

Dated: 01.03.2024

LEGAL TITLE REPORT

NAME OF THE PROJECT : Residential Project at PLOT NO D-40

PROPERTY ADDRESS : "PLOT NO D-40" (total area 4009.85 Sq.yard)
situated at Madho Singh Circle Jaipur,
Rajasthan

LANDOWNERS : Jointly Onwed by below mentioned persons:

- i. Om Prakash Kaushik S/o Late Hari
Prasad Kaushik
- ii. Vijay Prakash Kaushik S/o Late Hari
Prasad Kaushik
- iii. Chandra Prakash Kaushik S/o Late Hari
Prasad Kaushik
- iv. Ashok Kaushik S/o Late Bal Kishan
Sharma
- v. Shashi Mohan Kaushik S/o Late Bal
Kishan Sharma
- vi. Nikhil Kaushik S/o Late Kamal Kumar
Kaushik
- vii. Alok Kaushik S/o Late Kamal Kumar
Kaushik



- viii. Sushila Kaushik W/o Late Vimal Kumar
Kaushik
- ix. Pankaj Kaushik S/o Late Vimal Kumar
Kaushik
- x. Kunal Kaushik S/o Late Vimal Kumar
Kaushik
- xi. Urmila Kaushik W/o Arun Ray
- xii. Devyani Kaushik W/o Amitabh Kaushik
- xiii. Seema Kaushik W/o Ashutosh Kaushik
- xiv. Shivani Kaushik W/o Avinash Kaushik

LEGAL DESCRIPTION :Nagar Nigam Heritage, Jaipur vide mutation order dated 30.6.2023 recorded the name of above mentioned owners mentioned from serial no. i) to xiv).

Pursuant to the said mutation order, a Joint Development agreement was entered into between the above-maned landowners and M/s Star Developers on 13th July 2023 for development of a residential project at plot no D-40. The said Joint Development agreement was duly registered on 10.8.2023 in Book-I, Zild/Volume no. 1014 at Page no. 152 at Sr. no. 202303017114602 and in Additional book no. 1, Zild/



Volume no.4081 at Page no. 347 to 474 in the Office of the Sub-Registrar- III, Jaipur.

Subsequesntly, Freehold Patta no. 1260 dated 07.08.2023 issued jointly in the name of above mentioned owners mentioned from serial no. i) to xiv) by Nagar Nigam Heritage, Jaipur for Plot No. D- 40 total area 4009.85 Sq.yard along with site plan which was duly registered on 16.08.2023 in Book-I, Zild/Volume no. 1016 at Page no. 35 at Sr. no. 202303017114885 and in Additional book no. 1, Zild/ Volume no. 4087 at Page no. 21 to 34 in the Office of the Sub-Registrar- III, Jaipur.

CONCLUSION

:The title of the above-named landowners and the beneficial title of M/s Star Developers are free, clear and marketable and there are no outstanding encumbrances on or in respect thereof as far as can be diligently ascertained.



for **SAMYAG LEGAL**

Manish Priyadarshi

(Advocate)

कार्यालय उपायुक्त सिविल लाईन जोन, नगर निगम जयपुर हैरिटेज

क्रमांक:- एफ-56 () सि0ला0जो0 / ननिज / 2023 / 3650 दिनांक:- 07/08/2023

श्रीमान उप पंजीयक
जयपुर शहर, जयपुर।

विषय:- लीजडीड सं. 1260 दिनांक 07/08/2023 का पंजीयन करने बाबत।

महोदय,

भूखण्ड सं. डी-40, माधोसिंह सर्किल, बनीपार्क स्कीम-ई, जयपुर, जिसका क्षेत्रफल 4009.85 व.ग. है। जो कि पूर्व में नगर विकास न्यास द्वारा श्री मांगीलाल व्यास को आवंटित किया गया था। वर्तमान में उक्त भूखण्ड का फ्री-होल्ड पट्टा (1) श्री ओमप्रकाश कौशिक (1/9), (2) श्री विजय प्रकाश कौशिक (1/9), (3) श्री चन्द्रप्रकाश कौशिक (1/9) पुत्रान् स्व0 श्री हरिप्रसाद (4) श्री अशोक कौशिक (1/12), (5) श्री शशि मोहन कौशिक (1/12) पुत्रान् स्व0 श्री बालकिशन, (6) श्री निखिल कौशिक (1/24), (7) श्री आलोक कौशिक (1/24) पुत्रान् स्व0 श्री कमल, (8) श्रीमती सुशीला कौशिक (1/36) पत्नी स्व0 श्री विमल कौशिक, (9) श्री पंकज कौशिक (1/36), (10) श्री कुणाल कौशिक (1/36) पुत्रान् स्व0 श्री विमल कौशिक, (11) श्रीमती उर्मिला कौशिक (1/12) पत्नी श्री अरुण राय कौशिक, (12) श्रीमती देवयानी कौशिक (1/12) पत्नी श्री अमिताभ कौशिक, (13) श्रीमती सीमा कौशिक (1/12) पत्नी श्री आशुतोष कौशिक, (14) श्रीमती शिवानी कौशिक (1/12) पत्नी श्री अविनाश कौशिक के नाम से जारी किया गया है।

जिसकी नजराना/लीज राशि निम्नानुसार है:-

| | | |
|----|------------------------------|-------------|
| 1. | नजराना राशि | 3041/-रुपये |
| 2. | लीज राशि एकमुश्त (10 वर्षीय) | 3383/-रुपये |
| | कुल राशि | 6424/-रुपये |

उक्त राशि 6424/- रुपये (अक्षरें छः हजार चार सौ चौबीस रुपये मात्र/-) पर नियमानुसार मुद्रांक एवं पंजीयन राशि प्राप्त कर संलग्न पट्टे (लीजडीड) का पंजीयन कर लिया जावे।

उपायुक्त
सिविल लाईन जोन
नगर निगम जयपुर हैरिटेज

प्रतिलिपि:-

- पट्टाधारक (1) श्री ओमप्रकाश कौशिक, (2) श्री विजय प्रकाश कौशिक, (3) श्री चन्द्रप्रकाश कौशिक पुत्रान् स्व0 श्री हरिप्रसाद (4) श्री अशोक कौशिक, (5) श्री शशि मोहन कौशिक पुत्रान् स्व0 श्री बालकिशन, (6) श्री निखिल कौशिक, (7) श्री आलोक कौशिक पुत्रान् स्व0 श्री कमल, (8) श्रीमती सुशीला कौशिक पत्नी स्व0 श्री विमल कौशिक, (9) श्री पंकज कौशिक, (10) श्री कुणाल कौशिक पुत्रान् स्व0 श्री विमल कौशिक, (11) श्रीमती उर्मिला कौशिक पत्नी श्री अरुण राय कौशिक, (12) श्रीमती देवयानी कौशिक पत्नी श्री अमिताभ कौशिक, (13) श्रीमती सीमा कौशिक पत्नी श्री आशुतोष कौशिक, (14) श्रीमती शिवानी कौशिक पत्नी श्री अविनाश कौशिक, भूखण्ड सं. डी-40, माधोसिंह सर्किल, बनीपार्क स्कीम-ई, जयपुर को भेजकर लेख है कि लीजडीड का पंजीयन, उप पंजीयक से करवाकर पंजीकृत पट्टे की एक प्रति इस कार्यालय को प्रस्तुत करे।
- गार्ड फाईल।

Sub Registrar
Jaipur

उपायुक्त
सिविल लाईन जोन
नगर निगम जयपुर हैरिटेज



नगर निगम हैरिटेज, जयपुर

पट्टा-विलेख (फ्री होल्ड)

आवासीय



स्थानीय निकाय की योजनाओं में राजस्थान नगरीय भूमि निस्तारण नियम 1974 के अन्तर्गत पट्टा विलेख

(1) ओमप्रकाश कौशिक (1/9), (2) विजयप्रकाश कौशिक (1/9), (3) चन्द्रप्रकाश कौशिक (1/9)

पुत्रान् स्व. श्री हरिप्रसाद

(4) अशोक कौशिक (1/12), (5) शशिमोहन कौशिक (1/12) पुत्रान् स्व. श्री बालकिशन

(6) निखिल कौशिक (1/24), (7) आलोक कौशिक (1/24) पुत्रान् स्व. श्री कमल

क्रमांक 11260

(8) श्रीमती सुशीला कौशिक (1/36) पत्नि स्व. श्री विमल कौशिक

दिनांक 07/08/2023

(9) पंकज कौशिक (1/36), (10) कुणाल कौशिक (1/36) पुत्रान् स्व. श्री विमल कौशिक

(11) श्रीमती उर्मिला कौशिक (1/12) पत्नि श्री अरुण राय कौशिक

पट्टा धारक का (12) श्रीमती देवयानी कौशिक (1/12) पत्नि श्री अश्विनी कौशिक (1/12) श्रीमती सीमा कौशिक (1/12)

पत्नि श्री आशुतोष कौशिक, (14) श्रीमती शिवानी कौशिक (1/12) पत्नि श्री अविनाश कौशिक

पत्नी पति

निवासी डी-40, माधोसिंह सर्किल, बनीपार्क स्कीम-ई, जयपुर

अथवा

पट्टा धारक मैसर्स

★ शहर

कार्यालय पता

2024

जसिये

(पदनाम) श्री/श्रीमती/सुश्री

पुत्र/पुत्री

निवासी

क्षेत्रफल 4009.85 वर्ग मज

भूखण्ड सं. डी-40

योजना बनीपार्क स्कीम-ई

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पत्र में उक्त भूखण्ड का पट्टा दिनांक 07/08/23 को

निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

स्थानीय निकाय के हस्ताक्षर मय मोहर

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

1. [Signature]

2. [Signature]

नोट - शर्तें पीछे पृष्ठ पर अंकित है।

Sushila Kaushik

Sub Registrar
Jaipur-III

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

आवासीय

पट्टा विलेख की शर्तें (फ्री होल्ड) (नगरीय भूमि निष्पादन नियम 1974)

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 होगा 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 को उप-पट्टे (सब-लॉट्स) 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 उत्तराधिकारों के मामले में कोई राशि देय नहीं होगी।
4. पट्टा विलेख का सरकार/जीवन बीमा नियम/ऋणदात्री संस्थाओं के पास कचक (मॉर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय के अनामतित 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 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।
10. अन्य.....

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

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि।

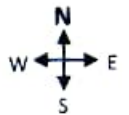
भूखण्ड के पडोस की सीमाओं का विवरण:-

पूर्व..... पश्चिम.....

उत्तर..... दक्षिण.....

साइट प्लान

पडोस



चौड़ाई

पडोस

भूखण्ड सं.....

पडोस

क्षेत्रफल.....

सड़क की चौड़ाई

साइट प्लान अलग से भी संलग्न कर सकते हैं।

पट्टा धारक के हस्ताक्षर

Urmila Kaushik
Urmila Kaushik

Signature

2. Skoushik

Signature
अग्रज निशान

अग्रज निशान

साक्षी :-

हस्ताक्षर

नाम

पता

Urmila Kaushik
Urmila Kaushik

• पंजीकृत/पृष्ठांकन संलग्न है।

• Registered and Endorsement Attached

प्राधिकृत अधिकारी के हस्ताक्षर मध्य मोहर

Signature
अग्रज निशान

Signature
अग्रज निशान

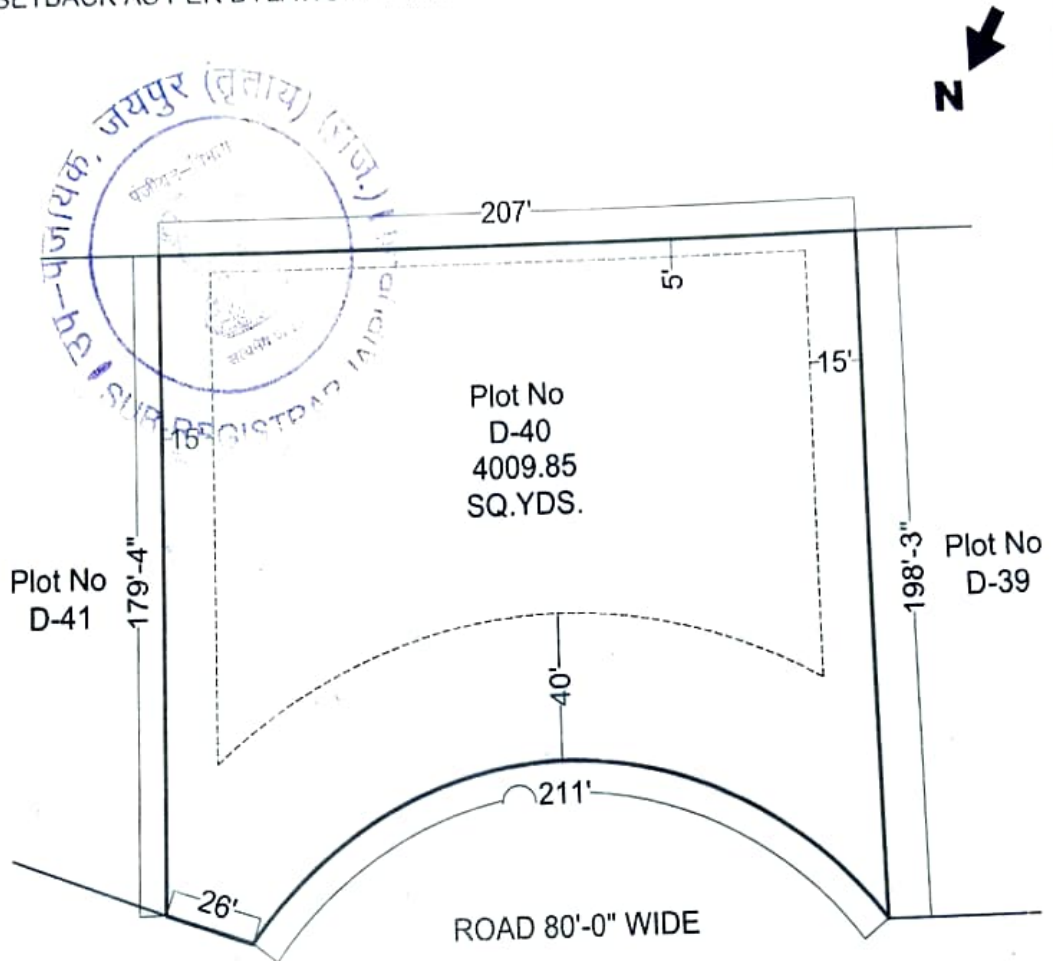
SITE PLAN OF PLOT No. D-40,

SCHEME:- BANI PARK , E-SCHEME , JAIPUR

AREA:- 4009.85 SQ.YDS.

PERSANTAGE OF CONSTRUCTION AREA AS PER BYLAWS

SETBACK AS PER BYLAWS.....%



[Signature]
SITE ENGINEER
नगर निगम जयपुर
सिविल इंजिनियर

[Signature]
ASSISTANT TOWN PLANNER
नगर निगम जयपुर

[Signature]
DY. COMMISSIONER
नगर निगम जयपुर

NAGAR NIGAM JAIPUR, HERITAGE



Registration Endorsement

आज दिनांक 16/08/2023 को
पुस्तक संख्या 1 जिल्द संख्या 1016 में
पृष्ठ संख्या 35 क्रम संख्या 202303017114885 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4087 के
पृष्ठ संख्या 21 से 34 पर चस्पा किया गया।

202301017016410

Lease Deed Free Hold

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III



Presentation Endorsement

आज दिनांक 10 माह 08 मन् 2023 को 07:41 PM बजे
श्री/श्रीमती/सुश्री OMPRAKASH KAUSHIK पुत्र/पुत्री/पति श्री HARI PRASAD
KAUSHIK
उम्र 74 वर्ष, जाति 0-BRAHMAN, व्यवसाय Business
निवासी House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI
PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State:
RAJASTHAN

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301017016410

Lease Deed Free Hold

Sub Registrar
Jaipur-III
हस्ताक्षर उप पंजीयक,
JAIPUR-III

Fees Receipt Endorsement

| | |
|---------------------|-----------------|
| रसीद नं. | 202302017022436 |
| दिनांक | 10-08-2023 |
| पंजीयन शुल्क ₹ | 300 |
| प्रतिलिपि शुल्क ₹ | 0 |
| पृष्ठांकन शुल्क ₹ | 200 |
| अन्य शुल्क ₹ | 100 |
| कमी स्टाम्प शुल्क ₹ | 500 |
| कमी सरचार्ज शुल्क ₹ | 150 |
| कुल योग | 1250 |

202301017016410

Lease Deed Free Hold

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 79367623 ₹ 1250

उप पंजीयक, JAIPUR-III

Sub Registrar
Jaipur-III


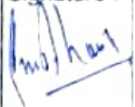

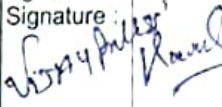
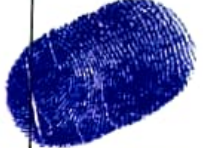
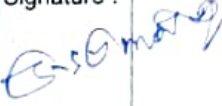

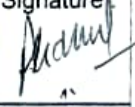

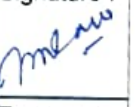

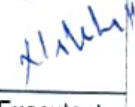

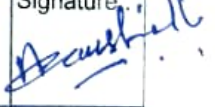


Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता

स्वायाचित्र

अंगूठा

पक्षकारों का प्रकार

| | | |
|---|--|--|
| 1 श्री/श्रीमती/सुश्री OMPRAKASH KAUSHIK, पुत्र/पुत्री/पत्नि श्री HARI PRASAD KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN |  | Executant Age : 74 Signature :  |
| 2 श्री/श्रीमती/सुश्री VIJAY PRAKASH KAUSHIK, पुत्र/पुत्री/पत्नि श्री HARI PRASAD KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN |  | Executant Age : 66 Signature :  |
| 3 श्री/श्रीमती/सुश्री CHANDRA PRAKASH KAUSHIK, पुत्र/पुत्री/पत्नि श्री HARI PRASAD KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN |  | Executant Age : 62 Signature :  |
| 4 श्री/श्रीमती/सुश्री ASHOK KAUSHIK, पुत्र/पुत्री/पत्नि श्री BALKISHAN SHARMA, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN |  | Executant Age : 71 Signature :  |
| 5 श्री/श्रीमती/सुश्री SHASHI MOHAN KAUSHIK, पुत्र/पुत्री/पत्नि श्री BALKISHAN SHARMA, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN |  | Executant Age : 69 Signature :  |
| 6 श्री/श्रीमती/सुश्री NIKHIL KAUSHIK, पुत्र/पुत्री/पत्नि श्री KAMAL KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN |  | Executant Age : 52 Signature :  |
| 7 श्री/श्रीमती/सुश्री ALOK KAUSHIK, पुत्र/पुत्री/पत्नि श्री KAMAL KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN |  | Executant Age : 47 Signature :  |
| 8 श्री/श्रीमती/सुश्री SUSHILA KAUSHIK, पुत्र/पुत्री/पत्नि श्री VIMAL KAUSHIK, व्यवसाय Housewifeजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN |  | Executant Age : 69 Signature :  |

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 107994918 मानते हुए इस पर देय कमी मुद्रांक राशि रु 500 पर कमी पंजीयन शुल्क रु 300, सरचार्ज राशि 150 कुल रु 950 रसीद संख्या 202302017022436 दिनांक 10-08-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 500 के मुद्रांकों पर निष्पादित माना जाता है।

202301017016410

Lease Deed Free Hold

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

Registration Endorsement

आज दिनांक 16/08/2023 को
पुस्तक संख्या 1 जिल्द संख्या 1016 में
पृष्ठ संख्या 35 क्रम संख्या 202303017114885 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4087 के
पृष्ठ संख्या 21 से 34 पर चम्पा किया गया।

202301017016410

Lease Deed Free Hold

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III



अनु क्र. पक्षकारों का नाम व पता

छायाचित्र

अंगूठा

पक्षकारों का प्रकार

- 9 श्री/श्रीमती/सुश्री PANKAJ KAUSHIK, पुत्र/पुत्री/पति श्री VIMAL KAUSHIK, व्यवसाय Business ज्ञाति 0-BRAHMAN
House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 10 श्री/श्रीमती/सुश्री KUNAL KAUSHIK, पुत्र/पुत्री/पति श्री VIMAL KAUSHI, व्यवसाय Business ज्ञाति 0-BRAHMAN
House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 11 श्री/श्रीमती/सुश्री URMILA KAUSHIK, पुत्र/पुत्री/पति श्री ARUN RAI KAUSHIK, व्यवसाय Housewife ज्ञाति 0-BRAHMAN
House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 12 श्री/श्रीमती/सुश्री DEVYANI KAUSHIK, पुत्र/पुत्री/पति श्री AMITABH KAUSHIK, व्यवसाय Housewife ज्ञाति 0-BRAHMAN
House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 13 श्री/श्रीमती/सुश्री SEEMA KAUSHIK, पुत्र/पुत्री/पति श्री ASHUTOSH KAUSHIK, व्यवसाय Housewife ज्ञाति 0-BRAHMAN
House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 14 श्री/श्रीमती/सुश्री SHIVANI KAUSHIK, पुत्र/पुत्री/पति श्री AVINASH KAUSHIK, व्यवसाय Housewife ज्ञाति 0-BRAHMAN
House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN

| | |
|--|--------------------------------------|
| | Executant Age : 49 Signature : |
| | Executant Age : 47 Signature : |
| | Executant Age : 64 Signature : |
| | Executant Age : 55 Signature : |
| | Executant Age : 53 Signature : |
| | Executant Age : 51 Signature : |

Sub Registrar
Jaipur-111

ने लेख्यपत्र Lease Deed Free Hold को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिकल राशि रु 500/- पूर्व में / मेरे समक्ष / में से रु 500/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

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

अनु क्र. गवाहों का नाम व पता

छायाचित्र

अंगूठा

हस्ताक्षर

- 1 Name: श्री/श्रीमती/सुश्री ASHUTOSH KAUSHIK, पुत्र/पुत्री/पति श्री SHIV DUTT RAI ज्ञाति BRAHMAN
Age: 61
Add: House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN

| | |
|--|-------------|
| | Signature : |
|--|-------------|

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

Fee Receipt

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

Print Date : 10-08-2023 4:53 PM

| | | | |
|----------------------|--|------------------------------|-------------------|
| Fee Receipt No | : 202302017022370 | Receipt Date | : 10/08/2023 |
| Name | : M/S STAR DEVELOPERS AS AUTHORIZED SIG TARACHAND CHOUDHARY, | Document S. No. | : 202301017016369 |
| Address | : 45, SETHI MARG VIJAYBARI PATH NO.7, JAIPUR, JAIPUR | | |
| Document Type | : Agreement | | |
| Face Value | : ₹ 40000000 | Evaluated Value | : ₹ 107994918 |
| Ord-Registration Fee | : ₹ 1079950 | Fee for Memorandum Us_64_67 | : ₹ |
| CSI | : ₹ 300 | Certified copying fees Us_57 | : ₹ 0 |
| Stamp (Memorandum) | : ₹ | Reg (memorandum) | : ₹ |
| Surcharge | : ₹ 398502 | Stamp Duty | : ₹ 1328339 |
| Penalty | : ₹ 0 | Inspection fee | : ₹ 0 |
| Us_25_34 | : ₹ 0 | Commission | : ₹ 100 |
| Custody | : ₹ | Others | : ₹ 0 |
| | | Cash Amount Received | : ₹ 0 |
| | | Other than Cash | : ₹ 2807191 |
| | | Total Amount | : ₹ 2807191 |

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 79172777 ₹ 1080350 # eStamp IN-RJ046564059051561 ₹ 1726191 # Stamp W885640 ₹ 650

*Rebate U/S 9(1)

₹ 5151359

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR



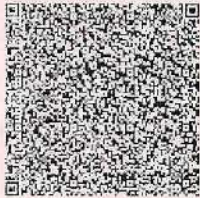
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ04656405905155V
Certificate Issued Date : 05-Aug-2023 04:35 PM
Account Reference : NONACC (SV)/ rj3053604/ JHOTWARA/ RJ-JP
Unique Doc. Reference : SUBIN-RJRJ305360498121177818864V
Purchased by : STAR DEVELOPERS AS AUTHORIZED SIG TARACHAND CHOUDHA
Description of Document : Article 5(e) Developer Agreement (Sale power)
Property Description : PLOT NO.D-40 MADHO SINGH CIRCLE BANI PARK JAIPUR
Consideration Price (Rs.) : 4,00,00,000
(Four Crore only)
First Party : OMPRAKASH KAUSHIK AND OTHERS
Second Party : STAR DEVELOPERS AS AUTHORIZED SIG TARACHAND CHOUDHA
Stamp Duty Paid By : STAR DEVELOPERS AS AUTHORIZED SIG TARACHAND CHOUDHA
Stamp Duty Payable (Rs.) : 13,27,839
(Thirteen Lakh Twenty Seven Thousand Eight Hundred And Thirty Nine only)
Surcharge for Infrastructure Development (Rs.) : 1,32,784
(One Lakh Thirty Two Thousand Seven Hundred And Eighty Four only)
Surcharge for Propagation and Conservation of Cow (Rs.) : 1,32,784
(One Lakh Thirty Two Thousand Seven Hundred And Eighty Four only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.) : 1,32,784
(One Lakh Thirty Two Thousand Seven Hundred And Eighty Four only)
Stamp Duty Amount(Rs.) : 17,26,191
(Seventeen Lakh Twenty Six Thousand One Hundred And Ninety One only)



KC 0036691083

Statutory Alerts

1. The authenticity of this Stamp certificate should be verified at www.e-stampsonline.com or using e-Stamp Mobile App of State Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



SAR-Registrar
Jaipur-III

This Development Agreement is made and executed on this 12 day of July 2022 by and between:

(1) Omprakash Kaushik aged 72 years (aadhar number 707925676669) and (PAN: ADRPK5810A) (2) Vijay Prakash Kaushik aged 66 years

Omprakash

Sushika Kaushik

me aur

Urmila Kaushik

Omprakash Kaushik

deyari

For STAR DEVELOPERS

SKaushik

PARTNER

Vijay Prakash Kaushik

Shivani Kaushik

For STAR DEVELOPERS

PARTNER

रजि.नं. 3504 दिनांक:- 13 JUL 2023

मुद्रांक/स्टाम्प का मूल्य:- 500

नाम:- हरिद्वारा

पिता/पति का नाम:- विद्याधर

निवास/पता:- प-126, 3-कला टावर, विद्याधर नगर

मुद्रांक/स्टाम्प खरीदने का आधार:- एजेंडा

Haridwar

पंकज अग्रवाल

G-34, दयुलिप एन्कलेव,
सैन्ट्रल स्पाईन, विद्याधर नगर,
जयपुर, लाईसन्स नं:-10/2012

13 JUL 2023

स्टाम्प क्रेता के हस्ताक्षर

स्टाम्प क्रेता का नाम

मोबाईल नं:- 9252585281

आधारकार्ड नं:-

| | |
|---|-----|
| राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प राशि पर प्रभारित अधिनार | |
| 1. आधारभूत संरचना सुविधाओं हेतु (धारा 3-क)-10% रुपये:- | 50 |
| 2. गाय और उसकी नस्ल के संरक्षण और संवर्धन हेतु / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के निवारण हेतु (धारा 3-ख)-20% रुपये:- | 100 |
| कुल योग-30% रुपये:- | 150 |
| हस्ताक्षर स्टाम्प वन्दर पंकज अग्रवाल ला0नं0-10/2012 | |



(4) **Ashish Kaushik** aged 71 Years (aadhar number 667538024079) and (PAN: ADHPK9847M) (5) **Shashi Mohan Kaushik** aged 69 Years (aadhar number 489657928357) and (PAN: ADHPK 9477B) both sons of Late Shri Balkishan Sharma, (6) **Nikhil Kaushik** aged 52 years (aadhar number 347600042449) and (PAN: BBHPK0138G) (7) **Alok Kaushik** aged 47 years (aadhar number 468429284629) and (PAN: ATTPK2714R) both sons of Late Shri Kamal Kaushik and grandsons of Late Shri Balkishan Sharma, (8) **Sushila Kaushik** aged 69 years (aadhar number 873535691406) and (PAN: GIQPK4810Q) wife of Late Shri Vimal Kaushik and (9) **Pankaj Kaushik** aged 49 years (aadhar number 704250639354) and (PAN : CYVPK2140B) (10) **Kunal Kaushik** aged 47 years (aadhar number 685641574030) and (PAN: GIQPK4809F) both sons of Late Shri Vimal Kaushik, all residents of Plot No. D-40, Madho Singh Circle, Bani Park, JAIPUR hereinafter referred to as "SECOND PART OF OWNERS"

"First Part of Owners", "Second Part of Owners" and "Third Part of Owners" jointly are, hereinafter, referred to as the "**LAND OWNERS**", which term and expression shall

"First Part of Owners", "Second Part of Owners" and "Third Part of Owners" jointly are, hereinafter, referred to as the "**LAND OWNERS**", which term and expression shall

[illegible]



Presentation Endorsement

आज दिनांक 10 माह 08 सन् 2023 को 04:42 PM बजे
श्री/श्रीमती/सुश्री OMPRAKASH KAUSHIK पुत्र/पुत्री/पत्नि श्री HARI PRASAD
KAUSHIK
उम्र 72 वर्ष, जाति 0-BRAHMAN, व्यवसाय Business
निवासी House No. 140, Colony: MADHO SINGH CIRCLE, Area: BANI
PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State:
RAJASTHAN

ने मेरे सम्मुख हस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301017016369

Developer Agreement (Sale power)

हस्ताक्षर उप पंजीयक,
Sub Registrar
Jaipur-III

Fees Receipt Endorsement

| | |
|---------------------|-----------------|
| रसीद नं. | 202302017022370 |
| दिनांक | 10-08-2023 |
| पंजीयन शुल्क ₹ | 1079950 |
| प्रतिलिपि शुल्क ₹ | 0 |
| पृष्ठांकन शुल्क ₹ | 300 |
| अन्य शुल्क ₹ | 100 |
| कमी स्टाम्प शुल्क ₹ | 1328339 |
| कमी सरचार्ज शुल्क ₹ | 398502 |
| कुल योग | 2807191 |

202301017016369

Developer Agreement (Sale power)

Mode of Payment (#Mode Number Amount #)

Stamp W885640 ₹ 650 # eStamp IN-
RJ04656405905155V ₹ 1726191 # e-
Gras Challan 79172777 ₹ 1080350

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

Endorsement of Execution




AND

Whereas, thereafter, by Sale Deed dated 18.12.1952 a strip of land, conservancy lane admeasuring 104 Sq. Yards falling towards East admeasuring 207 feet (North-South) and 4.5 feet (East-West), it being adjacent strip of land, part of the conservancy lane, was purchased by Mangi Lal S/o Ladu Ram from Urban Improvement Board, Jaipur for which necessary sale deed had been executed by the Secretary, Urban Improvement

which necessary sale deed had been executed by the Secretary, Urban Improvement



अनु क्र.: पक्षकारों का नाम व पति

छायाचित्र



पक्षकारों का प्रकार

| | | |
|---|--|--------------------------------------|
| 1 श्री/श्रीमती/सुश्री OMPRAKASH KAUSHIK, पुत्र/पुत्री/पत्नि श्री HARI PRASAD KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN | | Executant Age : 72 Signature : |
| 2 श्री/श्रीमती/सुश्री VIJAY PRAKASH KAUSHIK, पुत्र/पुत्री/पत्नि श्री HARI PRASAD KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN | | Executant Age : 66 Signature : |
| 3 श्री/श्रीमती/सुश्री CHANDRA PRAKASH KAUSHIK, पुत्र/पुत्री/पत्नि श्री HARI PRASAD KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN | | Executant Age : 62 Signature : |
| 4 श्री/श्रीमती/सुश्री ASHOK KAUSHIK, पुत्र/पुत्री/पत्नि श्री BALKISHAN SHARMA, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN | | Executant Age : 71 Signature : |
| 5 श्री/श्रीमती/सुश्री SHASHI MOHAN KAUSHIK, पुत्र/पुत्री/पत्नि श्री BALKISHAN SHARMA, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN | | Executant Age : 69 Signature : |
| 6 श्री/श्रीमती/सुश्री NIKHIL KAUSHIK, पुत्र/पुत्री/पत्नि श्री KAMAL KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN | | Executant Age : 52 Signature : |
| 7 श्री/श्रीमती/सुश्री ALOK KAUSHIK, पुत्र/पुत्री/पत्नि श्री KAMAL KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN | | Executant Age : 47 Signature : |
| 8 श्री/श्रीमती/सुश्री SHUSHILA KAUSHIK, पुत्र/पुत्री/पत्नि श्री VIMAL KAUSHIK, व्यवसाय Housewifeजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN | | Executant Age : 69 Signature : |

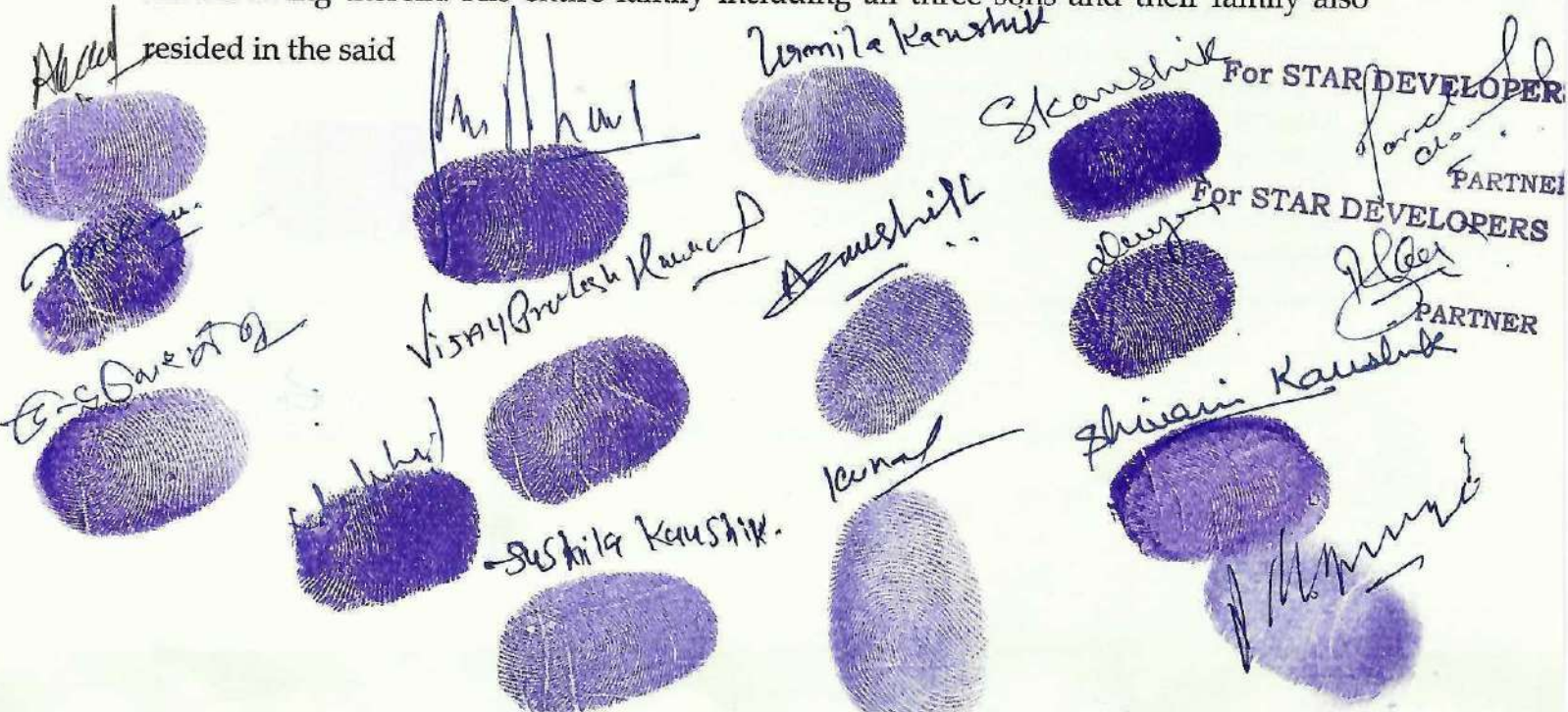
Sub Registrar
Jaipur-III

Board, Jaipur. Subsequent to this, the Secretary, Urban Improvement Board, Jaipur by the Letter Number 3428 dated 18.05.1959 allotted the Additional Land around SawaiMadho Singh Circle, Bani Park, Jaipur towards the West of Plot No. D-40, above referred, admeasuring 1381 Sq. Yards to Shri Shiv Dutt Rai. But thereafter, by the order dated 13.10.1959 ordered that sale deed in respect of the said allotted piece of land be issued in the name of Shri Shiv Dutt Rai, Narsingh Lal and Balkishan sons of Late Shri Mangilal Vyas, accordingly Sale Deed Number 649 Samwat 2017 SahariJamabandiKeAadhar Par RehneKeAbhiPrayoKeLiyeKhalsaJaminKaVikrayPatra was issued on 31.03.1960 in the name of Shiv Dutt Rai, Shri Narsingh Lal, Shri Balkrishan all sons of Shri Mangilal Johari. As such all such pieces of land, the Plot No. D-40 its adjacent strip of land on rear side at East, admeasuring 104 Sq. Yards and another adjacent piece of land towards West so allotted admeasuring 1263.85 Sq. Yards became part of Plot No. D-40. As such the consolidated as one-unit Plot No. D-40, now as it is today, is 4009.85. Sq. Yards. (which is the subject matter or Project Land for the purposes of this development agreement).

Whereas important to note is that on the said plot of land No. D-40, above referred, all the three sons of PanditMangilal Ji Vyas namely Shri Narsingh Lal, Shri Balkishan and Shri Shiv Dutt Rai constructed the residential house from their funds/earnings. As such all the four i.e.Mangilal Vyas and his three sons became or were always treated and were as joint owner of the said immovable property so situated at Plot No. D-40, Madho Singh Circle, Bani Park, Jaipur.

Whereas PanditMangilal Vyas (Johari) died on 22.11.1978 and his wife already died during his life time. Shri Narsingh Lal, Shri Bal Krishan and Shri Shiv Dutt Rai become the owners of Project Land having equal shares i.e. 1/3rd each. As such they all three became the joint owners/co-owners of the said plot of land. It is pertinent to mention that all three sons of Late Shri Mangilal Vyas during his lifetime constructed the residential house on the permissible area of the said plot of land D-40, as per norms and started living therein. His entire family including all three sons and their family also

resided in the said



 Mangilal Vyas
 Narsingh Lal
 Balkishan
 Shiv Dutt Rai
 Sushila Kaushtik
 Kamal
 Shikhar Kaushtik
 For STAR DEVELOPERS
 PARTNER
 For STAR DEVELOPERS
 PARTNER



अनु क्र. पक्षकारों का नाम व पता

छायाचित्र

अंगूठा

पक्षकारों का प्रकट

- 9 श्री/श्रीमती/सुश्री PANKAJ KAUSHIK, पुत्र/पुत्री/पति श्री VIMAL KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 10 श्री/श्रीमती/सुश्री KUNAL KAUSHIK, पुत्र/पुत्री/पति श्री VIMAL KAUSHIK, व्यवसाय Businessजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 11 श्री/श्रीमती/सुश्री URMILA KAUSHIK, पुत्र/पुत्री/पति श्री ARUN RAI KAUSHIK, व्यवसाय Housewifeजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 12 श्री/श्रीमती/सुश्री DEVYANI KAUSHIK, पुत्र/पुत्री/पति श्री AMITABH KAUSHIK, व्यवसाय Housewifeजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 13 श्री/श्रीमती/सुश्री SEEMA KAUSHIK, पुत्र/पुत्री/पति श्री ASHUTOSH KAUSHIK, व्यवसाय Housewifeजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 14 श्री/श्रीमती/सुश्री SHIVANI KAUSHIK, पुत्र/पुत्री/पति श्री AVINASH KAUSHIK, व्यवसाय Housewifeजाति 0-BRAHMAN House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN
- 15 श्री/श्रीमती/सुश्री M/S STAR DEVLOPERS AS AUTHORIZED SIG TARACHAND CHOUDHARY, पुत्र/पुत्री/पति श्री BANNA RAM CHOUDHARY, व्यवसाय Businessजाति 0-JAT House No.:45, Colony: SETHI MARG VIJAYBARI PATH NO.7, Area: SIKAR ROAD, City: JAIPUR, Pin code: 302039, District: JAIPUR, State: RAJASTHAN
- 16 श्री/श्रीमती/सुश्री M/S STAR DEVLOPERS AS AUTHORIZED SIG BINOD MAHESHWARI, पुत्र/पुत्री/पति श्री CHAMPALAL MAHESHWARI, व्यवसाय Businessजाति 0-MAHAJAN House No.:4125, Colony: RANGOLI GARDENS, Area: MAHARANA PRATAP MARG VAISHALI NAGAR, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN

| | |
|--|--------------------------------------|
| | Executant Age : 49 Signature : |
| | Executant Age : 47 Signature : |
| | Executant Age : 64 Signature : |
| | Executant Age : 55 Signature : |
| | Executant Age : 53 Signature : |
| | Executant Age : 51 Signature : |
| | Claimant Age : 44 Signature : |
| | Claimant Age : 43 Signature : |

Sub Registrar
Jaipur-III



residential house and still are residing in respective and specified residential areas of the said constructed building and are enjoying all the common amenities facilities and open space of the said property, as absolute owner in possession.

Whereas Shri Narsingh Lal died on 23.06.1996 and his wife died during his lifetime on 26.09.1995. Shri Narsingh Lal was survived by his son Shri Hari Prasad and two daughters Smt. Brij Raj Kumari and Smt. Anand Devi. As such they became or succeeded as joint owners of 1/3 part of the said property. Smt. Brij Kumari Sharma daughter of Shri Narsingh Lal (and wife of Shri Gulab Chand) by the release deed dated 22.09.2015 had released all her right, title and interest in relation to the subject property together with share in other properties in favour of Shri Hari Prasad Kaushik. The said release deed is registered at Serial No. 2015052010362 in Book No. I, Volume No. 989 at Page 25 on 24.09.2015 and copy of same has been pasted in Additional Book No. 1, Volume No. 3941 at Page 379 to 390 in the office of Sub-Registrar, Jaipur-II. Likewise, Smt. Anand Kumari Sharma wife of Govind Narain and daughter of Narsingh Lal by the registered release deed dated 15.09.2015 had released all her right, title and share in the subject property in favour of Shri Hari Prasad Kaushik. The said release deed is registered at Serial No. 2015052010017 in Book No. I, Volume No. 987 at page 80 on 15.09.2015 and copy of same has been pasted in Additional Book No. 1, Volume No. 3934 at Pages 405 to 414 in the office of Sub-Registrar II, Jaipur. As such Hari Prasad became the sole owner of the joint 1/3 part in the subject property.

Whereas, thereafter, Shri Hari Prasad died on 10.10.2015 and was survived by Shri Omprakash Kaushik, Shri Vijay Prakash Kaushik, Shri Chandra Prakash Kaushik, Smt. Seema Sharma, Smt. Sarla Bawalia, Smt. Aruna Sharma and Smt. Meena Swami. All four daughters of Shri Hari Prasad by the registered release deed dated 25.08.2022 had released all their shares in the subject property in favour of their brothers. The said release deed has been registered at Serial No. 202203182106154 in Book No. I, Volume No. 238 at Page 141 on 30.08.2022 and its copy pasted in Additional Book No. 1, Volume No. 951 at Pages 598 to 609 in office of Sub-Registrar, Jaipur IX. As such all three sons i.e. Shri


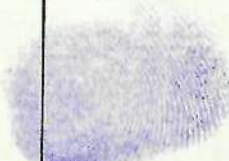
For STAR DEVELOPERS
Om. Prakash Kaushik
Seema
Sarla Bawalia
Aruna Sharma
Meena Swami
For STAR DEVELOPERS
Om. Prakash Kaushik
Vijay Prakash Kaushik
Chandra Prakash Kaushik
Sushila Kaushik
PARTNER
PARTNER



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

प्रतिफल राशि रु 40000000/- पूर्व में / मेरे समक्ष / में से रु 40000000/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

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

| अनु क्र. | गवाहों का नाम व पता | छायाचित्र | अंगूठा | हस्ताक्षर |
|----------|--|-----------|--|--------------------------------------|
| 1 | Name: श्री/श्रीमती/सुश्री ASHUTOSH KAUSHIK, पुत्र/पुत्री/पत्नी श्री SHIV DUTT RAI जाति BRAHMAN Age: 61 Add: House No.:D-40, Colony: MADHO SINGH CIRCLE, Area: BANI PARK, City: JAIPUR, Pin code: 302016, District: JAIPUR, State: RAJASTHAN | |  | Signature Ashutosh Kaushik |
| 2 | Name: श्री/श्रीमती/सुश्री RAMAWATAR SINGH JAKHAR, पुत्र/पुत्री/पत्नी श्री GULJARI LAL जाति JAT Age: 42 Add: House No.:150, Colony: MAYUR VIHAR, Area: NANGAL JESA BOHRA JHOTWARA, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN | |  | Signature Ramawatar Singh Jakhara |

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Developer Agreement (Sale power)

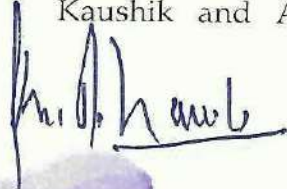








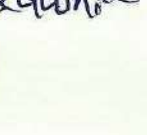














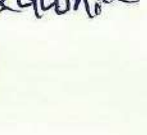








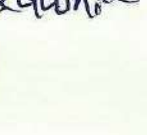














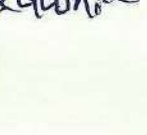








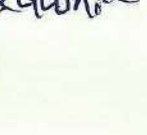














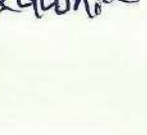








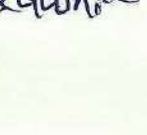














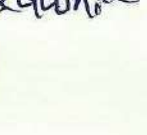








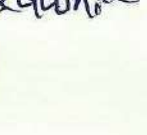














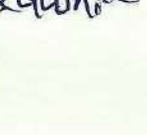








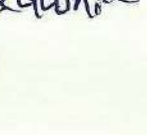














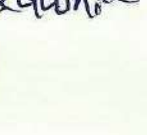








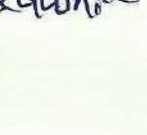














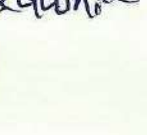








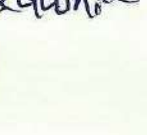














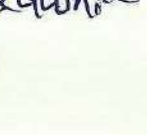








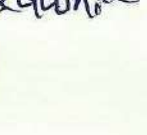














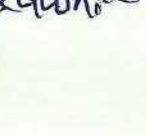








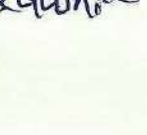














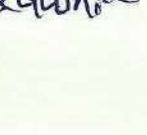








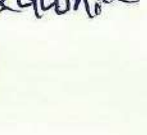














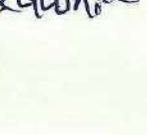








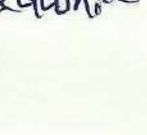














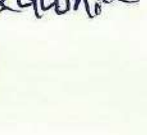








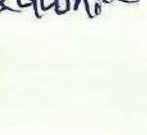














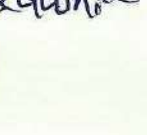








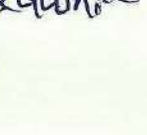














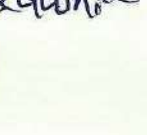








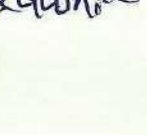














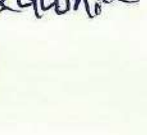








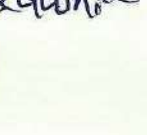














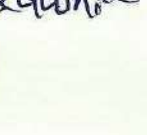








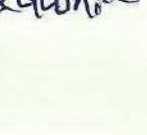














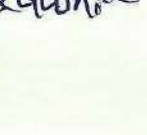


उप-पंजीयक JAIPUR-III
Sub Registrar
Jaipur-III

Omprakash Kaushik, Shri Vijay Prakash Kaushik, Shri Chandra Prakash Kaushik of late Shri Hari Prasad became the joint owners of 1/3rd part of the subject property.

Whereas Balkishan Sharma son of Shri Mangilal Vyas died on 18.12.1988 and his wife Smt. Veena Devi died on 29.10.2006. They are survived by Shri Kamal Kaushik, Shri Vimal Kaushik, Shri Ashok Kaushik, Shri Shashi Mohan Kaushik, Smt. Kanta Maurya. Out of the above, Shri Kamal Kumar Kaushik died on 21.11.2000 and is survived by wife Smt. Shakuntla Kaushik and sons Nikhil Kaushik and Alok Kaushik and daughter Smt. Shalini Sharma, who being the legal heirs have succeeded the share of Kamal Kumar Kaushik in the subjected property. Out of above, Smt. Shalini Sharma alias Smt. Shalini Kaushik daughter of Shri Kamal Kaushik (wife of Murari Lal Sharma) has released her share by registered release deed dated 21.01.2016 in 1/3rd part of the subjected property so succeeded on the death of Shri Balkishan Sharma and Smt. Veena Sharma and her father Kamal Kumar Kaushik in favour of her mother Smt. Shakuntla Kaushik and brother Nikhil Kaushik and Alok Kaushik. The said release deed is registered at Serial No. 201603016100522 in Book No. I, Volume No. 1007 on 21.01.2016 and copy of same has been pasted in Additional Book No. I, Volume No. 4015 at Pages 290 to 301 in the office of Sub-Registrar, Jaipur II.

Whereas Shri Vimal Kaushik son of Shri Balkishan died on 22.05.2009 and is survived by his wife and two sons Smt. Sushila Kaushik, Pankaj Kaushik and Shri Kunal Kaushik.

Whereas Smt. Shakuntla Kaushik wife of Kamal Kumar Kaushik died on 09.09.2016 and is survived by her daughter Smt. Shalini Sharma alias Smt. Shalini Kaushik and two sons Nikhil Kaushik and Alok Kaushik. Out of above, Smt. Shalini Sharma alias Smt. Shalini Kaushik daughter of Shri Kamal Kaushik and wife of Murari Lal Sharma has released her share by registered release deed dated 02.02.2023 in 1/3rd part of the subjected property so succeeded on the death of Smt. Shakuntla Kaushik in favour of her brothers Nikhil Kaushik and Alok Kaushik. The said release deed is registered at Serial No.



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 107994918 मानते हुए इस पर देय कमी मुद्रांक राशि रु 1328339 पर कमी पंजीयन शुल्क रु 1079950, सरचार्ज राशि 398502 कुल रु 2806791 रसीद संख्या 202302017022370 दिनांक 10-08-2023 में जमा किये गये हैं।
अतः दस्तावेज को रु 1328339 के मुद्रांकों पर निष्पादित माना जाता है।

202301017016369

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

Registration Endorsement

आज दिनांक 10/08/2023 को
पुस्तक संख्या 1 जिल्द संख्या 1014 में
पृष्ठ संख्या 152 क्रम संख्या 202303017114602 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4081 के
पृष्ठ संख्या 347 से 474 पर चस्पा किया गया।

202301017016369

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

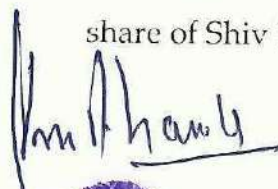















202303182101007 in Book No. I, Volume No. 261 Page no. 54 on 02.07.2023 and copy of same have been pasted in Additional Book No. I, Volume No. 1042 on Pages 40 to 49 in the office of Sub-Registrar, Jaipur II.

Whereas Smt. Kanta Malviya wife of Justice Gridhar Malviya daughter of Late Shri Balkishan Sharma by the registered release deed dated 17.09.2015 has released her share in the 1/3rd part of Late Shri Balkishan Sharma in the subjected property in favour of Smt. Shankuntla Kaushik, Smt. Sushila Kaushik, Ashok Kaushik, Shashi Mohan Kaushik. The said release deed is registered at Serial No 2015052010286 in Book No. I, Volume No 988 on Pages 149 to and copy of same pasted in Volume no 3939 on Pages 765 To 772 in the office of Sub-Registrar, Jaipur II.

As such Shri Ashok Kaushik, Shri Shashi Mohan Kaushik, Shri Nikhil Kaushik , Alok Kaushik, Sushila Kaushik, Pankaj Kaushik and Kunal Kaushik have become the joint owners of 1/3rd part of the subject property.

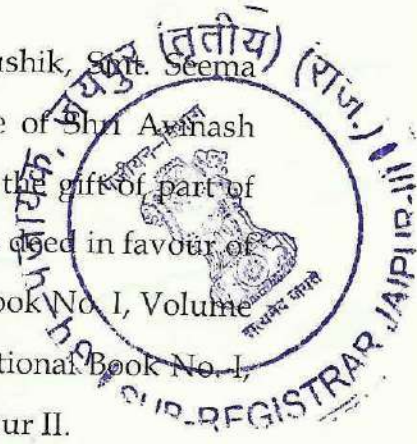
Whereas Shri Shiv Dutt Rai son of Shri Mangilal Johari died on 08.02.2012 and survived by his wife Smt. Sushila Devi and sons Arun Rai Kaushik, Amitabh Kaushik, Ashutosh Kaushik and Avinash Kaushik and daughters Smt. Manju Sharma and Smt. Nupur Sharma. However, Late Shri Shiv Dutt Rai during her lifetime has made a WILL on 15.02.2008 regarding his 1/3 share in the subject property in favour of his wife Smt. Sushila Devi excluding all his other legal heirs referred above i.e. four sons and two daughters. It is put on record that all the legal heirs have accepted the said WILL as it is. None of them have challenged the validity of the said WILL. As such by virtue of the said WILL Smt. Sushila Devi sole legatee and beneficiary under the WILL became the absolute Owner of 1/3rd share of Shiv Dutt Rai in the subjected property.

Whereas Smt. Sushila Devi by the four registered gift deed(s) respectively dated 10.10.2022 so presented on 14.10.2022 have gifted 1/4th undivided share (i.e. 1/4 of 1/3rd share of Shiv Dutt) in favour of each daughter in law namely Smt. Urmila Kaushik wife

Manu Sharma
Urmila Kaushik For STAR DEVELOPERS
Devy
S. Kaushik
Shivani Kaushik For STAR DEVELOPERS
PARTNER
PARTNER
Sushila Kaushik
Arun Rai Kaushik
Amitabh Kaushik
Ashutosh Kaushik
Avinash Kaushik
Manju Sharma
Nupur Sharma
Smt. Sushila Devi
Smt. Urmila Kaushik
Smt. Shivani Kaushik
Smt. Sushila Kaushik

of Arun Rai Kaushik, Smt. Devyani Kaushik wife of Amitabh Kaushik, Smt. Seema Kaushik wife of Ashutosh Kaushik and Smt. Shivani Kaushik wife of Shri Avinash Kaushik. All the four daughters- in-laws respectively have accepted the gift of part of immovable property so made to them by their mother-in-law. The gift deed in favour of Smt. Urmila Kaushik is registered as Serial No. 202203016113260 in Book No. I, Volume No. 1454 at Page 137 on 18.10.2022 and copy of same pasted in Additional Book No. I, Volume No. 5803 at Pages 694 to 708 in the office of Sub-Registrar, Jaipur II.



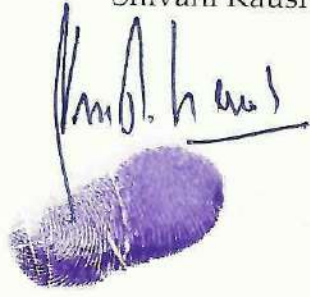







Registered Gift Deed in favour of Smt. Devyani Kaushik wife of Shri Amitabh Kaushik has been registered at Serial No. 202203016113255 in Book No. I, Volume No. 1454 at Page 132 on 18.10.2022 and copy of same has been pasted in Additional Book No. I, Volume No. 5803 at Pages 614 to 628 in the office of Sub-Registrar, Jaipur II.

The registered gift deed in favour of Smt. Seema Kaushik wife of Ashutosh Kaushik is registered at Serial No. 202203016113261 in Book No. I, Volume No. 1454 at Page No. 138 on 18.10.2022 and copy of same pasted in Additional Book No. I, Volume No. 5803 at Pages 709 to 728 in the office of Sub-Registrar, Jaipur II.

Registered Gift Deed in favour of Smt. Shivani Kaushik wife of Shri Avinash Kaushik is registered at Serial No. 202203016113256 in Book No. 1, Volume No. 1454 at Page 133 on 18.10.2022 and copy of same has been pasted in Additional Book No. I, Volume No. 5803 at Pages 629 to 648 in the office of Sub-Registrar, Jaipur II. As such all these 04 daughter in laws became the absolute owners jointly of the share of Late Shri Shiv Dutt Rai in the subject property.

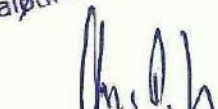












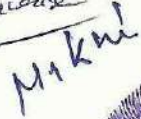




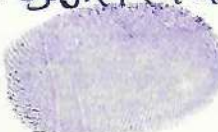
Sub Registrar
Jaipur-III

As such Smt. Urmila Kaushik, Smt. Devyani Kaushik, Smt. Seema Kaushik and Smt. Shivani Kaushik have become the joint owners of 1/3rd part of the subject property.









For STAR DEVELOPERS
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For STAR DEVELOPERS
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Jaipur-TTME

 Pr. D. Kaur
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 Urmila Kaurshik
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 For STAR DEVELOPERS
 PARTNER
 Pr. D. Kaur
 Haar
 Kaushik
 Skavshik
 Shivani Kaurshik
 For STAR DEVELOPERS
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 PARTNER
 VISAY Prakash Kaur
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 Haar
 Shikha Kaurshik

originally it was allotted to Late Shri Mangilal ji Vyas. As such name of Land owners, now is entered in the record of Nagar Nigam, Jaipur Heritage.

Whereas this Development Agreement shall prevail over and above all the documents executed by the Owners (to the extent of their share)/stake holders/beneficiaries in relation to the aforesaid property to the extent of their share or little more or less.

Whereas the copy of all such above referred documents have been made available to the Developer who at its own level got the title examined, visited the site and has satisfied itself regarding the title independently.

Developer and the Owner shall hereinafter be individually referred to as "Party" and collectively as "Parties".

DEFINITIONS AND INTERPRETATION

I. **Definitions:** In this Agreement, unless repugnant or contrary to the context hereof, the following terms, when capitalized, shall have the meanings assigned herein when used in this Agreement. When not capitalized, such words shall be attributed their ordinary meaning.

(1) **"Agreement"** means this Development Agreement (DA) and all attached annexures, schedules, and instruments supplemental to or amending, modifying or confirming this Agreement;

(2) **"Approval(s)"** means any and all approvals, authorizations, licenses, permissions, consents, orders, no objection certificates to be obtained in the name of Developer (if permissible) or the Owner (including, for the avoidance of doubt, the sanctioned plan and all approvals required in connection with or pursuant to the sanctioned plan) for

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Jaipur-III

For STAR DEVELOPERS
PARTNER
For STAR DEVELOPERS
PARTNER
Sushila Kaushik

State or Federal Law" s

- Sub Registrar
Jaipur-III

including the projections and balconies as increased by the thickness of the wall and

columns (100% area under the wall which is not common with other Unit(s) and 50% of the area under the walls which is common with other Unit(s);

- (7) **"Carpet Area"** means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment;

Explanation — For the purpose of this Article, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Customer; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the Customer(s);

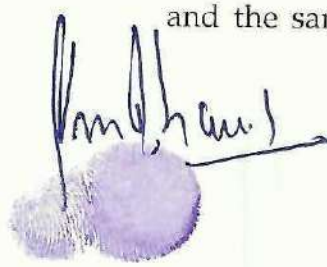







- (8) **"Common Areas and Facilities"** means-

As defined under Section 2 (n) of the Real Estate (Regulation of Development) Act, 2016 and as defined under Section 2 (i) of the Rajasthan Apartment Ownership Act, 2015.

- (9) **"Customer(s)"/ "Allottee(s)"** means the persons who have booked and/or entered into agreements for purchasing and acquiring or have purchased, acquired, allotted Unit(s) in the Project Complex;

- (10) **"Development Commencement Date"** means the date on which the Developer is permitted to enter into the land as licensee to carry out the development in terms of this Development Agreement on paying Interest free refundable deposit amount by the Developer to the Landowners after all the approvals required in connection with construction and development of the Project Complex on the Said Land are received and the sanctioned maps are released by the appropriate Government Authority;

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Jaipur-III




For STAR DEVELOPERS
PARTNER



For STAR DEVELOPERS
PARTNER



Landowners will remove all their belongings from the Said Land within a period of 03 months from the date of approval of sanctioned plans. and the Developer will be paying the requisite IFRD in terms of this Agreement simultaneously when Developer is permitted to enter into the land as licensee to carry out the development in terms of this Development Agreement.



(11) "Development Rights" shall refer to the entire rights to enter over the Said Land and to construct, develop and sell the share allocation of the Developer in the Project and the right, power, entitlement, authority, sanction and permission to:

- (a) enter upon and take control of the Said Land and every part thereof for the purpose of developing the Project;
- (b) plan, conceptualize, design and execute the Project; keeping in view the requirements of the land owners.
- (c) exercise full, free and exclusive marketing, allotment of units, in respect of the allocation share of the Developer in the Project including the built-up residential flats/units/apartments/and car parking spaces;
- (d) carry out the construction/ development of the Project and remain in sole control of peaceful enjoyment of the Said Land or any part thereof as Licensee until the completion of development of the Project and to handover the proportionate, undivided, impartable land rights in the land underneath the built-up unit/flat/space/shop sold/transferred (fallen in share allocation of Developer) as attorney of LAND OWNERS on receiving all recoverable including Sale Price to the Customers;
- (e) make, modify and withdraw applications to the concerned Government Authority or the Authority in respect of Approvals;
- (f) operation, management, administration and maintenance of the Project and common areas and handover/ transfer of the common areas to the Customers or to the common organization of the Customers as per Applicable Laws; and

Sub Registrar
Jaipur-III

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For STAR DEVELOPERS

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PARTNER

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For STAR DEVELOPERS

PARTNER

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(g) generally, do any and all other acts, deeds and things that may be required for the exercise of the Development Rights as more elaborately stated in this Agreement.

(12) "Development Term" shall have its meaning assigned to it in Article 4 hereunder;

(13) "Effective Date" shall mean the date of execution of this Agreement;

(14) "Encumbrances" means any pledge, negative lien, positive lien, non-disposed undertaking, charge, mortgage, priority, hypothecation, assignment, attachment, claim, restriction, outstanding land revenue or other taxes, lis pendens, acquisition or requisition proceedings, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or with respect to the Said Land;

(15) "Force Majeure" shall mean any of the following events or conditions if it wholly or partially delays or prevents a Party from performing any of its obligations hereunder and is beyond the reasonable control of, and occurs without the fault or negligence of, such Party and includes:

- (a) acts of god including any epidemic or pandemic;
- (b) war, hostilities (whether war be declared or not), invasion, acts of foreign enemies, terrorist, mobilization, government requisition or embargo; and
- (c) rebellion, revolution, insurrection, or military or usurped power or civil war; and
- (d) riot, fire, commotion or disorder; and
- (e) general strike including the transporters strike, specific injunction/prohibitory orders by court of law/ authorities/ forums etc. restraining carrying out the Development or maintain status quo of the project land/project complex; and

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Urmila Kaushik For STAR DEVELOPERS

Partner

For STAR DEVELOPERS

Partner

Sushila Kaushik



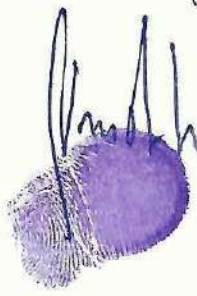


- (f) Any judgment or order of any Court of competent jurisdiction or Government of India or State Government or any local body or statutory authority made against parties or any one of them in any proceedings in respect of the Project expressly or impliedly hampering the development activities at site of the project; and
- (g) Non availability of material or water supply or electricity;
- (h) change in governmental policy or Applicable Laws, or regulations directly affecting the Project Complex; and
- (i) Any other reason which can be construed to be beyond the control of the Party claiming the benefits of such reason.



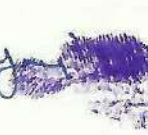
(16) "General Power of Attorney/("GPA")" means irrevocable general power of attorney(s) by the Owner(s) in favour of Developer , in the form as mutually agreed between the Parties and more particularly described hereinafter;

(17) "Government Authority" shall mean the Government of Rajasthan, Government of India or any semi-government, administrative, fiscal, judicial or quasi-judicial body, department, commission, authority, tribunal, agency or entity exercising powers conferred by Applicable Law;

(18) "DEVELOPER" means and includes the word "PROMOTER" as defined under Section 2(zk) of RERA, 2016 and the Developer, who is going to construct, built, develop the project on the land of Landowners under this arrangement at its own costs and shall be responsible for marketing, branding and selling under the arrangement exclusively the area that may fall under its allocation leaving the share of Landowners in their allocation;


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Jaipur-III

For STAR DEVELOPERS


PARTNER















For STAR DEVELOPERS


PARTNER




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Jaipur-III

b. Sale Deed dated 18.12.1952 whereby a strip of land, conservancy lane admeasuring 104 Sq. Yards falling towards East admeasuring 207 feet (North-

For STAR DEVELOPERS

PARTNER

For STAR DEVELOPERS

PARTNER





Sushil Kumar.

South) and 4.5 feet (East-West), were purchased from Urban Improvement Board, Jaipur for which necessary sale deed had been executed by the Secretary, Urban Improvement Board, Jaipur.



- c. Letter Number 3428 dated 18.05.1959 by which the Secretary, Urban Improvement Board, Jaipur allotted the Additional Land around Sawai Madho Singh Circle, Bani Park, Jaipur towards the West of Plot No. D-40, above referred, admeasuring 1381 Sq. Yards to Shri Shiv Dutt Rai.
- d. Order dated 13.10.1959 it was ordered that sale deed in respect of the said allotted piece of land be issued in the name of Shri Shiv Dutt Rai, Narsingh Lal and Balkishan sons of Late Shri Mangilal Vyas.
- e. Sale Deed Number 649 Samwat 2017 SahariJamabandiKe Aadhar Par RehneKeAbhiPrayoKe Liye Khalsa Jamin Ka Vikray Patra issued on 31.03.1960 in the name of Shiv Dutt Rai, Shri Narsingh Lal, Shri Balkrishan all sons of Shri Mangilal Johari. For the land admeasuring 1263.85 Sq. Yards.
- f. Release Deed dated 22.09.2015 executed by Smt. Brij Kumari Sharma daughter of Shri Narsingh Lal and wife of Shri Gulab Chand infavour of Shri Hari Prasad Kaushik.
- g. Release Deed dated 15.09.2015 executed by Smt. Anand Kumari Sharma wife of Govind Narain and daughter of Narsingh Lal infavour of Shri Hari Prasad Kaushik.
- h. Release Deed dated 25.08.2022 executed by Smt. Seema Sharma, Smt. Sarla Baolia, Smt. Aruna Sharma and Smt. Meena Swami in favour of their brothers.

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Jaipur-III

For STAR DEVELOPERS
PARTNER
For STAR DEVELOPERS
PARTNER
Sushila Kaushik.

- i. Release Deed dated 21.01.2016 executed by Smt. Shalini Sharma daughter of Shri Kamal Kaushik in favour of her mother Shakuntla Kaushik and brother Nikhil Kaushik and Alok Kaushik.
- j. Release Deed dated 02.02.2023 Smt. Shalini Sharma alias Shalini Kaushik daughter of Kamal Kaushik in favour of her brothers Nikhil Kaushik and Alok Kaushik
- k. Release Deed dated 17.09.2015 executed by Smt. Kanta Malviya wife of Justice Girdhar Malviya daughter of Late Shri Balkishan Sharma in favour of Smt. Shankuntla Kaushik, Smt. Sushila Kaushik, Ashok Kaushik, Shashi Mohan Kaushik.
- l. WILL dated 15.02.2008 executed by Late Shri Shiv Dutt Rai in favour of his wife Smt. Sushila Devi excluding all his other legal heirs.
- m. Registered Gift Deed dated 10.10.2022 executed by Smt. Sushila Devi in favour of Smt. Urmila Kaushik.
- n. Registered Gift Deed dated 10.10.2022 executed by Smt. Sushila Devi in favour of Smt. Devyani Kaushik.
- o. Registered Gift Deed dated 10.10.2022 executed by Smt. Sushila Devi in favour of Smt. Seema Kaushik.
- p. Registered Gift Deed dated 10.10.2022 executed by Smt. Sushila Devi in favour of Smt. Shivani Kaushik.
- q. Partition Deed dated 24.01.2003 executed by Shri Omprakash Kaushik, Vijay Prakash Kaushik and Chandra Prakash Kaushik together with Late Shri Hari Prasad Kaushik (Vyas) including all the copies as they are in all three in number.



Sub Registrar
Jaipur-III

[Handwritten signatures and fingerprints of the parties involved in the legal documents.]

[Signatures: Urmila Kaushik, Seema Kaushik, Shivani Kaushik, Sushila Kaushik, etc.]

[Fingerprints: Multiple purple ink prints of the parties.]

[Text: For STAR DEVELOPERS, PARTNER, etc.]

23 issued by Deputy
Heritage
an 54 percentage (Fifty-
projects as per approved
(/J.N.N.) in the Project
with appropriate right(s).

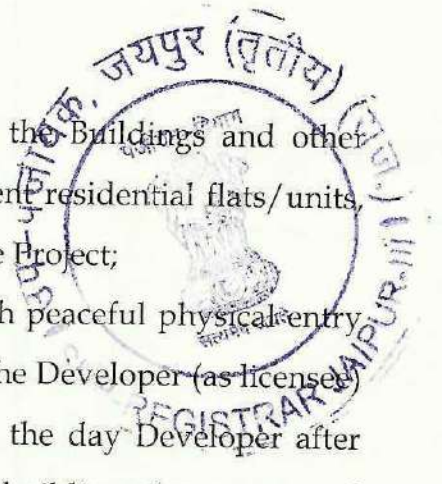
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Jaipur-III

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Jaipur-III

Handwritten signature: *Alan*
PARTNER

~~PARTNER~~













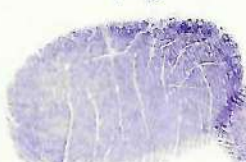

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- (29) **"Project Complex"** means the Said Land together with the Buildings and other structures constructed or developed in form of independent residential flats/units, retail shops thereon upon execution and construction of the Project;
- (30) **"Permissive Entry Date"** shall mean the date on which peaceful physical entry over the Said Land allowed/permitted by the OWNER to the Developer (as licensee) for the development of the Project and Project Complex, the day Developer after getting all the formalities completed including getting the building plans approved and released and become eligible to carry out development at site as per law/norms and has paid all the amount of IFSD to the "LANDOWNERS" and the LANDOWNERS have in fact removed all their belongings from the site and site is physically vacant and is available to proceed for carrying out development. It will be deemed that Developer has right to entry and use the Project Land to carry out development under this agreement. Developer shall be paying the requisite IFRD in terms of this Agreement simultaneously when Developer is permitted to enter into the land as licensee to carry out the development in terms of this Development Agreement.
- (31) **"RERA"** means the Real Estate (Regulation and Development) Act, 2016 and Rajasthan Real Estate (Regulation and Development) Rules, 2017 and all regulations, notifications, etc. issued thereunder from time to time;
- (32) **"Sale Deed(s)"** shall mean and include sale deeds through which the LAND OWNER are claiming right, title and interest over the Entire Land as more particularly described under **First Schedule**;

Sub Registrar
Jaipur-III

(33) **"Sanctioning Authority"** means the Jaipur Nagar Nigam, Heritage or any other authority as may be appointed by the Government of Rajasthan for granting approval and/or sanction of the Layout plan(s) of the Project Complex;

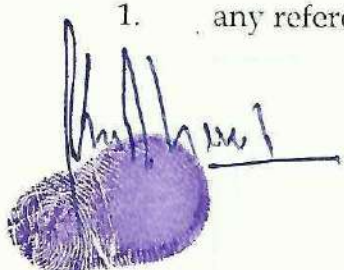






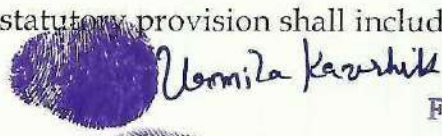


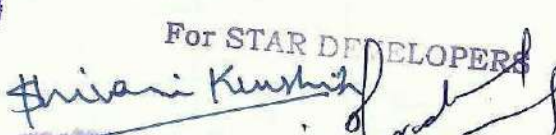
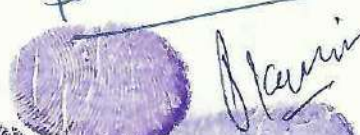



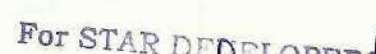
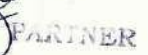

Meera *Urmila Kaushik* *Sejari* *For STAR DEVELOPERS*
Shivani Kaushik *For STAR DEVELOPERS*
Sushika Kaushik *PARTNER*
Sushika Kaushik *PARTNER*

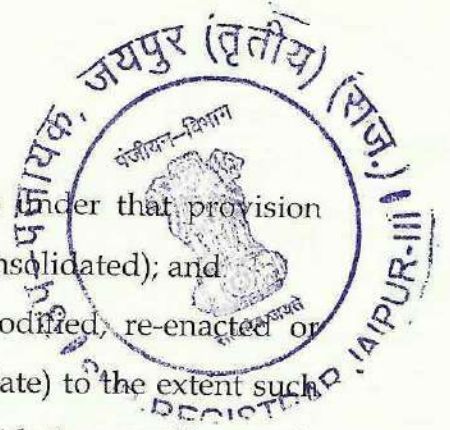


- (34) "the Said Land" means plot of land admeasuring 4009.85 sq. yards situated at Plot No. D-40, Sawai Madho Singh Circle, Bani Park, Jaipur as more fully described in the First Schedule hereunder and delineated in the map or plan attached hereto as Annexure I;
- (35) "the Saleable Area" means the super builtup area to be constructed on the said land as per sanctioned plans by concerned authority under heading Residential, Retail Shops/Commercial Space etc., as may be allowed as per applicable building bye laws after leaving areas for Common Amenities & facilities etc.
- (36) "Title Risk" shall mean any defect / claim / dispute over the title of the Said Land which may be raised by any third party during the course of the Project, including in respect of possession;
- (37) "Unit(s)"/"Apartments" whether called block, chamber, Villa, 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 or enclosed spaces, located on one or more floors or any part thereof, in a building used or intended to be used for any 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.
- (38) "Approved Plan" means a plan of the project depicting all the details including floor plan of residential flats/units open spaces, amenities etc. and other details as are necessary to be shown and detailed as per norms and so approved by Sanctioning Authority.

II. Interpretation: In this Agreement:

1. any reference to any statute or statutory provision shall include:



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

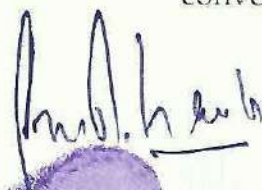


















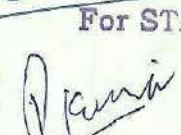








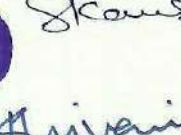
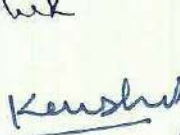
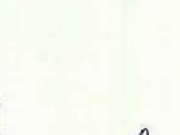






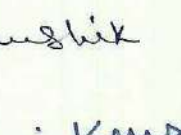







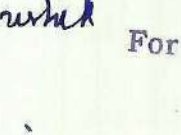


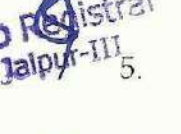
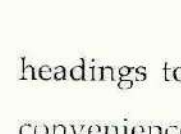
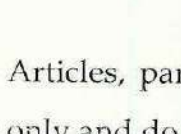
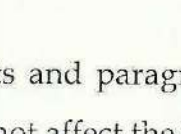
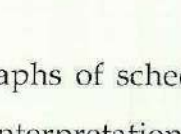
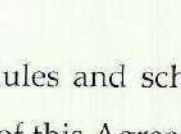
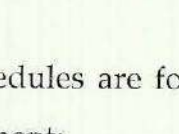

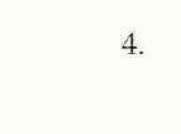
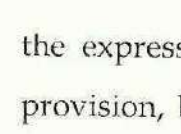
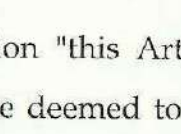
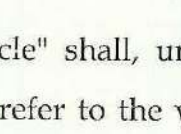
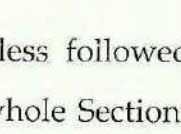
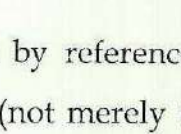
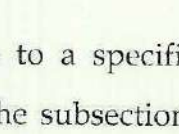


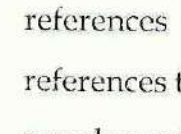
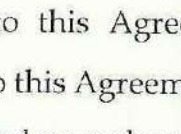
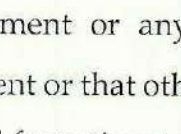
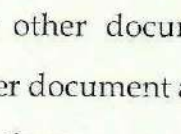
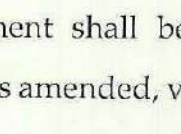
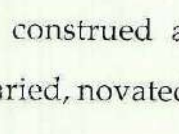


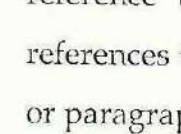
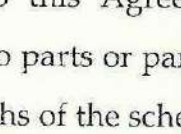
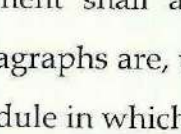
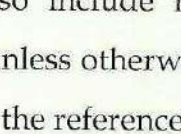
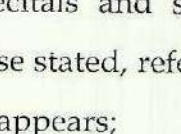
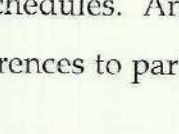


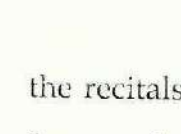
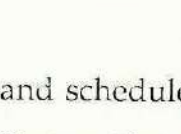
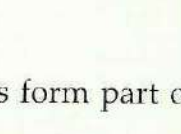
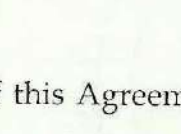
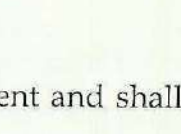
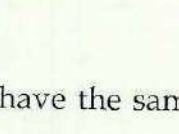


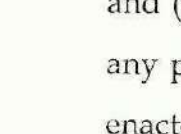
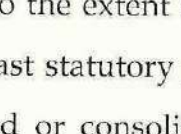
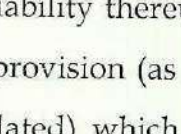
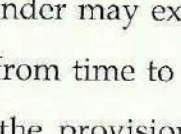
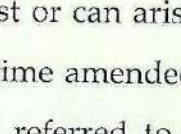
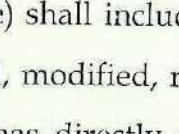


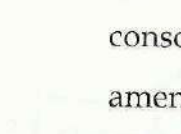
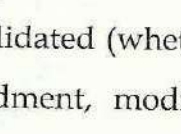
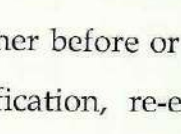
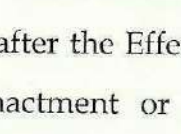
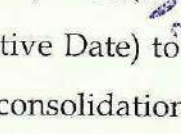
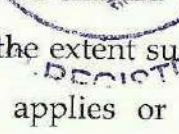
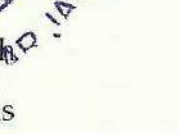

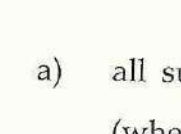
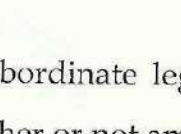
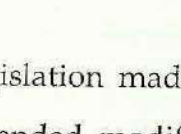
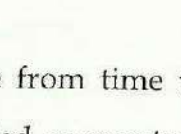









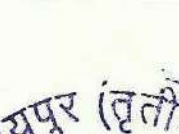







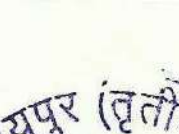







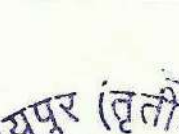







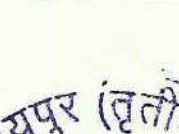







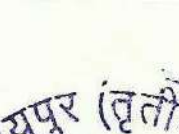







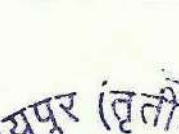







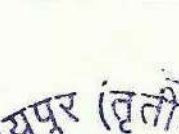







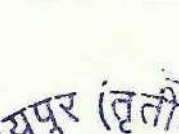







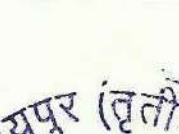







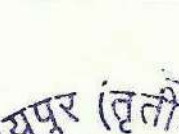







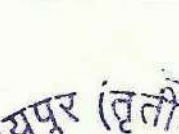







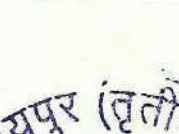







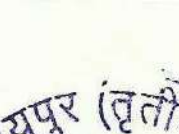







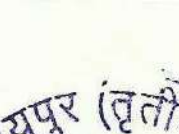







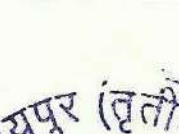







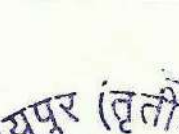







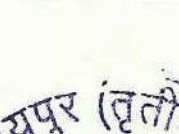







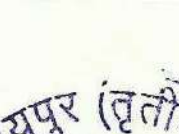







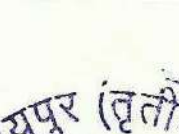







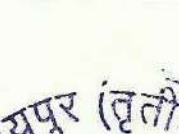







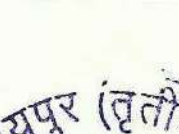







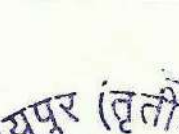







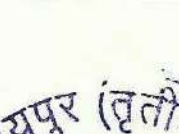







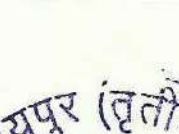







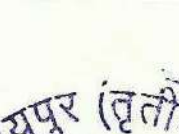







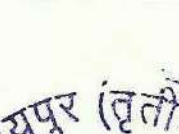







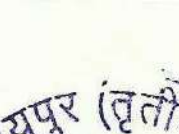







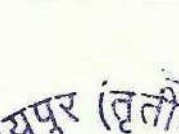







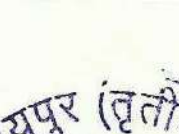







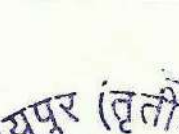







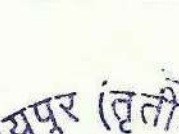







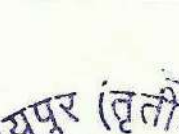







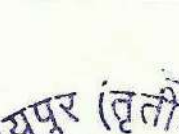







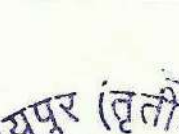







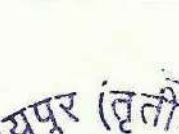







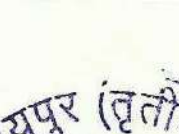







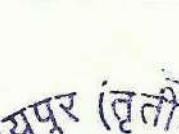







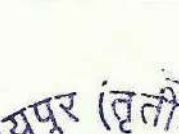







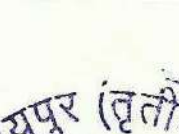







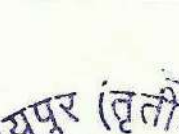







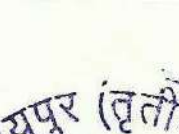







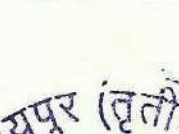







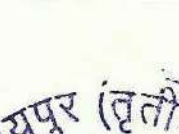


2. the recitals and schedules form part of this Agreement and shall have the same force and effect as if expressly set out in the body of this Agreement, and any reference to this Agreement shall also include recitals and schedules. Any references to parts or paragraphs are, unless otherwise stated, references to parts or paragraphs of the schedule in which the reference appears;

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

4. the expression "this Article" shall, unless followed by reference to a specific provision, be deemed to refer to the whole Section (not merely the subsection, paragraph or other provision) in which the expression occurs;

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

Sub Registrar
Jalpur-III









































































































































































































































































































































































































































































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- WHEREAS:**

- (i) The Land Owners are the absolute OWNERS of the residential building situated at plot of land D-40, Sawai Madho Singh Circle, Bani Park, JAIPUR and more particularly described in First Schedule and stands mutated in their name, the Landowners shall apply for unification/Single Patta of the land parcels for the Project land, if required, at their own cost. The said land is within vicinity of or in fact part of residential area.
- (ii) Whereas since under the arrangement Development Agreement is for developing by raising construction for multi storied residential flats complex having independent units/flats, for which it was necessary to get the land areas consolidated and unified for the purposes of such development, as per norms in JNN record. Although at site it is one plot known as D - 40 and is being used as such.

Sub Registrar
Jaipur-III

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- (iii) Whereas as per norms the said plot of land D-40, above referred, stands mutated in the name of Landowners by the above referred letter no. F-56(CIVIL.A.ZONE/2023/1086 dated 30.06.2023.
- (iv) Whereas it has been agreed that proposed charges and all kinds expenses/charges for unification/Single Patta of the land parcels for the Project land, if required are to be borne by the LANDOWNERS, in this development agreement.
- (v) The LANDOWNERS are keen on developing the Said Land and in furtherance to achieve the said objective, have approached to the Developer to develop on the Said Land as Developer has expertise in construction and development of various residential housing projects and has successfully executed several housing projects in Jaipur.
- (vi) The LANDOWNERS are the absolute legal, beneficial Owners and are in possession of residential house built on the Said Land free from all Encumbrances, encroachments, mortgages, hindrance, restrictions, disturbance, attachments, liabilities, defects, lis-pendens, claims, disputes, litigations, liens, charges, exchanges, gifts, decrees, requisition, acquisitions, will, trust, prior sales, possession disputes, boundary disputes, or any other kinds of transfers, etc. of any nature whatsoever with clear, marketable title and legal possession.
- (vii) There is no impediment on the Landowners entering into this Agreement for execution and construction of the Project on the Said Land;

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Jaipur-III

- (viii) The Land Owners hereby represented that the Scheduled Land is free from all Encumbrance, litigation of whatsoever nature, attachment, notice of requisition or acquisition and/ or any other liability or liabilities and also undertakes to clear all

For STAR DEVELOPERS
PARTNER
For STAR DEVELOPERS
PARTNER

Leemiza Karshik
Saurishik
Shivani Kaurshik
Sushila Karshik

Deep Karshik
Miksha
Saurishik
Saurishik

Sub Registrar
Jaipur-III

the disputes or defect in respect of title of the Scheduled Land, up to and after the complete implementation of this Agreement, if any found, detected or occurs in future, at its own cost and expenses and has agreed to keep the Developer indemnified from and against all damages of any nature that may occur on this account. In the event of any dispute and/ or litigation in respect of title, ownership and/ or non-commencement of the Project and/ or Court stay on development upon the Project Land, the Land Owners would get it settled as per procedure to rectify/ settle/ remove the same at its own cost and expenses with the result that the time duration of completion of the Project as agreed in this Agreement shall be extended for the period for which such court stay subsists. The Developer shall extend its reasonable support in trying to sort out all such disputes.

- B. The Landowners and Developer have arrived at an understanding in respect of development on the Said Land and in furtherance of the same, the Landowners have agreed to grant, to Developer exclusive, absolute, unfettered, undisputed and irrevocable Development Rights in relation to the Said Land for construction, development and Sale & Marketing of the Project and Project Complex on the Said Land and Developer accepts the same for the consideration as stipulated herein below and subject to the terms and conditions mentioned hereunder.
- C. The Parties are therefore desirous of setting out their respective rights, liabilities and obligations by executing a development agreement, for development of the Project on the Said Land.
- D. Based upon the mutual representations, warranties, assurances, undertakings and guarantees of the Landowners and Developer as set out in this Agreement, the Parties have mutually agreed to enter into this Agreement on the terms and conditions mentioned hereunder.

Sub Registrar
Jaipur-III

For STAR DEVELOPERS
Vernika Kaurhik
Partner
Saurabh
Saurabh
Shivani Kaurhik
For STAR DEVELOPERS
Partner
Saurabh Kaurhik
Vijay Prakash Kaurhik
Partner
Saurabh Kaurhik

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-



1. GRANT OF DEVELOPMENT RIGHTS AND OBSTRUCTION FREE DEVELOPMENT OF THE SAID LAND

1.1 The Landowners hereby irrevocably and unequivocally (subject to terms and conditions of this agreement) grants to Developer and Developer hereby acquires from the Landowners the exclusive Development Rights in, to and over the Said Land for unhindered development of the Project and Project Complex thereon in lieu of built-up developed area as mentioned in Landowners allocation, which Landowner will get under this Development Agreement on the terms and conditions hereinafter stated. The Landowners hereby agrees and undertakes not to disturb, interfere with or interrupt the construction and development activities carried out by Developer for the purposes of the development of the Project and/or commit any act or omission that may result in stoppage or delay of the construction activity to be undertaken by Developer or in the exercise of any of the Development Rights of Developer on the Project.

1.2 The Landowners further agrees to protect the Development Rights on the Said Land during the Development Term and in the event of any claims, disputes or restrictions arising with respect to ownership and/or title, possession, boundary wall of the Said Land or due to any act of the Landowners, the Landowners undertakes to resolve the same by settling the claims of the third parties, if any and ensure exclusive, peaceful, unfettered, uninterrupted and undisputed rights as licensee of Developer over the Said Land and enjoyment of the rights to exercise the Development Rights in terms of this Agreement. Any disputes/third party claims on the Said Land with regards to ownership and/or title of the Said Land or arising from the rights of the Landowners to grant the Development Rights of

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For STAR DEVELOPERS
PARTNER
For STAR DEVELOPERS
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For STAR DEVELOPERS
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For STAR DEVELOPERS
PARTNER

the Said Land to Developer in terms of this Agreement or due to any act of the Landowners will be promptly cleared by the Landowners at their own cost.

In case of RERA dispute, the Developer shall make reasonable efforts to settle the dispute, as earlier as possible, at its sole cost and expenses and the time period spent in same will not be covered under the force majeure unless the construction of the Project is stayed by RERA authority.

1.3 The Landowners further agrees and confirms that on the Permissive Entry Date, the Landowners shall allow and permit and make available vacant and peaceful entry over the Said Land to Developer, and Developer shall have the right to enter upon the Said Land and directly or through its agents, architects, consultants, representatives contractors, to do all such acts and deeds required and/or necessary for, exercising the Development Rights over the Said Land and for, Marketing, selling, executing and implementing the development upon the Said Land, in accordance with the terms of this Agreement. The rights granted to Developer hereunder shall not be construed as agreement for sale for the Said Land under the Applicable Law or creating any other right, interest over the said land except the right to enter and make use of the land as licensee as Developer. Subject to the terms and conditions of this Agreement, the Landowners shall continue to be the Landowners in possession of the Said Land.

1.4 Developer shall be entitled to undertake construction and development work and implement the Project on the Said Land, either by itself, or through contractors, agents, consultants and/or other persons engaged by it at its own costs and expenses on Labour Contract basis & material shall be procured by the promoter.

Developer shall solely be entitled to call for tender or adopt any other method for the purposes of selection of contractors, engineers, sub-contractors, agents, consultants and/or other persons required for implementation of the Project or for

Sub Registrar
Jaipur-773

Paul Hans

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Ally
Kanshik

Prakash Kansil
Mehil

Womila Kanshik For STAR DEVELOPERS

Suyani

Skanshik

Shivani Kanshik For STAR DEVELOPERS

Kanshik For PARTNER

Sushika Kanshik

hereby agree to be bound by the terms and conditions of the contract within the time specified in the contract.

- ## 2. PROJECT & PROJECT COMPLEX

For STAR DEVELOPERS

Ylar
PARTNER

For STAR DEVELOPERS

~~PARTNER~~

Sushila Karkhikar.

- 2.2. Simultaneously with execution of this Agreement, the Landowners have handed over the photocopies of Original Title Documents of the Said Land to Developer strictly to be kept in their record not to be shown and used for any other purposes other than required under any government statute or RERA. The Parties have mutually agreed that the Original Title Documents for the Said Land shall be kept at a safe & approachable place at Jaipur. Landowners shall make available the original documents whenever they need to get verified or inspected by the Developer or by the bank of prospective buyer/allottee, agents of financial institutions, any authority etc. However, such shall be made available for verification & inspection purposes only.
- 2.3. Developer shall be solely liable and responsible, legally and/or otherwise, for development and execution of the Project and Marketing of the Unit(s) comprised in the Project.
- 2.4. To enable Developer to execute and construct the Project and market the Unit(s) comprised in the Project Complex, the Owner(s) shall execute and register appropriate General Power of Attorney in favour of Developer or any of its nominee or representative of Developer which shall be irrevocable during the term of this Agreement and can be revoked only if the developer fails to discharge all its obligations under this agreement duly diligently and violates or breach any terms & conditions of the Agreement prejudicing rights of the Landowners and their interest or delays the project by the reasons attributable any act, deed of the developer. Under the GPA, Developer and/or its nominee or representative shall have the right to:

Sub-Registra
Jaipur-III

- (a) Conceptualize, design, develop, construct and execute the Project and obtain various approvals including but not limited to building plan approvals,

[Signatures and Fingerprints]

[Signature] For STAR DEVELOPERS

[Signature] PARTNER

[Signature] For STAR DEVELOPERS

[Signature] PARTNER

[Signature] Sushila Kaushik

[Signature] Prallesh Kaushik

[Signature] Nikhil

[Signature] Kind

[Signature] Anurag

[Signature] SK Kaushik

[Signature] Sanyasi Kaushik

[Signature] For STAR DEVELOPERS

[Signature] PARTNER

environment clearance, CTE, fire NOC, aviation NOC, RERA approval, etc from the appropriate authorities;



- (b) Make bookings, enter into registered agreements for sale in relation to the Units fallen in their share allocation in terms of this DA and also execute sale deeds/conveyance deed/agreement to sale after fulfilling requirements under RERA and other relevant laws, as applicable, in relation to the Units fallen in their share allocation in terms of this DA, enter into agreement with banks and financial institutions for securing home loan for customers and to do all acts, deeds, matter and things in relation to construction, development, Marketing and sale of their share allocation in the Project on the Said Land.

2.5. The Landowners agrees and undertakes that the GPA shall be irrevocable and shall not be cancelled, revoked or modified in any manner whatsoever during the subsistence of this Agreement, if the Promoter discharges all its obligations under this agreement duly diligently and do not violate or breach any terms & conditions of the Agreement prejudicing rights of the Landowners and their interest or delays the project by the reasons attributable any act, deed of the PROMOTER. With effect from the Effective Date, Developer shall bear and pay the UDT, municipal taxes, land revenue or any other taxes for the Said Land or structures constructed thereon. It is made clear that the Landowners shall be liable to pay UDT, municipal taxes, land revenue or any other taxes for the period immediately preceding the execution of this Agreement and Developer shall have no liability relating thereto, and the Landowners shall keep Developer fully indemnified for any responsibility and liability that may accrue upon Developer on such account.

2.6. All costs, charges and expenses for development, execution and construction of the Project and Marketing expenses like site office, site administration, marketing employees etc. shall be borne and paid by Developer. The Developer is entitled to receive a marketing and administrative expense relating to sale of Land Owners

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Jaipur-III

[Signatures and Fingerprints]

Urmila Koushik
FOR STAR DEVELOPERS

Sanyasi
S Koushik

Privani Koushik
FOR STAR DEVELOPERS

Sanyasi
PARTNER

Sushila Koushik

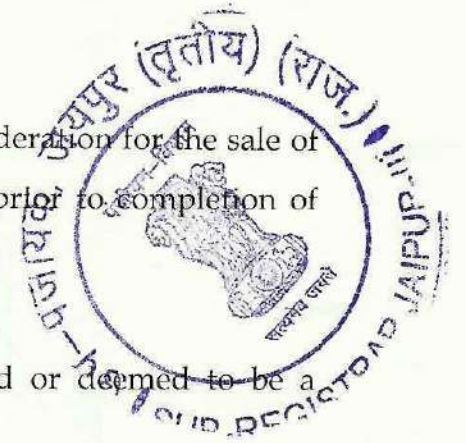
Prakash Koushik
Nakhi

Ravi

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share separately from Landowner @ 2% of total sale consideration for the sale of flat(s)/unit(s) falling in the share of Landowner(s) sold prior to completion of project and sales must be routed through Developer.












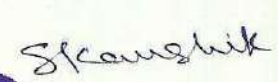


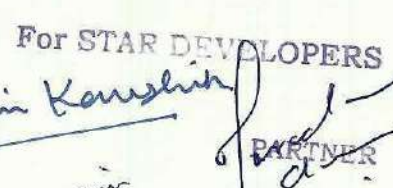




- 2.7. Nothing contained in this Agreement shall be construed or deemed to be a partnership between the Landowners and Developer
- 2.8. The Landowners agrees and undertakes that any costs, expenses and liabilities pertaining to the Said Land for the period prior to the execution of this Agreement shall be sole liability and responsibility of the Landowners and Developer shall have no liability in relation to the same, and the Landowners shall keep Developer fully indemnified and harmless for any responsibility and liability that may accrue upon the Developer in this regard.

3. CONSIDERATION

- 3.1. In consideration of the Landowners granting Development Rights of the Said Land to Developer and carrying out their obligations as stated in this Agreement, the Landowners shall be exclusively entitled to the Landowners' Allocation which shall be specified in the Allocation deed separately executed between the Developer and Land Owners within 30 days from the approval of building Map. In principle, it is agreed between the parties that allocation shall be on alternate floors basis. The allocation shall be made on in the allocation deed with map with the signatures of all parties on approval of building plans after mutually deciding the share allocation and the same will automatically fall in the share of the Landowners & Developer in accordance with the terms and conditions of this Agreement, specifically mentioned above and in consideration of Developer carrying out execution and construction of the Project Complex, at its own cost

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Jaipur-III

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Jaipur-III

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Jaipur-III

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Dawshill



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agreed between the parties that LANDOWNERS shall remove all their belongings from the site maximum within a period of 3 (Three) months from the Development commencement date which shall be excluded from Development Term. Further it is also agreed between the parties that after removal of the belongings by the Landowners, the DEVELOPER is required 2 (Two) months period for demolition of already constructed building shall be excluded from Development Term.

5. INTEREST FREE REFUNDABLE DEPOSIT ("IFRD")

5.1 Developer shall pay to the Owner(s) in security of due performance of their obligation under this Agreement, a sum of Rs.04,00,00,000/- (Rupees Four Corers Only) as Interest Free Refundable Deposit in the following manner:

Out of above mentioned Rs. 04,00,00,000/- (Four Crore Only), the cheques equivalent of Rs. 01,00,00,000/- (One Crore Only) as mentioned in the table were given at the time of execution of this Development Agreement., Above amount of Rs. 01,00,00,000/- (One Crore Only) has been paid (subject to realization of cheques) in under mentioned manner as desired by the Landowners:-

| Sr. Nos. | Name of Landowners | Amount | DD/Bankers Cheque Number/RT GS | Drawn on bank and Branch |
|----------|----------------------------|--------------------|--------------------------------|--------------------------|
| 1. | Shri Omprakash Kaushik | Rs. 11,11,111.11/- | RTGS | IDBI Bank |
| 2. | Shri Vijay Prakash Kaushik | Rs. 11,11,111.11/- | 233402 | IDBI Bank |

Sub Registrar
Jaipur-III

For STAR DEVELOPERS

Urmila Kaushik

Partner

Deyani

St. Kaushik

For STAR DEVELOPERS

Anvita Kaushik

Partner

Kaushik

Sushila Kaushik

Vijay Prakash Kaushik

Kaushik



| | | | | |
|-----|--|--------------------|---------|-----------|
| 3. | Chandra Prakash Kaushik | Rs. 11,11,111.11/- | RTGS | IDBI Bank |
| 4. | Ashok Kaushik | Rs. 833,333.34/- | 233404 | IDBI Bank |
| 5. | Shashi Mohan Kaushik | Rs. 833,333.34/- | 233405 | IDBI Bank |
| 6. | Alok Kaushik | Rs. 4,16,666.67/- | 233406 | IDBI Bank |
| 7. | Nikhil Kaushik | Rs. 4,16,666.67/- | 233407 | IDBI Bank |
| 8. | Smt. Sushila Kaushik Pankaj Kaushik Kunal Kaushik (In Joint name) | Rs. 833,333.34/- | 2334012 | IDBI Bank |
| 9. | Smt. Urmila Kaushik | Rs. 833,333.34/- | 233408 | IDBI Bank |
| 10. | Smt. Devyani Kaushik | Rs. 833,333.34/- | 233409 | IDBI Bank |
| 11. | Smt. Seema Kaushik | Rs. 833,333.34/- | 233410 | IDBI Bank |
| 12. | Smt. Shivani Kaushik | Rs. 833,333.34/- | 233411 | IDBI Bank |

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Jaipur-III

All above accept and confirm having receipt of the above mentioned demand draft(s)/bankers cheque(s) subject to realization.

Prakash Kaushik
 Ashok Kaushik
 Shashi Mohan Kaushik
 Alok Kaushik
 Nikhil Kaushik
 Smt. Sushila Kaushik
 Smt. Urmila Kaushik
 Smt. Devyani Kaushik
 Smt. Seema Kaushik
 Smt. Shivani Kaushik















For STAR DEVELOPERS
PARTNER

For STAR DEVELOPERS
PARTNER

Further amount of Rs. 01,00,00,000/- (One Crore Only) will be paid at the time of execution and registration of Development Agreement and will be paid in aforesaid manner only bifurcating the amount in same ratio as mentioned hereinabove. However, from the said amount 54% of stamp duty and registration charges i.e. stamp duty and registration applicable to the extent of share allocation of landowners, shall be deducted by the Developer in the same proportion. It is however, made clear that in case at the request and with the permission of Landowners, Developer deposits or meets out any charges towards mutation, as the case may be, then while making payment of above Rs. 01,00,00,000/- (One Crore Only) Developer shall be free to deduct the said amount proportionately from the respective share of landowners.

It has been agreed that the balance Rs. 02,00,00,000/- (Two Crore Only) shall be paid in same manner, to the above referred same persons in same proportion, as mentioned above, by the Developer after sanction of building plans and on permissive entry date after deducting charges for unification of plots or single patta.

- 5.2. The Parties have agreed that the IFRD shall not bear any interest. The IFRD so given in the account of Landowners shall be refunded to Developer on obtaining completion certificate from Empaneled Architect in accordance with the prevailing laws for the time being in force. Till the IFRD is paid back to the Developer, the Developer shall hold lien and possession over the Landowner's allocation. It is made clear that since every member of Landowner(s) is getting specified amount and shall be having specified earmarked share in allocation, as such individual member shall be free to clear and settle its obligation of repayment of its share of IFRD and other charges and take possession of its share of built up Unit/Flat/Space/ Area, as the case may be.

For STAR DEVELOPERS
PARTNER

For STAR DEVELOPERS
PARTNER



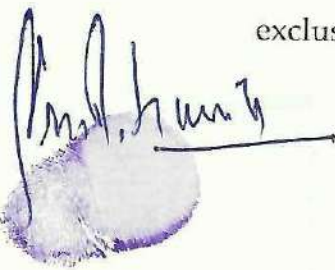



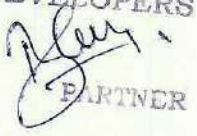














- 5.3. That it is made clear that any of the members of the Owners who has received or shall receive the interest free security deposit under this Agreement shall be individually liable to refund the same.
- 5.4. That on completion of project in all respect and Completion Certificate is issued by the Empowered Architect and when permanent electric connection is issued and connected to the Project and is functional in built up independent unit(s), the respective member shall be bound to refund its share of security deposit amount settling his/her account with the Developer before starting actual use of its flats/units fallen in his/her share. Failing which Landowners shall be liable to pay interest @ 12% p.a. from the date of default, till payment to the Developer in addition to refundable due security amount.
- 5.5. That on refund of IFRD amount and/or paying the agreed amount of Pass Through Charges, as mentioned in point no 3.2 hereinabove, on Saleable Area towards other charges for the unsold flats in the allocation of individual member of Landowner(s), they shall be in actual, physical, vacant possession of their allocated share as absolute owner in possession. No separate document shall be required from the Developer

6. MARKETING OF THE PROJECT COMPLEX

- 6.1. It is agreed and understood by and amongst the Parties that all the built up unit(s)/flat(s) falling in share of Developer in the Project complex shall be sold and marketed by them only upto project is completed. On completion of the Project the Landowners shall be free to sell units(s)/flat(s) built up area fallen in their allocation in a manner they like.

- 6.2. The Landowners agrees and acknowledges that Developer shall have the exclusive rights/ entitlement of Marketing the Project Complex and all

Sub Registrar
Jaipur-111

For STAR DEVELOPERS
Wanita Kaushik
Partner

For STAR DEVELOPERS
Anirani Kaushik
Partner

Sushila Kaushik.

decisions regarding the Marketing (including branding, pricing, sales, product mix) and all other decisions pertaining to the Project Complex shall be taken by Developer exclusively until project is completed. On completion of project both parties shall be free to sell their respective share(s) in a manner they like.

6.3 "Marketing" of the Project means all activities relating to selling, leasing, licensing or marketing of the Unit(s) comprised in the Project Complex to the share of Developer allocation until completion of project and shall include-

- (a) booking of the Unit(s) comprised in the Project Complex of the share allocation of Developer with the Customers;
- (b) issue of allotment letters in favor of Customers for allotment of Unit(s) of the share allocation of Developer;
- (c) Developer & Landowners (owners shall be represented by the Developer by virtue of POA so issued in its favour) jointly entering into formal agreements for sale/ lease/ license with the Customers of the share allocation of Developer;
- (d) Developer & Landowners jointly (owners shall be represented by Developer by virtue of POA so issued in its favour) execution of sale deeds, lease deeds, license agreements etc. in relation to the Unit(s) in favour of the Customers of the share allocation of Developer;
- (e) receipt of all booking amounts, advances, purchase consideration and all other amounts from the Customers of the share allocation of Developer;
- (f) handing over of the possession of the Unit(s) in favour of Customers of the share allocation of Developer and common areas in favour of the society of the Customers.
- (g) advertisement of the Project/Project Complex. It is agreed that after Permissive Entry Date or as may be mutually agreed in writing between the parties, the Developer shall be free to put up the hoardings/boards, bring out brochures, set up Project Office/site Office and commence the marketing of

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Jaipur-III

For STAR DEVELOPERS

PARTNER

For STAR DEVELOPERS

PARTNER

the proposed Project. The Developer shall be free to advertise the Project in whatsoever manner the Developer deems fit and necessary, only after permissive entry date or as may be mutually agreed in writing between the parties, at its sole cost and expenses.

- (h) selecting and finalizing the name of the Project (with mutual consent of the Landowners;
- (i) appointment of the brokers and selling agents.
- (j) any other activity relating to marketing of the Project Complex.

7. ASSIGNMENT/RELINQUISHMENT OF SHARE ALLOCATION OF LANDOWNER(S) IN FAVOUR OF DEVELOPER

7.1 It has further been agreed that if any of members of the OWNERS/ LANDOWNERS at any stage during the development but before issuance of Completion Certificate intend to liquidate its share, by assigning or relinquishing its specified share in allocation fallen in its share in specified unit/flat/space/area in favour of Developer at a rate mutually agreed at that time. In such eventuality, if such option is exercised, Developer on paying the agreed amount to the relevant member the proportionate share of the said member shall be reduced from his/her share and that reduced share shall stand added/increased in the share of the Developer. If needed, addendum to this effect shall be executed between that individual member and Developer, which shall be binding on all other members also, as their share rights & obligations shall remain unaffected.

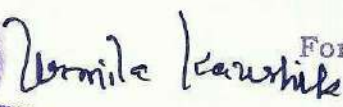
7.2 While making payment, the buyer will deduct TDS on Property as per law from time to time on sale consideration. It has been further agreed that the TDS deducted by the Unit(s) purchasers shall be on the account of respective party i.e. Developer/landowners.

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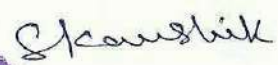



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For STAR DEVELOPERS


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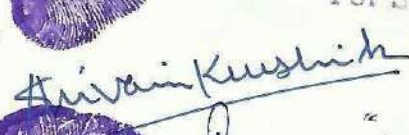

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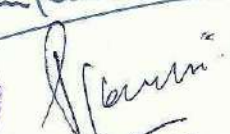
For STAR DEVELOPERS


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- 7.3 Developer shall be bound to comply all the provisions, laws and rules of RERA for the project. The project should be registered with RERA Rajasthan and for the developments so made and the amount(s) that may be received by the Developer. It is clarified that any amount that may be received/recovered by the Developer towards any government levies and taxes received from the Customers like Goods & Service Tax (G.S.T.) shall be collected by the promoter. However, Developer shall keep & maintain record for any charges towards Maintenance Charges, maintenance deposit, any other maintenance related charges. It is agreed between the parties that Pass through charges shall be collected by and belong to Developer only. Similarly "One Time Lease Money" if collected by the Developer shall belong to the landowner. However, "Interest Free Maintenance Security Deposit (IFMD)" shall be collected by promoter & shall belong to the Society so formed after completion of registration formalities & shall be transferred by promoter to their bank account on formation of Society. There will be no interest payable by promoter on such charges collected. Such amount shall remain with promoter as custodian of such fund on account of or for society to be formed and shall not be used by the Developer for any purpose. However, shall be free to keep the same in the form of FDR's, if so wishes.

8. COVENANTS OF THE OWNER

- 8.1 The Landowner hereby agrees and covenants with Developer that-

- (a) they shall not cause any interference or hindrance in the execution and construction of the Project by Developer and shall ensure there will be no legal impediments hindering the development of the Project on the Said Land with regards to the title of the land in any manner whatsoever during the entire period of development. But if there is any hindrance due to Developer's negligence and not relating to the title then the Developer will

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be solely responsible during the entire period of development and all costs and efforts to be incurred towards this shall be borne by the Developer solely.





- (b) they shall not sell, transfer, convey, dispose off, alienate, assign, encumber, let out, grant, lease, mortgage and/or charge, or create any third party rights of any nature whatsoever and howsoever, in respect of the Said Land in favour of any third party/ persons and that the Said Land shall always remain free from all claims, charges, Encumbrances and attachments, whatsoever.
- (c) they shall keep the Said Land unencumbered and keep all the original Title Documents related to the Said Land at the safe place and shall not misuse the Original Title Documents. It is agreed between the parties that the Landowners shall make available the original documents whenever they need to get verified or inspected by the Developer or by the bank of prospective buyer/allottee, agents of financial institutions, any authority etc;
- (d) they shall permit Developer, its architects, contractors, engineers, workmen uninterrupted access to the Said Land so as to enable Developer to execute, develop and construct the Project on the Said Land and carry out other development works in terms of the Applicable Law;
- (e) they shall notify Developer in writing, promptly, if it becomes aware of any fact or circumstance which would cause any of the representations and warranties given by them herein, to become untrue or inaccurate or misleading, at any point in time;

Sub Registrar
Jaipur-III

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Visayaprasanna Kumar
 09/01/2020
 Nishu

Mr. [unclear]

Handwritten signature: *Paul A. Sausbelle*

Haral

For STAR DEVELOPERS

Wanita Karstik

Partner

Duyun

Skarstik

Shivani Koushik

For STAR DEVELOPERS
PARTNER

Sushil Kaushtik

- they shall be
covenants and

ii. In the event of acquisition of the entire Project Land by the Government (State or Central) or any other Government instrumentality under any law (State or Central) in respect of the Project Land and/ or Project for the reasons which is not in the controls of the Landowners, they shall be liable to return the IFRD amount from the compensation amount, if any, received from the Government. In case any compensation is also received on account of construction (raised by Developer) in addition to

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the land cost of the Project Land, then such amount shall also be reimbursed separately by the Landowners to the Developer

- (h) they shall promptly cure all Title Risk in respect of said Land at all times at their own costs and expenses;
- (i) Landowners or any of its member shall not be entitled to take any loan over the subject land and part of its allocation till completion of project

8.2 Simultaneously with the execution and/or registration of this Agreement, the Landowners shall execute and register the GPA in favour of Developer and/or its nominee or its representative as mentioned hereinabove for construction and development of the Project and for Marketing. The cost of stamp duty, registration fees and all other charges of this agreement and on the GPA shall be borne and paid by parties in their area sharing/allocation ratio i.e. 54 % of Landowners and 46% of the Developer.

8.3 The Landowners further agrees:

- (a) To sign and execute the layout plan, building plan (if required) and all necessary papers, undertakings, affidavits, documents, declarations, agreements and deeds which may be required for obtaining sanction of the plans for construction of the Project & all costs and expenses shall be borne by Developer;
- (b) Developer shall be at liberty to permit the proposed Customers to create a charge over the Unit agreed to be purchased and/or acquired by such Customer in favour of any bank or financial institution for the purpose of securing any home loan that may be granted by such bank or financial

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[Signatures and Fingerprints of Landowners]

[Signature: Umile Kaushtik] For STAR DEVELOPERS
[Signature: Partner] PARTNER

[Signature: For STAR DEVELOPERS] For STAR DEVELOPERS
[Signature: Partner] PARTNER

[Signature: Sushila Kaushtik]

institution to the Customer for purchasing and/or acquiring the Unit(s) comprised in the Project Complex;

- (c) That the Developer will demolish existing structures in the said Land within 2 months from permissive Entry date. Any revenue generated or expenses paid against structure demolition shall be of promoter.

9. COVENANTS OF DEVELOPER

9.1 Developer agrees and covenants with the Landowner's that -

- (a) Subject to (i) Force Majeure circumstances; and (ii) compliance of the terms and conditions of this Agreement by the Landowner's, Developer shall complete construction of the Project within the Development Term;
- (b) Developer shall construct the Project in accordance with the sanctioned Layout plan and as per agreed specifications goods quality and premium quality material;
- (c) Developer shall hand over the possession of the Unit(s) only after obtaining completion certificate from empaneled architect or as per the prevailing laws, as may be applicable at relevant time;
- (d) Developer shall make all payments due to the Landowner's under this Agreement diligently, without delay or demur subject to deductions as mentioned in this Agreement.
- (e) Developer at no extra cost shall provide 15 flats which will contain, tube lights, fans, exhaust fans in flat, modular kitchen and False ceiling in

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Jaipur-III

For STAR DEVELOPERS

Manila Kaushik

PARTNER

For STAR DEVELOPERS

Shivani Kaushik

PARTNER

Sushila Kaushik

drawing and dining area only as per developer's drawing and those flats may be retained by First Part(4 flats), Second Part(6 flats), Third Part(5 flats) i.e. who is signatory in the document as Owners. Such flats shall further have covered car parking and store/servant room. This condition shall be applicable for 15 flats of Landowners share only.



- (f) Developer shall provide Rs. 20,000/- per month from the permissive entry date to all the twelve persons so named and to whom IFRD has been paid today for 42 months or upto flat/unit falling in share is complete in all respect with all the facilities in the project becomes functional and 15 flat(s) are ready to shift and are ready for actual use in terms of occupancy certificate issued by the authority/empanelled architect.

9.2 Developer shall be solely liable and responsible for all accidents, breakdowns or any other loss and damage that may arise or be caused at the time of construction and execution of the Project and the Landowner's shall not be liable and/or responsible in any manner whatsoever for any civil and/or criminal liability, claims, damages, compensation, penalty etc. Developer shall keep the Landowners absolutely saved, indemnified and harmless from or against any penalty, liability, claim or consequences that may arise therefrom.

9.3 Developer shall be at liberty to dig deep tube wells and erect temporary structures and carry on all lawful activities on the Said Land as may be required or necessary for execution construction of the Project with due permission, if necessary, from the authorities concerned.

9.4 Developer shall construct the Project in accordance with sanctioned Layout plan as per norms, following applicable bye laws.
















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For STAR DEVELOPERS
PARTNER
For STAR DEVELOPERS
PARTNER
Sushila Kaushik

10. MAINTENANCE OF THE PROJECT COMPLEX

- 10.1 Developer by itself maintain Project Complex upto Completion of Project as per RERA & Rajasthan Apartment and Ownership Act 2015. After Completion of project, Developer & Landowners jointly shall be responsible for maintenance expenses & charges on Project Complex till the society is not formed and registered. Both the parties shall be responsible for providing and maintaining essential services & shall share such expenses in their respective ratios till taking over of the maintenance of the project by association of allottees. It is clarified that since Rajasthan Apartment Ownership act, 2015 has come into force, as such the Developer shall follow norms as per law and shall transfer all the charges, deposits, amounts so collected to the Maintenance Society that may be formed and on formation of society all the sums, charges shall be collected for the society, in its name, will go in the society's bank account.
- 10.2 Developer, in exercise of such right, shall have right to fix and determine the rate of Maintenance Charge payable by the Customers with discussion and consent of the Landowner.
- 10.3 Over and above the Maintenance Charge, Developer shall be entitled to receive and realize applicable taxes on Maintenance Charge. Such amount/charges those may be recovered in this account shall be used for specified purposes only upto such amount is transferred to the maintenance society that shall be formed.
- 10.4 On formation and registration of the society all the funds that may be collected by the promoter & lying with the Developer under head 'Interest Free Maintenance Security Deposit (IFMD)' shall be transferred in the bank account (without paying any interest on such amounts collected from buyers) of the maintenance society that shall be formed and registered.

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For STAR DEVELOPERS
PARTNER

For STAR DEVELOPERS
PARTNER

- 10.5 Developers will be responsible for defects/deficiencies and construction that is relating to masonry work, plumbing and electric fittings etc. and structural defects as mentioned under RERA, 2016 and would rectify such defects even after the completion of the project for five more years.

11. TAXES

- 11.1 Any taxes arising out of or relating to Landowners' Allocation will be borne by Landowner's and similarly Developer shall bear the taxes pertaining to Developer Allocation.
- 11.2 Developer shall discharge all statutory obligations in relation to GST or any other tax, levy, cess etc. in respect of sale of Unit(s) to the Customer(s) of his share. Similarly, in relation to Landowner's allocation share which they shall be selling, the Landowner's shall be liable for the same.
- 11.3 Developer shall not be entitled to raise loan on the Project Land or any of its allocation till completion of the project.
- 11.4 GST will be payable under reverse charge mechanism on the value attributable to the units remaining unbooked as on the date of issuance of completion certificate. It has been agreed between Landowner and Developer that the amount of GST payable under reverse charge mechanism on units remaining unbooked including 15 flats of landowners shall be paid by the Landowners and the Developer for their respective units.

12. STAMP DUTY AND REGISTRATION

All costs and expenses including stamp duty, registration charges, other charges and levies as may be found to be payable on the registration of the documents

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For STAR DEVELOPERS
PARTNER

For STAR DEVELOPERS
PARTNER

Sushila Kaushtik

For STAR DEVELOPERS
PARTNER

Sushila Kaushtik

forming part of the transaction including this Agreement and GPA shall be paid and borne by the Developer and Landowners in respect of their sharing/ allocation ratio.

13. RERA COMPLIANCES

Developer shall be solely liable and responsible, at its own cost, for all compliances including resolution of disputes/claims by allottees under RERA, except for (i) issues that may arise pertaining to ownership, title and possession of the Said Land which solely shall be the responsibility of Landowner's; (ii) the compliances and filings as may be required by law to be undertaken by the Landowners under RERA. But to maintain any such RERA account shall be responsibility of the Developer at its own cost and expenses. It is made clear here that Developer alone shall remain liable for all the RERA requirements, defect liability period etc. in respect of the allottee(s) of the entire project irrespective of the share allocation amongst Developer and Landowner(s).

14. MUTUAL REPRESENTATIONS AND WARRANTIES

Each Party represents and warrants to the other Party that:

- (a) it is duly organized and validly existing under the laws of India and it is legally entitled under the laws of India to execute this Agreement, and this Agreement once executed shall constitute legal, valid, binding and enforceable obligations of such Party;
- (b) It has the power and authority to execute and deliver this Agreement. A certified copy of the board resolution of Developer evidencing such authority is annexed to this Agreement. This Agreement has been duly authorized, executed and delivered by such Party and upon such execution

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Jaipur-III

certified copy of the board resolution of Developer evidencing such authority is annexed to this Agreement. This Agreement has been duly authorized, executed and delivered by such Party and upon such execution

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and be entitled to exclusively realize revenue therefrom. The Landowners registered POA to sale proportionate rights underneath the built up

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Skoushtik

Phirani Kaushtik

Hcaum

For STAR DEVELOPERS

PARTNER

Sushila Kaushtik



units/flats/space/area(s) allocated in the share of Developer shall remain valid upto Developer sells all its share to the Prospective buyer(s). The Landowners and the Developer shall become liable to pay the Maintenance Charges, maintenance deposit, applicable Pass Through Charges, etc. to the Maintenance Society for the Unit(s) retained by them.

15. OWNER REPRESENTATIONS AND WARRANTIES

The Landowners hereby represents and warrants to Developer as on the date hereof as under:

- (a) The Landowners possesses a clear, marketable, unfettered, absolute and unrestricted ownership right, title and interest on the Said Land. The Developer at its level got examined the above referred title documents and made due diligence through its advocates and consultants and have satisfied themselves in this regard and shall not be able to raise dispute at a future date. The Landowner's have every valid legal right to get their property, the Project Land developed for the purposes, this agreement is made. The Landowner's have every right to grant Development Rights and permit the Developer to enter in the property physically to carry out development and no other party/person has any right, title, interest, claim, and concern of any nature whatsoever. There is no legal impediment putting any restriction in entering into this Development Agreement. Respective rights and obligation now emerged to the parties are valid and enforceable under the law;

- (b) There is no easement, impediment, prohibition, restriction or negative covenant running with the Said Land, whereby the landowners is in any



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Kunal
Jemil Kaurshik
Sugan
S. Kaurshik
Shivani Kaurshik
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Sushila Kaurshik
For STAR DEVELOPERS
PARTNER
For STAR DEVELOPERS
PARTNER

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- Sub Registrar
Jaipur-III


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Arvind Kaushik

Ravi

Sushika Kaushik

For STAR DEVELOPERS

Partner

Agreement;

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Encumbrances on the Said Land or any part thereof nor the Landowner's have in any way created any Encumbrance on the Said Land or any part thereof;

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Nikhil

Ashwini Karshik

Shivani Karshik

Karshik

For STAR DEVELOPERS

PARTNER

Sushika Karshika

- ~~Sub Registrar~~
Jaipur-III

16. DEVELOPER'S REPRESENTATIONS AND WARRANTIES:

16.1 Developer shall comply with all Applicable Laws, including RERA statutes, ordinances, rules and regulations, bye-laws, terms and conditions of all Approvals, license, sanction plan, etc., that may be applicable to the Project including the obtaining of release certificates/deeds, requisite certificates from the appropriate authority / empaneled architect including for the purpose of registration of the sale deeds/ lease deeds pertaining to transfer of Unit(s) forming part of the Project.

16.2 Developer shall complete the development of the Project in accordance with this Agreement and Applicable Laws.

6.3 Developer shall use maximum care and caution in the usage of quality material in construction and shall ensure that the materials and manner of usage of materials

16.3 Developer shall use maximum care and caution in the usage of quality material in construction and shall ensure that the materials and manner of usage of materials

is safe and of good and acceptable quality.

17. INDEMNIFICATION

17.1 Developer shall at all times indemnify the Landowners, and authorized representatives and shall keep them indemnified, saved, defended, and harmless, from and against all actual and direct financial losses which the Landowners may bear, incur or suffer, and/or which may be made, levied or imposed on Landowners due to or by reason or virtue of (i) breach of its obligations, covenants and undertakings under this Agreement; (ii) breach of its obligations under applicable labour laws; (iii) claims and/ or action that may be initiated against Landowners due to reasons exclusively attributable to Developer (except on account of landowner's act of omission and commission of any act, willful default and gross negligence); (iv) any of its declarations and representations made in this Agreement being found to be false, untrue and/ or misleading in any manner whatsoever; and (v) all claims and actions initiated by Customer(s) of Unit(s) in the Project, any ultimate apex body formed, contractors, consultants, etc. engaged in development and construction of the said Project, banks/financial institutions/investors funding the Project.

17.2 The Landowners shall at all times indemnify Developer, its promoters, employees and authorized representatives and shall keep them indemnified, saved, defended and harmless, from and against all suits, actions, proceedings, and all costs, charges, expenses, fines, penalties, prosecutions, losses, damages, liabilities, claims and demands which Developer may bear, incur or suffer, and/or which may be made, levied or imposed on Developer, and/or claimed from Developer, due to or by reason or virtue of (i) any defect in or want of title in relation to the Said Landor any part thereof; (ii) any defect in any title document/title deeds/sale deeds/transfer deeds of the Said Landor any part thereof including the Original

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For STAR DEVELOPERS

Partner

For STAR DEVELOPERS

Partner

18. MATERIAL BREACH AND REMEDY

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Jaipur-III

Sushila Kausik

M. D. H. M.

G. S. G. S. G.

DEVELOPERS
Heer
 PARTNER

DEVELOPERS
Partner
Kauri

19. NOTICES

- 20.

21.

20. That all notices to be served on the Owner and Developer as contemplated by this Agreement shall be deemed to have been duly served if sent to the Owner or Developer by Registered Post A.D/courier and notified Email ID at their respective addresses specified below:

21. AMENDMENT

[Handwritten signatures and fingerprints are present for the amendment section, including:]

- Amrita Kaushik*
- For STAR DEVELOPERS*
- Partner*
- Amrita Kaushik*
- For STAR DEVELOPERS*
- Partner*
- Amrita Kaushik*
- For STAR DEVELOPERS*
- Partner*
- Amrita Kaushik*
- For STAR DEVELOPERS*
- Partner*
- Amrita Kaushik*
- For STAR DEVELOPERS*
- Partner*

21.1 The Parties shall be free to agree upon any issues and for such purpose enter into any further agreement/s, setting out such terms as they agree upon, and such terms shall be deemed to have been incorporated in this Agreement.

21.2 Any amendment to this Agreement shall be done in writing signed by both the Parties hereto and shall be varied/amended only by execution of a supplementary agreement or addendum as the case may be signed in writing by or on behalf of the Parties hereto.

22. ASSIGNMENT/TRANSFER

Both the Landowners and Developer shall not transfer or assign any of their respective rights, obligations or liabilities under this Agreement to any third party without the written consent of either party and subject to the provisions of RERA.

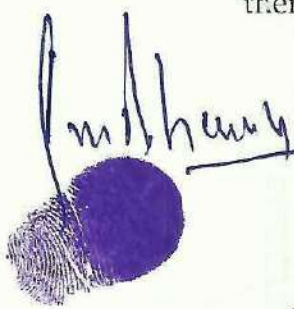





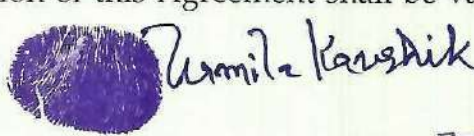
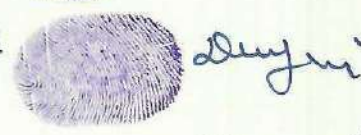
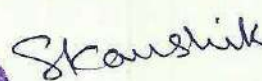



23. WAIVER

The failure of either Party to insist upon strict performance of any provision of this Agreement or to exercise any option, right or remedy contained in this Agreement shall not constitute a waiver or a relinquishment of such provision, option, right or remedy. No waiver by either party of any provision of this Agreement shall be deemed to have been made unless expressed in writing and signed by such Party.

24. PARTIAL INVALIDITY

If any provision of this Agreement or application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to

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Jaipur-1

For STAR DEVELOPERS
PARTNER

For STAR DEVELOPERS
PARTNER

25. CUMULATIVE RIGHTS AND REMEDIES

26. PARAGRAPH HEADINGS

27. COMPLETE AGREEMENT

28. DISPUTE RESOLUTION

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TERMINATION

Notwithstanding anything contained in this Agreement, the Parties recognize and acknowledge that Developer will be investing substantial sum of money and time and has agreed to enter into this Agreement on the specific understanding that the Landowners shall not be entitled to terminate this Agreement for any reason whatsoever nor shall be entitled to revoke any of the Development Rights granted herein unless breach of this development agreement is not done by either of the party and resolution in regard of breach is not resolved through arbitration. Likewise, the Developer shall also not be entitled to terminate the agreement for any reason whatsoever, as believing the assurance made by the Developer, that it shall develop the property at its own costs, within stipulated period, the Landowners have sacrificed their residence as such unless breach of this development agreement is not done by either of the party and resolution in regard of breach is not resolved through arbitration.

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Jaipur-III

of breach is not resolved through arbitration.

[Handwritten signatures and fingerprints are present throughout the page.]

[Faint stamp:] FOR STAR DEVELOPERS PARTNER

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[Handwritten signature:] Sushika Kaushik R

In the above situation as mentioned above i.e. the breach/failure/default committed by any party the other party shall issue a written notice of three months for rectification or explanation, justification of reason of default.

30. This Development Agreement has been prepared in two sets and both the sets shall be presented for registration. Both shall be duly executed having signatures of all concerning person(s). As such both shall be originals. One set will remain with each party.

FIRST SCHEDULE
THE PROJECT LAND

1. Land admeasuring 4009.85 sq. yards. And situated at Plot No. D-40 ,Sawai Madho Singh Circle, Banipark , Jaipur, Rajasthan-302032

2. The piece and parcel of the plot of land in site is bounded:

In north: Road and Plot no D-41

In south: Road and Plot no D-39 & D-32

In east: D-31 and D-30

In west: Road and Sawai Madho Singh Circle

IN WITNESS WHEREOF AND IN TOKEN OF ACCEPTANCE OF WHATEVER HAS BEEN MENTIONED HEREINABOVE THE PARTIES HERETO HAVE SIGNED AND EXECUTED THIS AGREEMENT ON THE DAY, MONTH AND YEAR MENTIONED ABOVE AFTER CAREFULLY READING AND UNDERSTANDING THE SAME WITH THEIR FREE WILL AND WITHOUT ANY DURESS IN THEIR STABLE CONDITION OF MIND.

Sub-Registrar
Jaipur-11

For STAR DEVELOPERS
PARTNER

For STAR DEVELOPERS
PARTNER

Sushila Kaushik

Shivani Kaushik

Kaushik

Arif Kaushik

Meera




Amal Kaushik

Vishay Prakash Kaushik

Neha

Ravi

Sushila Kaushik

| | |
|--|---|
|    | <p>LANDOWNERS</p> <p>(1. Omprakash Kaushik)</p> <p>(2. Vijay Prakash Kaushik)</p> <p>(3. Chandra Prakash Kaushik)</p> <p>(4. Ashok Kaushik)</p> <p>(5. Shashi Mohan Kaushik)</p> <p>(6. Nikhil Kaushik)</p> <p>(7. Alok Kaushik)</p> <p>(8. Sushila Kaushik)</p> <p>(9. Pankaj Kaushik)</p> <p>(10. Kunal Kaushik)</p> <p>(11. Urmila Kaushik)</p> <p>(12. Devyani Kaushik)</p> <p>(13. Seema Kaushik)</p> <p>(14. Shivani Kaushik)</p> |
| <p>Omprakash Kaushik</p> <p>Vijay Prakash Kaushik</p> <p>Chandra Prakash Kaushik</p> <p>Ashok Kaushik</p> <p>Shashi Mohan Kaushik</p> <p>Nikhil Kaushik</p> <p>Alok Kaushik</p> <p>Sushila Kaushik</p> <p>Pankaj Kaushik</p> <p>Kunal Kaushik</p> <p>Urmila Kaushik</p> <p>Devyani Kaushik</p> <p>Seema Kaushik</p> <p>Shivani Kaushik</p> | |




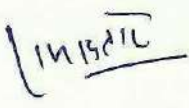
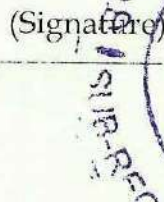
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Tajpur-77

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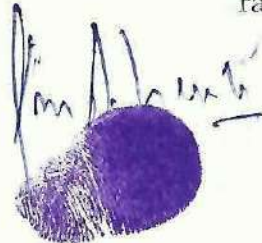


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PARTNER


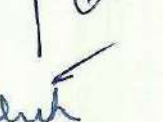
| | |
|--|---|
|  | <p align="right">Developer</p> <p align="center"></p> <p align="center">M/s Star Developers Through its Authorised Partners Tarachand Choudhary and Binod Maheshwari</p> |
| <p>Witness No.1</p> <p>Name: <u>ASHUTOSH KAUSHIK</u> <u>Lok SH. SHIV DUTT RAI</u></p> <p>Address:</p> | <p align="center"></p> <p align="center"><u>Ashutosh Kaushik</u> (Signature) </p> |
| <p>Witness No.2</p> <p>Name: <u>Ramant Singh Jaiswal</u> <u>Sp. hufghari Lal</u></p> <p>Address:</p> | <p align="center"></p> <p align="center">(Signature) </p> |


CONSTRUCTION SPECIFICATIONS and facilities list which will be adhered to by the Developer



1. Earthquake resistant RCC framed structure. TMT Steel Bars of reputed makes JSW/Tata/SAIL/Jindal/Premier/Rathi/Kamdhenu or euivalent. Cement Ambuja/Ultratech/Lafarge or equivalent.
2. Super structure work in brick masonry or ACC blocks with cement mortar in ratio of 1:5. Cement plaster with cement mortar in ratio of 1:3 on walls (external).



  Urmila Kaushik  For STAR DEVELOPERS



M. L. S.  Shivani  PARTNER

 SKaushik 

Shivani Kaushik  For STAR DEVELOPERS

Vishay Anandh Kaushik  Shivani  PARTNER

K. S.  Sushila Kaushik 

K. S.  

3. Flooring of premium quality, large size (5x2.5), glossy/ double charge vitrified tiles by Kajaria/Somany/Qutone/Bell/Johnson or equivalent.
 4. UPVS/ framed doors and windows with wire mesh panels by Veka/Yashpoly/Ocotech/Encraft/LG Hausys or equivalent with toughened glass by Saint Gobain/HNG/Modigaurd or equivalent. Tough water proof ISI mark 30 mm flush doors with veneer by Dormak/Century Ply or equivalent. PU polish on doors and frames. Teak wood door frames in 6x2.5 section. Designer main entrance door of 35-40 mm thickness in teak wood/Flush door with veneer Toughened glass and SS railing in balconies. Locks-Dorset/PSA/Godrej or equivalent.
 5. Modern electrical system with concealed copper wiring by Polycab/Finox/Havells or equivalent. Switched by Legrand/Havells/L&T or equivalent. TV/Telephone/AC points at appropriate places. Intercom. Split AC piping in entire flat.
 6. Designed, premium large size (4x2) wall tiles in toilet up to ceiling height by Kajaria/Somany/Qutone/Bell/Johnson or equivalent. Anti skid ceramic tiles on floor. Wall mounted WCs and Sanitary ware by Toto/Duravit/Jaquar/Somany/Kajaria or equivalent. Diverter and CPVC fittings by Grohe/Kohler/Jaquar or equivalent. Plumbing of CPVC pipes by Astral/Truflo/Ashirwad/Vectus/Skipper/Supreme or equivalent and SWR pipes by Aashirwad/Astral/Vectus/Skipper/Supreme or equivalent.
 7. POP finish on walls and ceiling.
 8. Premium quality royale paint on walls and ceiling by Asian Paints/Berger or equivalent.
 9. Anti Fungal, weather resistant texture paint on external facia by Asian Paints/Berger or equivalent.
- Indian Granite working counters. Single/Double bowl stainless steel sink(as per architect). 2 ft tiles above the counter. Provision of chimney, geyser, aqua guard, dishwasher, modular kitchen.

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[Signatures and Fingerprints]

Womika Kaushik
Star Developers
For Star Developers
Partner

Shivani Kaushik
For Star Developers
Partner

Sashila Kaushik

BJAY Doulash Kaushik
Alkhya
Aashish

11. 2/3 (high speed elevators of reputed make (Kone/Johnson/Otis/Thysankrup/equivalent) with ARD and a separate Service lift.(as per architect design)
12. Continuous water supply with own 03 8" bore well, underground water tanks and overhead water tanks.
13. Soothing green landscaping in and around the complex, provision for plants in balconies and terraces.
14. Adequate parking for cars and scooters for residential areas.
15. Security alarm system and wiring for central EPABX system. CCTV surveillance at Ground Floor and Basement and lifts with card system.
16. Fire fighting equipment's as per norms. Power backup for common areas.
17. Air conditioned common facilities (gym, club house) in basement/ground floor.
18. Luxurious air conditioned entrance lobby with imported marble/granite/Tiles flooring on ground floor.
19. EV charging points.
20. Modern elevation complete with all-weather texture paint in aesthetic combinations.(as per architect design)
21. Ground water harvesting.
22. Solar Panels for common areas.
23. DG sets for common areas..
24. Double Basement.(as per architect design)
25. Swimming Pool with kids pool
26. Gym
27. Indoor games
28. Banquet Hall
29. Yoga area
30. Guest rooms as per architect design
31. Temple
32. Open kids play area
33. Gardens
34. Society Office



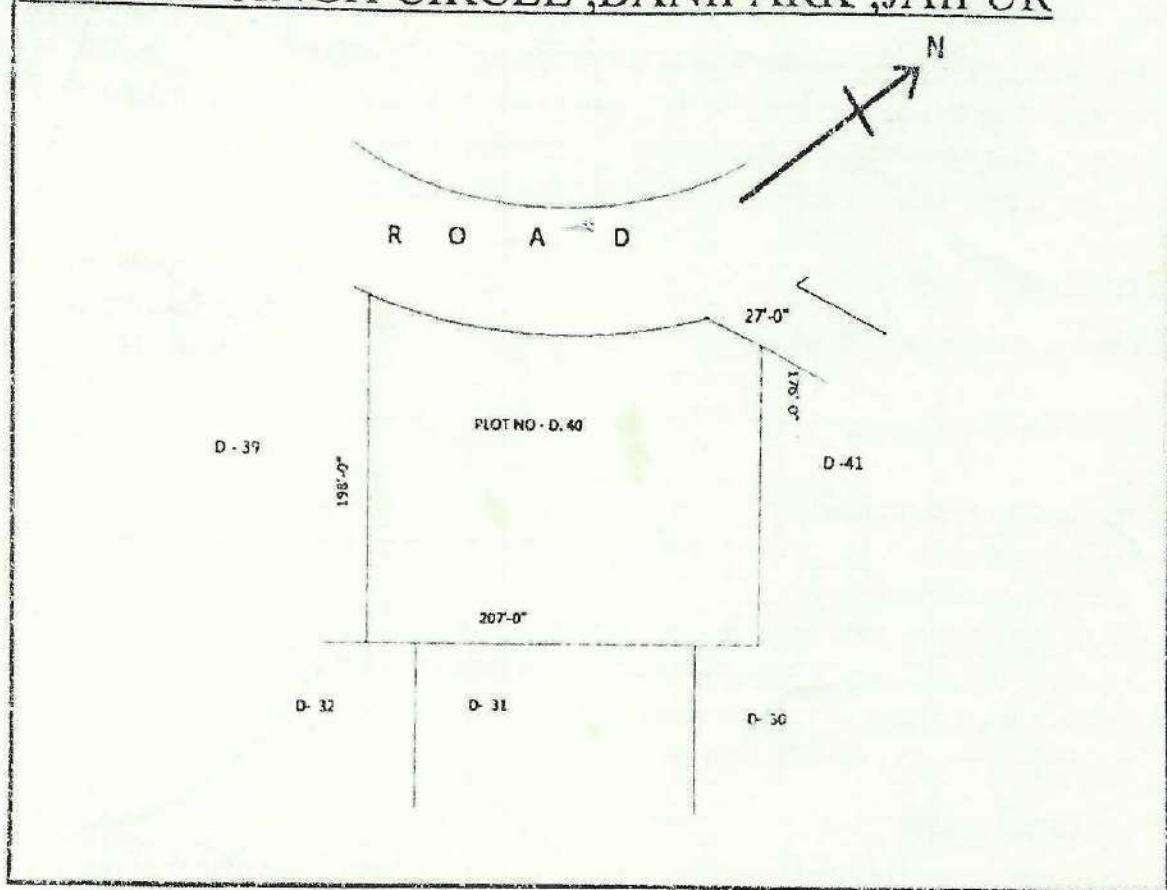
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Jaipur-III

Prakash Kaur
Meera
Aishwarya
Vishal Prakash Kaur
Neha
Shivani Kaur
Kavita
Sushila Kaur
STAR DEVELOPERS
PARTNER
For STAR DEVELOPERS
PARTNER

Site Plan:-



**SITE PLAN SHOWING OF PLOT NO D - 40 AT
MADHO SINGH CIRCLE, BANIPARK, JAIPUR**



M. K. Sharma

M. K. Sharma

Urmila Koushik

FOR STAR DEVELOPERS

For Star Developers
PARTNER

Deepa

Skoushik

FOR STAR DEVELOPERS

Shivani Koushik

For Star Developers
PARTNER

Vijay Prakash Koushik

N. K. Koushik

A. Koushik

Koushik

Koushik

Sushila Koushik



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 107994918 मानते हुए इस पर देय कमी मुद्रांक राशि रु 1328339 पर कमी पंजीयन शुल्क रु 1079950, सरचार्ज राशि 398502 कुल रु 2806791 रसीद संख्या 202302017022370 दिनांक 10-08-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 1328339 के मुद्रांकों पर निष्पादित माना जाता है।

202301017016369

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

Registration Endorsement

आज दिनांक 10/08/2023 को
पुस्तक संख्या 1 जिल्द संख्या 1014 में
पृष्ठ संख्या 152 क्रम संख्या 202303017114602 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4081 के
पृष्ठ संख्या 347 से 474 पर चस्पा किया गया।

202301017016369

Developer Agreement (Sale power)

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

