P) Ltd.

Authorised Signatory