

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

Fee Receipt

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

Print Date : 15-04-2023 17:43 PM

Fee Receipt No	: 202302021011008	Receipt Date	: 15/04/2023
Name	: CHENARAM CHOUDHARY, CHENARAM CHOUDHARY	Document S. No.	: 202301021008714
Address	: KH NO 339/183 341/231 344/233 338/183 VILL KANAKPURA JAIPUR RAJ		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 200
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 200
		Total Amount	: ₹ 200
From Year 2020 To Year 2023			

Mode of Payment (#Mode Number Amount #)

# e-Gras Challan 74567574 ₹ 200

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

SUB-REGISTRAR

# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0074567574



Payment Date: 15/04/2023 12:10:44

Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR  
Location: JAIPUR (CITY)  
Period: 15/04/2023-To-30/04/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	200.00
Commission(-):		0.00
Total/NetAmount:		200.00

Two Hundred Rupees and Zero Paise Only

## Payee Details:

Full Name: CHENARAM CHOUDHARY	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): JAIPUR(302021)
Address:KH NO.339/183 341/231 344/233 338/183 VILL KANAKPURA JAIPUR RAJ	Remarks:SEARCH

## Payment Details:

Bank: State Bank Of India	Challan No. - 0
Date: 15/04/2023 12:10:44	Bank CIN No: SBIN7456757415042023
	Refrence No: CKW6557488

Computer generated copy on : 15/04/2023

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

Chena Ram Choudhary  
Advocate  
Rajasthan High Court Jaipur

Reg. No. R/ 2140/2005  
BALAJI LAW CHAMBER  
A-23, PRATAP STADIUM,  
CHITRAKOOT SCHEME, JAIPUR  
MOB. NO. 9414772457

No.

DATE: - 15/04/2023

To

ORG PROJECTS LLP

Regd. Office 100, Kalyan Tower, 3<sup>rd</sup> floor,

Opp. Rajul Augusta Apartment,

Vaishali Nagar, Jaipur

### VERIFICATION REPORT

Verification Report in respect of Khasra No. 339/183, 341/231, 344/233, 338/183 Village Kanakpura Teh & Dist. Jaipur which is now converted for purpose of residential use (hereinafter referred to as "Property")

### Terms of reference

Pursuant to the instructions received from **ORG PROJECTS LLP** have undertaken a review. Search and verification exercise verifying ownership of the property, in order to evaluate the property for the aforesaid transaction ("the Exercise")

The Exercise has been carried out on the basis of information and the inquiries/ verification conducted by us (as narrated subsequently in this report).

This report is, therefore, based on the Information provided which are assumed to be genuine and proper, the verification, investigation/enquiries carried out to the extent possible and documents search at the Sub- Registrar office detailed hereunder.

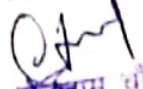
This report may not be regarded as absolute and should not be relied upon as substitute for full set of warranties that the Client could seek to achieve from the Owner commensurate with the nature of the proposed transaction.

### Assumptions

This Report has been prepared on the basis of the following assumptions that:-

The Information provided to us for review and reviewed by us were true, complete

The Information provided to us for review were true, accurate, correct and not misleading in any way; and

  
चनाराम चौधरी  
सुपरीक



The Information reviewed by us for the preparation of this Report was and shall remain true.

Each of the Information provided to us for review is in full force and effect, incorporates on its face all amendments, which have been made to it, and has not been terminated.

### **Scope of the Report**

Title search: This shall include title search, based on documents (photo state copies) provided by **ORG PROJECTS LLP**

### **Details of the property**

Area 5275 Sq. Mtr of Khasra No. 339/183, 341/231, 344/233, 338/183 Village Kanakpura Tehsil & District Jaipur Rajasthan present owner 1) Mr. Raghvendra Singh S/o Shri Mahendar Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan, 2) Mrs Saroj Kumari W/o Mahendra Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan

### **Documents Provided**

1. Copy of Letter No. LU2012/JDA/2020-21/100826 D-1 issued by Jaipur Development Authority, Jaipur in favour of Mr. Raghvendra Singh S/o Shri Mahendar Singh, Mrs Saroj Kumari W/o Mahendra Singh
2. Copy of lease deed vide number 2069 dated 19.07.2022 issued by Jaipur Development Authority, Jaipur in favor of Mr. Raghvendra Singh S/o Shri Mahendar Singh, Mrs Saroj Kumari W/o Mahendra Singh, the same is duly registered in the office of Sub-Registrar, Jaipur - VII on dated 20.07.2022 as Book No. 1 Volume No. 796, Page No. 136 Serial No. 202203021115185 And Additional Book No. 1, Volume No. 3184 the Page No. 633 to 646.
3. Copy of Development Agreement dated 16/04/2022 executed by 1) Mr. Raghvendra Singh S/o Shri Mahendar Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan, 2) Mrs Saroj Kumari W/o Mahendra Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan, in favor of M/s ORG PROJECTS LLP Reg. Add. 100, Kalyan Tower, 3<sup>rd</sup> floor, Opp. Rajul Augusta Apartment, Vaishali Nagar, Jaipur Through authorized Partner Mr. Anil Gupta S/o Mr. Santu Lal Gupta R/o HE- 15C, Hanuman Nagar Extension, Sirsi Road, Vaishali Nagar, Jaipur, Raj. the development agreement is duly registered in the Office of Sub- Registrar, Jaipur -VII on dated 25-04-2022 as Book No. 1 Volume No. 760, Page No. 195 Serial No. 202203021108049 And Additional Book No. 1, Volume No. 3041 the Page No. 731 to 788.

### **Offices Visited:**

**Inspection/Search/Enquiries in respect of the subject property were carried out at the following offices:**

चनाराम चौधरी  
प्रडिक्ट



The Information reviewed by us for the preparation of this Report was and shall remain true.

Each of the Information provided to us for review is in full force and effect, incorporates on its face all amendments, which have been made to it, and has not been terminated.

### **Scope of the Report**

Title search: This shall include title search, based on documents (photo state copies) provided by **ORG PROJECTS LLP**

### **Details of the property**

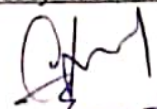
Area 5275 Sq. Mtr of Khasra No. 339/183, 341/231, 344/233, 338/183 Village Kanakpura Tehsil & District Jaipur Rajasthan present owner 1) Mr. Raghvendra Singh S/o Shri Mahendar Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan, 2) Mrs Saroj Kumari W/o Mahendra Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan

### **Documents Provided**

1. Copy of Letter No. LU2012/JDA/2020-21/101493 D-1 issued by Jaipur Development Authority, Jaipur in favour of Mr. Raghvendra Singh S/o Shri Mahendar Singh, Mrs Saroj Kumari W/o Mahendra Singh
2. Copy of lease deed vide number 2069 dated 19.07.2022 issued by Jaipur Development Authority, Jaipur in favor of Mr. Raghvendra Singh S/o Shri Mahendar Singh, Mrs Saroj Kumari W/o Mahendra Singh, the same is duly registered in the office of Sub-Registrar, Jaipur - VII on dated 20.07.2022 as Book No. 1 Volume No. 796, Page No. 136 Serial No. 202203021115185 And Additional Book No. 1, Volume No. 3184 the Page No. 633 to 646.
3. Copy of Development Agreement dated 16/04/2022 executed by 1) Mr. Raghvendra Singh S/o Shri Mahendar Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan, 2) Mrs Saroj Kumari W/o Mahendra Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan, in favor of M/s ORG PROJECTS LLP Reg. Add. 100, Kalyan Tower, 3<sup>rd</sup> floor, Opp. Rajul Augusta Apartment, Vaishali Nagar, Jaipur Through authorized Partner Mr. Anil Gupta S/o Mr. Santu Lal Gupta R/o HE- 15C, Hanuman Nagar Extension, Sirsi Road, Vaishali Nagar, Jaipur, Raj. the development agreement is duly registered in the Office of Sub- Registrar, Jaipur -VII on dated 25-04-2022 as Book No. 1 Volume No. 760, Page No. 195 Serial No. 202203021108049 And Additional Book No. 1, Volume No. 3041 the Page No. 731 to 788.

### **Offices Visited:**

**Inspection/Search/Enquiries in respect of the subject property were carried out at the following offices:**

  
चंद्राराम चौधरी  
एडवोकेट

1. The office of Sub- Registrar of Assurances- VII & office of Sub- Registrar of Assurances- VII Jaipur from the year 2021 to 2023 verify creation of any registered encumbrance and/or mortgage during this period in respect of the property. (Inspection Receipt No. 202302021011008 dated 15/04/2023 is enclosed with this Search report)

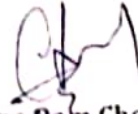
### Source and History of Property

1. Agriculture land Khasra No. 339/183, 341/231, 344/233, in Village Kanakpura Tehsil & District Jaipur is belongs to Mr. Raghvendra Singh S/o Mahendra Singh and Khasra No. 338/183 in Village Kanakpura Tehsil & District Jaipur is belongs to Mrs Saroj Kumari W/o Mahendra Singh. Then Mr. Raghvendra Singh S/o Mahendra Singh and Mrs Saroj Kumari W/o Mahendra Singh jointly applied in Jaipur Development Authority for change of land use. Then Jaipur Development Authority changed the land use of Khasra No. 339/183, 341/231, 338/183 in Village Kanakpura Tehsil & District Jaipur for purpose of residential use and issued a letter no. LU2012/JDA/2020-21/100826 D-1 in favor of Mr. Raghvendra Singh S/o Mahendra Singh and Mrs Saroj Kumari W/o Mahendra Singh
2. Then Development Agreement dated 16/04/2022 executed by 1) Mr. Raghvendra Singh S/o Shri Mahendar Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan, 2) Mrs Saroj Kumari W/o Mahendra Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan, in favor of M/s ORG PROJECTS LLP Reg. Add. 100, Kalyan Tower, 3<sup>rd</sup> floor, Opp. Rajul Augusta Apartment, Vaishali Nagar, Jaipur Through authorized Partner Mr. Anil Gupta S/o Mr. Santu Lal Gupta R/o HE- 15C, Hanuman Nagar Extension, Sirsi Road, Vaishali Nagar, Jaipur, Raj. the development agreement is duly registered in the Office of Sub- Registrar, Jaipur -VII on dated 25-04-2022 as Book No. 1 Volume No. 760, Page No. 195 Serial No. 202203021108049 And Additional Book No. 1, Volume No. 3041 the Page No. 731 to 788.

### Observation/ Conclusion

As per the documents examined of the property documents provided by ORG PROJECTS LLP and inspection of office of the Sub- Registrar of Assurance - Sanganer & IInd, Jaipur, presently the property/ land Khasra No. 339/183, 341/231, 344/233, 338/183 Village Kanakpura Teh & Dist. Jaipur belongs to 1) Mr. Raghvendra Singh S/o Shri Mahendar Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan, 2) Mrs Saroj Kumari W/o Mahendra Singh R/o 121, Kunda Ki Dhani, Sirsi Road, Jaipur, Rajasthan, and being possesses absolute, clear and marketable title over the above property and ORG PROJECTS LLP can develop above property under condition maintained in above development agreement.

The Search Report submitted for your kind perusal and record.

  
(Chena Raj Choudhary)  
Advocate एडवोकेट



# जयपुर विकास प्राधिकरण, जयपुर (जोन-07) राजस्थान सरकार

क्रमांक: LU2012/JDA/2020-21/100826 D-1

दिनांक 01.01.2021

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

मामले के संक्षिप्त तथ्य निम्नानुसार हैं:-

श्री राघवेन्द्र सिंह पुत्र श्री कँवर महेन्द्र सिंह एवं श्रीमती सरोज सिंह पत्नी श्री कँवर महेन्द्र सिंह जाति राजपूत निवासीगण 121, रंगोली गार्डन के पास, कुण्डा की ढाणी, सिरसी, जयपुर, राजस्थान।



- ऊपर नामित आवेदक ने राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नलिखित भूमि का गैर कृषिक आवासीय(ग्रुप हाऊसिंग एकल पट्टा) प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है:-

क्र.सं.	ग्राम तहसील व जिले का नाम	खातेदार का नाम	खसरा नं.	क्षेत्रफल (हेक्टेयर)
1	कनकपुरा, जयपुर (जयपुर)	राघवेन्द्र सिंह पुत्र कँवर महेन्द्र सिंह	393/183 341/231 344/233	0.2079 0.0076 0.0621
2		श्रीमती सरोज सिंह पत्नी कँवर महेन्द्र सिंह	338/183	0.2776
			<b>कुल</b>	<b>0.5552</b>

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

यह आदेश अधोहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 01.01.2021 को पारित किया गया।

प्राधिकृत अधिकारी एवं उपायुक्त (जोन-07)

जयपुर विकास प्राधिकरण, जयपुर।

उपायुक्त (जोन-7)  
जयपुर विकास प्राधिकरण

प्रति सूचना एवं आवश्यक कार्रवाई के लिए निम्नलिखित को अधेष्ट की गयी-

- तहसीलदार, जयपुर को पूर्वोक्त भूमि को स्थानीय प्राधिकारी(जयपुर विकास प्राधिकरण, जयपुर) के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर स्थानीय प्राधिकारी और अधोहस्ताक्षरी को उसकी प्रति भेजने के लिए।
- श्री श्री राघवेन्द्र सिंह पुत्र श्री कँवर महेन्द्र सिंह एवं श्रीमती सरोज सिंह पत्नी श्री कँवर महेन्द्र सिंह जाति राजपूत निवासीगण 121, रंगोली गार्डन के पास, कुण्डा की ढाणी, सिरसी, जयपुर, राजस्थान।

प्राधिकृत अधिकारी एवं उपायुक्त (जोन-7)



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

**Fee Receipt**  
Appendix I-Form No. 9 (Rule 75 & 131)      Print Date : 20-07-2022 4:48 PM

Fee Receipt No	: 202202021020494	Receipt Date	: 20/07/2022
Name	: RAGHVENDRA SINGH	Document S. No.	: 202201021017053
Address	: 121 ,NEAR RANGOLI GARDEN ,JAIPUR ,JAIPUR		
Document Type	: Township Policy-2010		
Face Value	: ₹ 1055000	Evaluated Value	: ₹ 37507360
Ord-Registration Fee	: ₹ 42200	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 7500	Stamp Duty	: ₹ 253200
Penalty	: ₹	Inspection fee	: ₹ 0
Us_25_34	: ₹	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 371660
		Total Amount	: ₹ 371660

Mode of Payment (#Mode Number Amount #)  
# eStamp IN-RJ56369648824603U ₹ 371660 # eStamp IN-RJ56369648824603U ₹ 42500

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

SUB-REGISTRAR

**उप वजीर  
(विजीयम एवं मुदांक विभाग)  
जायपुर-तहसील**

AR JAIPUR-VII

e-Challan

Registration and Stamps Department  
Government of Rajasthan

GRN: 0064730370



Date: 20/07/2022 11:20:17

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

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्राप्तियां	300.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्त	42200.00
Commission(-):		0.00
Total/NetAmount:		42500.00

Forty Two Thousand Five Hundred Rupees and Zero Paise Only

## Payee Details:

Full Name: RAGHVENDRA SINGH AND SAROJ SINGH  
 Pan No.(If Applicable):  
 Address: GROUP HOUSING PLOT KIN NO 339/183 31/7/22  
 344/233 338/183, VILLAGE KANAKPURA JAIPUR  
 RAJ

City/Actl.No./VehicleNo./Taxid :  
 City(Pincode): JAIPUR(302021)

Remarks: JDA PATTI

## Payment Details:

Challan No. - 0

Bank:	SBIePAY(Credit/Debit Cards)	Bank CIN No:	SBIN6473037020072022
Date:	20/07/2022 11:20:17	Refrence No:	2848704525312

Computer generated copy on : 20/07/2022

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

Raghendra Singh  
 Saroj Singh







# INDIA NON JUDICIAL Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ66369506239168U  
Certificate Issued Date : 19-Jul-2022 03:15 PM  
Account Reference : NONACC (SV)/ rj3154204/ JAIPUR/ RJ-JP  
Unique Doc Reference : SUBIN-RJRJ315420422972194984061U  
Purchased by : RAGHVENDRA SINGH AND SAROJ SINGH  
Description of Document : Article 4 Affidavit  
Property Description : KH NO 339/183 341/231 344/233 AND 338/183 VILL KANKPURA JAIPUR  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : JDA JAIPUR  
Second Party : RAGHVENDRA SINGH AND SAROJ SINGH  
Stamp Duty Paid By : RAGHVENDRA SINGH AND SAROJ SINGH  
Stamp Duty Payable (Rs.) : 65  
(Fifty only)  
Surcharge for Infrastructure Development (Rs.) : 5  
(Five only)  
Surcharge for Propagation and Conservation of Cow (Rs.) : 5  
(Five only)  
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 5  
(Five only)  
Stamp Duty Amount (Rs.) : 65  
(Sixty Five only)



सह निमाण सहकारी समिति  
विशुद्ध राजस्थान रक्षक मंच  
संख्या 339/183, 341/231, 344/233, 338/183  
वर्ग गज क लिए लीज कर है। 5275.00 वगैरह  
स्टाम्प रु 2,53,200-750 सलगन है

वपारुता (जोन)  
जयपुर विकास प्राधिकरण  
जयपुर

KC 0024827599

उप जीवक  
जीवक एवं मुदांक विभाग  
जयपुर-सप्तम

Statutory Act



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 2069

दिनांक 19/7/2022

पट्टा धारक का नाम श्री राधवल-हंसदेव पुत्र/पुत्री श्री कर्तव महेन्द्र सिंह  
स्वयं श्री मीनती सरावत सिंह पुत्री श्री कर्तव महेन्द्र सिंह  
निवासी 21 शेरावेली गाँव नं. पाल, कुण्डा की टोली, सिन्धी, पालपुर



अथवा

पट्टा धारक का कार्यालय पता  
जसिये  
(पदनाम) श्री / श्रीमती / सुश्री पुत्र/पुत्री  
निवासी

भूखण्ड सं. क्षेत्रफल 5275.00 वर्ग मीटर

राजस्व ग्राम पालपुर खसरा सं. 339/183, 341/231, 344/233,  
योजना स्थल पट्टा 1 गुप हाउसिंग में स्थित है। 338/183

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक 19/7/2022 को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1. Sanjay Singh  
2. Rajendra Singh

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर  
(जोन-7)  
जयपुर

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

14  
पट्टा धारक का कार्यालय  
पट्टा धारक का कार्यालय





**आवासीय  
पट्टा विलेख की शर्तें (फ्री होल्ड)  
(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुमति और आवंटन नियम, 2012)**

**पट्टे की शर्तें**

1. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जाएगी।
2. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड पर पट्टे (सब-लीज) पर भी दे सकेगा।
3. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
4. पट्टा विलेख को सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास बंधक (मॉर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय के अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
5. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
6. पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
7. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
8. पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
9. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
10. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
11. अन्य Stamp Amount 253200/- Stamp No-JX-RJ663696488246030  
JX-RJ66369506239188 U

नोट :- आवास (निर्मित भूखण्ड) में शर्त नं. 7 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि 42,20,000/-

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व \_\_\_\_\_ पश्चिम \_\_\_\_\_  
उत्तर \_\_\_\_\_ दक्षिण \_\_\_\_\_

साइट प्लान संलग्न है। ✓

पट्टा धारक के हस्ताक्षर

1. Savaj high  
2. Rajwade Singh

अंगूठा निशान

अंगूठा निशान

साक्षी :-

हस्ताक्षर

नाम

पता

अंगूठा निशान

उपायुक्त (जोन-7)  
प्राधिकृत अधिकारी के हस्ताक्षर एवं मोहर  
जयपुर





# जयपुर विकास प्राधिकरण



SITE PLAN OF SINGLE PLOT FOR "GROUP HOUSING PLOT"

IN KHASRA NO. 339/183, 341/251, 344/251, 348/183

AT VILLAGE - KANAKPURA, TEH.-JAIPUR, DIST.-JAIPUR.

PLOT AREA :- 5275.00 SQ. MTR.

AREA SURRENDER IN SECTOR ROAD 24.00 MTR.

@ FREE OF COST IN J.D.A. :- 277.00 SQ. MTR.

LAND USE:- GROUP HOUSING

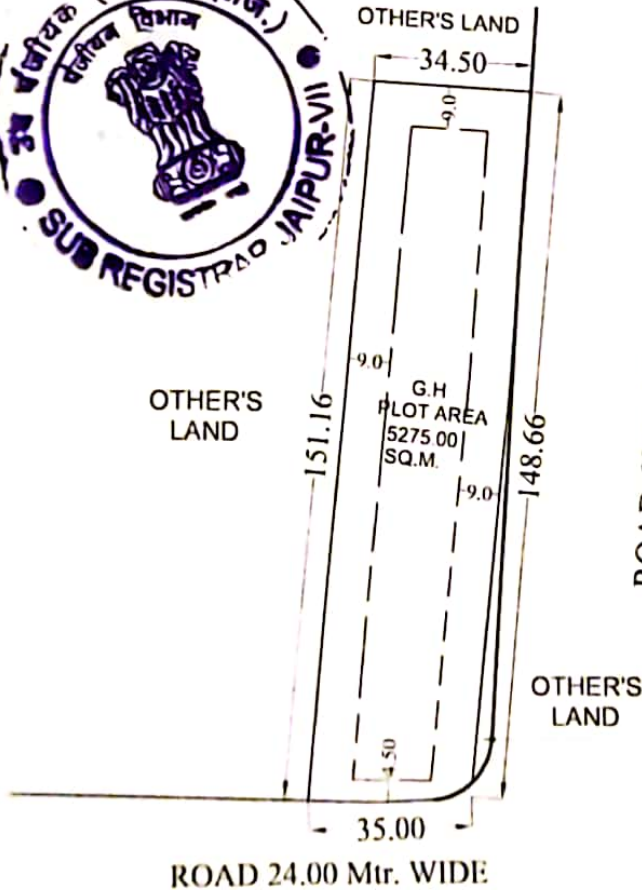
B.A.R.:- 2.00 ( STANDARD )

GROUND COVERAGE:- 40%

PARAMETERS - AS PER BUILDING BYELAWS-2020

SCALE - 1CM=15MT ( DIM.IN MTR. )

90-A, AS PER TOWNSHIP POLICY-2010



SITE ENGINEER  
ZONE - 7

A.T.P.  
ZONE - 7

DY. COMMISSIONER  
ZONE - 7



नियम, JAIPUR  
for commercial purpose i.e.  
बिजीनेस एंड कानून विभाग  
जयपुर-राजस्थान







# Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता

- 1 श्री/श्रीमती/श्री RAGHVENDRA SINGH , पुत्र/पुत्री/पति श्री MAHENDRA SINGH , व्यवसाय Other जति O-HINDU House No.:121, Colony: NEAR RANGOLI GARDEN , Area: KUNDA KI DHANI SIRSI , City: JAIPUR , Pin code: 302021, District: JAIPUR, State: RAJASTHAN
- 2 श्री/श्रीमती/श्री SAROJ SINGH , पुत्र/पुत्री/पति श्री MAHENDRA SINGH , व्यवसाय Other जति O-HINDU House No.:21, Colony: NEAR RANGOLI GARDEN, Area: KUNDA KI DHANI SIRSI, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN

दायाचित्र

अंगूठा

पक्षकारों का प्रकार



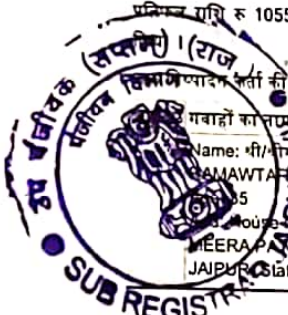
Executant  
Age : 52  
Signature : *Raghendra Singh*



Executant  
Age : 70  
Signature : *Saroj Singh*

ने लेख्यपत्र Lease deed under Township Policy-2010 for first allotment (i) For other than commercial purpose i.e. residential/institutional/tourism etc. को पत्र मुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिश्रुति पत्र रु 1055000/- पूर्व में / मेरे समक्ष / मे से रु 1055000/- पूर्व में \_\_\_\_\_ ये मेरे समक्ष प्राप्त करना स्वीकार



गवाहों का नाम और पता

Name: श्री/श्रीमती/श्री SANDEEP SHARMA , पुत्र/पुत्री/पति श्री RAMAWTA SHARMA जति BRAHMIN House No.: B-183, Colony: VAISHALI NAGAR , Area: MEERA PATH , City: JAIPUR , Pin code: 302021, District: JAIPUR, State: RAJASTHAN

दायाचित्र

अंगूठा

हस्ताक्षर



Signature : *Sandeep Sharma*

202201021017053

Lease deed under Township Policy-2010 for first allotment (i) For other than commercial purpose i.e. residential/institutional/tourism etc.

उप पंजीयक, JAIPUR  
उप पंजीयक  
सिबीएन एवं गुवांर क्लर्क  
जायपुर-राजस्थान



**Registration Endorsement**

आज दिनांक 20/07/2022 को  
पुस्तक संख्या 1 जिल्द संख्या 796 में  
पृष्ठ संख्या 136 क्रम संख्या 202203021115185 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3184 के  
पृष्ठ संख्या 633 से 646 पर चस्पा किया गया।

202201021017053

उप पंजीयक, JAIPUR

Lease deed under Township Policy-2010 for first allotment (i) For other than commercial purpose i.e. residential/institutional/tourism etc.

उप पंजीयक  
आज दिनांक 20/07/2022  
पुस्तक संख्या 1 जिल्द संख्या 796  
पृष्ठ संख्या 136 क्रम संख्या 202203021115185 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3184 के पृष्ठ संख्या 633 से 646 पर चस्पा किया गया।



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

Fee Receipt

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

Print Date : 25-04-2022 3:15 PM

Fee Receipt No	: 202202021011020	Receipt Date	: 25/04/2022
Name	: MS ORG PROJECTS LLP AS PARTNER ANIL GUPTA,	Document S. No.	: 202201021009099
Address	: 100 ,3RD FLOOR KALYAN TOWER ,JAIPUR ,JAIPUR		
Document Type	: Agreement		
Face Value	: ₹ 0	Evaluated Value	: ₹ 27820350
Ord-Registration Fee	: ₹ 278305	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 112700	Stamp Duty	: ₹ 375676
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Oil	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 766985
		Total Amount	: ₹ 766985

Mode of Payment (#Mode Number Amount #)

\*Rebate U/S 9(1) : ₹ 1293648

# e-Gras Challan 61536021 ₹ 766985

Signature of presenter or applicant for  
copy or Search certificate

Signature of recipient  
and date of return receipt

Cashier

उप पंजीयक  
पंजीयन एवं मुद्रांक विभाग  
जयपुर-सप्तम

## e-Challan

Registration and Stamps Department  
Government of Rajasthan

GRN: 0061536021



Payment Date: 25/04/2022 14:18:15

Office Name: SUB REGISTRAR VII REGISTRATION &amp; STAMPS JAIPUR

Location: JAIPUR (0302021)  
Period: 25/04/2022 to 30/04/2022

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	37568.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	37568.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	37568.00
4	0030-03-800-01-00-अन्य प्रप्तियां	300.00
5	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	278305.00
6	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	375676.00

Commission(-):

0.00

Total/NetAmount:

766985.00

Seven Lakh Sixty Six Thousand Nine Hundred Eighty Five Rupees and Zero Paise Only

## Payee Details:

Full Name: MS ORG PROJECTS LLP

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

Pan No.(If Applicable):

City(Pincode): JAIPUR(302021)

Address:KH NO 393/183 341/231 344/289 338/183 VILLAGE  
KANAKPURA JAIPUR

Remarks:DEVELOPERS AGREEMENT

## Payment Details:

Challan No. - 0

Bank: SBlePAY(Credit/Debit Cards)

Bank CIN No: SBIN6153602125042022

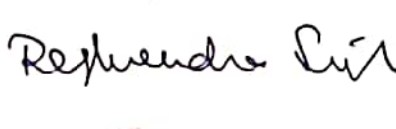
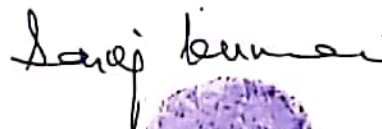
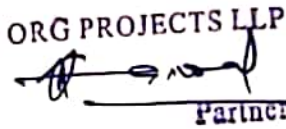
Date: 25/04/2022 14:18:15

Refrence No: 5536262742640

Computer generated copy on : 25/04/2022

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

Rekhendra Sir Sanjay Kumar For ORG PROJECTS LLP

Partner





This Development Agreement "Agreement" which expression shall include the Schedule(s) and Annexures herein) is executed at Jaipur on this 16<sup>th</sup> day of April, 2022, by and between:

- (i) **Mr. Raghvendra Singh** S/o Shri Mahendra Singh aged about 52 years, R/o 121, Kunda Ki Dhani, Sirsi, Jaipur, Rajasthan having Aadhar No.:
- (ii) **Mrs. Saroj Kumari** W/o Shri Mahendra Singh aged about 70 years, R/o 121, Kunda Ki Dhani, Sirsi, Jaipur, Rajasthan having Aadhar No.:

(Hereinafter jointly and collectively referred to as the 'LAND OWNERS' or 'FIRST PARTY', which expression shall, unless repugnant to the subject or the context, shall mean and include the said Person, their successors, executors, nominees, legatees, heirs, attorneys, administrators and assigns, etc.) of the First Part

  
Raghvendra Singh

  
Saroj Kumari

  
For ORG PROJECTS LLP  
Partner  
M/S ORG PROJECTS LLP  
Designated Partner

खरीदने का आनंद

(2)

सी-7, जेडीए कॉम्प्लेक्स  
जवाली नगर लुणा

प्रागल्भ्यतः ५

159-  
दस्तावेज संख्या १५९

Same  
2022035450



AND

- (iii) **M/s ORG PROJECTS LLP**, a Limited Liability Partnership duly incorporated and registered under the provisions of LLP Act, 2008 on 09.01.2019 and having its registered office at Plot Number 100, Jag Lamba Nagar, 3rd floor, Kalyan Tower, Opp. Raju Augusta, Vaishali Nagar, Jaipur and LLPIN: AAN-9704 and PAN: AAGFO2825F, represented by its Designated Partner Mr. Anil Gupta, S/o Late Shri Santu Lal Shighanchi, aged about 56 years, R/o HE-15C, Hanuman Nagar Extension, Khatipura, Sirsi Road, Jaipur, Rajasthan - 302012 (Hereinafter referred to as the 'DEVELOPER' or 'SECOND PARTY', which expression shall, unless repugnant to the subject or the context, be deemed to mean and include its legal heirs, successors, executors, administrators, partners, legal representatives and permitted assigns) of the Second Part.

The First Party and the Second Party are hereinafter individually referred to as 'Party' and collectively as 'Parties'.

# 1. WHEREAS

- 1.1. The First Party are joint and absolute owners of the piece and parcel of all land situated at Khasra numbers 341/231, 342/231, 344/233, 343/233, 338/183, 339/183, 340/183 (old Khasra numbers 231/1, 233/1, 183/330) Gram Kanakpura, Tehsil Jaipur, District Jaipur, Rajasthan collectively admeasuring 06 Bigha and 08 Biswa or 16,060 square meters.

- 1.2. That 1/40<sup>th</sup> of the under-mentioned land situated at Gram Kanakpura, Tehsil Jaipur, District Jaipur, Rajasthan was purchased by Mr. Raghvendra Singh from Mr. Ramesh Chandra s/o Ladu Narayan Khandelwal vide Sale Deed dated 09.03.1993, which was duly registered with the Sub-Registrar II, at Jaipur, at Registration No. 469, Book No. 1, Volume No. 51, page no. 1890, additional book no. 1, volume no. 199, serial no. 19, page no. 221 to 232

S No.	Khasra No.	Area in Bigha and Biswa
1.	231	28 bigha 13 biswa
2.	233	24 bigha 11 biswa
3.	183	37 bigha 2 biswa
4.	184	11 bigha 2 biswa

*Raghvendra Singh*  
Raghvendra Singh

*Saroj Kumari*  
Saroj Kumari

For ORG PROJECTS  
*Anil Gupta*  
Partner  
M/s ORG PROJECTS LLP

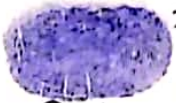
Designated Partner


5.	185	3 bigha
6.	213	5 bigha 5 biswa
7.	214	4 bigha 4 biswa
8.	215	3 bigha 8 biswa
9.	208	4 bigha 1 biswa
10.	222	4 bigha 14 biswa
11.	223	1 biswa
12.	216	3 bigha 5 biswa
	Total	129 bigha 6 biswa

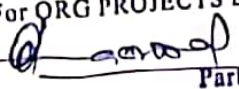
- 1.3. That 1/40<sup>th</sup> of the under-mentioned land situated at Gram Kanakpura, Tehsil Jaipur, District Jaipur, Rajasthan was purchased by Mrs. Saroj Kumari from Mr. Ram Kishor s/o Ladu Narayan Khandelwal vide Sale Deed dated 16.06.1993, which was duly registered with the at Registration No. 1211, Book No. 1, Volume No. 55, serial no. 130, additional book no. 1, volume no. 214 page no. 83 to 92.

S No.	Khasra No.	Area in Bigha and Biswa
1.	232	28 bigha 13 biswa
2.	233	24 bigha 11 biswa
3.	183	37 bigha 2 biswa
4.	184	11 bigha 2 biswa
5.	185	3 bigha
6.	213	5 bigha 5 biswa
7.	214	4 bigha 4 biswa
8.	215	3 bigha 8 biswa
9.	208	4 bigha 1 biswa
10.	222	4 bigha 14 biswa
11.	223	1 biswa
12.	216	3 bigha 5 biswa
	Total	129 bigha 6 biswa

- 1.4. The plot of land purchased by the parties of the first part thereafter were subdivided and marked as Khasra numbers 231/1, 233/1 and 183/330 vide order dated 14.07.2017. Thereafter the Khasra numbers 231/1, 233/1 and 183/330 were further

  
Raghuendra Singh

  
Saroj Kumari

For ORG PROJECTS LLP  
  
Partner  
M/s ORG PROJECTS LLP

Designated Partner



Presentation Endorsement

आज दिनांक 25 माह 04 सन् 2022 को 03:11 PM बजे  
श्री/श्रीमती/सुश्री RAGHVENDRA SINGH पुत्र/पुत्री/पति श्री MAHENDRA  
SINGH

उम्र 52 वर्ष, जाति 0-HINDU, व्यवसाय Other  
निवासी House No.:121, Colony: KUNDA KI DHANI, Area: SIRSI, City:  
JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

*Raghvendra Singh*  
हस्ताक्षर प्रस्तुतकर्ता

202201021009099

Developer Agreement (Sale power)

हस्ताक्षर उप पंजीयक,  
JAIPUR-VII  
उप पंजीयक एवं मुद्रांक विभाग  
पंजीयन अथवा सप्तम

Fees Receipt Endorsement

रसीद नं.	202202021011020
दिनांक	25-04-2022
पंजीयन शुल्क ₹	278305
प्रतिनिधि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	375676
कमी सरचार्ज शुल्क ₹	112704
कुल योग	766985

202201021009099

Developer Agreement (Sale power)

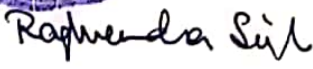
उप पंजीयक, JAIPUR-VII  
उप पंजीयक एवं मुद्रांक विभाग  
पंजीयन एवं मुद्रांक विभाग  
पंजीयन अथवा सप्तम

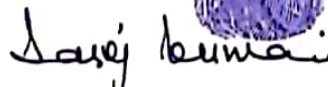
sub-divided into seven new Khasra numbers and which were marked as 341/231, 342/231, 344/233, 343/233, 338/183, 339/183, 340/183 vide order dated 14th September 2020.

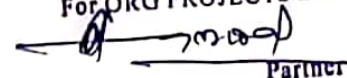
- 1.5. Thereafter out of the afore-said Khasra numbers 341/231, 342/231, 344/233, 343/233, 338/183, 339/183, 340/183, the Jaipur Development Authority vide Order dated 01/01/2021 Annexure-A(i) & Annexure- A(ii) LU2012/JDA/2020-2021/100826 D1 passed u/s. 90A converted the agricultural land bearing Khasra Numbers 339/183, 341/231, 344/233 and 338/183 total ad-measuring 0.5552 hectares equivalent to 5552 sq. metres to residential use status with eligibility for Group Housing Single Patta. The First Party is the sole and absolute owner of the piece and parcel of all Residential land situated at Khasra numbers 341/231, 344/233, 339/183 and 338/183 Gram Kanakpura, Tehsil Jaipur, District Jaipur, Rajasthan collectively ad-measuring 5552 square metres. Out of this residential land of 5552 square metres, the Land Owners have surrendered land ad-measuring 277 square metres situated towards the 24 metre road on the southern boundary of this residential land to the Jaipur Development Authority and are eligible to receive a Single Group Housing residential Patta for the remaining land ad-measuring 5275 square metres.

- 1.6. That the Land-Owners have contributed part of the land owned by them for the purpose of construction of a residential Group Housing Project/ Residential Complex as per following details:

S. No.	Khasra No.	Total area owned by first party in hectares	Area contributed towards this Development Agreement	Area surrendered to JDA
1	341/231	0.0076		0.0076
2	342/231	0.0050		
3	344/233	0.0621	0.0420	0.0201
4	343/233	0.1655		
5	338/183	0.2776	0.2776	
6	339/183	0.2079	0.2079	

  
Raghendra Singh



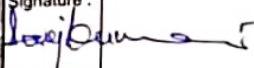


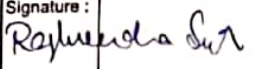



  
Saroj Kumari

For ORG PROJECTS LLP  
  
Partner  
M/s ORG PROJECTS LLP

Designated Partner








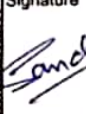
# Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/शुभ्री SAROJ KUMARI , पुत्र/पुत्री/पति श्री MAHENDRA SINGH , व्यवसाय Other/व्यक्ति O-HINDU House No.:121, Colony: KUNDA KI DHANI , Area: SIRSI , City: JAIPUR , Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Executant Age : 70 Signature : 
2	श्री/श्रीमती/शुभ्री RAGHVENDRA SINGH , पुत्र/पुत्री/पति श्री MAHENDRA SINGH , व्यवसाय Other/व्यक्ति O-HINDU House No.:121, Colony: KUNDA KI DHANI , Area: SIRSI , City: JAIPUR , Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Executant Age : 52 Signature : 
3	श्री/श्रीमती/शुभ्री MS ORG PROJECTS LLP AS PARTNER ANIL GUPTA, पुत्र/पुत्री/पति श्री LT SANTU LAL SHIGHANCHI , व्यवसाय Other/व्यक्ति O-MAHAJAN House No.:100 , Colony: 3RD FLOOR KALYAN TOWER , Area: OPP RAJUL AUGUSTA APARTMENT VAISHALI NAGAR , City: JAIPUR , Pin code: 302021, District: JAIPUR, State: RAJASTHAN			Claimant Age : 56 Signature : 

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

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

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

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/शुभ्री MAHENDRA SINGH , पुत्र/पुत्री/पति श्री LATE MAJOR PARBAT SINGH वृत्ति HINDU Age: 73 Add: House No.:121, Colony: KUNDA KI DHANI , Area: SIRSI , City: JAIPUR , Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Signature 
2	Name: श्री/श्रीमती/शुभ्री SANDEEP SHARMA , पुत्र/पुत्री/पति श्री RAMAWTAR SHARMA वृत्ति BRAHMIN Age: 35 Add: House No.:B-183, Colony: VAISHALI NAGAR , Area: VAISHALI NAGAR , City: JAIPUR , Pin code: 302021, District: JAIPUR, State: RAJASTHAN			Signature 

202201021009099

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR

उप पंजीयक  
नंजीयन एवं मुद्रांक विभाग  
जायपुर-संसद

7	340/183	0.8803	0.5275	
	Total	1.6060		0.0277

1.7. The Land Owners desire to construct a residential Group Housing Project/ Residential Complex on 5,275 square meters of residential land and the boundaries of this land for which the above mentioned Patta is to be received has been depicted in the site plan attached as **Annexure - B** and which has hereinafter been referred to as the 'Scheduled Land' or the 'Project Land'.

1.8. That the Land Owners are desirous of realising the best price for the Scheduled Land but do not have technical expertise and thus have arrived to the conclusion that the best price for the Scheduled Land can be utilised by way of collaborating with a developer and get a residential project developed upon the Scheduled Land by the Developer and the Scheduled Land is disposed-off along with the development thereon to several buyers instead of one buyer.

1.9. That the Scheduled Land alone is the subject matter of this Development Agreement being entered into by the parties of the first part and second part. The Land Owners have assured the Developer that the Scheduled Land is free from all encumbrances and that the Land Owners have a clear saleable title with regards to it. Copies of the Jamabandi, Khasra details and the conveyance deed of the complete land have been given by the Land Owners to the Developer.

1.10. That the Developer has got examined all the above documents from their advocates and legal consultants and architects, including its approach road, the status of land use as per the current Master Plan, etc., etc. and the Developer has found the land suitable for development into Group Housing Project/ Residential Complex and has satisfied itself regarding the title and capability of the Land Owners to enter into this Agreement. That the Developer has satisfied itself that the Land Owners have a clear title of the Scheduled Land and the Developer has perused the required documents to its satisfaction.

1.11. That the Second Party is a reputed real estate developer and has also constructed several residential & commercial complexes, hence, possesses requisite technical

Raghuendra Singh

Raghuendra Singh

Saroj Kumari

Saroj Kumari

M/s ORG PROJECTS LLP

Partner  
M/s ORG PROJECTS LLP

Designated Partner

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मातियत रु 27820350 मानते हुए इस पर देय कमी मुद्रांक राशि रु 375676 पर कमी पंजीयन शुल्क रु 278305, सरचार्ज राशि 112704 कुल रु 766685 रसीद संख्या 202202021011020 दिनांक 25-04-2022 में जमा किये गये हैं।  
अतः दस्तावेज को रु 375676 के मुद्रांकों पर निष्पादित माना जाता है।

202201021009099

Developer Agreement (Sale power)

उप पंजीयक, JALPUR  
उप पंजीयक विभाग  
पंजीयन एवं मुद्रांक विभाग  
जयपुर-सप्तम

Registration Endorsement

आज दिनांक 25/04/2022 को  
पुस्तक संख्या 1 जिल्द संख्या 760 में  
पृष्ठ संख्या 195 क्रम संख्या 202203021108049 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3041 के  
पृष्ठ संख्या 731 से 788 पर चस्पा किया गया।

202201021009099

Developer Agreement (Sale power)

उप पंजीयक, JALPUR  
उप पंजीयक विभाग  
पंजीयन एवं मुद्रांक विभाग  
जयपुर-सप्तम



expertise and financial resources with respect to the construction and development of real estate projects.

- 1.12. That the Second Party is constituted as a Limited Liability Partnership (LLP) with two Designated Partners, i.e., (1) Mr. Anil Gupta and (2) Mr. Suresh Krishna Gupta. In a duly convened meeting of its designated Partners held on 10/01/2022 it has been resolved to authorize its designated Partner Mr. Anil Gupta to enter into Collaboration/ Development/JV Agreement on behalf of the LLP and to do any such acts and deeds that may be necessary in this regard. In acceptance of all the stipulations contained in these presents, the Second Party is also affixing its common seal on these presents. A copy of the above resolution dated 10/01/2022 is being enclosed herewith and marked as **Annexure- C** to this Development Agreement.

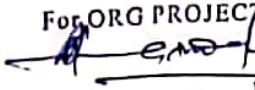
- 1.13. That the Developer and Land Owners both are desirous of developing a Group Housing Project/ Residential Complex comprising of one or more buildings, each consisting of basement(s), stilt and multiple storeys as per architect's design for a minimum saleable area of 250,000 square feet (Two Lakh Fifty Thousand square feet) (subject to as approved by the Competent Authority) on the Scheduled Land, hereinafter referred to as the 'Project', and to share the total saleable area generated in the Project amongst themselves in accordance with the terms and conditions mentioned herein.

- 1.14. That the Developer and Land Owners both are desirous of developing a Group Housing Project/ Residential Complex comprising of one or more buildings, each consisting of basement(s), stilt and multiple storeys as per architect's design (subject to as approved by the Competent Authority) on the Scheduled Land, hereinafter referred to as the 'Project', and to share the total saleable area generated in the Project amongst themselves in accordance with the terms and conditions mentioned herein.

- 1.15. That the Land Owner at its own cost has got the 90A land conversion done from agricultural land to non-agricultural land from the Jaipur Development Authority vide letter dated 01/01/2021 and thereafter the Developer at its own expense and on behalf of the Land Owners shall apply to the Jaipur Development Authority for Group Housing Project/ Residential Complex on the Scheduled

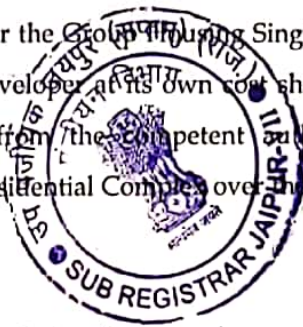
  
Raghvendra Singh

  
Saroj Kumari

For ORG PROJECTS LLP  
  
Partner  
M/s ORG PROJECTS LLP

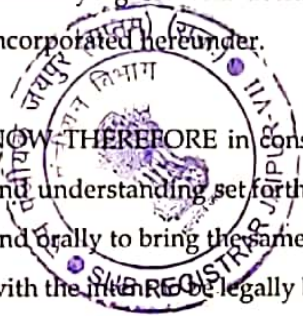
Designated Partner

Land and pay the amount payable to JDA for the Group Housing Single Patta as per their demand notice. Hereinafter the Developer at its own cost shall get the maps approved of the Scheduled Land from the competent authority for construction of a Group Housing Project/ Residential Complex over the aforesaid property.



- 1.16. That in order to develop the said 'project site', the Land Owners have entered into this Development Agreement with the Developer on terms and conditions mutually agreed and decided by and between the Parties and which are being incorporated hereunder.

NOW THEREFORE in consideration of the mutual covenants, terms, conditions and understanding set forth being entered into as mutually agreed upon verbally and orally to bring the same on record in this Development Agreement, the Parties with the intent to be legally bound hereby agree as follows:



2. **DEFINITIONS:** In this Agreement the following words and expressions shall have the following meanings.
- "Act" until and unless referred otherwise means the Real Estate (Regulation and Development) Act, 2016;
  - "Advertisement" means any document described or issued as advertisement through any medium and includes any notice, circular or other documents or publicity in any form, informing persons about a real estate project, building or apartment or inviting persons to purchase in any manner such building or apartment or to make advances or deposits for such purposes.
  - "Allottee" shall mean a person to whom an Apartment/Unit has been allotted, sold or otherwise transferred by the Developer or/and Land Owners, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person to whom such plot, apartment or building, as the case may be, is given on rent
  - "Apartment/Unit" whether called block, chamber, dwelling unit, flat, office, showroom, shop, godown, premises, suit, tenement, unit or by any other name means a separate and self-contained part of any immovable property including one or more rooms on enclosed spaces, located on one or more floors or any part thereof, in a building or on a plot of land, used or intended to be used for any

Raghvendra Singh

Saroj Kumari

For ORG PROJECTS LLP  
  
 Partner

M/s ORG PROJECTS LLP

Designated Partner

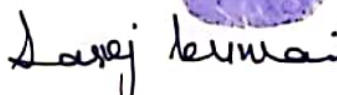


residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of use ancillary to the purpose specified.

- e. "Applicable Laws" shall mean all Acts, Rules and Regulations in force and in effect as of the date hereof as applicable in the State of Rajasthan including Rajasthan Urban Improvement Act, 1959, Rajasthan Municipality Act, 2009, Rajasthan (Disposal of Urban Land) Rules, 1974, Building Bye Laws, Real Estate (Regulation & Development) Act, 2016, Rajasthan Real Estate (Regulation and Development) Rules, 2017, Rajasthan Apartment Ownership Act, 2015, Rajasthan Apartment Ownership Rules, 2020 and any other law which may be promulgated or brought into force and effect hereinafter including notifications, ordinances, policies, laws or orders or official directive of any Central/State Government or of any Statutory Authority in Rajasthan, as may be in force and effect during the subsistence of this Agreement and applicable to the development / construction / sale of the Project.
- f. "Architect or Architects" shall mean a person registered as an architect under the provisions of the Architects Act, 1972
- g. "Building Plans" shall mean the plans and designs of buildings constructed or to be constructed on the Scheduled Land (as defined herein-below), which has been duly approved by the local authority in full including any variations therein which may subsequently be made by the Developer and/or Architect(s) in accordance with Applicable Laws and this Development Agreement subject to condition that such variations subsequently made by Developer and/or Architect(s) has been done after taking written consent from Land Owners.
- h. "Built up Area" means the sum of area of the Apartment/unit or Flat. It shall include area encompassed within the walls of Apartment/unit or Flat, all balconies of the Apartment/Unit, whether covered or un-covered, and thickness of wall of the Apartment/Unit. In case there be a common wall between multiple Apartment/Unit only 50% of thickness of such wall shall be taken in consideration for calculating the built-up area;
- i. "Carpet Area" shall mean net usable floor area of an Apartment/unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.



Raghvendra Singh



Saroj Kumari

उप पंजीयक  
ग्रंथीयन एवं मुद्रांक विभाग  
जयपुर-सप्तम

For ORG PROJECTS LLP

Partner  
M/s ORG PROJECTS LLP

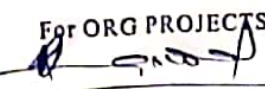
Designated Partner



- j. "Common Areas and Facilities of The Project" means the common areas, facilities, equipments and spaces in the Project which are meant for common use of and enjoyment of all the occupants of the Project.
- k. "Competent Authority" means the local authority or any authority created or established under any law for the time being in force, the appropriate Government which exercises authority over land under its jurisdiction.
- l. "Completion Certificate" means the completion certificate, or such certificate, by whatever name called, issued by the Competent Authority/Certified Architect certifying that the Project has been developed and completed in all respect according to the sanctioned plan, layout plan, specifications and Applicable Laws, as approved by the Competent Authority under the local laws.
- m. "Conveyance Deed" (i) in respect of the Unit shall mean written instrument executed between the Developer or/and Land Owners and the Allottee(s) through which the ownership of the Unit is transferred in favour of Allottee(s) subject to and in accordance with the terms of this Agreement (ii) in respect of the Common Areas and Common Facilities shall mean written instrument executed between the Developer & Land Owners and the Maintenance Association through which the ownership of the Common Areas and Common Facilities is transferred in favour of Maintenance Association by the Promoter subject to and in accordance with the terms of this Agreement
- n. "Defect Liability Period" shall mean Defect Liability Period as defined under the RERA Act, 2016.
- o. "Developer's Allocation" shall mean 70% of the Total Saleable Area developed into Units in the Project, which shall be allocated to Developer as per the Allocation map forming part of this Agreement at Annexure D, being distributed according to the tentative layout, subject to final approval of the maps by the Jaipur Development Authority, as the part of Developer's allocation in accordance with the terms and conditions of these Development Agreement including proportionate share in the common facilities and amenities on pro-rata basis.
- p. "Effective Date" shall mean the date on which this Development Agreement is executed by all the Parties;
- q. "Encumbrance" shall mean:
- (i) any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, assignment, deed of trust, security interest or other encumbrance of any kind securing, or conferring any priority of payment in respect of any obligation of any

  
Raghendra Singh

  
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Partner  
M/s ORG PROJECTS LLP

Designated Partner

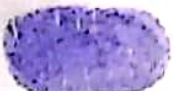
Person, including without limitation any right granted by a transaction which, in legal terms, is not the granting of security but which has an economic or financial effect similar to the granting of security under applicable Law;

- (ii) any voting agreement, interest, option, right of first offer, refusal or transfer restriction in favour of any Person;
- (iii) any claims (including any adverse claim as to title, possession or use or relating to tenancy rights), award, interest, disputes, notices, demands, orders, judgments, gift, exchange, previous sale, notifications, any designation of loss payees or beneficiaries or any similar arrangement under or with respect to any insurance policy.


r. "Force Majeure" shall mean any event or combination of events or circumstances beyond the control of the parties which causes delay or failure due to war, flood, drought, fire, cyclone earthquake or any other calamity caused by nature effecting the regular development of the Project which cannot, by the exercise of diligence and despite the adoption of precaution and adoption of all available alternative measures, be prevented or caused to be prevented, and which, despite exploring, adopting and exploring all available options significantly affects any party's ability to perform obligations under this Development Agreement and which may also include any acts, incidents such as pandemic, epidemic and which may be declared as Force- Majeure by the Central or the State Government.

s. "Land Owner's Allocation" shall mean 30% of the Total Saleable Area developed into Units in the Project, which shall be allocated to Land Owners as per the Allocation sheet/ unit numbers forming part of this Agreement at **Annexure D**, being distributed according to the tentative layout, subject to final approval of the maps by the Jaipur Development Authority, which shall be allocated to the Land Owners as the part of Land Owner's Allocation in accordance with the terms and conditions of this Development Agreement including proportionate share in the common facilities and amenities and any and all kind of revenue/income generated from Project, other than from sale of Apartment/Unit on pro-rata basis.

t. "Law" or "Laws" shall mean and include all applicable statutes, enactments, acts of legislature or parliament, laws, ordinances, rules, by-laws, regulations, notifications, guidelines, policies, directions, directives and orders of any Governmental Authority, tribunal, board, court, and/or another authorities whether of Central Government, State Government or Local Authority.

  
Raghvendra Singh

Raghvendra Singh

  
Saroj Kumari

Saroj Kumari


For ORG PROJECTS LLP

Partner-  
M/s ORG PROJECTS LLP

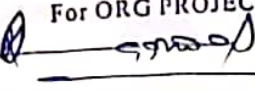
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- u. "Local Authority" means the Municipal Corporation Jaipur Development Authority or any other Local Body constituted under any law for the time being in force for providing municipal services or basic services, as the case may be, in respect of areas under its jurisdiction.
- v. "Maintenance Society/Maintenance Association" shall mean an association or society or a co-operative society, as the case may be, of the allottees of Apartments in the Project, that may be formed under clause (e) of sub-section (4) of section 11 of the Act and in compliance with the Rajasthan Apartment Ownership Act, 2015 and Rajasthan Municipality Act, 2009, for the management/maintenance of Common Area and Facilities of the Project.
- w. "Occupancy Certificate" means the occupancy certificate, or such certificate by whatever name called, issued by the competent authority or by empaneled architects, certifying that building is fit for occupation and has been constructed in accordance with approved plan in compliance with Law permitting occupation of any building, as provided under local laws.
- x. "Project" shall refer to the construction and development of a residential apartment building consisting of independent residential units/flats, parking spaces, common facilities and store areas, if any, and shall include all that will be constructed on the Scheduled Land as per Approved Plans, after obtaining all the necessary permissions and approvals in accordance with Applicable Laws.
- y. "Promoter" shall mean the both the Land Owners and the Developer, who shall act and work as the promoter as per definition of promoter in Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate (Regulation & Development) Rules, 2017
- z. "Regulation" means regulations made under the RERA Act;
- aa. "RERA" shall mean authorities constituted under the Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate (Regulation & Development) Rules, 2017.
- bb. "Rules" mean the Rajasthan Real Estate (Regulation and Development) Rules, 2017;
- cc. "Time Period For Completion" shall mean TIME LIMIT FOR COMPLETION OF THE PROJECT as mentioned in this Development Agreement.
- dd. "Total Saleable Area" includes Carpet Area plus veranda/ balcony/ terrace/ terrace area/parking area which is exclusively meant for the allottee and the proportionate share of Common Areas and any other area as agreed between the

  
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Seller and the Buyer(s) in the agreement of sale for which a proportionate cost has been collected from the Buyer(s).


- ee. "Schedule/Annexure" means the Schedule/Annexure attached to this Development Agreement;
- ff. "Section" means the section of the Act.
- gg. "Person" shall mean any natural person, limited or unlimited liability company, corporation, partnership (whether limited or unlimited), proprietorship, Hindu undivided family, trust, union, association, government or any agency or political subdivision thereof or any other entity that may be treated as a Person under


applicable Law;

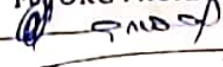
hh. Unless the context of this Agreement otherwise requires:

- (i) Words of any gender are deemed to include those of the other gender.
- (ii) Words using the singular or plural number also include the plural or singular number, respectively.
- (iii) The terms 'hereof', 'herein', 'hereby', 'hereto' and derivative or similar words refer to this entire agreement or specified articles of this agreement, as the case may be.
- (iv) Reference to the word 'include' shall be construed without limitation.
- (v) The Schedules attached hereto shall constitute an integral and inseparable part of this Agreement.
- (vi) The recitals hereto shall constitute an integral part of this agreement.
- (vii) Reference to a document, instrument or agreement (including, without limitation, this agreement) is a reference to any document, instrument or agreement as modified, amended, varied, supplemented or notated from time to time in accordance with the provisions.

3. **OWNERSHIP AND MARKETABLE RIGHTS:** The Land Owners hereby confirm that they are the absolute Owners of the Scheduled land or rights therein and have acquired the entire project site with the right to passage, easements, benefits, privileges attached and appurtenant thereto. The Land Owners have peaceful and vacant physical possession of the project site along with all rights, title and interest appurtenances thereto. The Land Owners have not entered into any Development Agreement, Agreement to Sale, etc. with any other person or persons over the said project site. Further, the Land Owners declare that the Scheduled land has not been encumbered, sold, hypothecated, mortgaged or assigned in any manner except for the understanding reached with Developer herein and they are fully

  
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Partner  
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entitled to enter into this Agreement for the Scheduled land in accordance with the terms and conditions contained herein. Developer states that it has relied on this representation made by Land Owners.

#### 4. DEVELOPMENT WORK:


- 4.1. That the Land Owners and Developer have together agreed to develop the 'Project Land' into a Group Housing Project/ Residential Complex. The project site is situated at Khasra numbers 341/231, 344/233, 338/183 and 339/183, Gram Kanakpura, Tehsil Jaipur, Kunda ki Dhani, Sirsi, District Jaipur, Rajasthan owned by the Land Owners admeasuring total plot area of 5,552 square metres and net plot area of 5,275 square metres after surrendering 277 square metres of the land situated in Khasra numbers 341/231 and 344/233 towards new 80 feet road adjacent to the southern boundary of the plot of land. The project site which is situated in Khasra numbers 341/231, 344/233, 338/183 and 339/183 is marked as 'Annexure-B' in this Development Agreement. Only this part, which is marked as 'Annexure-B', will be submitted to JDA for issuance of the Patta and not the remaining land which is owned by the Land Owners.

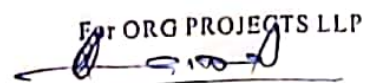
- 4.2. That this Development Agreement shall be effective from the date of signing of this Development Agreement and shall continue to be valid and binding until it is terminated in accordance with this Development Agreement.

- 4.3. That the Developer shall at its own cost file the necessary applications, requisitions, undertakings, plans, maps, etc. before the Jaipur Development Authority and all other appropriate authorities in order to obtain necessary sanctions, conversions, clearances, map approvals, registrations, permissions, etc. to Develop the said 'project site' into a Group Housing Project.

- 4.4. That the Developer shall at its own cost obtain all the necessary sanctions, clearances, approvals, registrations, permissions, etc. from Jaipur Development Authority and all other appropriate authorities/agencies whether of Central Government, State Government or Local Authorities or any other statutory bodies [whether required prior to commencement of construction subsequently], including but not restricted to approval of Maps, Patta, BAR/FAR purchase, RERA registration, Environment NOC, AAI

  
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clearance, Fire NOC, Insurance, etc. etc. before initiating the construction work over the projectsite at its own cost and no cost shall be borne by the Land Owners.

4.5. That the project shall be developed on the project site strictly by the Developer in accordance with the permissions and Maps approved by the relevant authorities and the Developer shall bear all costs and expenses related to the construction/development of the said project including cost towards architects, master planner, engineers, lawyers, civil and service contractors and all other professionals and workmen as required.

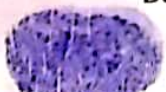
4.6. That the Developer shall get the project registered under RERA for which the Developer shall also bear and pay all the charges and expenses for the RERA registration.

4.7. That the Developer agrees and undertakes that the Developer shall be responsible to construct the Project strictly as per Maps approved by Jaipur Development Authority and existing Building Bylaws and other prevailing laws and rules and regulations laid down under RERA Act 2016.

4.8. That the Developer shall bear and pay all the charges and expenses levied by JDA or the State Government or any other agencies related to JDA Patta and thus, shall bear all costs/charges levied by any competent authority in order to get the JDA Patta of the Scheduled Land released in favour of the Land Owners.

4.9. That any cost of whatsoever nature to be incurred over the project site for development of the said project whether or not specifically referred in this agreement which is required to be incurred after signing of this Development Agreement shall be borne exclusively by the Developer only and no cost/expense hereinafter shall be borne by the Land Owners under any circumstances. Funds relating to development shall be arranged by the Developer from its own sources.

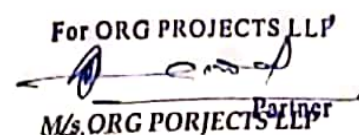
4.10. That the Land Owners shall sign all / any necessary applications, plans, maps and other documents for approval of building plans and work relating to the execution of the development work on the Scheduled Land which is required by the Developer in order to file before the statutory authorities/bodies for approval of



Raghvendra Singh



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building plans and work relating to the execution of the development work on the project property.

4.11. Any duties/levies/outgoings payable to any local authority/government that shall accrue on or after the signing of this development agreement shall be borne and paid by the Developer only.

4.12. The Developer shall be permitted to enter upon the 'project site' for the purposes of survey, due diligence and for drawing up all relevant plans for the development and construction of the 'project site' and for commencing all activities relating to the development and construction of the Project.

4.13. The Parties to this Development Agreement agree, expressly that nothing contained in this Development Agreement shall be construed as delivery of possession in part performance of any agreement of sale under Section 53 -A of the Transfer of Property Act and/or such other applicable law for the time being in force to the Developer until the project is fully completed.

4.14. The Developer at its own cost shall also develop the necessary infrastructure such as common water lines, common facility area, sewerage lines, Gas Bank and Gas Pipelines, Rain Water Harvesting, Internal Roads, Electric Poles, Lifts, Guard Rooms, DG Sets, Solar Panel, Water Pumps, boundary walls, parking area, roads, electricity lines, electric infrastructure, water storage tank, fire-fighting equipment, pump room, green areas and all other necessary facilities and amenities for use over the project site by the prospective purchasers and occupiers in accordance with the rules, policies, bye-laws and the conditions laid down by the competent authorities and in accordance with the scheme plan approved for this purpose and as is agreed by and between the Parties to this Development Agreement.

4.15. That the Developer at its own cost shall also develop and provide common facilities which will include the Club House, Green areas, swimming pool, health club, gym, library, children's play area and any others which will be earmarked in the maps.



Raghvendra Singh



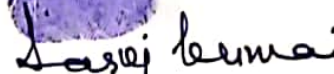
Saroj Kumari

उप पंजीयक  
पंजीयन एवं मुद्रांक विभाग  
जयपुर-सप्तम  
For ORG PROJECTS LLP  
Partner  
M/s ORG PROJECTS LLP

Designated Partner

- 4.16. The Developer shall at its own cost obtain all necessary finances in relation to the construction work being carried out over the project property.
- 4.17. The Developer shall at its own cost construct a Group Housing Project/ Residential Complex over the project site as per construction plans jointly approved by the Land Owners and Developer for suitable use by the prospective purchasers and which will be in accordance with the approvals, rules, policies, bye-laws and the conditions laid down by the competent authorities and in accordance with the scheme plan approved for this purpose.
- 4.18. The Developer undertakes not to cause to be done any act, deed or thing which may in any way misuse, contravene any rule, law or regulation or to misuse the powers which may be conferred upon the Developer by the Land Owners to construct a Group Housing Project/ Residential Complex as stated herein above over the project site.
- 4.19. The Land Owners and Developer agree that the development of the entire project site shall be done by the Developer as per plans/ drawings prepared by eminent architects, engineers and as are mutually agreed between the Parties to this Development Agreement.
- 4.20. The Developer shall at its own cost, shall undertake marketing, advertising and promotion of the Project Site and appoint brokers, agents, distributors for sale and marketing and to advertise the Project Site.
- 4.21. All costs and expenses including all or any charges payable to the Government, local authority, construction cost of Group Housing Project, development cost, approval costs, security deposits, etc., etc., that may be incurred with regards to the project site shall be borne solely and exclusively by the Developer from its own resources and the Land Owners shall not be required to incur/spend any amount from their side at any point of time.
- 4.22. The authority to develop the said property will be personal to the Developer and under no circumstances will the Developer assign its responsibility to any party without the written consent of the Land Owners.

  
Raghendra Singh

  
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Partner  
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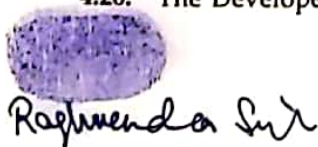


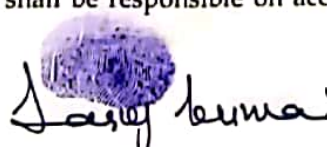
4.23. No civil or criminal liability under any law, act, rules, regulations, whether of Central Government, State Government or Local Authority or Regulatory Body shall be accrued / imputed upon the Land Owners for any act or acts done by the Developer or its employees, contractors, agents, sub-contractors, etc., etc. The Developer shall be solely responsible for all civil or criminal liabilities relating to the construction of the Group Housing Project/ Residential Complex over the project site, either before completion of the Project or after completion of the Project, and shall be liable to pay all the claims, damages, compensation in consequence of any injury to any employees, workmen, invitees, nominees, flat residents etc. and the Land Owners shall be in no way responsible towards the same under any circumstances. The Developer indemnifies the Land Owners from all civil/criminal liabilities of all sorts, in case of any mishap, during the course of carrying out the necessary developmental work inside the project site, or after completion of the Project due to any mishaps that may occur due to workmanship or quality issues in the Project.

4.24. In case there is any accident or mishap over the afore-said project site during the course of developmental activity, the Developer shall be fully responsible for all the consequences of the same whether in relation to loss of property or life or under the Workmen Compensation Act or any other acts in force and the Land Owners shall be in no way responsible towards the same under any circumstances. If the Land Owners are required to attend a court or are requested or their presence is required by any other authority in this connection, the Land Owners will empower the Developer to attend the court/authority concerned on their behalf and the Developer undertakes to compensate the Land Owners in case any adverse order is passed or any compensation is ordered to be paid by the Land Owners by the court, judicial authority or any other competent authority.

4.25. If until the completion of Project any damage or harm occurs to the adjoining properties, neighbours, the Developer alone shall be fully responsible for all the consequences.

4.26. The Developer alone shall be responsible on account of defects in the work.

  
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Partner  
M/s ORG PROJECTS LLP

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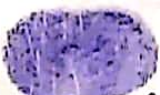
design or quality and under no circumstances the Land Owners shall be liable for such default.

4.27. The Land Owners shall on the request and the cost of the Developer sign and execute from time to time the plans and all necessary applications for lay out, plans for construction of Project or for approval from the competent authorities provided that all costs, charges and expenses in this connection shall be borne by the Developer alone and the Developer shall indemnify and shall keep indemnified the Land Owners from and against all actions, suits, proceedings, fines, penalties, costs and charges, expenses and damages incurred or suffered by the Land Owners. The Land Owners shall execute a Power of Attorney in favour of the Developer giving all the necessary powers required to carry out the work of getting approvals and development in all respects as contemplated by these presents including the moving of applications for approval, litigation, compromise, reference, arbitration or any other needful act or action including those of civil/criminal or labour nature pertaining to the project. These powers of attorney shall be kept open until the completion of the project or as per guidelines of RERA.

4.28. The Developer has agreed to raise the superstructure on the land beneath the said project land according to the project plans mutually agreed upon by the Land Owners and the Developer and which is ultimately sanctioned by the competent authority.

4.29. The Developer shall complete the developmental activities over the project site by adhering to the quality standards, specifications, item lists of the building materials, fixtures and fittings as agreed by and between the Parties. List of such specifications and items agreed upon is appended to this Agreement and marked as Annexure E.

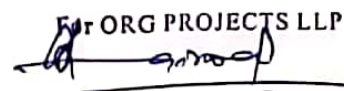
5. **NAME OF THE PROJECT:** That the Project shall be marketed and popular known in the name as may be mutually decided by the Parties on a future date it shall be developed by the Developer strictly in compliance with all applicable acts, laws, regulations, bye laws, rules, policies, maps, master plans or notifications issued/approved by the Government of India or Government of Rajasthan or



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Jaipur Development Authority or any other competent Government Authority or any other competent local or public body including RERA from time to time. It has been further agreed that in case the Developer infringes or violates or causes or acts beyond such rules, bye-laws, the Land Owners shall not be liable to any adverse action in this regard under any circumstances. Any loss caused due to illegal construction razed off by the local/ statutory authorities shall be borne by the Developer alone.

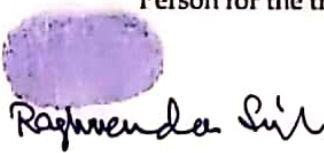
## 6. REPRESENTATIONS, ASSURANCES AND WARRANTIES

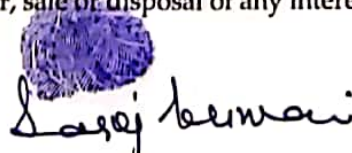
6.1. The Landowners hereby undertake to clear all the disputes or defect in respect of title of the Scheduled Land, if any found, detected or occurs in future, at its own cost and expenses within 6 months from the date of dispute and have agreed to keep the Developer indemnified from and against all damages of any nature that may occur on this account. Such period of dispute shall be excluded from the tenure for the completion of the project by the Developer. In case the Landowners are unable to resolve the dispute within 6 months from the date of dispute, the landowners shall be liable to compensate to the Developer as mutually agreed during the pendency of such dispute. Further, in case the dispute is not resolved within a period of 1 year, the Developer shall have the unilateral right to terminate this agreement and the Land Owners shall be liable to refund the Security Deposit within 15 days from the date of termination. Further, the Landowners shall also be liable for reimbursement of the cost incurred by the Developer for the development of this project till the date of dispute. This amount shall be computed by the Developer and handed over to the Landowners upon termination of the Agreement, and shall be payable within 2 months from the date of termination.

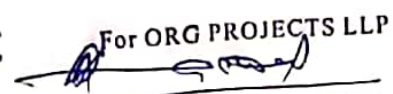
6.2. The Land Owners hereby agree to keep the title of the Scheduled Land clear and marketable upto, during and after the complete implementation of this Agreement.

6.3. From the date of execution of this Development Agreement the Land Owners shall not:

- Transfer, sell or otherwise dispose off any interest in the Scheduled Land to any other Person or enter into an agreement or similar arrangement with any other Person for the transfer, sale or disposal of any interest in the said Scheduled Land;

  
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M/s ORG PORJECTS LLP  
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Designated Partner



- Undertake any activity so that proceedings under any applicable Laws, including those pertaining to acquisition, requisition and land ceiling are potentially attracted in respect of the Scheduled Land;
- Create now or at any time any Encumbrance on the Scheduled Land;
- Issue or grant any option in relation to the Scheduled Land other than as envisaged in this Agreement;
- Initiate, solicit or consider, whether directly or indirectly, any competitive bids from any Person for the sale of the Scheduled Land.

6.4. The Parties agree that they shall take all necessary actions and steps required to give effect to the intent and transactions contemplated under this Agreement and without prejudice to the generality of the aforesaid, they shall:

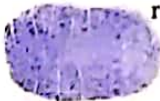
- Execute and deliver all necessary documents, deeds, agreements, consents and approvals that may be required to give effect to the transactions contemplated under this Agreement; and/or
- Pass all necessary resolutions and procure all relevant approvals and consents as may be required, including but not limited to approvals of creditors and, if applicable, any Governmental Authority, to give effect to the transactions contemplated under this Agreement.

## 7. THE DEVELOPER AND THE LAND OWNERS ACKNOWLEDGE AND AGREE THAT:

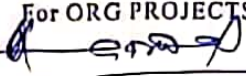
7.1. The Developer shall be responsible for constructing and developing the Project from its resources and at its cost or expenses.

7.2. The Developer shall adhere to plans sanctioned by the relevant Governmental Authority in executing the Project, provided that the Developer shall be entitled to make alterations/ adjustments to the extent permissible under applicable Laws. However, any such variations shall be informed to the Land Owners in advance and the same shall be strictly within the limits permitted by the concerned authority.

7.3. The Land Owners recognise and acknowledge that the Developer has made and will further make substantial investments in the Project on the basis of the representations, undertakings, assurances and warranties of the Land Owners.

  
Raghvendra Singh

  
Saroj Kumari

For ORG PROJECTS LLP  
  
Partner  
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7.4. The Land Owners shall not commit any act, deed or omission that may have the effect of canceling or revoking the Power of Attorney executed pursuant to this Agreement, or in any manner prejudicing or affecting the power/authority vested in the Developer pursuant to this agreement and such Power of Attorney.


7.5. The Land Owners shall not do or cause to be done or have any right to do any act or deed which has the effect of interrupting the progress or completion of the development of the Project or which either renders the Developer incapable of performing its obligations under the Agreement or increases the burden of the Developer in performing its obligations under this Agreement, or which adversely affects the Project. Without prejudice to the generality of the above, the Land Owners shall not enter into any agreement, understanding or arrangement with any Person (other than with the Developer as set out herein) concerning the Scheduled Land or alienate the Scheduled Land.


7.6. The Land Owners have handed over all the antecedent documents including certified true copies of title deeds of the Scheduled Land to the Developer.

7.7. Without prejudice to the authority vested in the Developer under the Power of Attorney, the Land Owners shall, if required, execute such documents and do such further acts as may be necessary to enable the Developer to (i) raise loans and obtain other facilities; and (ii) enjoy the benefits and rights vested in the Developer herein.

## 8. ALLOCATION:

8.1. That the Land Owners and the Developer have agreed to share the Total Saleable Area (in square feet) in the form of flats/Units constructed at the project site. The said saleable area constructed/developed shall be divided amongst the Land Owners and the Developer in the ratio of 30% [thirty percent] and 70% [seventy percent] respectively, i.e., the Land Owners shall jointly be entitled to 30% [thirty percent] of the total saleable area and the Developer shall be entitled to 70% [seventy percent] of the total saleable area. The distribution of the tentative area between the Land Owners and the Developer per floor, per building is annexed to this Development Agreement as ANNEXURE D. The allocation is tentative and is subject to the final plan and layout of the project.

  
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subject to approval of the maps from the Jaipur Development Authority. In case of any variation in the approval received, the allocated area between the parties shall be changed accordingly and amended in writing.

- 8.2. The said division has been done in such a way that the market value of the respective shares of both the Parties shall remain in the ratio of 30% [thirty percent] and 70% [seventy percent] respectively, as indicated above. The market value of the developed Project and/or the comprised units/flats has been arrived at by comparing the developed Project or Apartment/Units with other Projects/units/flats equivalent to it in terms of time, location, specifications, facilities, concept, construction quality and brand value. For the sake of clarity, it is agreed that market value of Units doesn't necessarily mean selling price of Units or price at which any Unit is sold.

- 8.3. It has been mutually agreed between the parties that in case of any dispute between the Land Owners inter se in respect of allocation or otherwise, the same shall be resolved at their own end and the Developer shall not be liable in such circumstances and the development of the project shall not be stalled or hampered in such circumstances.

- 8.4. The total saleable area shall be calculated as 1.35 times of the total built up area of all the residential units/flats constructed in the project, or as per actuals. The built-up area of the project as well as the individual units shall be given by the architect of the project.

- 8.5. That the common terrace area in the developed project shall be common for all occupants and shall be handed over to the Maintenance Society as per the rules and guidelines issued under RERA Act 2016.

- 8.6. After the division and allocation of the Total Saleable Area/units/flats between the Parties, in case any flat in the Project remains un-allotted to either Party, the parties have thus, mutually decided to (i) Sell the remaining flat to any buyer(s) jointly and realize their respective balance amounts of share from the sale thereof; or (ii) either Party may buy out the share of the other party in this flat at the prevailing market rates.

Raghuendra Singh

Raghuendra Singh

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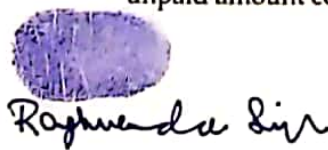
8.7. That the Developer has identified the following charges which shall be collected from the Allottees of the individual units/flats in the project as miscellaneous charges as is permitted by RERA such as:

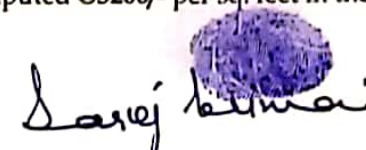
- (a) EEFS (External Electrification)/ HT Line charges
- (b) LPG Gas Line charges
- (c) Club Membership Charges
- (d) Water connection charges
- (e) VRV Fitting charges
- (f) VRF device charges (optional)
- (g) IDA Lease charges
- (h) Electric Car Charging System charges
- (i) Smart Home system charges (optional)
- (j) Mechanical Parking system charges
- (k) Advance Maintenance Charges
- (l) IFMS/ Corpus Fund

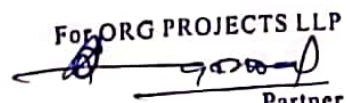
All these charges shall be collected excluding GST. GST shall be additionally payable by the Allottees at the prevailing rates. The Parties hereby agree to collect these charges separately from the Allottees individually as per the rates decided by the Developer for all. However, it has been agreed that the Land Owners shall be liable to pay to the Developer, the amount equivalent to aforesaid charges on the area allocated to the Land Owners:

- (a) as and when collected from the Allottees (as per the final payment plan) for the flats sold or for which Agreement to Sell has been executed.
- (b) Within 6 months of the completion of the project itself and before the handover of the completed flats to the Land Owners and issuance of No Dues Certificate in the name of the Allottees for the unsold inventory/ partly sold inventory held with the land owners.

In case, the Land Owners are unable to pay the equivalent amount at the time of the completion of the project to the Developer, the Developer shall have the right to withhold the area in the allocated area of the Land Owners equivalent to such unpaid amount computed @3200/- per sq. feet in the allocated total saleable area.

  
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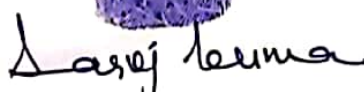
That the other charges collected from the buyer(s)/transferee(s) of the individual units/flats in the project such as the club development charges which are included in the price list, shall be collected and retained by the respective parties with respect to their area share in the project. Provided that certain other charges (like interest free maintenance security deposit, upfront maintenance charges, society registration fees and society membership fees, charges payable towards government water supply such as Bisalpur, etc. as also mentioned in point 8.7) shall be collected from all the buyers in the project by the Developer only. The usage of such funds toward maintenance of the project area by the Developer shall be strictly as per RERA laws or any other prevalent laws of Central/State Government prior to hand over of the project area to the building RWA.


- 8.8. It has been agreed between the Parties that the Developer shall provide 30 percent of the total car parking spaces (except mechanical car spaces) to the land owner and remaining parking space shall be earmarked to the Developer. In case the prospective buyers of the Land Owners share of flats / apartments need more car parking spaces, beyond those which have been allocated to the land Owners, then the Developer can provide the extra car parking spaces in the form of Mechanical Parking slots. If the landowner seeks any mechanical parking in their share of parking, they will have to pay the mechanical parking system charges as decided by the Developer.

## 9. SECURITY DEPOSIT:

- 9.1. That in consideration of the Land Owners having agreed to entrust to the Developer the development of the said property and to confer upon the Developer the rights, powers and privileges and benefits as mentioned herein, the Developer has agreed to pay the Land Owners a sum of Rs. 3,50,00,000/- (Rupees Three Crores and Fifty Lakhs only) as interest free refundable security deposit before entering into this Development Agreement by handing over account payee cheques/ RTGS transfer into the respective bank accounts of the Land Owners.
- 9.2. That the interest free refundable security deposit amount, paid as above, shall be refunded by the Land Owners to the Developer within 15 days from the completion of the Project, i.e., when the Completion Certificate (CC) / Occupation

  
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Partner  
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Certificate (OC) for the project has been issued by the relevant authority or by its empanelled Architect and the Land-Owners portion is handed over to them. Further, in case the Land Owners are unable to refund the security deposit within 15 Days from the date of receipt of the Completion Certificate / Occupation Certificate by the empanelled architect/competent authority the Developer shall have the right to adjust the security deposit from the unsold inventory out of the allocated area of the individual land owners, computed at Rs. 3,200/- per square feet.

- 9.3. That the Developer has made an RTGS transfer and issued the following cheques towards the Interest Free Refundable Security Deposit amount of Rs. 3,50,00,000/- (Rupees Three Crores and Fifty Lakhs only) which have been handed over to the Land Owners as per the following payment details:

S No	Name of Beneficiary	Mode	Amount (In Rs.)	Cheque/ Ref Number	Date of Instrument
1	Raghvendra Singh	RTGS	2500000/-	ICICR52021072600511483	26.07.2021
2	Saroj Kumari	RTGS	550000/-	ICICR42022041300507582	13.04.2022
3	Raghvendra Singh	RTGS	550000/-	ICICR42022041300507492	13.04.2022
4	Saroj Kumari	RTGS	2500000/-	ICICR42022042300515398	23.04.2022
5	Raghvendra Singh	RTGS	2500000/-	ICICR42022042300515450	23.04.2022
6	Saroj Kumari	Cheque	2500000/-	000778	14.04.2022
7	Raghvendra Singh	Cheque	2500000/-	000779	14.04.2022
8	Raghvendra Singh	Cheque	2500000/-	000777	10.05.2022
9	Saroj Kumari	Cheque	2500000/-	000767	20.04.2022
10	Saroj Kumari	Cheque	2600000/-	000792	10.05.2022
11	Raghvendra Singh	Cheque	2500000/-	000795	25.06.2022
12	Saroj Kumari	Cheque	2500000/-	000796	25.07.2022
13	Raghvendra Singh	Cheque	2200000/-	000794	25.08.2022
14	Saroj Kumari	Cheque	2200000/-	000793	25.09.2022
15	Raghvendra Singh	Cheque	2250000/-	000788	25.11.2022
16	Saroj Kumari	Cheque	2150000/-	000798	25.12.2022
<b>TOTAL</b>			<b>3,50,00,000/-</b>		



Raghvendra Singh  
Raghvendra Singh

Saroj Kumari  
Saroj Kumari

For ORG PROJECTS LLP

Partner

M/s ORG PROJECTS LLP

Designated Partner

उप पंजीयक  
पंजीयन एवं मुद्रांक विभाग  
जयपुर-सप्तम

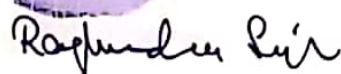


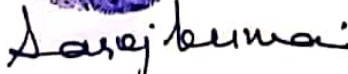
# 10. TIME LIMIT FOR THE PROJECT AND PENALTIES:

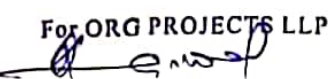
10.1. That both the parties, i.e., the Developer and the Land Owner realize that time is of the essence of this Development Agreement.

10.2. That the Developer, in line with its obligations under this Development Agreement, will arrange for the JDA Patta and one time lease and regularisation of the Scheduled Land. After arranging for the JDA Patta the Developer will get the (i) maps approved by JDA (Jaipur Development Authority), (ii) RERA registration for the project, (iii) the Environmental Clearance (EC) within 8 months from the date of execution of this agreement; and (iv) all the necessary approvals, permissions, registrations, sanctions, etc. as is necessary in order to commence construction over the project property. Thereafter, the Developer will begin the construction work of this project within 1 month from such approvals. The Developer will be provided with a grace period of 3 months for the above to get the maps approved, obtain the Environmental Clearance (EC) etc. and start the construction work on the site, i.e., the Developer will start work latest by APRIL 2023 and shall complete the entire project within 4 (years) years from the date of starting of works, or APRIL 2027, whichever is earlier. A maximum grace period / extension of 1 (one) year in the above timelines shall be granted as per section 6 of RERA Act, 2016 for delays due to genuine reasons, for which the Developer will approach RERA as per guidelines in place. The project development shall, at all times, be subject to 'force majeure', for which the Developer would need to apply to RERA for extension of time in line with RERA guidelines relating to 'force majeure'. Provided that the Developer only and not the Land Owners will be liable to pay any penalty/charges levied by RERA pertaining to the delay in the completion of the project. In case of dispute in relation to the title of the scheduled land or any other dispute between the land owners in relation of the scheduled land, the time required for the settlement of such dispute shall be excluded in calculation of time for completion of the project.

10.3. That completion certificate from local body shall not be an essential condition to recognise the development work over the project property as having been completed. Completion certificate granted by any member amongst the panel of Architects approved by the local authority shall also be deemed to be the date on behalf of both the parties to this agreement when this development work

  
Raghvendra Singh

  
Saroj Kumar

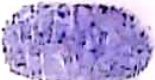
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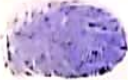
shall be adopted to be completed by the Developer.


10.4. That If the project does not receive the requisite sanctions / approvals / NOC / Environmental Clearance (EC) Certificate / RERA registration even by MARCH 2023, then this Development Agreement and any other prior or subsequent agreements entered into between the Parties shall all be deemed to be terminated automatically. However, if any sanctions / approvals / NOC / Environmental Clearance (EC) Certificate / RERA registration is delayed due to any defect in the title of the land or due to landowners obligations, such delay shall be excluded from such grant of time and the agreement shall be treated as terminated only thereafter. The Developer shall not be entitled to claim any amount whatsoever from the Land Owners either on the ground that the Developer has spent any amount or any other reason.

10.5. That the Developer undertakes to commence the project construction latest by APRIL 2023. However, in case the Developer is not able to begin the project construction work by APRIL 2023 (under any circumstances) then this Development Agreement shall be deemed to be terminated automatically. However, if the commencement of the project construction is delayed due to any defect in the title of the land or due to landowners obligations, such delay shall be excluded from such grant of time and the agreement shall be treated as terminated only thereafter. The Developer shall not be entitled to claim any amount whatsoever from the Land Owners either on the ground that the Developer has spent any amount or any other reason.

10.6. That the Developer undertakes to complete the project within 4 (four) years of starting the construction work, or by APRIL 2027, whichever is earlier, failing which it will be solely liable to any claims/charges/penalties/refunds from persons who have paid part or full amounts for any of the flats in the project, whether sold by the Land Owners from their (First Party's) share, or sold by the Developer from its (Second Party's) share. In addition to compensation provided by the Developer to any claims by flat buyers as allowed under RERA or other laws, the Developer will also have to compensate the Land Owners for the Land Owners' share in the project. The compensation rate to be paid to the Land Owners shall be calculated at Rs. 10 Per square feet per month of the saleable area.

  
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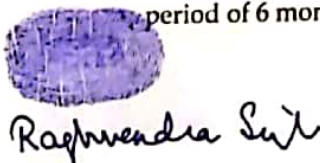


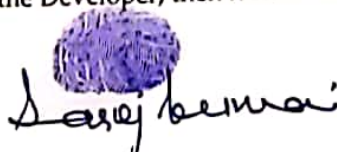
only for that part of the inventory of the Land Owners which is not constructed and not fully completed within the afore-said period of 4 (four) years plus 1 (one) year of grace period from the date of starting of construction work by the Developer, or by April 2028, whichever is earlier, and shall be calculated till the actual month of completion of the project. The payment of compensation shall be made only in respect of the unsold inventory of the allocated area of the Land Owners. For the sold and partly-sold inventory of the Land Owners mentioned above, the Developer will be responsible for payment of all claim amounts raised by the prospective buyers/ Allottees of the sold/ partly-sold units of the Land Owners.


10.7. In case the project is not completed and the completion certificate is not received within the period of 5 (five) years (excluding 1 year of grace period) from the starting of construction work by the Developer, or by April 2029, whichever is earlier, then the compensation rate to be paid to the Land Owners by the Developer will be increased from Rs. 10 per square foot per month to Rs. 15 per square foot per month, for the saleable area of the units / flats belonging to the Land Owners, for the next two years or until completion of the project along with receipt of the Occupancy/ Completion Certificate, whichever is earlier. Thereafter, in case the project is not completed and the occupation certificate is not received within the period of 7 (seven) years (excluding 1 year of grace period) from the starting of construction work by the Developer, or by March 2031, whichever is earlier, then the compensation rate to be paid to the Land Owners by the Developer will be increased from Rs. 15 per square foot per month to Rs. 20 per square foot per month, for the saleable area of the units / flats belonging to the Land Owners, up until the completion of the project along with receipt of the Occupancy/ Completion Certificate.

10.8. That the period lost due to natural calamity or force - majeure or strike or if the construction is stopped by the local authorities for no fault and act of the developer or civil commotion or blast or malicious damage or fire will be excluded in the above-said period of 5 (five) years from the date of starting of the construction work.

10.9. That if the project is abandoned or left idle after the start of construction, the period of 6 months by the Developer, then it shall be deemed that the Developer is

  
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not interested in continuing the project and in such a situation (a) advances taken from the customers shall be refunded by the Developer, (b) Outstanding loans shall be cleared by the Developer and (c) Developer to immediately hand over all the original documents of all departments, approvals from concerned authorities, project drawings etc. to the Land Owners. If the Project is left idle due to any government order or court order which is outside the control of the Developer, then in such cases only, such time shall be excluded in computation of the period of 6 months. Further in case the project is idle because of any reasons attributable to the dispute in the title of the scheduled land or dispute between the land owners, then in such case, such time shall not be included in the aforesaid period of 6 months. In case of such failure at the end of the Developer whereby the project is abandoned, the Land Owners either on their motion or with any other developer/builder will complete the remaining project (as is permitted by RERA) and collect the remaining consideration from the prospective customers.

11. That the Developer shall hereinafter promptly provide copies of all the sanctions, clearances, approvals, permissions, registrations, maps, etc. received by it from Central Government, State Government or Local Administration or Local Authorities or Local Bodies or Architects and Engineers, to the Land Owners pertaining to the project whether relating to architectural, engineering, parking, electrical, structural, sanitary, roads, maps, etc., etc., including copies of project RERA registration, approved Maps, JDA approvals, Environmental Clearance (EC) Certificate, NOCs etc. within 30 days of obtaining the same.

12. That the Land Owners and Developer both shall retain one original copy each of the Registered Development Agreement and two sets shall be obtained from the registering authorities.

### 13. SELLING RIGHTS:

- 13.1. That the Developer and Land Owners agree that they shall individually enter into Agreements for Sale / Sale Deeds / Lease Deeds with the prospective purchasers during the course of developmental work at the project site and realise their respective considerations as per the area coming under their respective shares allocated to the parties in accordance with the Annexure of Allocation as per the amended Annexure in accordance with the approved maps. The land owners shall duly execute a Power of Attorney in favour of the Developer in this



*Raghendra Singh*

Raghendra Singh

*Saroj Kumari*

Saroj Kumari

For ORG PROJECTS LLP

*[Signature]*

Partner

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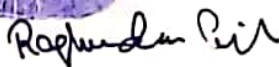
regard, if required. That, if required, then the other Parties can be requested to act as a confirming party.

- 13.2. That the Developer and the Land Owners agree that they shall individually execute the Agreements for Sale/ Sale Deeds/ Lease Deeds in favour of the prospective purchasers/lessees with regard to their respective shares and permissions and the signatures of the other parties would not be required. That, if desired, then the other Parties can be requested to act as a confirming party. Both the Land Owners and the Developer therefore have all the powers of sale, conveyance, handing over possession and lease for their respective area share of units in the project.

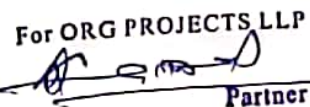
- 13.3. That the specific terms and conditions in the respective sale deeds or agreements to sell or lease deeds as the case may be shall be decided mutually by the Developer and the Land Owners and it shall be binding for all subsequent purchasers/ occupiers. It is expressly agreed between the Developer and Land Owners that all agreements for sale/ Sale Deeds/ conveyance deeds/ lease deeds shall be entered having common terms and conditions for the prospective purchasers/ lessees except the terms of price and payment terms agreed for between the Land Owners/ Developer and the respective purchasers/ lessees and shall be settled by the Parties before execution of the same. Further, the documents to be executed should be in compliance with the RERA Act 2016 or RERA Rules or any other Act for the time being in force. That the property being developed shall be sold to prospective buyers at the market rates as is decided by the respective Land Owners/Developer for their share of property.

- 13.4. That neither of the parties shall permit their prospective customers/tenants/occupiers of the premises to carry out any illegal, immoral trade or practices in the residential flats being constructed.

14. That the Land Owners or its nominees can inspect the project site for satisfying themselves towards the qualitative aspects of the project, and bring to the notice of the Developer the corrective actions to be taken. The Developer shall take appropriate corrective steps to immediately rectify the issues and direct the same to its attention by the Land Owners and / or the Land Owners' nominees.

  
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15. This Development Agreement also reflects and records the following limitations of the Land Owners (First Party's) liabilities and obligations under Rajasthan RERA:

15.1. That the Developer has satisfied itself that the Land Owners (First Party) have a clear title of the Scheduled Land and the Developer has perused the required documents to its (Second Party's) satisfaction.

15.2. That the Land Owners (First Party) have no role in the management of construction, or development or marketing of the project, but is limited to providing land for the project against which the Land Owners are to receive payment in the form of its area share of completed flats from the Developer

15.3. Both the Land Owners and the Developer can sell their respective area share of flats/units in the Project without either Party having to counter-sign the sale deeds / agreements for sale etc. Both the Land Owners (First Party) and the Developer (Second Party) therefore have all the powers of sale and conveyance for their respective area share of units in the project.

15.4. That the Land Owners (First Party) will not have any share of profit or loss in the Project as the Land Owners have agreed to demarcate and take a share in the developed project.

15.5. That the Developer (Second Party) only will be responsible for all / any claims by allottees / buyers with respect to all issues relating to delays in the project, quality problems, differences in specifications, differences in facilities promised etc. or for any other issues covered under RERA for all flats sold or allotted in the project, irrespective whether the flats are sold by the Land Owners (First Party) or the Developer (Second Party).

16. **MAINTENANCE SOCIETY:** Developer shall solely be entitled to collect and receive certain charges/amounts from the Allottees such as: (i) free maintenance security deposit, (ii) upfront maintenance charges, (iii) society registration fees, (iv) society membership fees, in the Project. Upon the completion

  
Raghvendra Singh

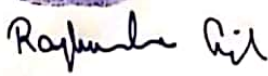
  
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of the project, Developer shall ensure that the funds collected from the Buyer(s) shall be utilised for the specific purpose only and the amount which remains unutilised shall be transferred to the accounts of the Maintenance Society and a complete record of the amounts collected and expenses incurred is duly submitted to the records of the maintenance society.

- A. The Parties agree that Developer or any other agency appointed by the Developer shall be responsible for the maintenance of common amenities, common infrastructure, common facilities and common service areas with all affixtures and fittings of the Project till the time the Project is handed over to the welfare association(s) formed by the residents / occupants of the Project.
- B. A separate agreement for maintenance of the common amenities, common infrastructure, common facilities and common service areas with all affixtures and fittings of the Project shall be executed between the Developer/ concerned maintenance agency and the allottee(s) of units in the Project.
- C. That for the first minimum period of 3 Months from the date of completion of the Project, the Project shall be maintained by the Developer out of the maintenance funds collected by the Developer from the buyers of units in the Project. After expiry of the said minimum period of 3 Months, the maintenance of the Project shall be handed over to the Maintenance Society to be formed for this purpose. For the purpose of this clause the completion of the Project shall mean making the Project habitable and the Occupancy/ Completion Certificate has been duly received from the Competent Authority as formed under Real Estate (Regulation and Development) Act, 2016 read with rules applicable in the State of Rajasthan.
- D. In case 60% of the flats are not sold and the maintenance society is not formed in the project, the Developer shall maintain the project for a further period till 60% of the flats are sold or all the flats of the Developer are sold whichever is earlier.
- E. It has also been agreed that the owner or the tenants and occupants of the constructed area in the said Project shall be bound to become members of the society and shall be liable to pay maintenance charges as may be decided by the society from time to time. A maintenance fund shall be created by collection of

  
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maintenance charges (One time or recurring as may be agreed by the Land Owners and the Developer). The Developer as well as Land Owners shall also contribute proportionately towards maintenance of their respective unsold area forming part of their respective allocation at such rate which is applicable for all based on actual costs and maintenance agency agreement. The Developer and Land Owners shall co-operate and assist to form the society for the Project.

- F. The Developer shall be responsible for collection of maintenance charges from the buyers of units of their respective Allocations in the Project.
- G. That subsequent to handing over the completed property to the Land Owners/respective purchasers duly completed in all respects but prior to handing over the charge to the maintenance society/body, the Developer shall clear all the dues towards Electricity, Water, etc. and handover the concerned NOC's to the maintenance society/body and provide a copy thereof to the Land Owners also within a period of 15 days thereof.
17. That it is made clear that possession of the project site is and shall remain with the Land Owners till all the obligations which are to be undertaken by the Developer are discharged. The Developer shall only have right of entry to develop the Group Housing Project/ Residential Complex after obtaining permissions or/ and clearances for commencement of construction.
18. **HOARDINGS AND SIGNAGE:** That the Developer shall be entitled and permitted to put up advertisement boards/ glow-sign boards / display boards upon the project land or get advertisements published in the newspapers etc. and make such other brochures or publicity materials of the project at its (Developer's) own cost and expenses. The Developer shall pay to the local authorities charges, if any, towards such display boards, advertisement boards, glow-sign boards etc.
19. That the Developer may enter into separate contracts in its own name with any Project contractor, sub-contractor, architects, legal consultants, professionals, engineers, suppliers or others for carrying out the said development at the risk and cost of the Developer.


  
Raghvendra Singh

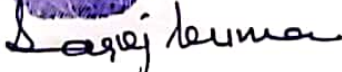
  
Saroj Kumari

उप प्रजीयक  
निर्माण एवं मुद्रांक विभाग  
नयापुर-सप्तम  
For ORG PROJECTS LLP  
  
Partner  
M/s ORG PROJECTS LLP  
Designated Partner



20. That the Developer shall indemnify and keep indemnified the Land Owners against all losses, damages, charges, expenses, etc. that shall be incurred or suffered by the Land Owners on account of or arising out of any breach of any of these terms or any laws, rules, policies, bye-laws or regulations or due to any agreement made by any third party in respect of such development otherwise howsoever.
21. That the Land Owners shall hand over the Scheduled Land to the Developer on 'as is where is basis'.
22. **AMENDMENTS:** That in case the Parties by mutual consent agree that with respect to any matter connected with the development of the project site, etc., which is not specifically provided for herein or which requires amendment or which is not envisaged herein in this agreement, the Parties may make such agreements therefore and may set in such manner with regard thereto as may be agreed upon by and between themselves by making supplementary agreements. However, such agreements shall be in writing and shall be signed by all the Parties to this Development Agreement. That unless otherwise stated, such supplementary agreements shall be deemed to have come into effect from the date of execution of this Development Agreement itself.
23. That the Developer shall not, without the consent in writing of the Land Owners, assign or transfer or mortgage or part with his / its share or interest in the project site.
24. That each of the Parties shall forthwith pay all their separate debts and indemnify and keep indemnified the other Parties and the project site against the same and all expenses thereof.
25. **MARKETING EXPENSES:** That all marketing and advertisement expenses of the project in print or outdoor media or electronic media or otherwise including printing project brochures, outdoor sign boards, newspaper advertisements, radio advertisements etc., etc. shall be borne by the Developer only.
26. **BROKERAGE AND COMMISSIONS:** Any commissions that are required to be paid to any agents/brokers with respect to the sale or lease rent of their respective

  
Raghuendra Singh


  
Saroj Kumari


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(नंजीयन विभाग)  
रायपुर-संलग्न  
For ORG PROJECTS LLP  
  
Partner  
M/s ORG PROJECTS LLP  
Designated Partner

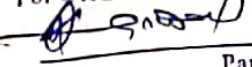
areas shall be borne and paid by the concerned party receiving the actual consideration.

27. That the prospective purchasers of the residential units in the Group Housing Project/ Residential Complex being developed over the project site may require housing loans from banks and financial institutions. The Land Owners and Developer on receipt of such a request will issue such papers and sign necessary documents as may be required by the prospective purchasers / banks / financial institutions.

28. **MORTGAGE OF THE SCHEDULED LAND:** That the Developer (Second Party) shall bring in the capital, employ the skills and labor required for the said construction and development work of the project at its own cost. If any additional financing is required by the Developer for the purpose of construction over the project site, the same shall be obtained by the Developer in their own name. The Developer shall be solely liable for the repayment of such loans and discharge other obligations relating to the finance. The Land Owners shall provide cooperation to the Developer and will issue such papers and sign necessary documents as may be required by the Developer / banks / financial institutions. That in case any finance is required to be obtained by the Developer then the same shall be from reputed Scheduled Commercial Banks and Financial Institutions only. The Developer shall ensure that these funds cannot be used for any other purpose but in relation to construction work on the Scheduled Land only. The Developer shall provide satisfactory certificates that there is no misuse of funds intended for this residential housing project and will provide the necessary documents to the Land Owners as well. The bank shall be permitted to mark its lien on the flats that are apportioned to the Developer only and not on any of the flats that are apportioned to the Land Owners. It is expressly clarified that the Developer shall mortgage only its allocated share as primary security for obtaining loans from Banks / financial institutions and the Land Owners will not give their personal guarantee or collateral guarantee/surety or mortgage any of its (Land Owners) share of flats towards the loan/financing required by the Developer. The Land Owners hereby accept that the Developer shall be allowed to mortgage the Scheduled land but the Land Owners shall not be liable for any payments, whatsoever, for the repayment of such loan.

  
Raghvendra Singh

  
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Partner  
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29. That the Parties to this agreement have entered into this Development Agreement on a principal to principal basis. The Parties expressly do not intend hereby to form a partnership, either general or limited, under any jurisdiction's Partnership Law. The Parties do not intend to be partners to one another or partners as to any third party, or create any fiduciary relationship among themselves, solely by virtue of their relationship as governed by the terms of this Agreement. The Parties do not intend to form an Association of Person or a Joint Venture/Joint Adventure. This Development Agreement is not a Service Contract or a Conveyance Deed. To the extent that any Party, by word or action, represents to another Person that any other Party is a partner, the Party making such representation shall be liable to any other parties that incur any losses, claims, damages, liabilities, judgments, fines, obligations, expenses and liabilities of any kind or nature whatsoever arising out of or relating to such representation.

30. **TAXES & DUTIES:**

- 30.1. That each of the party shall incur, bear, pay and discharge their respective Income-tax liability as per the provisions of the Income-tax Act.
- 30.2. That each of the Parties shall incur, bear, pay and discharge their respective GST liabilities as per the provisions of the GST Act.
- 30.3. If the Developer deposits any taxes on behalf of the land owner, for sold, partly - sold or unsold stock anytime during the course of this agreement or after/at the time of the Completion/ Occupancy certificate is received, such taxes, interests on taxes and all penalties are fully recoverable from Land owners by the Developer within 7 Days of such instance. In case, the Land Owners are unable to pay the equivalent amount to the Developer at the time of the completion of the project (subject to receipt of Completion/Occupancy Certificate), the Developer shall have the right to withhold the area in the allocated area of the Land Owners equivalent to such unpaid amount computed @3200/- per sq. feet in the allocated total saleable area.
- 30.4. Each Party shall strictly be responsible for its own Income Tax liabilities and other liabilities, if any, and shall keep the other Party thereto fully indemnified from such liabilities.

  
Raghvendra Singh

  
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Partner  
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Designated Partner

against the same at all times.

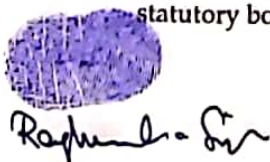
30.5. That it is clarified that the Developer shall discharge Labour Cess liability, PF and ESI liabilities over the entire project and no liability shall be borne by the Land Owners towards the same.

31. That it is hereby agreed that all rates, taxes or cesses that may be payable on the project property included but not limited to house tax/urban development tax upto the date of this Development Agreement shall be borne and paid by the Land Owners and after the date of execution of this Development Agreement all such taxes, cesses and rates that may be payable on the project property shall be borne and paid by the Developer until the date the developed property is handed over to the Resident Welfare Association/Maintenance Society. After completion of the Project, the municipal taxes, property taxes, or any other taxes related with the developed property shall be recovered by the Maintenance Society/Resident Welfare Association from the owners of the units in the Project, in proportion to their sharing ratios and deposited with the Government authorities concerned.

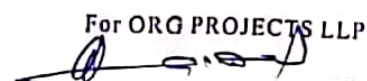
32. **STAMP DUTY & REGISTRATION:** That the costs and expenses for registration of the Development Agreement/Supplementary Agreements and the related Powers of Attorney (POAs) including stamp duty, registration fees, legal expenses, miscellaneous expenses etc. shall be borne by the Developer only.

33. **The Land Owners represent and warrant to the Developer that:**

- It has not received any notice for acquisition or requisition for any portion of the Scheduled Land;
- Neither there is any pending condemnation or similar proceeding affecting the Scheduled Land nor it has any knowledge that any such proceeding is contemplated in relation to the Scheduled Land;
- There is no pending or threatened litigation affecting the Scheduled Land;
- It has paid all the taxes, charges, levies, lease rentals (whether one time or periodic), deposits, dues, duties, cesses, penalties or other payments outstanding in respect of the Scheduled Land to the concerned government authority, statutory body or agency till the date of this Agreement;

  
Raghvendra Singh


  
Saroj Kumari


  
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M/s ORG PROJECTS LLP Partner

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- There are no tenants or occupants, authorised or unauthorised, on the Scheduled Land and no other person has any claim in respect of the same.
- The Scheduled Land is not covered/ affected by any reservation or any governmental order which may have an adverse effect on such portion of Scheduled Land;
- It has not done any act, matter or thing, which would or might constitute a breach of any orders, regulations and bye-laws (statutory or otherwise) made by the governmental authorities, from time to time, in respect of the Scheduled Land;
- It has, at all times, complied with all applicable laws, in respect of the Scheduled Land;
- The Scheduled Land is not subject to any outstanding liability for the payment of any, outgoing of a recurring nature except municipal charges, water charges, sewerage charge, and all such outgoings are paid up to the date of execution of this Agreement, and none is in dispute, and in case any such amount is found due after the date of this Agreement but pertaining to period prior to the date of this Agreement, it shall ensure that the same is paid in timely manner.
- The Land Owners shall sign, seal and deliver such other documents as may reasonably be required by the Developer for the purpose of undertaking the construction, development of the Project and/or obtaining the approvals by the Developer.
- The Land Owners hereby permit the Developer to do all such acts, deeds and things as may reasonably be required for the construction, development and marketing of the Project including inviting tenders and offers for the purpose of construction, development and marketing of the Project, enter into contracts for supply of material, labour and for all other services and to engage architects, engineers, contractors, floriculturists, horticulturists, landscapers and other person/s for the construction, development and marketing of the Project in accordance with the sanctioned plans for the Project and on such terms and conditions and for such remuneration as the Developer may deem fit and in general to enter into, make, sign, seal, execute, deliver, acknowledge and perform all engagements, contracts, documents, indenture, etc. which are necessary for the development of the Project. Provided that the Developer shall ensure that all arrangements/ agreements between the Developer and other contractor/ operator/ person/ entity for and in relation to construction, development and operation of the Project shall not be inconsistent with the terms of this Agreement.

  
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- The Land Owners shall not do or omit to do any act or deed which may affect the validity of any of the approvals.
- The Land Owners shall appear and represent, as and when required by the Developer, before any governmental authority, and make necessary commitments and give undertaking (in consultation with the Developer), as may be required for all the purposes relating to development, construction and marketing of the Project as contained in this Agreement.
- The Land Owners shall not offer, directly or indirectly, the Scheduled Land for development to any other Person till the subsistence of this Agreement.
- The Land Owners shall not undertake such acts which can have an adverse effect on the Project or the Scheduled Land.

#### 34. INDEMNITY

34.1. Each of the Parties agree to indemnify, defend and hold harmless the other Party from and against any and all claims (excluding consequential losses) suffered or incurred or which may be incurred by such Party arising at any time and in any manner whatsoever, including:

- any misrepresentation in, any matter inconsistent with, inaccuracy in, or breach of any representation or warranties made by the other Party; or
- any breach or non-performance (in whole or in part) by the other Party of any of their covenants, agreements or obligations contained herein.

34.2. The indemnification rights of a Party under this Agreement are independent of, and in addition to, such other rights and remedies as a Party may have at law or in equity or otherwise, including the right to seek specific performance or other injunctive relief, none of which rights or remedies shall be affected or diminished thereby.

34.3. That each party shall forthwith pay all his/its separate debts and shall indemnify and keep indemnified the other Parties and the Project property against the same and all expenses incurred in relation thereof.

35. That no Party to this Agreement shall act as an agent of the other Party to this Agreement or have any authority to act for or to bind the other Party to this Agreement unless specifically authorised in writing by that Party.



Raghvendra Singh



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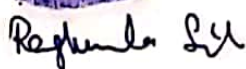
  
Partner  
M/s ORG PROJECTS LLP


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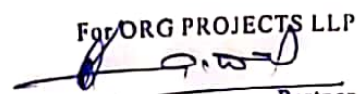


36. That the Developer shall at its own cost obtain all necessary and adequate insurances towards the construction work being carried out at the project site.
37. That the Developer and the Land Owners represent and warrant that they are fully empowered, authorised and able to execute this Development Agreement and hold each other free and harmless of any demands, claims, actions or proceedings by any others in respect of the work being carried out on the basis of this Development Agreement over the Project site.
38. **SEVERABILITY:** That if any provision of this Development Agreement or part thereof is rendered void, illegal or un-enforceable in any respect under the laws of the land, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.
39. No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent or subsequent breach of the same or of any other provisions hereof, and no waiver shall be effective unless made in writing and signed by an authorised representative of the waiving Party.
40. **COMMUNICATION POSTAL ADDRESSES & EMAIL ADDRESSES/ IDs:** That it has also been hereby agreed to that, all approvals, consents and notices to be given under these presents shall be in writing signed by the Party giving it and shall be considered duly served if the same shall have been (1) posted by registered A.D. / reputed courier with acknowledgement at the addresses of the respective Parties, or by (2) email at the email addresses/IDs of the respective Parties. Details of the postal addresses and email addresses/IDs of the Parties at the time of entering into this Development Agreement are mentioned below, which will be valid going forward unless any changes or updates in the addresses / email addresses are conveyed in writing and received by the Parties from each other.

	Land Owners	Developer
Contact person	Raghvendra Singh	Anil Gupta
COMMUNICATION ADDRESS	Sawai Bagh, Maharana Pratap Marg, Next to Rangoli Garden,	ORG Projects LLP, Plot Number 100, Ambala

  
Raghvendra Singh

  
Saroj Kumari

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Partner  
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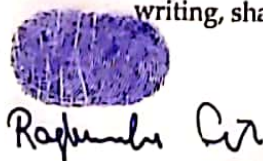
	Vaishali Nagar West, Jaipur - 302 021, Rajasthan	Nagar, 3rd Floor, Kalyan Tower, Opp. Rajul Augusta, Vaishali Nagar, Jaipur
EMAIL ADDRESS/ID	rs240650@gmail.com	accounts@onerealtygroup.in

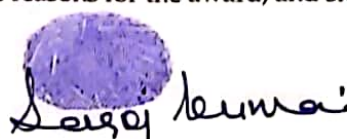
By giving to the other party a written notice, the Parties hereto and their respective successors and assigns will have the right from time to time and at any time during the term of this Agreement to change their respective addresses and each will have the right to specify as its address any other address.

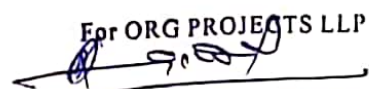
#### 41. GOVERNING LAW AND JURISDICTION

41.1. This Agreement, its performance and any dispute or claim arising out of or in connection with it shall be governed by and construed in all respects in accordance with the laws of India. The courts at Jaipur shall have exclusive jurisdiction to entertain any dispute or differences out of or in connection with this Development Agreement.

41.2. All disputes or differences between Parties in respect of or concerning or connected with the interpretation or implementation of this Agreement or arising out of this Agreement ("Disputes"), shall at the first instance be resolved through good faith negotiations between the senior officials of the Parties to such Disputes, which negotiations shall begin promptly after a Party has delivered to the other Party a written request for such consultation. If the Parties are unable to resolve the Dispute in question within 30 days of the commencement of such negotiations, then the Dispute shall, unless the Parties to such Dispute otherwise agree in writing, be referred to and finally resolved by arbitration conducted in accordance with the Arbitration and Conciliation Act, 1996 through a sole arbitrator appointed mutually by the Parties. The Parties shall bear their own legal costs and expenses in relation to the arbitration proceedings conducted in accordance with this clause, including the fees and costs of the Arbitrator appointed by it, except that fees and costs of the arbitrator shall be borne equally by the Parties. The seat and venue of such arbitration shall be at Jaipur (Rajasthan) and the arbitration proceedings shall be conducted in English language. The arbitral award, in writing, shall state the reasons for the award, and shall be final and binding on the

  
Raghendra Singh

  
Saroj Kumari

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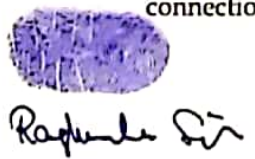


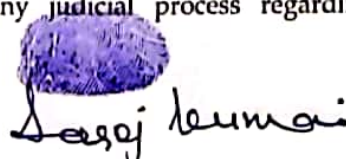
Parties. The award may include an award of costs including reasonable attorneys' fees and disbursements. Judgment upon the award may be entered by any court having jurisdiction thereof or having jurisdiction over the relevant Party or its assets.

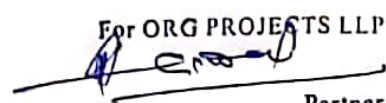
## 42. CONFIDENTIALITY

42.1 This Agreement, its existence and all information (in any form whatsoever) (collectively the "Confidential Information") exchanged between the Parties under this Agreement or during the negotiations preceding this Agreement is confidential to them and may not be disclosed to any third party. Each Party shall hold in strictest confidence, shall not use or disclose to any third Party, and shall take all necessary precautions to secure any Confidential Information of the other Party. Disclosure of such information shall be restricted, on a need to know basis, solely to employees, agents, consultants and representatives of a Party, who have been advised of their obligation with respect to Confidential Information. None of the Parties shall issue any press release or organise a press meet or make any public announcement or any disclosure in relation to this Agreement or the relationship between the Parties without taking prior written consent of the other Parties and all such press releases/public announcements shall be jointly issued by the Parties. The obligations of confidentiality do not extend to information which:

- is disclosed to employees, legal advisers, auditors and other consultants of a Party, on a need to know basis, provided such persons undertake similar confidentiality obligations to those set forth herein;
- is disclosed with the prior written consent of the Party who supplied the information;
- is, at the date this Agreement entered into, lawfully in the possession of the recipient of the information through sources other than the Party who supplied the information except where the Party knows that the source has this information as a result of a breach of a confidentiality obligation;
- is required to be disclosed pursuant to Applicable Law or is appropriate in connection with any necessary or desirable intimation to the Governmental Authority;
- is required to be disclosed pursuant to judicial or regulatory process in connection with any judicial process regarding any legal action or

  
Raghvendra Singh

  
Saroj Kumari

  
For ORG PROJECTS LLP  
Partner  
M/s ORG PROJECTS LLP

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proceeding arising out of or relating to this Agreement after giving prior notice to the other Party; or

- is generally and publicly available, other than as a result of breach of confidentiality by the person receiving the information.

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

44. Each Party will without further consideration sign, execute and deliver any document and shall perform any other act which may be necessary or desirable to give full effect to this Agreement and each of the actions contemplated under this Agreement. Without limiting the generality of the foregoing, if the approval of any government authority is required for any of the arrangements under this Agreement to be effected, each Party will use all reasonable endeavours to obtain such approval.

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

46. The Parties agree and acknowledge that the provisions of this Agreement are reasonable and are in accordance with the discussion between the Parties pertaining to the subject matter hereof.

47. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof and supersedes any prior agreements or understandings relating to such subject matter.

  
Raghvendra Singh

  
Saroj Kumari

  
उप पजीयक  
मैनेजिंग एवं मुद्रांक विभाग  
जायपुर-सप्तम  
For ORG PROJECTS LLP  
Partner  
M/s ORG PROJECTS LLP  
Designated Partner



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands as a token of the acceptance of the terms and conditions mentioned herein above on the 16<sup>th</sup> day of April, 2022 first herein-above written.

First Party

*Raghvendra Singh* *Saroj Kumari*

Mr. Raghvendra Singh Mrs. Saroj Kumari  
(Land Owners)

Witnesses:

1. Mahendra Singh  
S/O Late Major Parbat Singhji  
Address: 121, Kunda Ki Dhani, Sirsi, Jaipur

2. *Sandeep*  
Sandeep Sharma  
S/O Ramawtar Sharma  
Address: B-183, Vaishali Nagar, Jaipur

*Raghvendra Singh*  
Raghvendra Singh

*Saroj Kumari*  
Saroj Kumari

Second Party

For ORG PROJECTS LLP  
For ORG PROJECTS LLP

*Anil Gupta*  
Partner

Mr. Anil Gupta  
(Designated Partner)

For ORG PROJECTS LLP

*Anil Gupta*  
Partner

M/s ORG PROJECTS LLP

Designated Partner

उप पंजीयक  
अंगीकृत एवं मुद्रांक विभाग  
जयपुर-सप्तम

## ANNEXURE A(i)

(Copy of 90A order dated 01/01/2021)

जयपुर विकास प्राधिकरण, जयपुर (जोन-07)  
राजस्थान सरकार

क्रमांक: LU2012/IDA/2020-21/100826 D-1

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

## आदेश

गमले के सक्षिप्त तथ्य निम्नानुसार हैं:-

श्री राघवेंद्र सिंह पुत्र श्री कँवर महेन्द्र सिंह एवं श्रीमती सरोज सिंह पत्नी श्री कँवर महेन्द्र सिंह जाति राजपूत निवासी गण 121, रंगोली गार्डन के पास, कुण्डा की बागी, शिरसी, जयपुर, राजस्थान।

1. ऊपर नामित आवेदक ने राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नलिखित भूमि का गैर-कृषि आवासीय/ग्राम हाउसिंग एकल पट्टा प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है:-

क्र.सं.	प्लॉट का नाम	खसरा नं.	क्षेत्रफल (हेक्टेयर)
1	कनकपुरा, जयपुर (जयपुर)	393/183 341/231 344/233	0.2079 0.0078 0.0621
2	श्रीमती सरोज सिंह पत्नी कँवर महेन्द्र सिंह	338/183	0.2776
	कुल		0.5552

2. आवेदक ने आवेदन के साथ नवीनता प्रमाणित जमाबंदी की प्रति, राजस्व खसरा अनुसूची, रायक रूप से अनुप्रमाणित, भूमिगत बंधन और रायक, की-पी, अग्नि-याता योजना, रायक नक्शा और अन्य सुरागत दस्तावेज प्रस्तुत किये हैं।

3. यह आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है। गैर संबंधित जमाबंदीदार की रिपोर्ट और स्थानीय प्राधिकारी की सहमति रिपोर्ट का परीक्षण कर लिया है। गैर यह राय है कि आवेदित भूमि का गैर-कृषि 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 अधिनियम अधिनियम की धारा 83 और तदधीन बनावे गये नियमों के अनुसार ऐसी भूमि पर अधिभूति अधिकार निर्वाचित करके भूमि का गैर कृषि आवासीय/ग्राम हाउसिंग एकल पट्टा प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए रवीकार किया जा सकता है।

4. अतः अब इसका द्वारा आदेश दिया जाता है कि उपरोक्त भूमि पर आवेदक के अधिभूति अधिकारों को उक्त भूमि का आवासीय/ग्राम हाउसिंग एकल पट्टा प्रयोजन के लिए उपयोग करने हेतु निर्वाचित किया जाता है और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदक/आवेदक द्वारा नामनिर्दिष्ट व्यक्ति को, उक्त स्थानीय प्राधिकारी पर लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आबंटन के लिए, स्थानीय प्राधिकारी के व्यवस्थापन रखा गया जाएगा।

5. आवेदक द्वारा उक्त भूमि को, जिसके लिए यह अनुज्ञा दी गयी है, यथावहित प्रीमियम, नगरीय निर्माण के साथ ही विनिर्दिष्ट अन्य प्रसारों के निक्षेप और सुरागत विधि के अधीन अग्नि-याता योजना के अनुमोदन के पश्चात्, स्थानीय प्राधिकारी द्वारा रायक आबंटन किये जाने के पश्चात् ही गैर-कृषि प्रयोजन के लिए उपयोग में लिया जायेगा।

6. इन विनियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुरागत विधि के अनुसार अधिरोपित निबंधों और शर्तों की आवेदक द्वारा पालना की जायेगी।

यह आदेश अपोहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 01.01.2021 को पारित किया गया।

प्राधिकृत अधिकारी एवं उपायुक्त (जोन-07)  
जयपुर विकास प्राधिकरण, जयपुर।  
उपायुक्त (जोन-07)  
जयपुर विकास प्राधिकरण

प्रति सूचना एवं आवेदक कार्यवाई के लिए निम्नलिखित को अधिभूति की गयी-

- सहस्रीजदार, जयपुर को पूर्णतः भूमि को स्थानीय प्राधिकारी (जयपुर विकास प्राधिकरण, जयपुर) के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर स्थानीय प्राधिकारी और अपोहस्ताक्षरी को उसकी प्रति भेजने के लिए।
- श्री श्री राघवेंद्र सिंह पुत्र श्री कँवर महेन्द्र सिंह एवं श्रीमती सरोज सिंह पत्नी श्री कँवर महेन्द्र सिंह जाति राजपूत निवासी गण 121, रंगोली गार्डन के पास, कुण्डा की बागी, शिरसी, जयपुर, राजस्थान।

प्राधिकृत अधिकारी एवं उपायुक्त (जोन-07)

Raghuvendra Singh  
Raghuvendra SinghSaroj Kumari  
Saroj KumariFor ORG PROJECTS LLP  
Partner  
M/s ORG PROJECTS LLP

Designated Partner



## ANNEXURE A(ii)

(Copy of Amended 90A order dated 18/01/2021)

जयपुर विकास प्राधिकरण, जयपुर (जोन-07)  
राजस्थान सरकार

क्रमांक: LU2012/10A/2020-21/100826 44



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

संशोधित आदेश

श्री राघवेंद्र सिंह पुत्र श्री कैवर महेन्द्र सिंह एवं श्रीमती सरोज सिंह पत्नी श्री कैवर महेन्द्र सिंह जाति राजपूत निवासी गण 121, रंगोली गार्डन के पास, कुण्डा की ढाणी, सिरसी, जयपुर, राजस्थान द्वारा प्रस्तुत 90-क प्रकरण में पारित निर्णय दिनांक 01/01/2021 में लिपिकीय त्रुटि से ग्राम कनकपुरा तह. व जिला जयपुर के खसरा नं. 339/183 रकबा 0.2079 हैक्टेयर अंकित हो गया था, जबकि उक्त वास्तविक खसरा नं. 339/183 रकबा 0.2079 हैक्टेयर है।

अतः भविष्य में सुक्ति 90-क आदेश में सही खसरा नं. 339/183 रकबा 0.2079 हैक्टेयर पढ़ा जाये।

(६)

प्राधिकृत अधिकारी एवं उपायुक्त (जोन-07)  
जयपुर विकास प्राधिकरण, जयपुर।

प्रति सूचना एवं आवश्यक कार्रवाई के लिए निम्नलिखित को अप्रेषित की गयी-

1. सहस्रीलदार जयपुर को पूर्वोक्त भूमि को स्थानीय प्राधिकारी (जयपुर विकास प्राधिकरण, जयपुर) के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर स्थानीय प्राधिकारी और अधोहस्ताक्षरी को उसकी प्रति भेजने के लिए।
2. श्री श्री राघवेंद्र सिंह पुत्र श्री कैवर महेन्द्र सिंह एवं श्रीमती सरोज सिंह पत्नी श्री कैवर महेन्द्र सिंह जाति राजपूत निवासी गण 121, रंगोली गार्डन के पास, कुण्डा की ढाणी, सिरसी, जयपुर, राजस्थान।

प्राधिकृत अधिकारी एवं उपायुक्त (जोन-07)  
जयपुर विकास प्राधिकरण, जयपुर।

Raghendra Sair  
Raghvendra Singh

Saroj Kumari  
Saroj Kumari

For ORG PROJECTS LLP

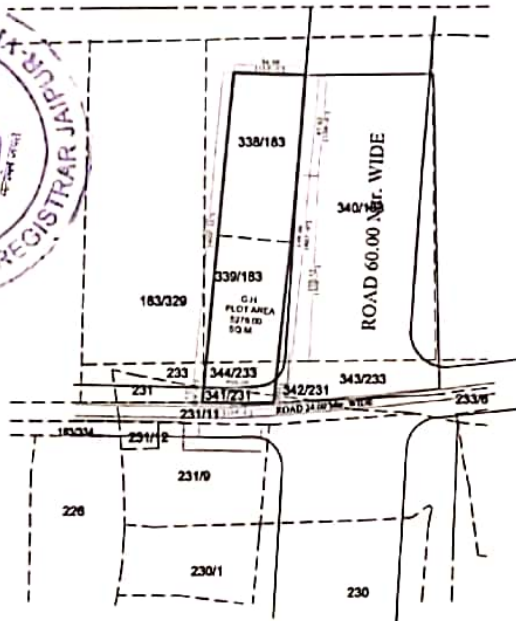
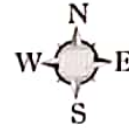
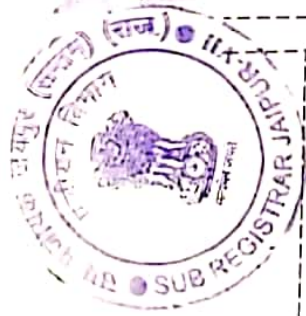
Partner  
M/s ORG PROJECTS LLP

Designated Partner

**ANNEXURE B**  
(Layout of Scheduled Land)

**TENTATIVE LAYOUT PLAN OF GROUP HOUSING PLOT**

UNDER KHASRA NO. - 339/183, 339/183, 341/231, 344/233  
AT VILLAGE - KANAKPURA, TEHSIL - JAIPUR, JAIPUR  
APPLIED AREA = 5552.00 SQ.MTR.  
SCALE - 1:2000



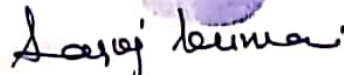
**AREA & LANDUSE DETAIL:-**

- A. APPLIED AREA OF LAND=5552.00 SQ.M.  
B.- AREA UNDER Z.D.P. PLAN ROAD 24.0 M. WIDE=277.00 SQ.M.  
C.- REMAINING GROUP HOUSING PLOT AREA=5275.00 SQ.M.

**LEGENDS:-**

- PLOT OUTER LINE  
—— Z.D.P. ROAD LINE  
- - - - KHASRA LINE

  
Raghvendra Singh

  
Saroj Kumari

For ORG PROJECTS LLP

  
Partner  
M/s ORG PROJECTS LLP

Designated Partner



## ANNEXURE C

(LLP Resolution dated 10/01/2022)

**ONE REALTY**  
GROUP**AUTHORISATION LETTER**

The Partners discussed and approved by passing the following Authorisation on 10<sup>th</sup> day of January 2022:

Mr. ANIL GUPTA be & is hereby authorized on behalf of the LLP ORG PROJECTS LLP having its principal place of business PLOT NO. 100, KALYAN TOWER, THIRD FLOOR, OPP RAJUL AUGUSTA, NR NURSERY CIRCLE, VAISHALI NAGAR, JAIPUR, RJ 302021 IN to sign on the documents related to Business extension, Acquisition of lands/Projects, Registry/Sale Deed of land for the new projects, Collaboration Agreement/JV Deed, MOU for new project acquisition, Lease deed, or any other legal document/s related to the same for all the projects handed over by the ORG PROJECTS LLP by the consent of the Partners of the ORG PROJECTS LLP.

He will be authorized to sign and do all such acts, deeds and thing as may be required for the accomplishment of the above said purpose.

The aforesaid powers granted to Mr. ANIL GUPTA shall be valid and effective unless revoked earlier by the Partners and shall be exercised by them only so long as they are in employment of / associated with the LLP".

All acts, deeds, things, matters, etc. as aforesaid shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the Partners shall not be responsible for any illegal and valid acts and any acts beyond the scope of the aforesaid power done by the said officials and such invalid, illegal acts, and acts done beyond the scope of power granted in this resolution shall not bind the LLP against any third parties on before any authorities in any manner and that the Partners shall not be answerable in that behalf".

A copy of the resolution duly certified by the Partners of the LLP be furnished to anyone concerned or interested in the matter"

Authorized Signatory  
ORG PROJECTS LLP

ANIL GUPTA Partner  
(Partner)

For ORG PROJECTS LLP

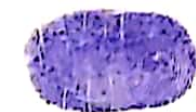
SHREE KRISHNA GUPTA Partner  
(Partner)

**ACCEPTANCE:-**

I MR. ANIL GUPTA hereby solemnly accord my acceptance to the above mention authorisation.

MR. ANIL GUPTA

LLP-IN: AAN-9704



Raghendra Singh  
Raghendra Singh



Saroj Kumari  
Saroj Kumari

उप पंजीयक  
रजन एवं मुद्रांक विभाग  
जायपुर-सप्तम

For ORG PROJECTS LLP

Partner  
M/s ORG PROJECTS LLP

Designated Partner

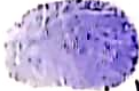
## ANNEXURE D


(Land Owner &amp; Developer Allocation of Units)

## Tentative Area Share &amp; Allocation of Units

Floor	Tower - A			Tower - B			Tower - C	
First	101	102		101	102		101	102
Second	201	202		201	202		201	202
Third	301	302		301	302		301	302
Fourth	401	402		401	402		401	402
Fifth	501	502		501	502		501	502
Sixth	601	602		601	602		601	602
Seventh	701	702		701	702		701	702
Eighth	801	802		801	802		801	802
Ninth	901	902		901	902		901	902
Tenth	1001	1002		1001	1002		1001	1002
Eleventh	1101	1102		1101	1102		1101	1102
Twelfth	1201	1202		1201	1202		1201	1202
Thirteenth	1301	1302		1301	1302		1301	1302
Fourteenth/ Penthouse Size	1401	1402		1401	1402		1401	1402
Total Approx. Area - Super Built Up (in square feet )	298460			Land Owner Stock				
Developer Stock - Super Built Up (in square feet)	208922			Developer Stock				
Land Owner Stock - Super Built Up (in square feet)	89538			Shared Stock				
NOTE:	The above area & allocation is subject to change after approvals from JDA							

  
Raghendra Singh

  
Saroj Kumari

  
उप पजीयक  
मिजीयन एवं मुद्रांक विभाग  
जयपुर-सप्तम

FOR ORG PROJECTS LLP

Partner

M/s ORG PROJECTS LLP

Designated Partner



## ANNEXURE

(List of Features &amp; Specifications)



## A. LIST OF FEATURES

- A. Fully Operational Clubhouse with staircase and elevators (same specified elevators as those in the residential towers).
- B. Kids Play Area
- C. Aesthetic outer development with state of art landscaping, fountains, decor etc.
- D. Grand Entrance with security.
- E. Rain Water Harvesting System.
- F. Fire Fighting System compliant with applicable laws.
- G. Water Softening Plant (if required).
- H. Sewerage Treatment Plant (if required).
- I. LPG Gas Bank, its pipeline in all kitchens and metering.
- J. AC Copper Piping, drain pipes & Wiring (Chargeable)
- K. Advanced Security System.
- L. Intercom Facility.
- M. Furnished Reception of all towers with Waiting lounge
- N. Installation of common Satellite TV Dishes.
- O. Power Backup in Common Areas including lighting in Common areas, Lifts/Elevators and other common facilities via generator or equivalent technology
- P. Turnkey Ready Homes/Apartments.
- Q. High speed elevators (13 passenger) in each Tower. - Mitsubishi/ Toshiba/ Thyssen Krupp/ or equivalent.
- R. Provision for Installation of Fibre Optic Cable for Internet to be installed by the vendor or service providers.

## B. LIST OF SPECIFICATIONS

## A. Structure

- RCC framed structure designed for SEISMIC forces as per latest IS Code and NBC Recommendations.
- Cement Brands - Wonder/Ultratech/Birla Uttam/Lafarge/JK Laxmi/Binani/Shree or Equivalent.
- Steel Brands - Jindal/Tata/Premier/ Mangla/Sharma/Rathi/Krishna or Equivalent.
- Bricks - Red bricks of Good Quality.

## B. Flooring

- Rooms & Hall: 2'4 (minimum size) - Vitrified Tiles
- Bathrooms: 2'1 - Ceramic Tiles
- Balcony & Utilities: Anti-Skid Ceramic Tiles
- Common Areas: Ceramic anti-skid tiles as per Interior designs
- Stairs: Kota stone / Granite/ Marble / Bijolia or Similar.
- Wall tiles in bathroom upto 8 feet & above kitchen counters upto 2 feet.
- Kitchen: Anti Skid Tiles - ISI marked

## C. Doors/ Shutters/ Railing/ frames &amp; Windows

- Windows: Aluminium/ UPVC - Lixel/ Aluk/ Fenesta or equivalent
- Ventilators: MS Section/ Aluminium Sections

*Raghvendra Singh*  
Raghvendra Singh

*Saroj Kumari*  
Saroj Kumari

उप पंजीयक  
आयन एवं मुद्रांक विभाग  
जायपुर-सदरम  
For ORG PROJECTS LLP  
*[Signature]*  
Partner  
M/s ORG PROJECTS LLP

Designated Partner

- Door Frames: Granite/ Wooden
- Polish / Paint on doors and frames
- Doors: Mica Finished Flush Doors (40mm in thickness, Main door 45mm thickness with veneer on front side)
- Hardware: ISI marked Branded Hardware in doors
- Railing: Aluminium/SS Glass Railings in Balconies/SS railing in Staircase

#### D. Electrical Fittings

- Wires: ISI marked Wires - RR Kabel/ Anchor/ Havells/ Finolex or equivalent
- Switches: ISI marked - RR Kabel/ Anchor/ Havells/ GM or equivalent
- Installation of Satellite TV Wiring - ISI marked

#### E. Kitchen Counter Top

- Granite/ Artificial Marble like Nano White / Quartz or equivalent both on main kitchen top and wash area (as per design)

#### F. Bathrooms

- Plumbing Fittings: ISI marked UPVC/ iron pipes or equivalent
- Counter Top Basin (as per design),
- Wall Hung WC with concealed cistern & health faucet
- Basin Mixture, Spout with Diverter
- Sanitary/ CP Fittings Brands: Kohler/Grohe or equivalent.
- Shower wet area to have provision incorporated in the design for installation of Toughened Glass wall & glass door.
- Provision for Exhaust/fresh air fans in all toilets.
- Provision in the bathroom design and layouts for accessories like Towel rods, tray for shower toiletries & Toilet paper holder.

#### G. Wall Finish

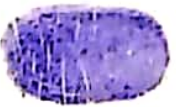
- Internal: POP with Oil Primer - Sakarni or equivalent, or POP finish on walls and ceilings and painted with Acrylic plastic paint on wall and ceilings.
- Facade: Dana/Trowel with Asian Ultima or equivalent
- Common Areas: POP with Asian Royale or equivalent

#### H. Lighting


- Light fittings in Common areas, lobbies, Club House, Parking areas and other open areas as per design.

#### I. Health Club

- Equipment in the following areas;
  - Fully equipped and modern gymnasium
  - Fully furnished Lounges
  - Steam room with required equipments.
  - Guest bedrooms with full furniture and furnishings
  - Play areas with all fittings
  - Library with shelves and books
  - Completed indoor squash and badminton courts with all fixtures installed such as lights, nets, flooring, markings etc.

  
Raghvendra Singh

Raghvendra Singh

  
Saroj Kumari

Saroj Kumari

  
उप पंजीयक  
नं. 11/2019 एवं मुद्रांक विभाग  
जयपुर-सप्तम  
For ORG PROJECTS LLP  
Partner  
M/s ORG PROJECTS LLP  
Designated Partner



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

**Fee Receipt**  
Appendix I-Form No. 9 (Rule 75 & 131)      Print Date : 25-04-2022 3:17 PM

Fee Receipt No	: 202202021011022	Receipt Date	: 25/04/2022
Name	: MS ORG PROJECTS LLP AS PARTNER ANIL GUPTA,	Document S. No.	: 202201021009101
Address	: 100 ,3RD FLOOR KALYAN TOWER ,JAIPUR ,JAIPUR		
Document Type	: Power of Attorney		
Face Value	: ₹ 0	Evaluated Value	: ₹ 8346105
Ord-Registration Fee	: ₹ 600	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 200	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 45	Stamp Duty	: ₹ 150
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 995
		Total Amount	: ₹ 995

**Mode of Payment (#Mode Number Amount #)**

# e-Gras Challan 61536999 ₹ 995

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

उप पंजीयक  
SUB REGISTRAR  
जयपुर-सप्तम

# e-Challan

Registration and Stamps department  
Government of Rajasthan

Payment Date: 25/04/2022 14:29:51

GRN: 0001636999



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



S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	15.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	15.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	15.00
4	0030-03-800-01-00-अन्य प्रप्तियां	200.00
5	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	600.00
6	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	150.00
Commision(-):		0.00
Total/NetAmount:		995.00

Nine Hundred Ninety Five Rupees and Zero Paise Only

## Payee Details:

Full Name: MS ORG PROJECTS LLP

Pan No.(If Applicable):

Address:KH NO 393/183 341/231 344/233 338/183 VILLAGE  
KANAKPURA JAIPUR

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

City(Pincode): JAIPUR(302021)

Remarks:POWER OF ATTORNEY

## Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: 000632660527025042022

Date: 25/04/2022 14:29:51

Reference No: IK0BQPMOIO

Computer generated copy on : 25/04/2022

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

Rajendra Singh Saraj Kumar For ORG PROJECTS LLP  
Partner



RAR JAIPUR-VI



### GENERAL POWER OF ATTORNEY

KNOWN ALL BY THIS PRESENTS THAT We, (a) Raghendra Singh S/o Shri Mahendra Singh aged about 52 years, R/o 121, Kunda Ki Dhani, Sirsi, Jaipur, Rajasthan having Aadhar No.:

and (b) Saroj Kumari

W/o Shri Mahendra Singh aged about 70 years, R/o 121, Kunda Ki Dhani, Sirsi, Jaipur, Rajasthan having Aadhar No

hereinafter called

the 'EXECUTORS', which expression shall include, unless the context otherwise refers, its successor(s), legal heir(s), executor(s), administrator(s),

legal representative(s) and permitted assign(s)] are the joint owners of the complete piece and parcel of land situated at Khasra numbers 341/231, 344/233, 339/183 and 338/183 Gram Kanakpura, Tehsil Jaipur, District Jaipur, Rajasthan collectively ad-measuring 5552 square metres. Out of this residential land of 5552 square metres, we have surrendered land ad-measuring 277 square metres situated towards the 24 metre road on the southern boundary of this residential land to the Jaipur Development Authority and are eligible to receive a Single Group Housing residential Patta for the remaining land ad-measuring 5275 square metres [hereinafter referred to as the 'Scheduled Land'].



Raghendra Singh

Raghendra Singh



Saroj Kumari

Saroj Kumari

उप पंजीयक  
पंजीयन एवं मुद्रांक विभाग  
जयपुर-सप्तम

M/s ORG PORJECTS LLP  
For ORG PROJECTS LLP

Partner

Designated Partner

Scanned with CamScanner

WHEREAS -

2

We have entered into a Development Agreement for the purpose of development and construction of a residential housing project on the Scheduled Land [hereinafter called as the 'Project'] on 16th April 2022 [hereinafter referred to as the 'Agreement'] with M/s ORG PROJECTS LLP, a Limited Liability Partnership duly incorporated and registered under the provisions of LLP Act, 2008 on 09.01.2019 and having its registered office at Plot Number 100, Jagdamba Nagar, 3rd Floor, Kalyan Tower, Opp. Rajul Augusta, Vaishali Nagar, Jaipur and having LLPIN: AAN-9704 and PAN: AAGFO2825F, represented by its Designated Partner Shri Anil Gupta, S/o Late Shri Santu Lal Shighanchi, aged about 56 years, R/o HE-15C, Hanuman Nagar Extension, Khatipura, Sirsi Road, Jaipur, Rajasthan - 302012 [hereinafter referred to as the 'Developer', which expression shall include, unless the context otherwise refers, its successor(s), executor(s), administrator(s), legal representative(s) and permitted assign(s)] which has been duly registered with the Sub Registrar, Jaipur at book no. 1, volume no. 760 serial no. 202203021108049 and additional book no. 01, serial no. 304 at page no. 731 to 788.

(ii) As per the Development Agreement dated 16th April 2022, the Developer is entitled to 70% of the total saleable area as described in Annexure D of the Development Agreement as Developer's Allocation.

(iii) M/s ORG PROJECTS LLP and/or Mr. Anil Gupta S/o Late Shri Santu Lal Shighanchi, aged about 56 years, and/or Mr. Shree Krishna Gupta, S/o Shri Anil Gupta R/o HE-15C, Hanuman Nagar Extension, Khatipura, Sirsi Road, Jaipur, Rajasthan - 302012 have our full confidence and possess sufficient expertise required for the development of the project on the Scheduled Land.



Raghendra Singh

Raghendra Singh



Saroj Kumari

Saroj Kumari

उप पंजीयक  
(पंजीयन एवं मुद्रांक विभाग)  
जयपुर-सप्तम

M/s ORG PROJECTS LLP  
For ORG PROJECTS LLP

Partner

Designated Partner



FIRM, as our true and lawful attorney to do all the acts, deeds and things in respect of the Project Land for the purpose of affecting of all the works as mentioned hereinafter.

KNOW YE BY THESE PRESENTS that in virtue of this General Power of Attorney do hereby appoint, M/s ORG PROJECTS LLP and/or its authorised Partner of the Developer Firm, Mr. Anil Gupta S/o Shri Santu Lal Shighanchi R/o HE-15C, Hanuman Nagar Extension, Khatipura, Sirsi Road, Jaipur, Rajasthan - 302012, and/or any other person so nominated by M/s ORG PROJECTS LLP other than Mr. Anil Gupta, in the capacity of Authorized Representative of the FIRM, as my true and lawful Attorney (hereinafter referred to as "the said Attorney") in my name for my use and account to do, exercise and perform all or any of the following acts, deeds, matters and things, that is to say:

1. To present and file necessary papers, documents, deeds, maps, undertakings, affidavits, or any other document(s) in connection with the Scheduled Land in the Jaipur Development Authority (JDA), Jaipur Nagar Nigam (JNN), Jaipur Vidyut Vitaran Nigam Ltd. (JVVNL), PHED or any other office/authority of the State/Central Government or any local body or corporation.
2. To prepare plans for development of the said Project and submit the same to the concerned authorities for obtaining the necessary approvals and NOC and, if obtained, to submit proposals from time to time for amendments of such plans for obtaining approvals to such amendments.
3. To sign, submit, change, alter or modify the building plans, layout plans and other relevant papers/documents with respect to the Project and to approach and apply for other permissions as may be required from time to time in JDA, JNN, JVVNL, PHED or any other office/authority of the State/Central Government or any local body or corporation, as required under any applicable Act and/or rules & regulations including building bylaws as existing or operative from time to time.

Raghvendra Singh

Raghvendra Singh

Saroj Kumari

Saroj Kumari

M/s ORG PROJECTS LLP

For ORG PROJECTS LLP

Partner

Designated Partner



**Presentation Endorsement**

आज दिनांक 25 माह 04 सन् 2022 को 03:14 PM बजे  
श्री/श्रीमती/सुश्री RAGHVENDRA SINGH पुत्र/पुत्री/पति श्री MAHENDRA SINGH

उम्र 52 वर्ष, जाति 0-HINDU, व्यवसाय Business  
निवासी House No.:121, Colony: KUNDA KI DHANI, Area: SIRSI,  
City: JAIPUR, Pin code: 302012, District: JAIPUR, State:  
RAJASTHAN

वे मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

*Raghendra Singh*

हस्ताक्षर प्रस्तुतकर्ता  
202201021009101

Authentication power of attorney

हस्ताक्षर उप पंजीयक,  
JAIPUR-VII  
उप पंजीयक  
(पंजीयन एवं मुद्रांक विभाग)  
जयपुर-सप्तम

**Fees Receipt Endorsement**

रसीद नं.	202202021011022
दिनांक	25-04-2022
पंजीयन शुल्क ₹	600
प्रतिनिधि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	150
कमी सरचार्ज शुल्क ₹	45
कुल योग	995

202201021009101

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4. To sign, collect and issue receipt for obtaining any documents, plans, maps, amended plans/maps etc. related to the Scheduled Land and/or the Project.

5. To file or reply to any letter or notice with respect to any other matter, issued by any authority/corporation or office of the State/Central Government or any local body or corporation with respect to the Scheduled Land and/or the Project, under his signatures.

6. To appoint Architects, Contractors and or other professionals for the purpose of construction of multi storied residential building/ project on the said land.

7. To supervise the development work in respect of the said Project on the Scheduled Land and to carry out and/or to get carried out through contractors, sub-contractors and/or departmentally and/or in such manner as may be determined by the said Attorney(s), in accordance with the plans and specifications sanctioned with necessary and/or permissible deviation and from other concerned authorities and in accordance with all the applicable rules and regulations made by State of Rajasthan and /or other concerned authorities.

8. To apply and get new/renew/reconnection or disconnection of Electric power/drainage/water connection, in or for the Scheduled Land and/or the Project, before the appropriate authority and to sign and submit relevant papers and documents.

9. To apply to the Controller of cement and steel and any other authorities for the purpose of making application for cement and steel and other materials and procure the same and for that purpose to give such undertakings or execute such documents and applications as also to correspond with and do such other acts, matters and things as the said Attorney(s) may think fit and proper for the purpose of developing the said Project on the Scheduled Land.



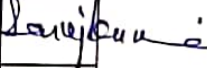


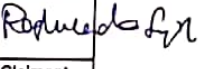


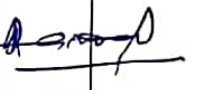
  
Raghvendra Singh  
*Raghvendra Singh*

  
Sarej Kumar  
*Sarej Kumar*

M/s ORG PORJECTS LLP  
For ORG PORJECTS LLP  
*[Signature]*  
Partner

Designated Partner







Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/शुभ्री SAROJ KUMARI, पुत्र/पुत्री/पति श्री MAHENDRA SINGH, व्यवसाय Other जाति 0-HINDU House No.:121, Colony: KUNDA KI DHANI, Area: SIRSI, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Executant Age : 70 Signature : 
2	श्री/श्रीमती/शुभ्री RAGHVENDRA SINGH, पुत्र/पुत्री/पति श्री MAHENDRA SINGH, व्यवसाय Business जाति 0-HINDU House No.:121, Colony: KUNDA KI DHANI, Area: SIRSI, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Executant Age : 52 Signature : 
3	श्री/श्रीमती/शुभ्री MS ORG PROJECTS LLP AS PARTNER ANIL GUPTA, पुत्र/पुत्री/पति श्री LT SANTU LAL SHIGHANCHI, व्यवसाय Business जाति 0-HINDU House No.:100, Colony: 3RD FLOOR KALYAN TOWER, Area: OPP RAJUL AUGUSTA APARTMENT VAISHALI NAGAR, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN			Claimant Age : 56 Signature : 

ने लेख्यपत्र Authentication power of attorney को पत्र सुन व समझकर निष्पादन करना स्वीकार किया।

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

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

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/शुभ्री SANDEEP SHARMA, पुत्र/पुत्री/पति श्री RAMAWTAR SHARMA जाति HINDU Age: 35 Add: House No.:B-183, Colony: VAISHALI NAGAR, Area: VAISHALI NAGAR, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN			Signature 
2	Name: श्री/श्रीमती/शुभ्री MAHENDRA SINGH, पुत्र/पुत्री/पति श्री LATE MAJOR PARBAT SINGH जाति HINDU Age: 73 Add: House No.:121, Colony: KUNDA KI DHANI, Area: SIRSI, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Signature 

202201021009101

Authentication power of attorney

उप पंजीयक, JAIPUR-VII

उप पंजीयक  
पंजीयन एवं मुद्रांक विभाग  
जयपुर-सप्तम



10. To deposit and withdraw the security amount or any other amount or fee in the office of the JDA, JNN, JVVNL, PHED or any other concerned authority with respect to the Scheduled Land and/or the Project under his signatures.

11. To sign and present any documents on our behalf and to appear, plead, argue, file and plead applications, request petitions and to obtain such registrations, licenses, grants and other rights as may be required before any Government or Semi Government local authority, Civil Court, Tribunal, High Court, Supreme Court, private body, firm or any other concern or person and to do all such acts as may be considered necessary regarding the development of the project.

12. To appoint pleader solicitor or Attorney(s) or lawyers to appear and in any court of justice or before any or revenue or other officer(s) or any state or local authority and to revoke such appointment and to substitute any other in their place and stead.

13. To look after and supervise construction work on the said property and to purchase/procure the building materials from any government/semi government/ public or private companies.

14. To pay all the taxes, cesses, charges or other levies relating to the above property and proposed project thereon as per the terms and conditions of the Agreement, payable to the State or Central government or any other concerned authority.

15. To appear before the Labor courts, Workman Compensation Courts, Tribunals and to file any papers, documents, statements, and also to settle any claim or action with any labor/contractor or worker that may arise during the course of development of the Project.

16. To sign, execute, enter into, modify, cancel, terminate, alter, draw, and approve agreements to sell/ Sale Deed in respect of Developer's share in the units/ flats/ apartments in the said Project with such persons and on

Raghendra Singh

Raghendra Singh

Saroj Kumari

Saroj Kumari

M/s ORG PORJECTS LLP

FOR ORG PROJECTS LLP

Partner

Designated Partner



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 8346105 मानते हुए इस पर देय कमी मुद्रांक राशि रु 150 पर कमी पंजीयन शुल्क रु 600, सरचार्ज राशि 45 कुल रु 795 रसीद संख्या 202202021011022 दिनांक 25-04-2022 में जमा किये गये हैं।

अतः दस्तावेज को रु 150 के मुद्रांकों पर निष्पादित माना जाता है।

202201021009101

Authentication power of attorney

उप पंजीयक, JAIPUR-VII  
उप पंजीयक  
पंजीयन एवं मुद्रांक विभाग)  
जयपुर-सस्तम

Registration Endorsement

आज दिनांक 25/04/2022 को पुस्तक संख्या 6 जिल्द संख्या 1 में पृष्ठ संख्या 157 क्रम संख्या 202203021600014 पर पंजीबद्ध किया गया तथा अतिरिक्त पुस्तक संख्या 6 जिल्द संख्या 2 के पृष्ठ संख्या 485 से 506 पर चस्पा किया गया।

202201021009101

Authentication power of attorney

उप पंजीयक, JAIPUR-VII  
उप पंजीयक  
पंजीयन एवं मुद्रांक विभाग)  
जयपुर-सस्तम



such terms & conditions as the said attorney may think fit and proper and also to execute any other document required in this respect.

17. To sell, lease, license, exchange or transfer Developer's share of the Total Saleable Area/flats/units and ~~being 70% of the Total Saleable Area as specified under Annexure D of the Development Agreement dated 16th April 2022 or amended thereafter and any other related saleable rights and appurtenances in the Project and to give possession of all/any such areas as well as conveying Developer's proportionate undivided interest in the Scheduled Land and common areas of the Project to any person(s)/buyer(s)/lessee(s)/tenant(s) in any manner as the Developer may so deem fit and to execute all/any such agreement(s), deed(s), contract(s) and/or other such instruments as may be required in this regard.~~

18. To allot/earmark Developer's share of parking spaces or any other such areas/amenities constructed or existing in the project which may be allotted/earmarked to any person(s)/buyer(s)/lessee(s) of Developer's share of the Total Saleable area/flats/units for their respective exclusive use.

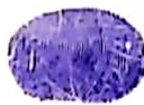
19. To determine, negotiate, finalise and modify the terms & conditions of the booking and agreement to sell/ Sale Deed of the Developer's Allocation in the residential units/ flats/ Apartments in the Said Project including the terms related to the consequences of delay, levy of interest, interest rates on delay of payment by the prospective buyer(s), waiving off of such interest, cancellation of booking, re-allotment of residential units/areas in the Project and to initiate and defend any legal proceedings by and against the Executor.

20. To receive all/any payments, considerations or installments with respect to the sale, lease, license, transfer or exchange of Developer's share of the Total Saleable Area from all such person(s)/buyer(s)/lessee(s)/tenant(s), along with all/any other payments as mentioned in the Agreement and to issue all/any receipts thereof.



Raghvendra Singh

Raghvendra Singh



Saroj Kumari

Saroj Kumari

14  
उप पंजीयक  
पंजीयन एवं मुद्रांक विभाग  
M/s ORG PROJECTS LLP  
ORG PROJECTS LLP  
Partner

Designated Partner

21. To execute and present before the Registrar, Sub-registrar or any other authority, court of law or government body with regards to finalization, execution, amendment, corrigendum and registration of the sale deeds, lease deed, sale agreements, exchange deeds, conveyance deeds or any other transfer deed for Developer's share of the Total Saleable Area/flats/units in the Project along with Developer's undivided share in the other common areas, passages etc. in the Project and to obtain such registered sale deeds/agreements from the concerned offices of the Registrar/Sub-registrar, or any other appropriate authority.

22. To assist the buyer(s)/lessee(s)/tenant(s) in all the matters concerning effective transfer/sale/lease of Developer's share of the Total Saleable Area in the project and to sign, execute and deliver such letters, confirmations, affidavits and certificates as may be required or as deemed expedient for effective and complete transfer of his share of the Total Saleable Area/flats/units in the Project.

23. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things incidental or ancillary to and/or necessary for:

- all or any of the purposes aforesaid,
- giving full effect to the authorities, herein before contained as full and effectually as we ourselves could do
- the development of the Scheduled Land in accordance with the Agreement.
- Securing all rights of the Executor and performing all obligations of the Development Agreement.

24. That this Power of Attorney confers the right to sell the independent units/flats allocated to the Developer, i.e. 70% (seventy percent) of the saleable area in the Project which has been allocated to the Developer under the Development Agreement dated 16th April 2022 and as described in Annexure D of the same Development Agreement as Developer's Allocation, to the prospective buyers as may be developed in the project and that this power of attorney is irrevocable and their acts and omissions shall bind us and our successors & shall be treated as done under our authority and directions.



Raghvendra Singh

Raghvendra Singh



Saroj Kumari

Saroj Kumar

उप मंजीयक  
मंजीयन एवं मुद्रांक विभाग  
जयपुर-सप्तम  
M/s ORG PROJECTS LLP  
For ORG PROJECTS LLP

Partner

Designated Partner



AND we hereby agree and undertake to ratify and confirm all such acts and deeds, whatever the said attorney shall do as our true and lawful attorney by virtue of these presents with regards to development of the Project on the Scheduled Land.

### Deponents

*Raghendra Singh*

Shri Raghvendra Singh

(Land Owners)

*Saroj Kumari*

Smt. Saroj Kumari

### Signatures of the Power of attorney

For ORG PROJECTS LLP

Partner

For ORG PROJECTS LLP

Shri Anil Gupta

(Designated Partner)

### Witnesses -

1. Mahendra Singh

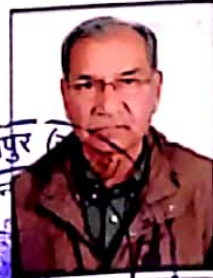
S/O Late Major Parbat Singhji

121, Kunda Ki Dhani, Sirsi, Jaipur

2. Sandeep Sharma

S/O Ramawtar Sharma

B-183, Vaishali Nagar, Jaipur



Raghvendra Singh

*Raghvendra Singh*



Saroj Kumari

*Saroj Kumari*

उप पंजीयक  
महानगर एवं मुद्रांक विभाग  
For ORG PROJECTS LLP  
Partner

Designated Partner