



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 2025000999R Receipt Date 14-MAY-2025 17:42
S R Location SHIVGANJ
Receipt No RJ1718251344524
Name Of Seller RAKESH PRAJAPAT ADV
Name Of Buyer VIKRAM SINGH AND VIKRAM SINGH PARTNER OF ASHIYANA ENTERPRISES
Type of Document Others - Search
ACC Reference NONSH/SHASHI RAJAWAT/JAIPUR

Paid Fees

Stock Holding Corporation of India Limited

| Particulars | Amount (Rs.) | Particulars | Amount (Rs.) |
|---------------------------------|--------------|------------------------|--------------|
| Registration Fees | ₹ 0 | CSI | ₹ 0 |
| Copy of Fees | ₹ 0 | Record Inspection Fees | ₹ 600 |
| Late Fees | ₹ 0 | Commission Fees | ₹ 0 |
| Other Charges | ₹ 0 | | |
| Total Amount | ₹ 600 | Service Charges | ₹ 10 |
| Grand Total | ₹ 610 | | |
| (Rupees Six Hundred Ten Only) | | | |



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID 2025000999R Receipt Date 14-MAY-2025 17:42
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| Grand Total | ₹ 610 | | |
| (Rupees Six Hundred Ten Only) | | | |



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Dated: 14.05.2025

SEARCH REPORT

This search report is carried out on the joint request of Shri Vikram Singh and Shri Vikram Singh partner of M/S Ashiyana Enterprises for registration of their project "Alok Valley" before Rajasthan Real Estate Regulatory Authority and report is submitted herein under. This search report is for the property, as mentioned below in schedule of property.

Name of the Owner – Shri Vikram Singh.

Nature of Property- Group Housing Scheme.

Purpose – Registration of Project "Alok Valley" situated at Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. before Rajasthan Real Estate Regulatory Authority, Jaipur

Schedule of Immovable Property-

| S. No. | Owner Name | Khasra |
|--------|-------------------|--|
| 1. | Shri Vikram Singh | Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. (hereinafter referred to as "Project Land") |

I, Rakesh Prajapat, Advocate have caused necessary searches for the period of 12 years (According to the available record) of which the records kept at the office of the vide Receipt No. RJ1718251344524 dated 14.05.2025 and have inspected all other relevant documents in respect of the aforesaid property.

My Search Report is as follows:

1. That initially the land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 91200 Sq. Mtr. was jointly in the name of Shri Vikram Singh having 1/4th share, Shri Vijay Singh having 1/4th share, Shri Vikram Singh having 1/4th share, Shri Rajendra Kumar, Shri Shiv Kumar, Shri Vikram Singh, Smt. Padmavati and Sushri Madhvi through her natural guardian Smt.



Padmvati all having 1/4th share in the aforesaid land evident from Jamabandi of Samvad 2069-72 (Year 2012-15).

2. Thereafter, all the above parties mutually decided to divide their share in the above land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 91200 Sq. Mtr. and accordingly, Shri Vikram Singh became the owner of land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. evident from Mutation letter dated 20.11.2021.
3. However, the Jamabandi of Samvad 2073-76 still showed land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. in favour of Shri Vikram Singh having 1/12th share, Shri Vijay Singh having 1/12th share, Shri Vikram Singh having 1/4th share, Shri Rajendra Kumar having 1/24th, Shri Shiv Kumar having 1/24th Share, Smt. Padmavati having 1/24th Share and Sushri Madhvi through her natural guardian Smt. Padmvati having 1/24th share.
4. Accordingly, Shri Vikram Singh filed an application dated 22.07.2022 before Ld. Sub Division Officer, Shivganj keeping copy to Ld. Tehsildar, Shivganj for correction of revenue records with respect to land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr.
5. Consequently, directions for correction of revenue records were passed on 14.10.2022 by Ld. Tehsildar, Shivganj.
6. Accordingly vide Shudhi Patra dated 27.10.2022 bearing no. 12, ownership of land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. was transferred solely in the name of Shri Vikram Singh.



7. Thereafter, Shri Vikram Singh entered into a partnership deed dated 13.08.2024 with Shri Vijay Singh, Shri Aslam Khan, Shri Manu Singh and made a partnership firm under the name and style of "M/S Aashiyana Enterprises" for development of aforesaid project on the land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. and contributed the said land as capital in the said partnership deed dated 13.08.2024 was registered in the office of Sub Registrar, Shivganj on 13.08.2024 at Book No. 4, Volume No. 6, Page No. 159 at Sr. No. 202403325400018 and its copy is pasted at Additional Book No. 4, Volume No. 8, Page No. 428 to 444.
8. Thereafter, Shri Vikram Singh applied for conversion of said Project land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. before Nagar Palika, Shivganj and accordingly, Nagar Palika, Shivganj converted the said land under Section 90-A of Rajasthan Land Revenue Act, 1956 vide Order dated 24.12.2024, for residential usage.
9. That the mutation for project land issued in favour of Nagar Palika, Shivganj for residential scheme evident from Mutation Letter dated 26.12.2024 bearing no. 4758.
10. Thereafter, Shri Vikram Singh applied for approval of layout for residential scheme under Chief Minister Jan Aawas Yojna before Nagar Palika, Shivganj. Accordingly, the Nagar Palika, Shivganj vide Layout Approval Meeting dated 18.12.2024 bearing no. न.पा.शि./ बैठक/2024-25/4076 granted the permission for development of residential project under Chief Minister Jan Aawas Yojna.
11. Thereafter, Shri Arun Sharma (COA. Registration No. CA/2016/76175 and Empanelment No. CTP Raj./Architect/2021/123) Empaneled Architect with under Town Planning Department, Government of Rajasthan granted the approval for development villa under 3B of Chief Minister Jan Aawas Yojna on the basis of the



approved layout plan granted by Nagar Palika, Shivganj vide Layout Approval Meeting dated 18.12.2024 bearing no. न.पा.शि./ बैठक/2024-25/4076 and the said maps were submitted in the office of Nagar Palika, Shivganj vide Letter dated 17.04.2025 and the same was accepted by office of Nagar Palika, Shivganj vide receiving no. 127 of dated 17.04.2025.

ULC Applicability:

Urban Land Ceiling act is **Not Applicable** in state of Rajasthan and hence no clearance under ULC is required to be obtained.

I hereby certify that the said property is free from all sorts of encumbrances, loanable and mortgagable on the basis of available property records.

The receipt for the relevant searches is enclosed herewith.

Jaipur
Date: 14.05.2025



Rakesh Prajapat
Advocate



जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

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

ग्राम का नाम :- बडगांव
पटवार हल्का :- बडगांव
भू.अभि.नि. :- जोगापुरा
तहसील :- शिवगंज
जिला :- सिरौही

संवत् :- 2069 - 2072
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- बीघा-विस्वा
खाता संख्या नया :- 983
खाता संख्या पुराना :- 752

काश्तकार का नाम:-

विक्रमसिंह पुत्र करणसिंहराजपूत नि.चाणोद तह.सुमेरपुर हाल फालना स्टेशन 1/4 विजयसिंह पुत्र गुमानसिंह जातिराजपूत नि.125, शिवनगर, मडिया रोड, पाली 1/4 विक्रमसिंह पुत्र करणसिंह मेडतियाराजपूत निवासी दर्जी एवं सुथारों का वास,चाणोद तह.सुमेरपुर जिला पाली 1/4 राजेन्द्रकुमार पुत्र ओमकार,शिव कुमार पुत्र ओंकारजी,विक्रमसिंह पुत्र करणसिंहराजपूत नि.चाणोद तह.सुमेरपुर हाल नि.फालनास्टे.तह.बाली जिला पाली श्रीमति पद्मावती धर्मपत्नी कृष्णकुमार दवे एवं सुश्री माधवी पुत्री कृष्णकुमार दवे ना.बा. की संरक्षिका माता पद्मावती दवे जाति ब्राह्मण घांचियों का वास, शिवगंज 1/4 खातेदार ना.क.स2673,,3145,3147,3224,3244

| खसरा संख्या | क्षेत्रफल | भूमि वर्गीकरण | कृषक द्वारा संदत्त लगान | सिंचाई के साधन | अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक | टिप्पणी |
|--------------|-----------|---------------|----------------------------|-------------------|--|---------|
| 36/2 | 9.1200 | बंजर | 9.1200 | 4.8100 | | |
| कुल खसरे - 1 | 9-12 | | 9-12 | 4.81 | | |

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

नकल जारी करने की तिथि :- 12-May-2025



समाप्ति करण रजिस्टर पाम - पटवार हल्का - मू. अ. निरोझक हल्का. - तहसील - जिला - राजस्थान

[illegible]

**जमाबन्दी (खेवट/खतोनी)
(प्रतिलिपि)**

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

नाम :- बडगांव
हल्का :- बडगांव
अभि.नि. :- शिवगंज
तहसील :- शिवगंज
जिला :- सिरौही

अंतिम चौसाला आधार सम्वत :- 2073 - 2076 जमाबंदी 2078 (वर्ष 2022) से स्थायी
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 835
खाता संख्या पुराना :- 834

काश्तकार का नाम:-

1. राजेन्द्रकुमार पुत्र ओमकार हिस्सा- 1/24 जाति- राजपुत नि.चाणोद तह.सुमेरपुर हाल नि.फालनास्टे.तह.वाली जिला पाली खातेदार
3. विक्रमसिंह पुत्र करणसिंह हिस्सा- 1/12 जाति- राजपुत नि.चाणोद तह.सुमेरपुर हाल नि.फालनास्टे.तह.वाली जिला पाली खातेदार
2. विक्रमसिंह पुत्र करणसिंह हिस्सा- 1/2 जाति- राजपुत नि.चाणोद तह.सुमेरपुर हाल फालना स्टेशन खातेदार
4. विजयसिंह पुत्र गुमानसिंह हिस्सा- 1/4 जाति- राजपुत नि.125, शिवनगर, मडिया रोड, पाली खातेदार
5. श्री मतिपद्मावती पत्नि कृष्णकुमार दवे हिस्सा- 1/24 जाति- ब्राह्मण घांचियों का वास, शिवगंज खातेदार
6. शिवकुमार पुत्र ओंकारजी हिस्सा- 1/24 जाति- - नि.चाणोद तह.सुमेरपुर हाल नि.फालनास्टे.तह.वाली जिला पाली खातेदार
7. नाबालिग सुश्री माधवी पुत्री कृष्णकुमार दवे संरक्षक ना.वा. की संरक्षिका माता पद्मावती दवे हिस्सा- 1/24 जाति- ब्राह्मण घांचियों का वास, शिवगंज खातेदार,

| खसरा संख्या | क्षेत्रफल | भूमि वर्गीकरण | कृषक द्वारा संदत्त लगान | सिंचाई के साधन | अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक | टिप्पणी |
|--------------|-----------|---------------|----------------------------|----------------|--|---------|
| 36/2 | 0.9712 | बंजर | 0.9712 | 3.03 | | |
| कुल खसरे - 1 | 0.9712 | | 0.9712 | 3.0300 | | |

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

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

नकल जारी करने की तिथि :- 13-Oct-2022



राजकार्य में सहभागिता

13-10-22

(अध्यापक सीमा)

पटवार मण्डल

तह. शिवगंज, जि. सिरौही

सेवामें,

श्रीमान् उपखण्ड अधिकारीजी,
कार्यालय-शिवगंज ।

विषय :- अ कवाड तरमीम सही कराने वासव

महोदयजी,

निवेदन है कि ग्राम कडगाँव के खसरा नं. 36 में कवाड तरमीम
मौके अनुसार छी नहीं हुआ है।

अतः मौके अनुसार सही तरमीम करवाने हेतु आदेश प्रदान करावें ।

दिनांक 22.7.22

प्रार्थी,

प्रतिलिपि :-

✓ श्रीमान् तहसीलदार साहब,
कार्यालय-शिवगंज ।

विष्णु म सिंघ

2428
27/7/22

LP
पञ्चारी कडगाँव
जोच कर रिपोर्ट करे ।

22/7/22

847
22/7/22

सेवामे

LR
June
14/10/22

श्रीमान तहसीलदार महोदय

शिवगंज

विषय - शुद्धि करने बाबत ।

महोदय जी

उपरोक्त विषय पर निवेदन है कि मोजा बडगांव के खसरा संख्या ३६/२ रकबा ९.१२ बीघा किस्म बंजर का आपसी सहमती बटवार श्रीमान तहसीलदार महोदय शिवगंज के आदेश राज. २०२१ /३६६४-६५ दिनांक १८/११/२१ से होने से नामान्तर संख्या ४२६२ द्वारा अमल दायर हुआ है लेकिन वर्तमान जमाबंदी स्थाई में अभी भी सहयुक्त खातेदारी दर्ज है जिसे बटवार अनुसार खातेदारी व तरमीम में शुद्धि किया जाना उचित है

भवदीय



(सदरसिंह मीणा)

पटवार मण्डल, तहसील शिवगंज, जिला सिरौही

2884 दि. 14/10/2022

~~पटवार मण्डल म. बडगांव~~

मूल दिये मोजमल लेख है कि की जाने वाली शुद्धि का स्पष्ट विवरण व वर्णित तथ्यात्मक नकला के साथ प्रस्तुत करना सुनिश्चित करें।


तहसीलदार, शिवगंज
(जिला-सिरौही)

क्रम संख्या

पटवार संख्या (अनुसूची)

मु. नि. कृ. विभाग

सुद्विप

तहसील विभाग

जिला सिरोही

प्रकार का प्रमाण

अधिकार का प्रमाण संख्या एवं दिनांक

संवत् तथा दाल बंछ की क्रम संख्या 2073-2076

| पट्टी विवेक ज्ञान के लिए प्रतिस्थापित प्रमाण जमाकर्ता (पट्टी) में की प्रविष्टि | | | | | | जमाकर्ता में प्रतिस्थापित विवेक ज्ञान के लिए प्रमाणित नवी प्रविष्टि | | | | | |
|--|--------------|-----------|---------------|--------------|--|---|--|------------------------|-----------|-----------------------|--------------|
| आता संख्या | पट्टी संख्या | क्षेत्रफल | मृदा वर्गीकरण | सामान्य लगान | विभिन्न गति वस्तुकार का नाम | आता संख्या | विभिन्न गति वस्तुकार का नाम | पट्टी संख्या | क्षेत्रफल | मृदा वर्गीकरण | सामान्य लगान |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 835 | 36/2 | 0.9712 | बंजर | 3.03 | 1.) विक्रमसिंह पुत्र करणसिंह हिस्सा- 1/2 जानि- राजपुत नि. बाणोद तह. मुमेरपुर जाल नि. फाल नाम्ने जालेदार 2.) विक्रमसिंह पुत्र सुमानसिंह हिस्सा- 1/4 जानि- राजपुत नि. 125, जिलवर, मंडिया रोड, पा नी जालेदार 3.) राजेन्द्रकुमार पुत्र ओमकार हिस्सा- 1/24 जानि- राजपुत नि. बाणोद तह. मुमेरपुर जाल नि. फाल नाम्ने तह. बानी जिला पानी जालेदार 4.) विक्रमसिंह पुत्र करणसिंह हिस्सा- 1/12 जानि- राजपुत नि. बाणोद तह. मुमेरपुर जाल नि. फाल नाम्ने तह. बानी जिला पानी जालेदार 5.) शिवकुमार पुत्र ओमकारजी हिस्सा- 1/24 जानि- नि. बाणोद तह. मुमेरपुर जाल नि. फालनाम्ने तह. ह. बानी जिला पानी जालेदार 6.) श्री मणिप्रसादजी पति कृष्णकुमार दत्त हिस्सा- 1/24 जानि- ब्राह्मण भावियों का नाम, जिलवर जालेदार 7.) भावविश्व मधी माधवी पुत्री कृष्णकुमार दत्त संरक्षक ना. का. की संरक्षिका माना पट्टावली दत्त हि स्सा- 1/24 जानि- ब्राह्मण भावियों का नाम, जिलवर जालेदार | 835 | 1.) विक्रमसिंह पुत्र करणसिंह हिस्सा- पूर्ण जानि- राजपुत नि. बाणोद तह. मुमेरपुर जाल नि. फालनाम्ने तह. बानी जिला पानी जालेदार | 36/2 | 0.9712 | बंजर | 3.03 |
| आता : 835 | | | | | | कुल कारखाने : 1 | | कुल क्षेत्रफल : 1 | | कुल क्षेत्रफल: 0.9712 | |
| आता : 835 | | | | | | कुल कारखाने : 1 | | कुल क्षेत्रफल : 0.9712 | | कुल कारखाने : 7 | |

आपकी कृपा से बतवस से बतवस सं. 36/2 बका 0. आ. 2 हेक्टर बजातदार
विक्रम सिंह पुत्र करण सिंह के नाम से ही सही कच्चा जगावरी -
२०५० में अभी भी समुदाय बजातदारों दर्ज है जो वास्तव में सिक्का
सुद्धि - पर दाखल किया गया है
जीव किम्मा इच्छा की है

ग्राम : बडगांव

प्रपत्र का प्रकार : एडिपत्र

(ख) भू अ निरीक्षक की जाच रिपोर्ट :

पटवार माफहत बडगांव

प्रविष्टि का क्रम संख्या एवं दिनांक : 12 20/10/2022

भू अ नि वृत्त विभाग

तहसील विभाग

जिला चिरोली

संवत् तथा शाल बाज की क्रम संख्या 2073-2076

हस्ताक्षर _____

भू अ निरीक्षक का नाम _____

दिनांक _____

(ग) ग्राम पंचायत/ राजस्व अधिकारी का आदेश :

| | | | |
|------------|--------------|------------------------|-----------------|
| खाला : 835 | कुल खसरे : 1 | कुल क्षेत्रफल : 0.9712 | कुल कारतदार : 7 |
|------------|--------------|------------------------|-----------------|

खाला : 835

कुल कारतदार : 1

कुल खसरे : 1

कुल क्षेत्रफल : 0.9712

हस्ताक्षर _____

ग्राम पंचायत राजस्व अधिकारी का नाम _____

दिनांक _____

P21 प्रतिनिधि प्राप्ति संख्या एवं दिनांक : 1 [20/10/2022 11:39 AM]

20/10/2022

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

Fee Receipt

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

Print Date : 13-08-2024 1:21 PM

| | | | |
|----------------------|--|------------------------------|-------------------|
| Fee Receipt No | : 202402325003218 | Receipt Date | : 13/08/2024 |
| Name | : ASLAM KHAN, | Document S. No. | : 202401325003134 |
| Address | : -- ,VARDHAMAN COLONY ,SHEOGANJ ,SIROHI | | |
| Document Type | : Instrument of Partnership | | |
| Face Value | : ₹ 0 | Evaluated Value | : ₹ 1237356 |
| Ord-Registration Fee | : ₹ 12374 | Fee for Memorandum Us_64_67 | : ₹ |
| CSI | : ₹ 300 | Certified copying fees Us_57 | : ₹ 0 |
| Stamp (Memorandum) | : ₹ | Reg (memorandum) | : ₹ |
| Surcharge | : ₹ 22422 | Stamp Duty | : ₹ 74742 |
| Penalty | : ₹ 0 | Inspection fee | : ₹ 0 |
| Us_25_34 | : ₹ 0 | Commission | : ₹ 0 |
| Custody | : ₹ | Others | : ₹ 0 |
| SiteInspection Fees | : 0 | Cash Amount Received | : ₹ 0 |
| | | Other than Cash | : ₹ 109838 |
| | | Total Amount | : ₹ 109838 |

Mode of Payment (#Mode Number Amount #)

Stamp 544230 ₹ 650 # Gross Challan 93171086 ₹ 109188

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

उप पंजीयक शिवगंज



This indenture of Partnership executed at SHEOGANJ on this 13th day of August 2024 By and between: -

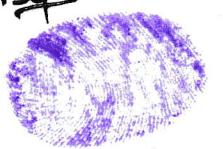
1. **Sh. Aslam Khan** S/o Sh. Yasin khan aged 57 Years, R/o Vardhman Colony, Badgaanv Road, Sheoganj, District-Sirohi (307027), Rajasthan. (Here-in- after referred to as the Party of **"FIRST PART"**, which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his/her legal successor(s), administrators, executors successors & permitted assignees.)
2. **Sh. Vikram Singh** S/o Sh. Karan Singh Aged 35 Years, R/o 288, Darji Env Sutharo Ka Vas, Chanod, District-Pali, Rajasthan-306902. (Here-in- after referred to as the Party of **"SECOND PART"**, which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his/her legal successor(s), administrators, executors successors & permitted assignees.)
3. **Sh. Vijay Singh** S/o Shri Sohan Singh Aged 36 Years, R/o 314 IP Farnando Apartments, Pound Road, Near Perumal Temple, Vadiveeswaram, Nagercoil, Kanniyakumari (629001), Tamil Nadu. (Here-in- after referred to as the Party **"THIRD PART"**, which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his/her legal successor(s), administrators, executors successors & permitted assignees.)
4. **Sh. Mansu Singh** S/o Sh. Randher Singh Aged 26 Years, R/o P. No.144, Friends Colony, Govindpura, Niwaru Link Road, Jaipur (302012), Rajasthan. (Here-in- after referred to as the Party of **"FOURTH PART"**, which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his/her legal successor(s), administrators, executors successors & permitted assignees.)





उप पंजीयक शिवगंज





नाम मद्राक विकला: अरुण माला स्टाम्प कण्डर, नवागढ़

समूचा पत्र संख्या: 62/2009-10

रजिस्टर क्रम संख्या: 3583

दिनांक: 09/08/2024

मद्राक वेल्यू व क्रम संख्या: 80081

मद्राक क्रोडा का नाम: आशिया ना

मद्राक प्रति का नाम: हरपडिंग गलिफेग

मद्राक प्रति का नाम: पारिगट

मद्राक प्रति का नाम: सिलेम खान व अरुण

मद्राक प्रति का नाम: पारिगटिंग डिड

मद्राक प्रति का नाम: अरुण व अरुण

| राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत | |
|--|-------------|
| स्टाम्प राशि पर प्रयोजित अधिभार | |
| 1. आधारभूत अधिभार | रुपये 50/- |
| 2. माय राशि व संवर्धन | रुपये 100/- |
| कुल रुपये 150/- | |
| मद्राक प्रति का नाम: अरुण व अरुण | |





PART", which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his/her legal successor(s), administrators, executors successors & permitted assignees.)

WHEREAS the parties named above, desirous of doing business in partnership have agreed in consideration of sharing the profits or losses on certain terms and conditions to carry on business and have started the business accordingly in partnership with effect from the at 03rd day of August 2024, Sheoganj and under the name & style of **M/s ASHIYANA ENTERPRISES.**

WHEREAS the parties named above, executed a partnership deed dated 03.08.2024 notarized on dated 03.08.2024 by Notary Public Mr. Sharwan Kumar Parihar bearing registration no. 1490 and the said Deed was presented before Registrar of Firms, District Industries Center, Sirohi and Registrar of Firms, District Industries Center, Sirohi granted the certificate of registration no. RF/SRH/2024/2721 to the M/s Ashiyana Enterprises.

WHEREAS the party to the SECOND PART is the lawful owner of the agricultural land bearing Khasra No. 36/2 situated at Village-Badgaon, Tehsil-Sheoganj, District-Sirohi, State-Rajasthan admeasuring 9712 Square Meter (0.9712 Hectare) (hereinafter referred to as "Project Land").

AND WHEREAS the parties hereto with a view to avoid any future disputes and dissensions are desirous to incorporate the terms and conditions of the partnership mutually agreed between them in a formal Deed of Partnership.

NOW THIS DEED shall be in supplemental to the original partnership deed dated partnership deed dated 03.08.2024 and terms of this deed is witnesseth as hereunder: -


1. NATURE OF BUSINESS

The business of the partnership firm shall be that of Constructions of residential & Commercial Complex, Property Dealers & Deals in Residential, Commercial Land, Showroom, Shops, Offices, Flats, Bungalows, Agriculture Land, Develop Farm Houses, Farm Houses Land, Industrial Land, Hotel, Hotel land and/or such business to which parties hereto may agree upon from time to time.

2. COMMENCEMENT OF BUSINESS

उप पंजीयक शिवगंज


शिवगंज

 मनीष

Presentation Endorsement

Print Date: 8/13/2024 1:34:25 PM

आज दिनांक 13 माह 08 सन् 2024 को 01:07 PM बजे
श्री/श्रीमती/सुश्री ASLAM KHAN पुत्र/पुत्री/पत्नि श्री YASIN KHAN
उम्र 57 वर्ष, जाति 0-MUSLIM, व्यवसाय Business
निवासी House No.:-, Colony: VARDHAMAN COLONY, Area:
BADGAON ROAD SHEOGANJ, City: SHEOGANJ, Pin code: 307027,
District: SIROHI, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202401325003134

हस्ताक्षर उप पंजीयक,
SHIVGANJ शिवगंज

Partnership-(1) Instrument of constitution of partnership-(c) where such share contribution is brought
in by way of only immovable property

Fees Receipt Endorsement

Print Date: 8/13/2024 1:34:25 PM

| | |
|-----------------------|-----------------|
| रसीद नं. | 202402325003218 |
| दिनांक | 13-08-2024 |
| पंजीयन शुल्क ₹ | 12374 |
| प्रतिलिपि शुल्क ₹ | 0 |
| पृष्ठांकन शुल्क ₹ | 300 |
| अन्य शुल्क ₹ | 0 |
| कमी स्टाम्प शुल्क ₹ | 74742 |
| कमी सरचार्ज शुल्क ₹ | 22422 |
| मौका निरीक्षण शुल्क ₹ | 0 |
| कुल योग | 109838 |

202401325003134

Partnership-(1) Instrument of constitution of partnership-(c) where such share contribution is brought in
by way of only immovable property

Mode of Payment (#Mode Number Amount #)

Stamp 544230 ₹ 650 # e-Gras Challan
93171086 ₹ 109188

उप पंजीयक, SHIVGANJ शिवगंज



The partnership shall be deemed to have commenced w.e.f. 03st day of AUGUST 2024.

3. CAPITAL CONTRIBUTION

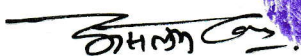
That necessary capital as well as further funds required for the purpose of the partnership business shall be contributed or arranged by the partners in such manner as may be mutually agreed upon by and between the partners from time to time. That the party to the SECOND PART towards his capital contribution is infusing the agricultural land bearing Khasra No. 36/2 situated at Village-Badgaon, Tehsil-Sheoganj, District-Sirohi, State-Rajasthan admeasuring 9712 Square Meter (0.9712 Hectare) in the partnership firm M/s Ashiyana Enterprises.

4. INTEREST ON PARTNERS CAPITAL

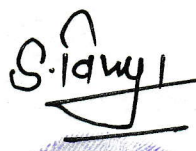
- i. Interest at the rate of 12 per cent per annum or as may be prescribed under section 40 (b) (iv) of the Income tax Act, 1961 or any other applicable provision as may be in force in the income-tax assessment of the partnership firm for the relevant accounting period shall be payable to the partners on the amount standing to the credit of the account of the partners.
- ii. That where the book profit as determined in accordance with provisions of section 40(b) of the Income Tax Act, 1961 is lower or NIL or is in MINUS, the rate of interest shall be lower or NIL as the case may be.

5. REMUNERATION TO PARTNERS

- i. Remuneration includes any payment of salary, bonus, commission or remuneration to any partner.
- ii. The party of the FIRST TO FORTH part has agreed to keep themselves actively engaged in conducting the affairs of the business of the Partnership firm as working partners. It is hereby agreed that in consideration, the all parties working in the partnership shall be entitled to salary/remuneration.
- iii. The total remuneration payable to all the working partners will be determined as under:











Endorsement of Execution

Print Date: 8/13/2024 1:34:25 PM

| अनु क्र. | पक्षकारों का नाम व पता | छायाचित्र | अंगूठा | पक्षकारों का प्रकार |
|----------|--|-----------|--------|--------------------------------------|
| 1 | श्री/श्रीमती/सुश्री ASLAM KHAN, पुत्र/पुत्री/पत्नि श्री YASIN KHAN, व्यवसाय Businessजाति 0-MUSLIM House No.:--, Colony: VARDHAMAN COLONY , Area: BADGAON ROAD SHEOGANJ, City: SHEOGANJ, Pin code: 307027, District: SIROHI, State: RAJASTHAN | | | Executant Age : 57 Signature : |
| 2 | श्री/श्रीमती/सुश्री VIKRAM SINGH, पुत्र/पुत्री/पत्नि श्री KARAN SINGH, व्यवसाय Businessजाति 0-RAJPUT House No.:--, Colony: DARJI AND SUTHARO KA VAS , Area: VILLAGE CHANOD , City: TEH SUMERPUR, Pin code: 306602, District: PALI, State: RAJASTHAN | | | Executant Age : 35 Signature : |
| 3 | श्री/श्रीमती/सुश्री VIJAY SINGH, पुत्र/पुत्री/पत्नि श्री SOHAN SINGH, व्यवसाय Businessजाति 0-RAJPUT House No.:314 IP, Colony: FARNANDO APPARTMENT, POUND ROAD, , Area: NEAR PERUMAL TEMPLE VADIVEESWARAM NAGERCOIL KANNIYAKUMARI, City: KANNIYAKUMARI, Pin code: 629001, District: KANYAKUMARI, State: TAMIL NADU | | | Executant Age : 36 Signature : |
| 4 | श्री/श्रीमती/सुश्री MANSU SINGH, पुत्र/पुत्री/पत्नि श्री RANDHER SINGH, व्यवसाय Businessजाति 0-RAJPUT House No.:--, Colony: P NO. 144, FRIENDS COLONY , GOVINDPURA, Area: NIWARU LINK ROAD, JAIPUR, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN | | | Executant Age : 26 Signature : |

ने लेख्यपत्र Partnership-(1) Instrument of constitution of partnership-(c) where such share contribution is brought in by way of only immovable property को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

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

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

| अनु क्र. | गवाहों का नाम व पता | छायाचित्र | अंगूठा | हस्ताक्षर |
|----------|---------------------|-----------|--------|-----------|
|----------|---------------------|-----------|--------|-----------|

202401325003134

Partnership-(1) Instrument of constitution of partnership-(c) where such share contribution is brought in by way of only immovable property

उप पंजीयक SHIVGANJ
उप पंजीयक शिवगंज



| | | |
|-----|---|--|
| (a) | Where the book profit is or Loss of is in Minus | Nil |
| (b) | On the book profit is up to Rs. 300000/- | To the extent of available book profit upto Rs. 150000/- or 90% of book profit, whichever is more. |
| (c) | Above Rs. 3,00,000/- | 60% |

iv. The total remuneration payable to all the working partners as given in para iii above will be automatically substituted as per the provisions of the section 40(b) of the Income Tax Act or any other applicable provisions as may be in force in the Income Tax Act 1961 or any other applicable law on Income Tax for the relevant accounting year.

iv. The book profit referred above will be determined as per explanation 3 to section 40(b) of Income Tax Act 1961 or any other applicable provisions as may be in force in the Income Tax assessment of the partnership firm for the relevant accounting year.

v. That where the book Profit as determined as per explanation 3 to section 40(b) of Income Tax Act 1961 or any other applicable provisions as may be in force in the Income Tax assessment of the partnership firm for the relevant accounting year is lower or nil or minus, the remuneration shall be proportionately lower or NIL as the case may be.

vi. The remuneration payable as above shall be credited to the respective accounts of partners at the closing of accounting period when the final accounts of the partnership firm are made.

6. DRAWINGS BY PARTNERS

The partners shall be entitled to withdraw any amount during the year from the partnership towards their Interest, Salary/remuneration, and share of profit from time to time.

7. CLOSING OF ACCOUNTS

That the accounts of partnership shall be closed on 31st day of March each year or at any other date as the partners may decide mutually.

8. PROFIT SHARING RATIO



Profits or loss of the firm (after deducting interest, salary, remuneration payable to the partner in accordance with the clauses of this deed of Partnership) shall be divided and distributed amongst the partners on the close of the accounting year in the following proportion.

| | |
|--------------|--------|
| First Party | 30.00% |
| Second Party | 30.00% |
| Third Party | 30.00% |
| Fourth Party | 10.00% |

9. OPERATION OF BANK ACCOUNT

Bank account or accounts shall be opened in the name of the firm and shall be operated by the severally or by any other person duly authorised to do so by the parties hereto.

10. TRANSFER OF SHARE

None of the partners hereto shall, without the consent of other partner, sell, assign, charge, pledge or otherwise transfer his share or interest in the partnership business to any outsider.

11. RESPONSIBILITY OF PARTNER(S)

Each partner shall indemnify the firm for any loss caused to it by his fraud in the conduct of business of the firm. The partnership business shall have nothing to do with the individual liabilities of the partners and they shall be personally responsible for meeting the same.

12. DEATH/RETIREMENT OF PARTNER(S)

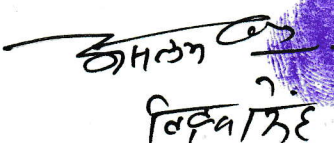
That on the retirement and/or death of any of the partners the firm shall not be dissolved and the remaining partner or partners legal heir or legal heirs may decide to carry on the business under the same name & style.

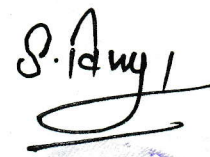
13. ADMISSION OF PARTNER(S)

The first to forth party may admit new partner(s) if they deemed necessary for carrying out the business.

14. TENURE OF PARTNERSHIP

That the partnership is at WILL.


रिफा/रिफ







15. MISCELLANEOUS

ALL disputes and differences arising between the partners hereto at any time, either during the continuance of the firm or on dissolution of the firm shall be referred to arbitration. The provision of Indian Arbitration Act, 1940 shall apply for the purpose of such arbitration.

IN WITNESS WHEREOF the parties to the above PRESENTS their respective hands this day and year mentioned above.

Witness:

1.



[Handwritten signature]

[Handwritten signature]
Signature of First Party

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Signature of Second Party

[Handwritten signature]

[Handwritten signature]

Signature of Third Party

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Signature of Fourth Party

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सप पंजीयक शिवगंज



Under 54 Endorsement

Print Date: 8/13/2024 2:39:12 PM

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 1237356 मानते हुए इस पर देय कमी मुद्रांक राशि रु 74742 पर कमी पंजीयन शुल्क रु 12374, सरचार्ज राशि 22422 कुल रु 109538 रसीद संख्या 202402325003218 दिनांक 13-08-2024 में जमा किये गये हैं।

अतः दस्तावेज को रु 74742 के मुद्रांकों पर निष्पादित माना जाता है।

202401325003134

Partnership-(1) Instrument of constitution of partnership-(c) where such share contribution is brought in by way of only immovable property

उप पंजीयक, SHIVGANJ
उप पंजीयक शिवगंज

Registration Endorsement

Print Date: 8/13/2024 2:39:12 PM

आज दिनांक 13/08/2024 को
पुस्तक संख्या 4 जिल्द संख्या 6 में
पृष्ठ संख्या 159 क्रम संख्या 202403325400018 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 8 के
पृष्ठ संख्या 428 से 444 पर चस्पा किया गया।

202401325003134

Partnership-(1) Instrument of constitution of partnership-(c) where such share contribution is brought in by way of only immovable property

उप पंजीयक, SHIVGANJ

उप पंजीयक शिवगंज

प्ररूप-11

{ नियम-7(1) देखिए }
प्राधिकृत अधिकारी का कार्यालय

वर्ष 2024-25

1. श्री विक्रमसिंह पुत्र करणसिंहजी, जाति-राजपूत, निवासी-चाणोद, हाल-फालना स्टेशन, तहसील-बाली, जिला-पाली (राजस्थान)

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

आदेश

क्रमांक : न.पा.शि./भूमि/2024-25/ 5028

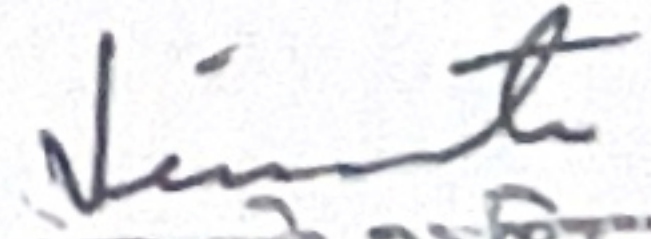
दिनांक 24.12.2024

मामले के संक्षिप्त तथ्य निम्नानुसार हैं:-


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

| तहसील और जिले का नाम | राजस्व ग्राम का नाम | खसरा नं. | क्षेत्रफल |
|----------------------|---------------------|----------|--|
| शिवगंज, जिला-सिरोही | बडगांव | 36/2 | रकबा 0.9712 हैक्टर अर्थात 9712.00 वर्गमीटर |
| | | | रकबा 0.9712 हैक्टर अर्थात 9712.00 वर्गमीटर |

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


अभिषेक अधिकारी
नगरपालिका, शिवगंज

- (3) यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है। मैंने संबंधित तहसीलदार की रिपोर्ट और स्थानीय प्राधिकारी की सहमति रिपोर्ट का परीक्षण कर लिया है। मेरी यह राय है कि आवेदित भूमि का गैर-कृषिक प्रयोजन के लिए वांछित उपयोग मास्टर योजना/विकास योजना/स्कीम के अनुरूप है और आवेदक के आवेदन को, राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क और राजस्थान अभिधृति अधिनियम की धारा 63 और तदधीन बनाये गये नियमों के उपबंधों के अनुसार ऐसी भूमि पर अभिधृति अधिकार निर्वापित करके भूमि का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।
- (4) अतः अब इसके द्वारा आदेश दिया जाता है कि बडगांव के खसरा नं. 36/2 जिसका रकबा 0.9712 हैक्टर अर्थात् 9712.00 वर्गमीटर, तहसील शिवगंज में स्थित भूमि पर आवेदक के अभिधृति अधिकारों को उक्त भूमि का मुख्यमंत्री जन आवास योजना प्रयोजन के लिए उपयोग करने हेतु निर्वापित किया जायेगा और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदक/आवेदक द्वारा नामनिर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी पर लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आबंटन के लिए, स्थानीय प्राधिकारी के व्ययनाधीन रखा गया समझा जायेगा।
- (5) आवेदक द्वारा उस भूमि को, जिसके लिए यह अनुज्ञा दी गयी है, यथाविहित प्रीमियम, नगरीय निर्धारण के साथ ही विनिर्दिष्ट अन्य प्रभारों के निक्षेप और सुसंगत विधि के अधीन अभिन्यास योजना के अनुमोदन के पश्चात्, स्थानीय प्राधिकारी द्वारा सम्यक् आबंटन किये जाने के पश्चात् ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।
- (6) इन नियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित निबंधनों और शर्तों की आवेदक द्वारा पालना की जायेगी। यह आदेश अधोहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 24.12.2024 को पारित किया गया।

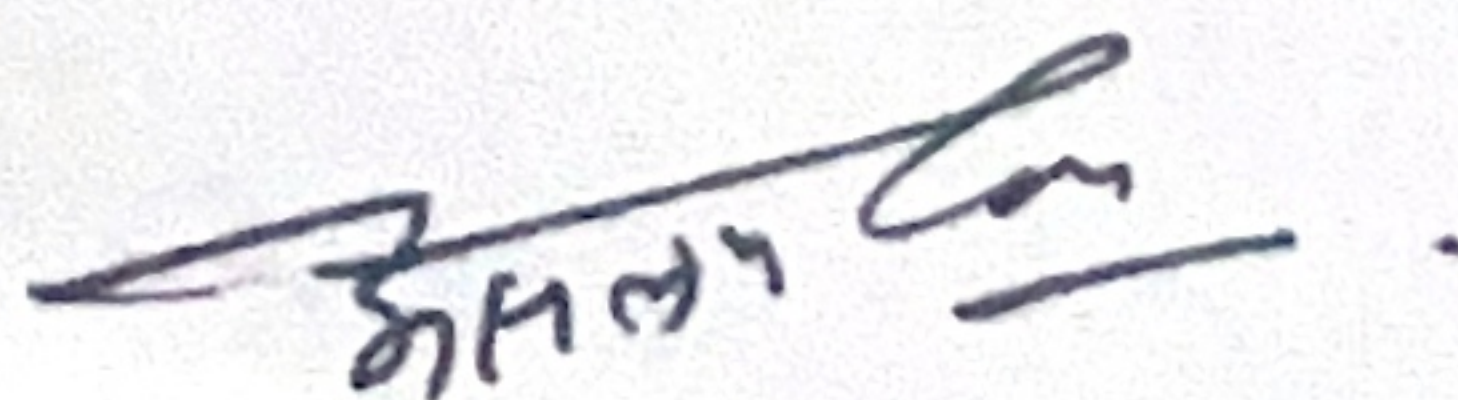

अधिधिकृत अधिकारी
नगरपालिका, शिवगंज


दिनांक 24.12.2024

क्रमांक : न.पा.शि./भूमि/2024-25/5029-5030

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

1. श्रीमान् तहसीलदार महोदय, शिवगंज तहसील को पूर्वोक्त भूमि को स्थानीय प्राधिकारी के नामनामान्तरण करने और इस आदेश के 07 दिन के भीतर स्थानीय प्राधिकारी और अधोहस्ताक्षरी को उसकी प्रति भेजने के लिए।
2. श्री विक्रमसिंह पुत्र करणसिंहजी, जाति-राजपूत, निवासी-चाणोद, हाल-फालना स्टेशन, तहसील-बाली, जिला-पाली की ओर से अधिकृत आम मुख्तियार श्री असलम खान पुत्र यासीन खान, निवासी-शिवगंज, जिला-सिरोही (राजस्थान)।




अधिधिकृत अधिकारी
नगरपालिका, शिवगंज

0/c

नामांतरकरण प्रपत्र (प-21)

| | | | | |
|--|--|----------------------|--|-------------|
| ग्राम :बडगांव | पटवार मण्डल :बडगांव | भू.अ.नि.वृत्त:शिवगंज | तहसील:शिवगंज | जिला:सिरोही |
| नामांतरकरण का प्रकार : न्याया. आदेश | प्रविष्टि का क्रम संख्या एवं दिनांक :4758 26/12/2024 | | संवत तथा ढाल बांछ की क्रम संख्या:2073-2076 | |
| रजिस्ट्रीकरण/बंधक संख्या एवं दिनांक :0 | | | नामांतरकरण शुल्क :20 शास्ति : 0 | |

| सही किये जाने के लिए प्रतिस्थापित वर्तमान जमाबंदी (खतौनी) में की प्रविष्टि | | | | | | जमाबंदी में प्रतिस्थापित किये जाने के लिए प्रस्तावित नयी प्रविष्टि | | | | | |
|--|-------------|--------------|------------------------|------------------|---|--|--|----------------|-----------|------------------------|-------------|
| खाता संख्या | खसरा संख्या | क्षेत्रफल | मृदा वर्गीकरण | राजस्व लगान | विशिष्टियों सहित काश्तकार का नाम | खाता संख्या | विशिष्टियों सहित काश्तकार का नाम | खसरा संख्या | क्षेत्रफल | मृदा वर्गीकरण | राजस्व लगान |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 835 | 36/2 | 0.9712 | बंजर | 3.03 | 1.) विक्रमसिंह पुत्र करणसिंह हिस्सा- पूर्ण जाति- राजपुत नि.चाणोद तह.सुमेरपुर हाल नि.फालनास्टे तह.बाली जिला पाली खातेदार | 1038 | 1.) नगर पालिका शिवगंज हिस्सा- पूर्ण संस्था के लिए --बदस्तूर खसरा-- | 36/2 | 0.9712 | आवासीय प्रयोजनार्थ | |
| खाता : 835 | | कुल खसरे : 1 | कुल क्षेत्रफल : 0.9712 | कुल काश्तकार : 1 | | खाता : 1038 | कुल काश्तकार : 1 | कुल खसरे : 131 | | कुल क्षेत्रफल: 60.3449 | |

खातों का विवरण:-

| | | | | | | | |
|------------|--------------|------------------------|------------------|-------------|------------------|----------------|-------------------------|
| खाता : 835 | कुल खसरे : 1 | कुल क्षेत्रफल : 0.9712 | कुल काश्तकार : 1 | खाता : 1038 | कुल काश्तकार : 1 | कुल खसरे : 131 | कुल क्षेत्रफल : 60.3449 |
|------------|--------------|------------------------|------------------|-------------|------------------|----------------|-------------------------|

पटवारी की रिपोर्ट :श्रीमानजी मुताबिक न्यायालय आदेश के अनुसार नामान्तरण दर्ज कर वास्ते जांच एवं आदेशार्थ प्रस्तुत है ।

पटवारी का नाम MADAN SINGH MEENA
दिनांक 12/26/2024 4:10:50 PM

ग्राम पंचायत/ राजस्व अधिकारी की जांच रिपोर्ट :
पटवारी रिपोर्ट के अनुसार नामा. स्वीकृत।

ग्राम पंचायत/ राजस्व अधिकारी का नाम SNEHDEEP SINGH SANDU
दिनांक 12/27/2024 12:28:27 PM

कार्यालय नगरपालिका मण्डल, शिवगंज, जिला - सिरौही

क्रमांक : न.पा.शि./बैठक/2024-25/

दिनांक

॥ ले आउट कमेटी बैठक कार्यवाही ॥


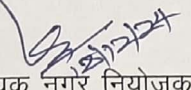
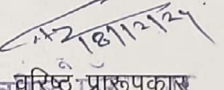
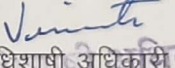
आज दिनांक 18.12.2024 को दोपहर बाद 04.00 बजे पालिका कार्यालय में ले आउट प्लान कमेटी की बैठक पालिका प्रशासक श्री नीरज मिश्र की अध्यक्षता में आहूत की गई जिसमें निम्न सदस्यगण उपस्थित हुये :-

- | | |
|---|-------------|
| 1. श्री नीरज मिश्र, प्रशासक, न.पा.शि. | -अध्यक्ष |
| 2. सुश्री विनीता, अधिशाषी अधिकारी, न.पा.शि. | -सदस्य सचिव |
| 3. श्री राजेन्द्र कुमार गुप्ता, सहायक नगर नियोजक, न.प.आबूपर्वत व अति.न.प.सिरौही | -सदस्य |
| 4. डॉ. सत्यपाल जीतरवाल, वरिष्ठ प्रारूपकार व भूमि शाखा प्रभारी, न.पा.शि. | -सदस्य |

पालिका ले आउट प्लान कमेटी के समक्ष निम्न पत्रावली प्रस्तुत की गई :-

प्रस्ताव संख्या 01. श्री विक्रमसिंह पुत्र करणसिंहजी, जाति-राजपूत, निवासी-चाणोद, हॉल-फालना स्टेशन, तहसील-बाली, जिला-पाली (राज.) की ओर से अधिकृत आम मुख्तीयार श्री असलम खान पुत्र श्री यासीन खान, निवासी-शिवगंज, जिला-सिरौही (राज.) के राजस्व ग्राम बडगांव के खसरा नं. 36/2 जिसका रकबा 0.9712 हैक्टर अर्थात् 9712.00 वर्गमीटर का कृषि से अकृषि में आवासीय प्रयोजनार्थ (मुख्यमंत्री जन आवास योजना) हेतु ले-आउट प्लान अनुमोदन बाबत।

निर्णय :- कमेटी सदस्यों द्वारा प्रकरण का अवलोकन किया गया जिसमें दस्तावेज अनुसार उक्त भूमि राजस्व ग्राम बडगांव में स्थित है। जिसमें पालिका के वरिष्ठ प्रारूपकार की स्थल रिपोर्ट अनुसार उक्त भूमि मास्टर प्लान 2031 में सार्वजनिक/अर्द्ध सार्वजनिक सुविधाएँ (Public Semi/Public Facility), सार्वजनिक उपयोग सामुदायिक सुविधाएँ/अन्य सामुदायिक सुविधाएँ व शमशान/कब्रिस्तान (Community Facility And Other Community Facility) प्रयोजनार्थ दर्शित है। जिस क्रम में सहायक नगर नियोजक, नगर परिषद सिरौही के पत्र क्रमांक : जि.न.नि./सिरौही/2024-25/05 दिनांक 14.12.2024 प्राप्त तकनीकी राय एवं नगरीय विकास एवं आवासन विभाग, राज. जयपुर की अधिसूचना क्रमांक प.11(8) नविवि/2020 जयपुर, दिनांक 14.10.2024 की पालना में मास्टर प्लान का भू-उपयोग सामुदायिक सुविधाएँ/अन्य सामुदायिक सुविधाएँ (कब्रिस्तान) होने से तालिका-4 के बिन्दू संख्या 4 व 4.1 के अनुसार सीधे ही मुख्यमंत्री जन आवास नीति/अफोर्डेबल हॉउसिंग के तहत आवासीय परियोजना अनुमत होने पर उपरोक्त स्थल रिपोर्ट अनुसार उक्त भूमि 80 फीट एवं 60 फीट मास्टर प्लान रोड पर स्थित है। जिसका कमेटी द्वारा ले-आउट प्लान अनुमोदन का प्रस्ताव सर्व सम्मति से पारित किया गया। तथा ले-आउट प्लान उक्त पत्रावली में संलग्न है।

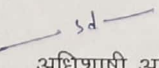
| | | | |
|---|--|--|---|
|  प्रशासक नगरपालिका, शिवगंज एवं उपखण्ड अधिकारी, शिवगंज |  सहायक नगर नियोजक नगरपालिका, आबूपर्वत एवं अति. कार्यभार न.प.सिरौही |  वरिष्ठ प्रारूपकार नगरपालिका, शिवगंज |  अधिशाषी अधिकारी नगरपालिका, शिवगंज |
|---|--|--|---|

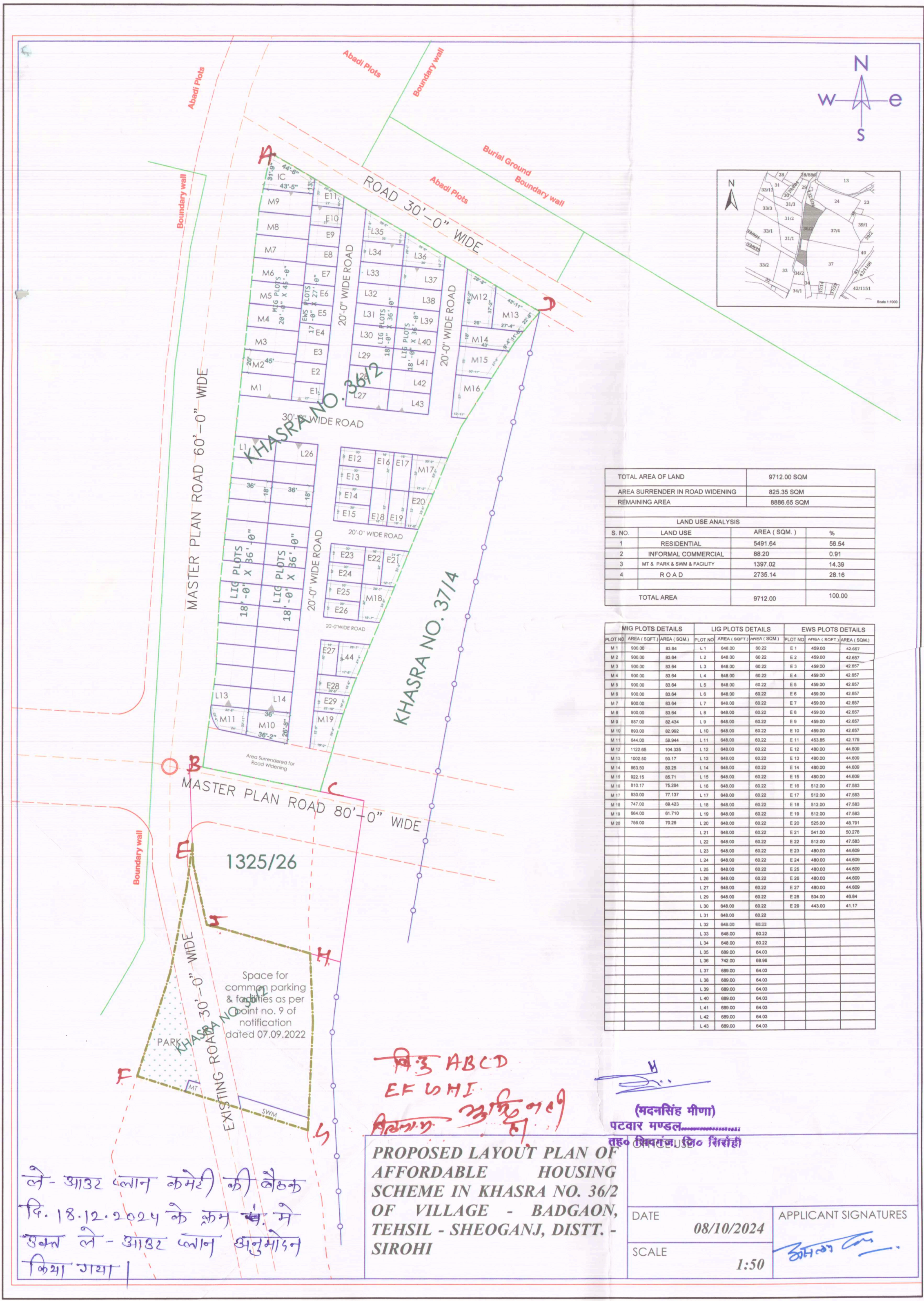
क्रमांक : न.पा.शि./बैठक/2024-25/ 40 न 6

दिनांक 18/12/2024

प्रतिलिपि सूचनार्थ :-

1. श्रीमान् प्रशासक महोदय, उपखण्ड अधिकारी, शिवगंज - अध्यक्ष।
2. श्रीमान् सहायक नगर नियोजक, न.प.आबूपर्वत एवं अति.कार्यभार नगर परिषद, सिरौही - सदस्य।
3. पालिका वरिष्ठ प्रारूपकार व भूमि शाखा प्रभारी, नगरपालिका शिवगंज - सदस्य।
4. रक्षित पत्रावली।


अधिशाषी अधिकारी
नगरपालिका, शिवगंज



| | | | |
|---------------------------------|----------------------------|---------------|--------|
| TOTAL AREA OF LAND | | 9712.00 SQM | |
| AREA SURRENDER IN ROAD WIDENING | | 825.35 SQM | |
| REMAINING AREA | | 8886.65 SQM | |
| LAND USE ANALYSIS | | | |
| S. NO. | LAND USE | AREA (SQM.) | % |
| 1 | RESIDENTIAL | 5491.64 | 56.54 |
| 2 | INFORMAL COMMERCIAL | 88.20 | 0.91 |
| 3 | MT & PARK & SWM & FACILITY | 1397.02 | 14.39 |
| 4 | R O A D | 2735.14 | 28.16 |
| TOTAL AREA | | 9712.00 | 100.00 |

| MIG PLOTS DETAILS | | | LIG PLOTS DETAILS | | | EWS PLOTS DETAILS | | |
|-------------------|----------------|---------------|-------------------|----------------|---------------|-------------------|----------------|---------------|
| PLOT NO. | AREA (SQFT.) | AREA (SQM.) | PLOT NO. | AREA (SQFT.) | AREA (SQM.) | PLOT NO. | AREA (SQFT.) | AREA (SQM.) |
| M 1 | 900.00 | 83.84 | L 1 | 648.00 | 60.22 | E 1 | 459.00 | 42.657 |
| M 2 | 900.00 | 83.84 | L 2 | 648.00 | 60.22 | E 2 | 459.00 | 42.657 |
| M 3 | 900.00 | 83.84 | L 3 | 648.00 | 60.22 | E 3 | 459.00 | 42.657 |
| M 4 | 900.00 | 83.84 | L 4 | 648.00 | 60.22 | E 4 | 459.00 | 42.657 |
| M 5 | 900.00 | 83.84 | L 5 | 648.00 | 60.22 | E 5 | 459.00 | 42.657 |
| M 6 | 900.00 | 83.84 | L 6 | 648.00 | 60.22 | E 6 | 459.00 | 42.657 |
| M 7 | 900.00 | 83.84 | L 7 | 648.00 | 60.22 | E 7 | 459.00 | 42.657 |
| M 8 | 900.00 | 83.84 | L 8 | 648.00 | 60.22 | E 8 | 459.00 | 42.657 |
| M 9 | 887.00 | 82.434 | L 9 | 648.00 | 60.22 | E 9 | 459.00 | 42.657 |
| M 10 | 893.00 | 82.992 | L 10 | 648.00 | 60.22 | E 10 | 459.00 | 42.657 |
| M 11 | 644.00 | 59.944 | L 11 | 648.00 | 60.22 | E 11 | 453.85 | 42.179 |
| M 12 | 1122.85 | 104.335 | L 12 | 648.00 | 60.22 | E 12 | 480.00 | 44.809 |
| M 13 | 1002.50 | 93.17 | L 13 | 648.00 | 60.22 | E 13 | 480.00 | 44.809 |
| M 14 | 863.50 | 80.25 | L 14 | 648.00 | 60.22 | E 14 | 480.00 | 44.809 |
| M 15 | 922.15 | 85.71 | L 15 | 648.00 | 60.22 | E 15 | 480.00 | 44.809 |
| M 16 | 810.17 | 75.294 | L 16 | 648.00 | 60.22 | E 16 | 512.00 | 47.583 |
| M 17 | 830.00 | 77.137 | L 17 | 648.00 | 60.22 | E 17 | 512.00 | 47.583 |
| M 18 | 747.00 | 69.423 | L 18 | 648.00 | 60.22 | E 18 | 512.00 | 47.583 |
| M 19 | 664.00 | 61.710 | L 19 | 648.00 | 60.22 | E 19 | 512.00 | 47.583 |
| M 20 | 756.00 | 70.26 | L 20 | 648.00 | 60.22 | E 20 | 525.00 | 48.791 |
| | | | L 21 | 648.00 | 60.22 | E 21 | 541.00 | 50.278 |
| | | | L 22 | 648.00 | 60.22 | E 22 | 512.00 | 47.583 |
| | | | L 23 | 648.00 | 60.22 | E 23 | 480.00 | 44.809 |
| | | | L 24 | 648.00 | 60.22 | E 24 | 480.00 | 44.809 |
| | | | L 25 | 648.00 | 60.22 | E 25 | 480.00 | 44.809 |
| | | | L 26 | 648.00 | 60.22 | E 26 | 480.00 | 44.809 |
| | | | L 27 | 648.00 | 60.22 | E 27 | 480.00 | 44.809 |
| | | | L 28 | 648.00 | 60.22 | E 28 | 504.00 | 46.84 |
| | | | L 29 | 648.00 | 60.22 | E 29 | 443.00 | 41.17 |
| | | | L 30 | 648.00 | 60.22 | | | |
| | | | L 31 | 648.00 | 60.22 | | | |
| | | | L 32 | 648.00 | 60.22 | | | |
| | | | L 33 | 648.00 | 60.22 | | | |
| | | | L 34 | 648.00 | 60.22 | | | |
| | | | L 35 | 689.00 | 64.03 | | | |
| | | | L 36 | 742.00 | 68.96 | | | |
| | | | L 37 | 689.00 | 64.03 | | | |
| | | | L 38 | 689.00 | 64.03 | | | |
| | | | L 39 | 689.00 | 64.03 | | | |
| | | | L 40 | 689.00 | 64.03 | | | |
| | | | L 41 | 689.00 | 64.03 | | | |
| | | | L 42 | 689.00 | 64.03 | | | |
| | | | L 43 | 689.00 | 64.03 | | | |

ले- आउट प्लान केमेरी की बैठक
दि. 18.12.2024 के क्रम में
उक्त ले- आउट प्लान अनुमोदन
किया गया।

वि.उ. ABCD
EF WMI
सि.उ. 36/2

PROPOSED LAYOUT PLAN OF
AFFORDABLE HOUSING
SCHEME IN KHASRA NO. 36/2
OF VILLAGE - BADGAON,
TEHSIL - SHEOGANJ, DISTT. -
SIROHI

(मदनसिंह मीणा)
पटवार मण्डल
तहसील शिवगंज, जिला सिरौही

| | | |
|-------|------------|----------------------|
| DATE | 08/10/2024 | APPLICANT SIGNATURES |
| SCALE | 1:50 | |

18/12/24
वरिष्ठ प्रारूपकार
नगरपालिका, शिवगंज

M.T.P.

अधिसाधी अधिकारी
नगरपालिका, शिवगंज

प्रशासक
नगरपालिका, शिवगंज

PRAROOP ARCHITECTS

ARCHITECTURAL

CONSULTANCY

SERVICES

सेवा में,
अधिशापी अधिकारी
नगरपालिका, शिवगंज
सिरोही (राज.)

विषय: खसरा न. 36/2, राजस्व ग्राम बडगांव, शिवगंज, सिरोही के आवासीय प्रयोजनार्थ (मुख्यमंत्री जन आवास योजना) भवन मानचित्र अनुमोदन बाबत एवं प्राप्ति सूचना दिलवाने हेतु।

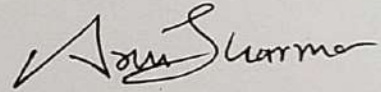
उपरोक्त अनुसार मैं अरुण शर्मा मॉडल राजस्थान (नगरीय क्षेत्र) भवन विनियम 2020 के अन्तर्गत पंजीकृत वास्तुविद् हूँ। मेरा पंजीयन संख्या CTP Raj./Architect/2021/123 है। आप द्वारा क्रमांक : न.पा.शि./बैठक/2024-25, दिनांक 18.12.2024 कि ले-आऊट कमेटी बैठक में खसरा न. 36/2, क्षेत्रफल 9712.00 मुख्यमंत्री जन आवास योजना के अन्तर्गत आवासीय प्रयोजनार्थ का ले-आऊट प्लान अनुमोदीत किया गया था।

उपरोक्त अनुमोदीत ले-आऊट प्लान अनुसार, मेरे द्वारा खसरा न. 36/2, क्षेत्रफल 9712.00 वर्गमीटर, पता राजस्व ग्राम बडगांव, शिवगंज, सिरोही, आवासीय प्रयोजनार्थ (मुख्यमंत्री जन आवास योजना) के अन्तर्गत भवन मानचित्र (Unit Plans) अनुमोदन किये गये हैं। अनुमोदन प्रक्रिया के लिए नियमानुसार सूची बद्ध दस्तावेज आपके समक्ष प्रस्तुत कर रहा हूँ।

1. भवन निर्माण अनुमोदन कि प्रति (Checklist for approval of unit plans)
2. अनुमोदित भवन मानचित्र (Approved Unit Plans with Elevation & Sections)
3. एम्पेन्लमेन्ट सर्टीफिकेट (Empanelment Certification issued by CTP Rajasthan)

क्रमांक सं. 127
17/4/25

अरुण शर्मा
नगरपालिका मण्डल शिवगंज


Ar. Arun Sharma
118, Bhagirath Nagar Jaipur
CA/2016/76175
CTP RAJ./Architect/2021/123
(नाम मय हस्ताक्षर)
पंजीकृत वास्तुविद्

PRAROOP ARCHITECTS

ARCHITECTURAL

CONSULTANCY

SERVICES

क्रमांक: PA/BP/Approval/2025/03

दिनांक: 14.04.2025

CHECKLIST FOR APPROVAL OF BUILDING/UNIT PLAN APPROVAL UNDER CMJAY SCHEME 2015 (3B PROVISION) PLOTTED DEVELOPMENT

Applicant Name : ASHIYANA ENTERPRISES

Architect Name : Arun Sharma (CA/2016/76175)
& Registration No. (CTP Raj. /Architect/2021/123)

Address (Proposed Project) : Khasra No. 36/2

Village : Village – Badgaon, Teh. – Sheoganj,
Distt. – Sirohi

Architect Name : Arun Sharma (CA/2016/76175)

Width of Proposed Road : 60'-0" Wide Master Plan Road

Area (Sq.Mt.) : 9712.00

1) Portion of scheme Plot area for : 5,579.84 Sq.Mt. (57.45 %)
EWS, LIG, EWS, & IC

| S.No. | Details | | Comments | |
|-------|------------------------------------|-----------------|--|--------------------------------------|
| 1. | Size of Plot | | 9712.00 Sq.Mt. | |
| 2. | Saleable Area | | As per CMJAY 2015/ Township Policy | As Proposed |
| | i. | Residential (%) | Max. 70 % | 56.54 |
| | ii. | Commercial (%) | | 0.91 |
| 3. | Facility Area | | As per CMJAY 2015/ Township Policy | As Proposed |
| | i. | Park (%) | 5% | 14.39% |
| | ii. | Facilities (%) | 5% | |
| | iii. | Road (%) | 20% | 28.16% |
| 4. | Setbacks | | As per Building Bylaws | All units are less than 90 sq.mt. |
| 5. | Saleable Area for EWS/LIG & MIG | | As per CMJAY 2015/ Township Policy | As Proposed |

PRAROOP ARCHITECTS

ARCHITECTURAL

CONSULTANCY

SERVICES

| | | | | |
|----|---|-----------------|--|--------------------------------|
| | i. | EWS (Plot Area) | As per CMJAY 2015/ Township Policy | 1295.04 |
| | ii. | LIG (Plot Area) | | 2628.68 |
| | iii. | MIG (Plot Area) | | 1611.78 |
| 6. | Road Width (For Road Proposed in the Scheme) | | As per CMJAY 2015/ Township Policy | As per Approved Layout Plan |
| 7. | Parking | | As per CMJAY 2015/ Township Policy | As Proposed |
| | i. | EWS | As per CMJAY 2015/ Township Policy | 1 Two-Wheeler for each Unit |
| | ii. | LIG | | 2 Two-Wheeler for each Unit |
| | iii. | MIG | | 1 Car for Each Unit |
| 8. | Any Other Observation | | Developer has to construct minimum 40% of units and rest may be sold as plot as per the UDH notification dated 07.11.2022 | |

based on above facts application submitted by ASHIYANA ENTERPRISES (by applicant) is as per the provision of Chief Minister Jan Awas Yojana - 2015 (3B) Township policy and building byelaws. As per the UDH notification dated 07.11.2022, 100 % fee waiver is there of the approval of building/unit plans. Therefore, on the basis of approved layout plan of plotted development scheme, the building/unit plans has been issued accordingly.



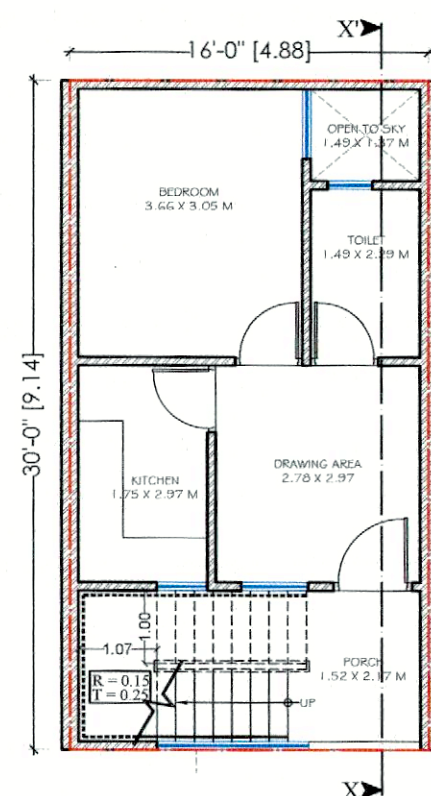
Ar. Arun Sharma
118, Bhagirath Nagar Jaipur
CA/2016/76175
CTP RAJ./Architect/2021/123

(Seal & Signature of Architect with date)

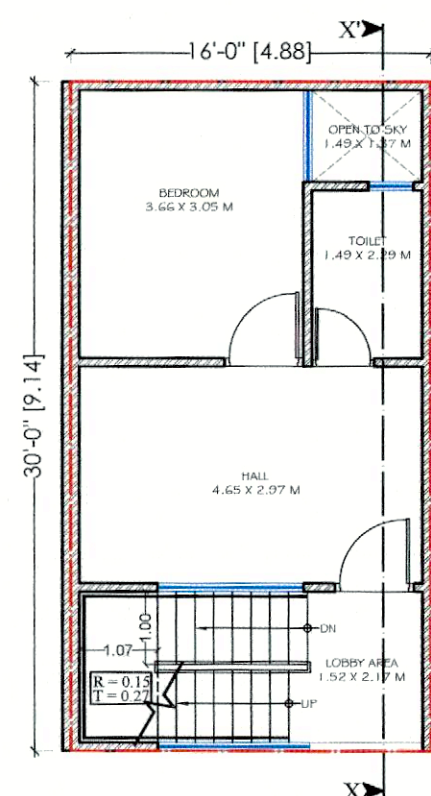
AR. ARUN SHARMA

COA Registration No. – CA/2016/76175

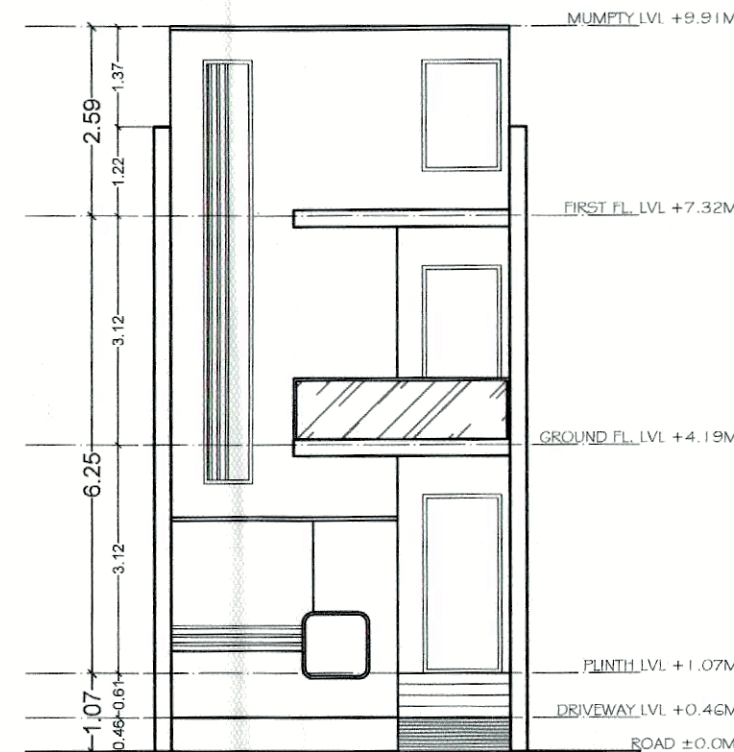
Empanelment No. – CTP Raj. /Architect/2021/123



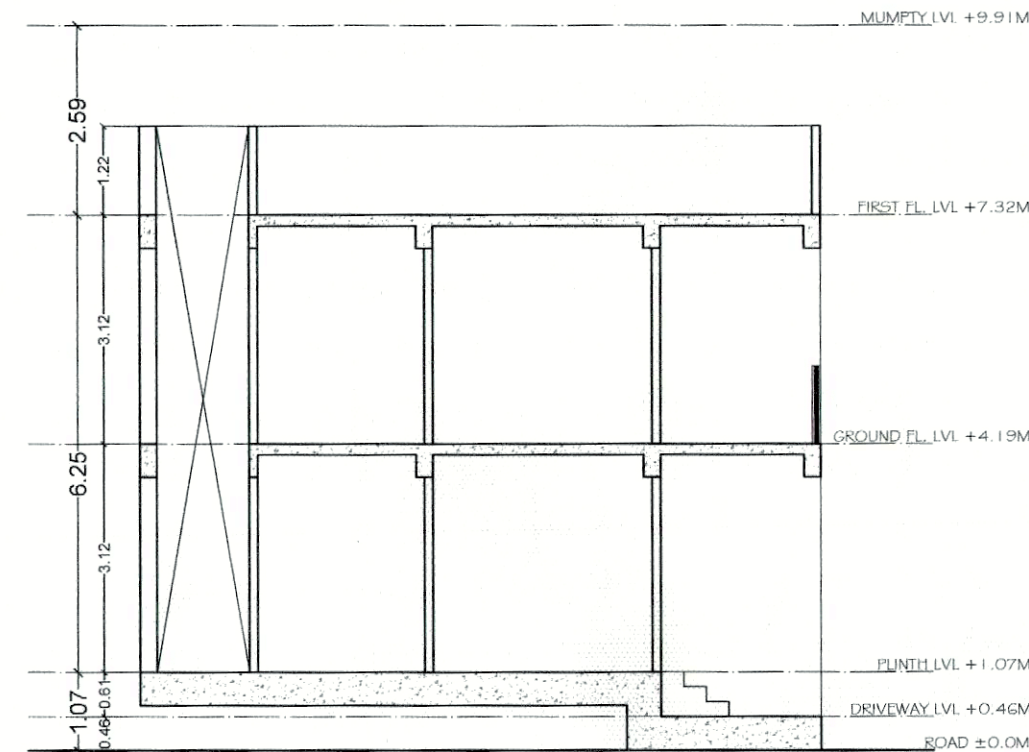
GROUND FLOOR PLAN



FIRST FLOOR PLAN



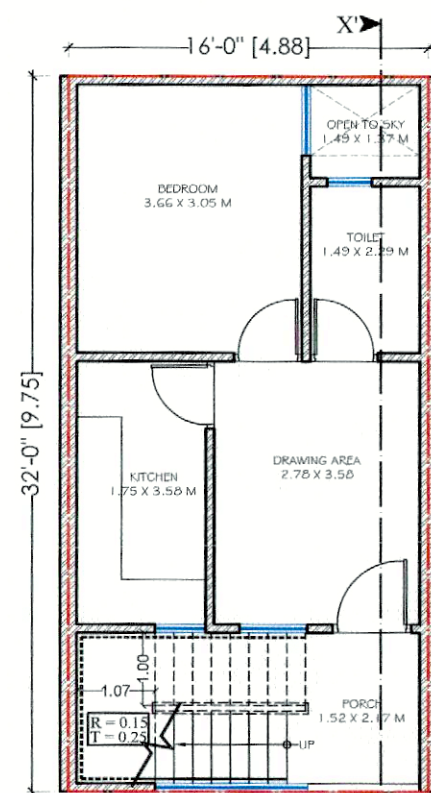
FRONT ELEVATION



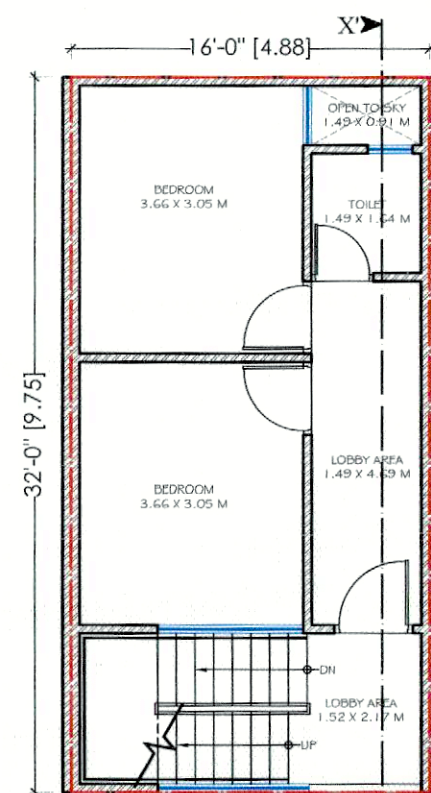
SECTION XX (EWS TYPE 1)

EWS PLOTS E12 TO E15 & E23 TO E27

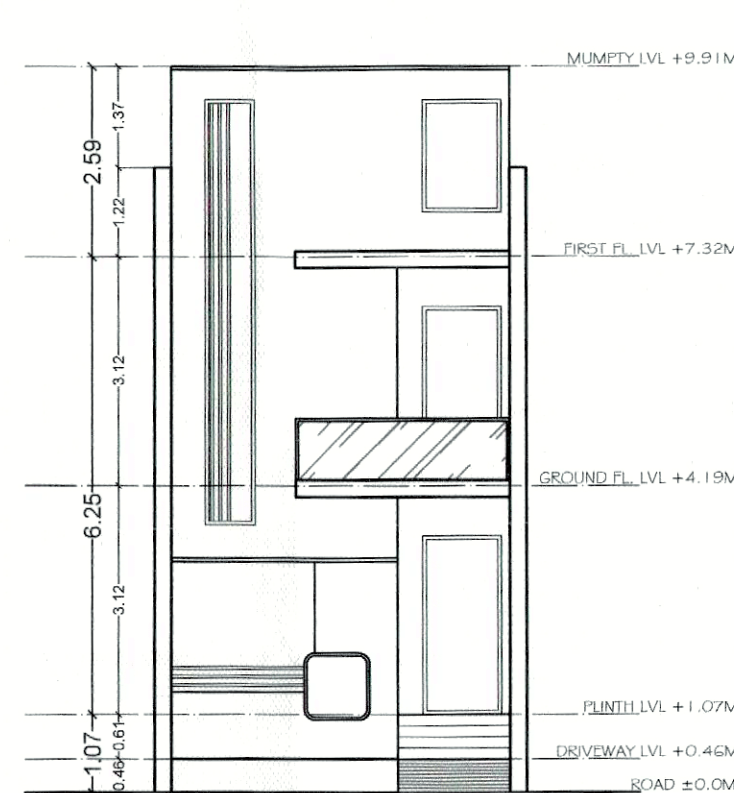
Plot Area - 44.60 sq.mt.
Carpet Area - 62.70 sq.mt.
Balcony Area - 5.10 sq.mt.
Terrace Area - 33.44 sq.mt.
Built-up Area - 100.42 sq.mt.



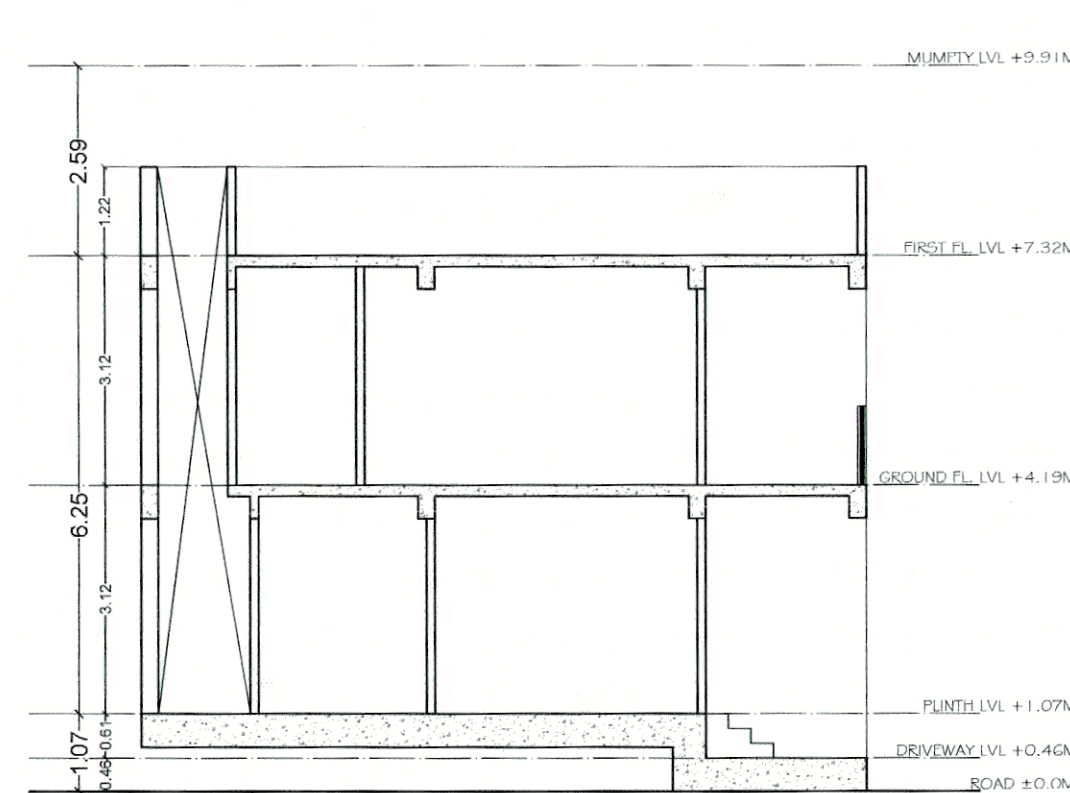
GROUND FLOOR PLAN



FIRST FLOOR PLAN



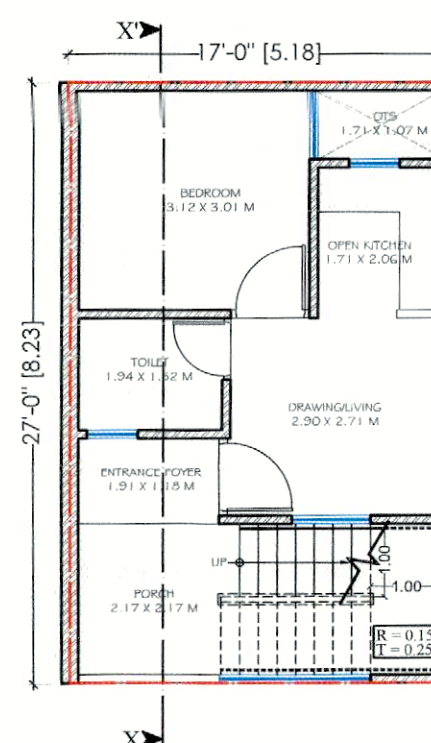
FRONT ELEVATION



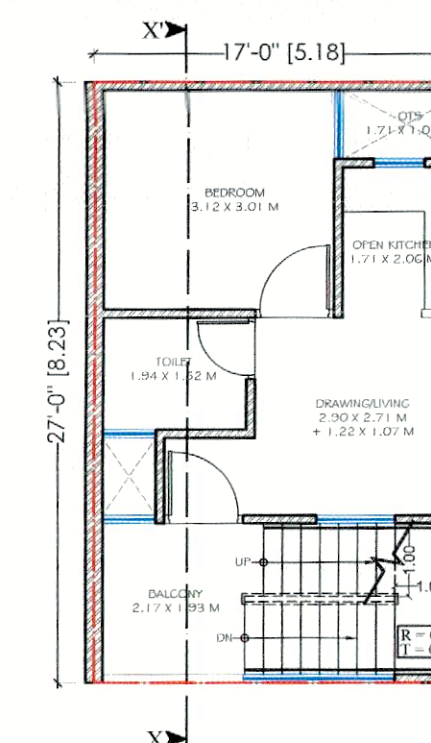
SECTION XX (EWS TYPE 2)

EWS PLOTS E16 TO E19 & E22

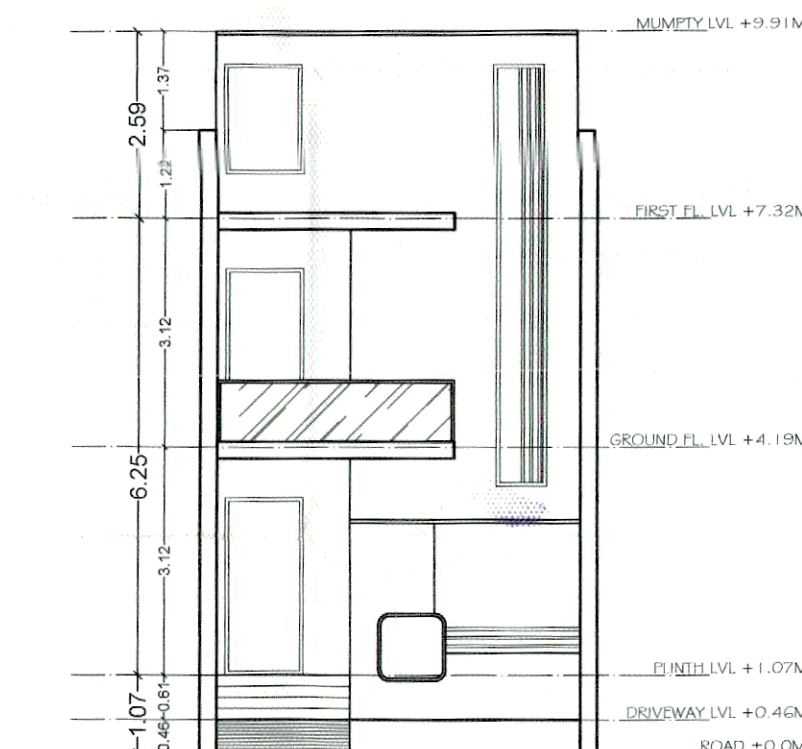
Plot Area - 47.58 sq.mt.
Carpet Area - 68.28 sq.mt.
Balcony Area - 5.10 sq.mt.
Terrace Area - 39.02 sq.mt.
Built-up Area - 106.37 sq.mt.



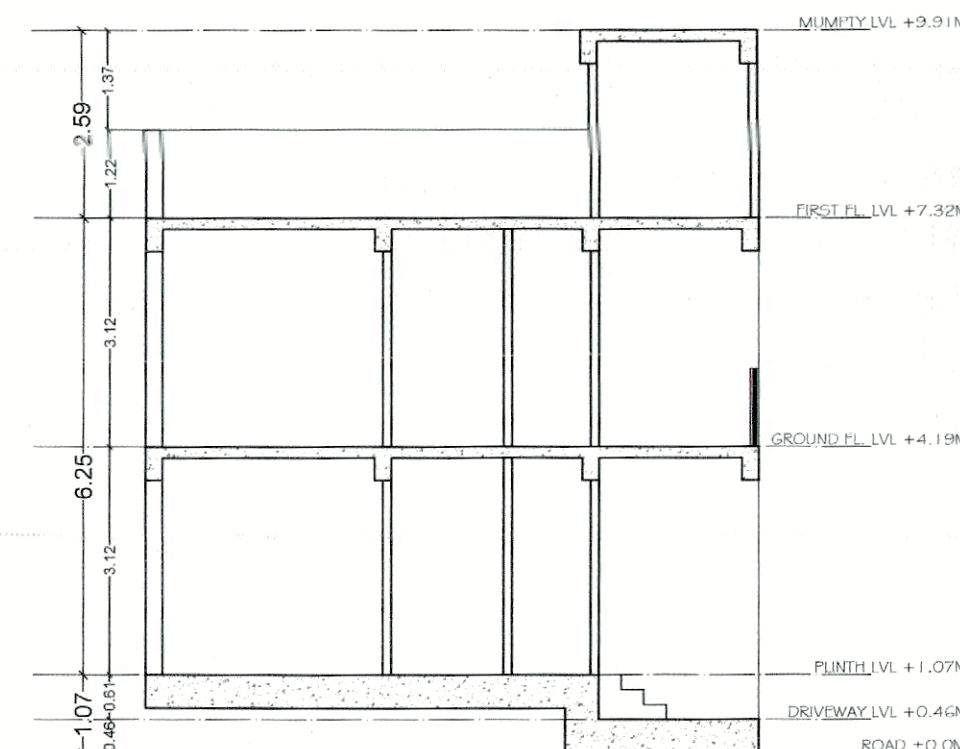
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SECTION XX (EWS TYPE 3)

EWS PLOTS E1 TO E10

Plot Area - 42.65 sq.mt.
Carpet Area - 55.75 sq.mt.
Balcony Area - 6.03 sq.mt.
Terrace Area - 30.79 sq.mt.
Built-up Area - 96.61 sq.mt.

अनुमोदित
क्रमांक FA/SP/Approval/2025/03
दिनांक 14/04/2025

इन मानचित्रों का अनुमोदन किसी भी प्रस्तुत भूमि/भूखण्ड के प्रति स्वामित्व का प्रमाण-पत्र नहीं माना जायेगा और न ही इससे किसी के स्वामित्व संबंधित अधिकार ही प्रमाणित होंगे। अनुमोदित किये गये मानचित्रों में दर्शाये गये भवन निर्माण की संरचना (Structure) का दायित्व संरचनात्मक मानचित्रों के अनुरूप प्रार्थी का होगा।

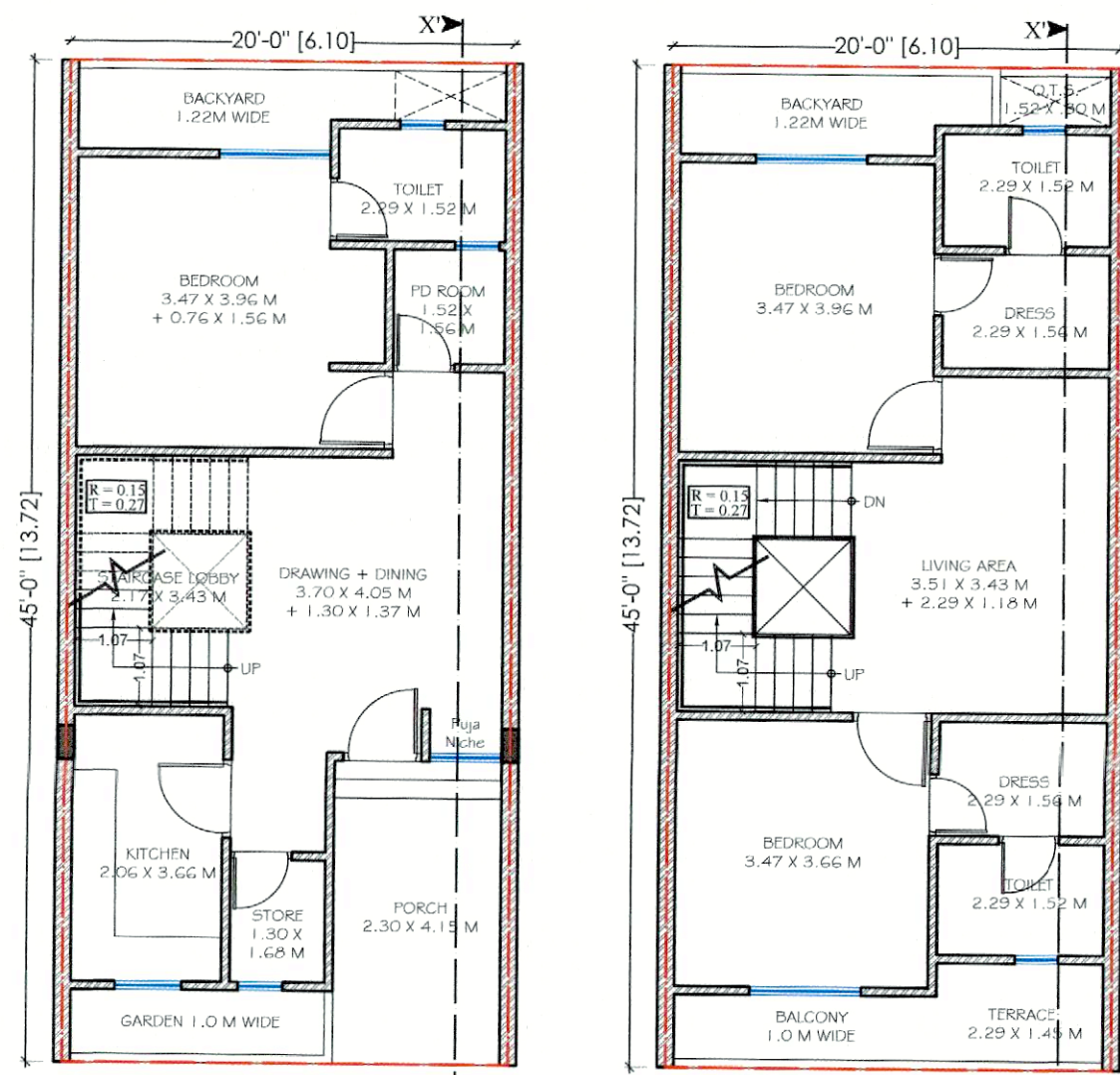
PROJECT TITLE:-
PROPOSED UNITS UNDER
AFFORDABLE HOUSING SCHEME
IN KHASRA NO. 36/2 OF VILLAGE -
BADGAON, TEHSIL - SHEOGANJ,
DISTT. - SIROHI

SHEET TITLE:- UNIT PLANS
ELEVATION & SECTION

SCALE:- 1:100

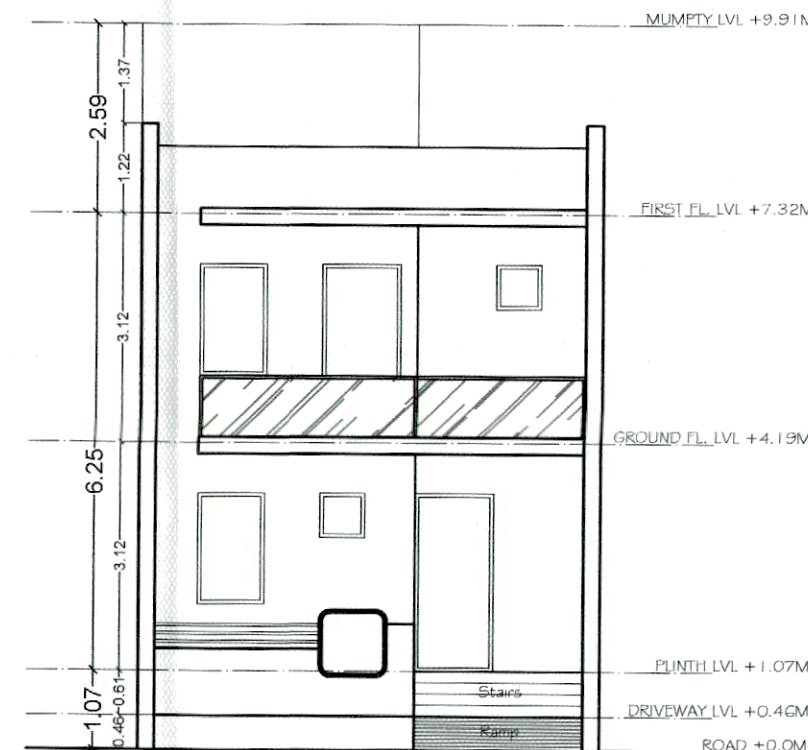
OWNER
For: ASHIYANA ENTERPRISE
Ar. Arun Sharma
PARTNER/MANAGER

APPROVAL AUTHORITY /
REGISTERED ARCHITECT
Ar. Arun Sharma
118, Bhagirath Nagar Jaipur
CA/2016/76175
CTP RAJ./Architect/2021/123

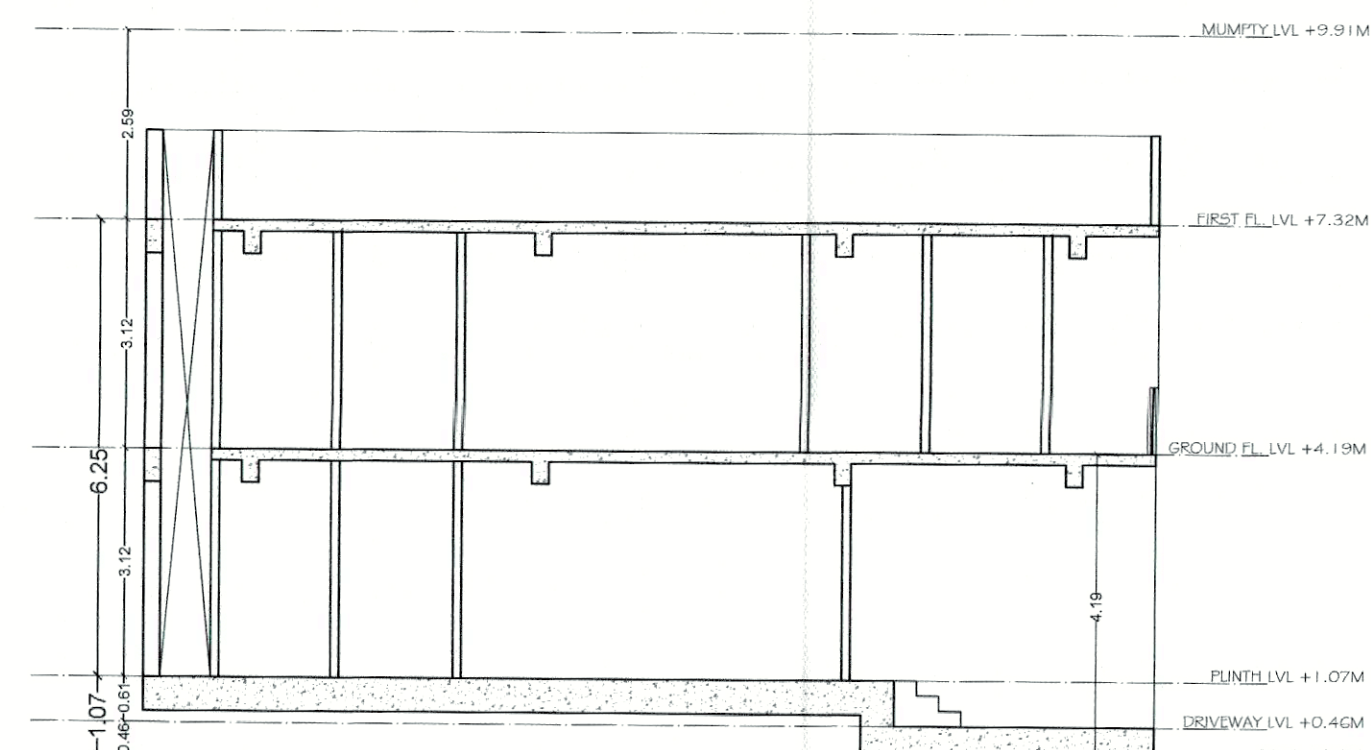


GROUND FLOOR PLAN

FIRST FLOOR PLAN



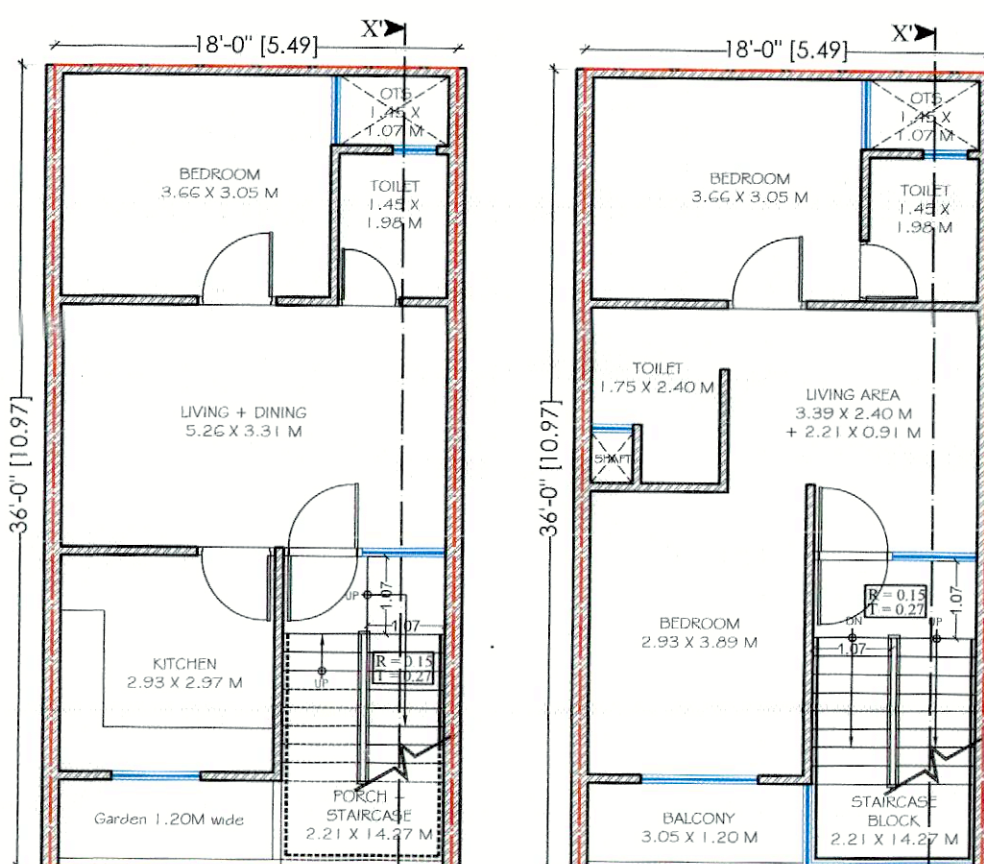
FRONT ELEVATION



SECTION XX (MIG)

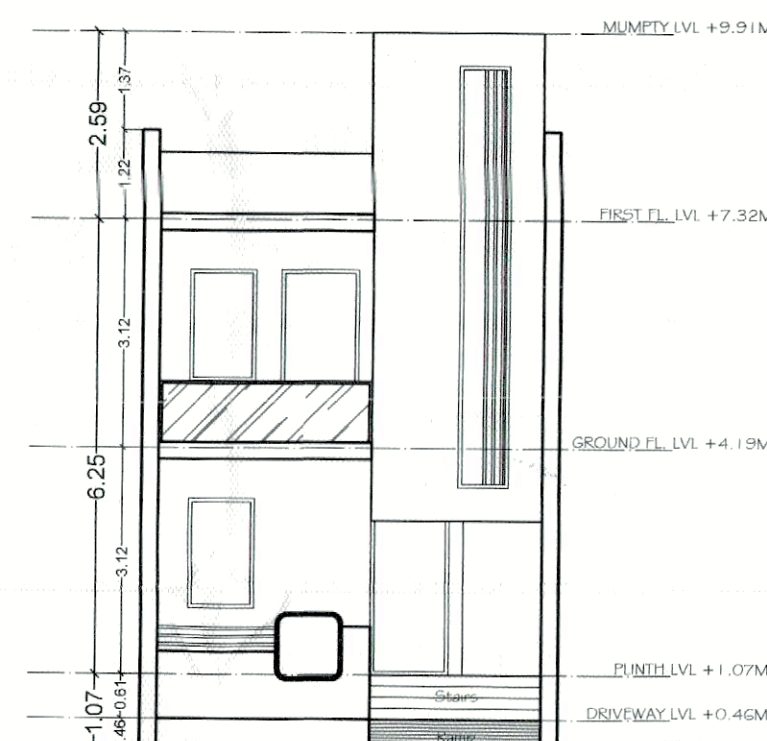
MIG PLOTS M1 TO M9

Plot Area - 83.64 sq.mt.
Carpet Area - 131.75 sq.mt.
Balcony Area - 13.25 sq.mt.
Terrace Area - 70.64 sq.mt.
Built-up Area - 183.48 sq.mt.

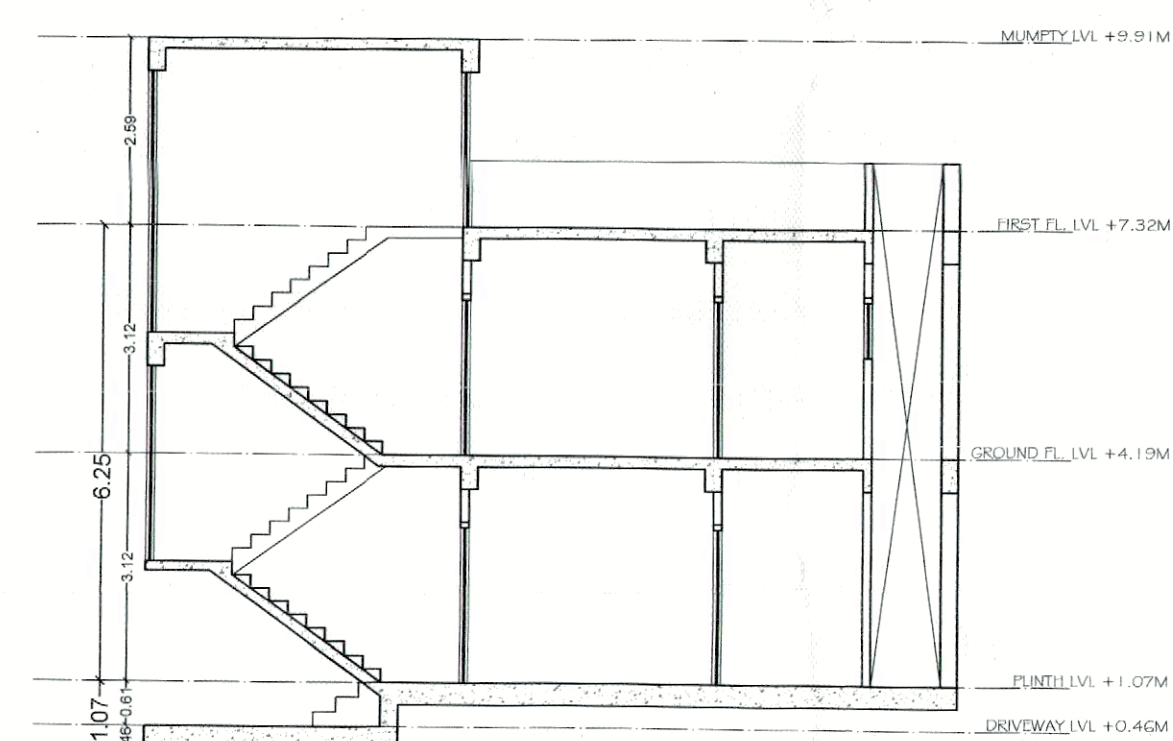


GROUND FLOOR PLAN

FIRST FLOOR PLAN



FRONT ELEVATION



SECTION XX (LIG)

LIG PLOTS L1 TO L14 & L-37 TO L-43

Plot Area - 60.22 sq.mt.
Carpet Area - 86.21 sq.mt.
Balcony Area - 5.85 sq.mt.
Terrace Area - 47.80 sq.mt.
Built-up Area - 134.70 sq.mt.

अनुमोदित

PM/3P/Approval/2025/03
दिनांक 14/04/2025 के तहत अनुमोदित

अनुमोदन किसी भी प्रस्तावित भूखंड/स्वामित्व का प्रमाण-पत्र नहीं माना जाएगा और न ही इससे किसी के स्वामित्व संबंधित प्रमाणित होंगे। अनुमोदित किये गये भूखंड में दर्शाये गये भवन निर्माण की संरचना का दायित्व संरचनात्मक मानचित्रों पर निर्भर होगा।

PROJECT TITLE:-

PROPOSED UNITS UNDER AFFORDABLE HOUSING SCHEME IN KHASRA NO. 36/2 OF VILLAGE - BADGAON, TEHSIL - SHEOGANJ, DIST. - SIROHI

SHEET TITLE:- UNIT PLANS ELEVATION & SECTION

SCALE:- 1:100

OWNER

For: ASHIYANA ENTERPRISE

PARTNER/MANAGER

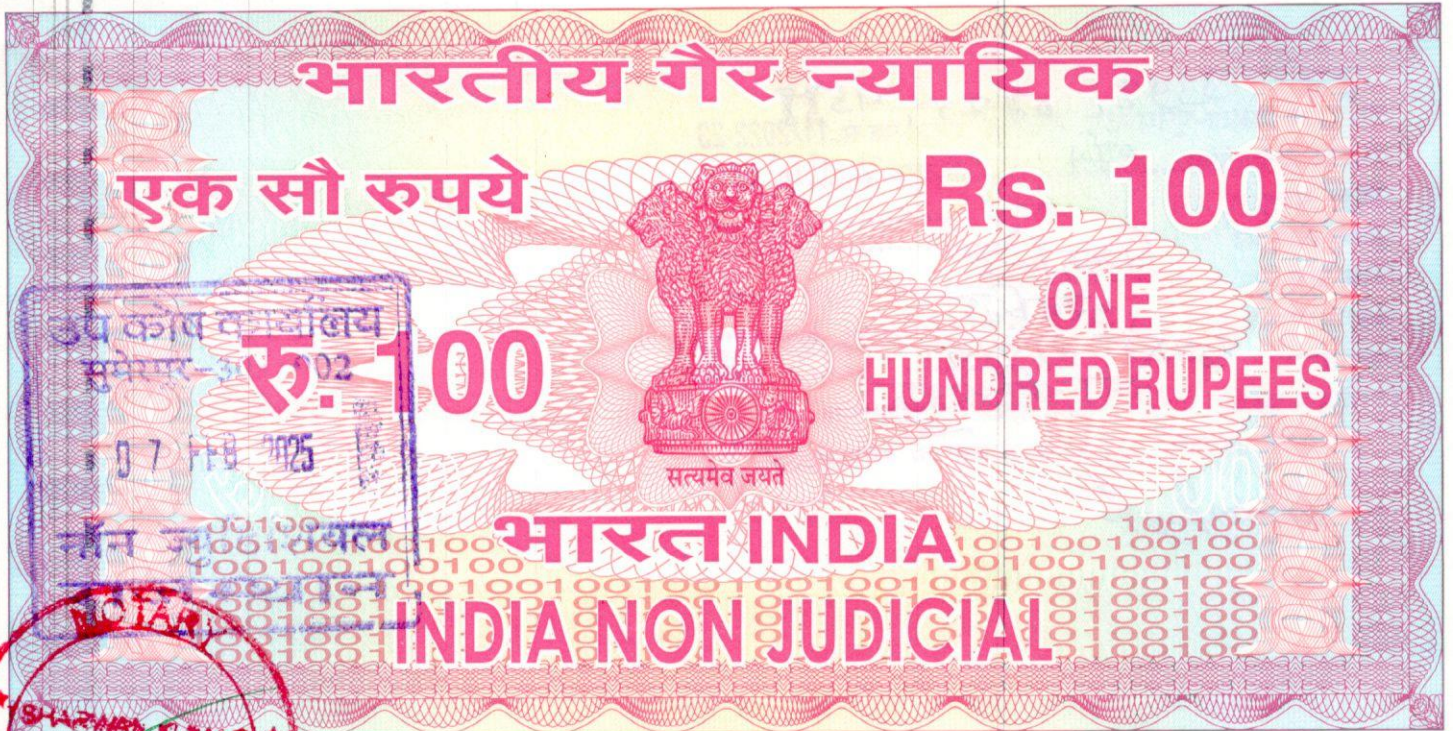
APPROVAL AUTHORITY / REGISTERED ARCHITECT

Ar. Arun Sharma

118, Bhagirath Nagar Jaipur

CA/2016/78175

CTP RAJ./Architect/2021/123



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made on the ___ day of ____, 2025 between:

PARTIES TO THE MEMORANDUM OF UNDERSTANDING

M/S Ashiyana Enterprises a partnership firm incorporated under the provisions of Indian Partnership Act, 1932 having its registered address at Vardhman Colony, Badgaon Road, Sheoganj, Distt. Sirohi, Rajasthan-307027 represented through its partner Shri Vikram Singh authorized vide Letter of Authorization dated 09.05.2025 [hereinafter referred to as party to the "**FIRST PART**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor(s) and permitted assign(s)].

AND


Shri Vikram Singh, son of Shri Karan Singh aged about 36 years, R/o 288, Darji, Env Sutharo Ka Vas, Chanod, District-Pali, Rajasthan-306902 [hereinafter referred to as party to the "**SECOND PART**" which expression shall, unless repugnant to the

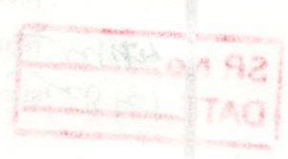
For : ASHIYANA ENTERPRISE


Vikram Singh
PARTNER/MANAGER

ATTESTED

Shri Karan Singh
SHRI KARAN SINGH PARTNER
NOTARY SHEOGANJ
DIST SIROHI (RAJ.)
Road No 1490

क्र. 3392, 07/20, 4588
 नाम: विक्रेता-पूनाई गाँव, जिला-पुनाई पत्र स. 11/2022-23
 रजिस्टर क्रम संख्या: 074 दिनांक: 29/11/22
 मुद्रांक वेल्ड व ब्रॉड
 मुद्रांक क्रोता का नाम
 पिता/पति का नाम
 पता
 प्रयोजन: ३४५० कावरा ५१००५ पाई
 (हस्त क्रय की दशा में यदि कोई बात हो)
 ग/हस्त के हस्ताक्षर: विक्रेता के हस्ताक्षर: 



For: ASHIYANA ENTERPRISE


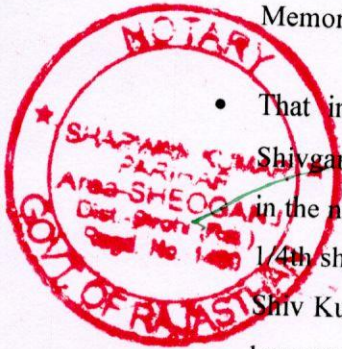
RECEIVED
 DISTRICT COLLECTOR
 PUNA
 29/11/22

context or meaning thereof, be deemed to mean and include its successor(s) and permitted assign(s)].

Parties to this MOU hereinafter shall be individually referred to as "Party" and jointly referred to as "Parties"

WHEREAS:-

- That parties to this Memorandum of Understanding are engaged in the business of real state.
- The party to the FIRST PART to SECOND PART has shown their interest in working together with the purpose defined in this Memorandum.
- The Memorandum sets out the initial relationship between the parties as well as their respective rights and responsibilities of each party.
- Each Party is respectively expected to act in good faith in accordance with this Memorandum.
- That initially the land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 91200 Sq. Mtr. was jointly in the name of Shri Vikram Singh having 1/4th share, Shri Vijay Singh having 1/4th share, Shri Vikram Singh having 1/4th share, Shri Rajendra Kumar, Shri Shiv Kumar, Shri Vikram Singh, Smt. Padmavati and Sushri Madhvi through her natural guardian Smt. Padmvati all having 1/4th share in the aforesaid land evident from Jamabandi of Samvad 2069-72 (Year 2012-15).
- Thereafter, all the above parties mutually decided to divide their share in the above land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 91200 Sq. Mtr. and accordingly, Shri Vikram Singh became the owner of land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. evident from Mutation letter dated 20.11.2021.

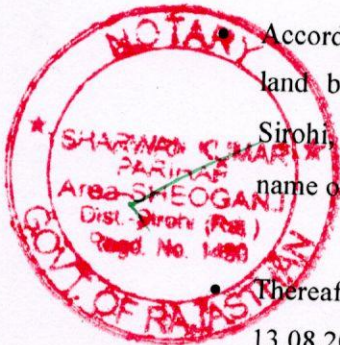


Vikram Singh

ATTESTED
[Signature]
SHRI VIKRAM SINGH
NOTARY PUBLIC
DIST-SIROHI (RAJ.)
Regd No 1490

For : ASHIYANA ENTERPRISE
Vikram Singh
PARTNER/MANAGER

- However, the Jamabandi of Samvad 2073-76 still showed land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. in favour of Shri Vikram Singh having 1/12th share, Shri Vijay Singh having 1/12th share, Shri Vikram Singh having 1/4th share, Shri Rajendra Kumar having 1/24th, Shri Shiv Kumar having 1/24th Share, Smt. Padmavati having 1/24th Share and Sushri Madhvi through her natural guardian Smt. Padmavati having 1/24th share.
- Accordingly, Shri Vikram Singh filed an application dated 22.07.2022 before Ld. Sub Division Officer, Shivganj keeping copy to Ld. Tehsildar, Shivganj for correction of revenue records with respect to land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr.
- Consequently, directions for correction of revenue records were passed on 14.10.2022 by Ld. Tehsildar, Shivganj.



- Accordingly vide Shudhi Patra dated 27.10.2022 bearing no. 12, ownership of land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. was transferred solely in the name of Shri Vikram Singh.

- Thereafter, Shri Vikram Singh entered into a partnership deed dated 13.08.2024 with Shri Vijay Singh, Shri Aslam Khan, Shri Manu Singh and made a partnership firm under the name and style of "M/S Aashiyana Enterprises" for development of aforesaid project on the land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. and contributed the said land as capital in the said partnership deed dated 13.08.2024 was registered in the office of Sub Registrar, Shivganj on 13.08.2024 at Book No. 4, Volume No. 6, Page No.

Vikram Singh

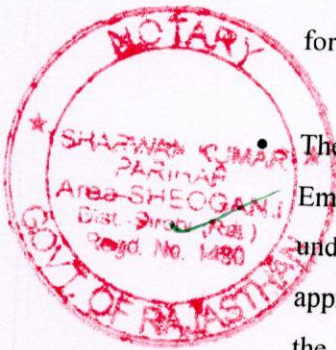
ATTESTED
3
SHRI VIKRAM SINGH
NOTARY PUBLIC
DIST-SIROHI (RAJ.)
REGD. NO. 1490

For: ASHIYANA ENTERPRISE

Vikram Singh
PARTNER/MANAGER

159 at Sr. No. 202403325400018 and its copy is pasted at Additional Book No. 4, Volume No. 8, Page No. 428 to 444.

- Thereafter, Shri Vikram Singh applied for conversion of said Project land bearing Khasra No. 36/2, Gram-Badgaon, Tehsil-Shivganj, District-Sirohi, Rajasthan admeasuring 9712 Sq. Mtr. before Nagar Palika, Shivganj and accordingly, Nagar Palika, Shivganj converted the said land under Section 90-A of Rajasthan Land Revenue Act, 1956 vide Order dated 24.12.2024, for residential usage.
- That the mutation for project land issued in favour of Nagar Palika, Shivganj for residential scheme evident from Mutation Letter dated 26.12.2024 bearing no. 4758.
- Thereafter, Shri Vikram Singh applied for approval of layout for residential scheme under Chief Minister Jan Aawas Yojna before Nagar Palika, Shivganj. Accordingly, the Nagar Palika, Shivganj vide Layout Approval Meeting dated 18.12.2024 bearing no. न.पा.शि./ बैठक/2024-25/4076 granted the permission for development of residential project under Chief Minister Jan Awas Yojna.
- Thereafter, Shri Arun Sharma (COA. Registration No. CA/2016/76175 and Empanelment No. CTP Raj./Architect/2021/123) Empaneled Architect with under Town Planning Department, Government of Rajasthan granted the approval for development villa under 3B of Chief Minister Jan Awas Yojna on the basis of the approved layout plan granted by Nagar Palika, Shivganj vide Layout Approval Meeting dated 18.12.2024 bearing no. न.पा.शि./ बैठक/2024-25/4076 and the said maps were submitted in the office of Nagar Palika, Shivganj vide Letter dated 17.04.2025 and the same was accepted by office of Nagar Palika, Shivganj vide receiving no. 127 of dated 17.04.2025.



Vikram Singh

ATTESTED
[Signature]
NOTARY KUMAR PARIMAR
DIST-SIROHI (RAJ.)
Regd. No. 1480

For : ASHIYANA ENTERPRISE

Vikram Singh
PARTNER/MANAGER

NOW THEREFORE IN CONSIDERATION OF: the premises and mutual covenants set forth herein and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

The parties intend to investigate the prospect of working together and to actually work together on a Residential Group Housing Project under provision 3B of Chief Minister Jan Awas Yojna "Alok Valley" (hereinafter referred to as "The Project"). "Alok Valley" is a Residential Group Housing Project under provision 3B of Chief Minister Jan Awas Yojna "Alok Valley" approved from Shri Arun Sharma (COA. Registration No. CA/2016/76175 and Empanelment No. CTP Raj./Architect/2021/123) Empaneled Architect with under Town Planning Department, Government of Rajasthan granted the approval for development villa under 3B of Chief Minister Jan Awas Yojna on the basis of the approved layout plan granted by Nagar Palika, Shivganj vide Layout Approval Meeting dated 18.12.2024 bearing no. न.पा.शि./ बैठक/2024-25/4076 and the same was accepted by office of Nagar Palika, Shivganj vide receiving no. 127 of dated 17.04.2025..

Now all the parties to this MOU, planned to develop the land together by joint efforts and funds and sale of residential plots and minimum 40% villas over the said project.

For this they have already obtained the required approvals and permission from the local authority. Now the project needs to be register before sale or any marketing or advertisement or before entering into any agreement for sale of any plot in the Project.

So all Parties decided to draw a Memorandum of Understanding for this purpose.

Party to the Second is preoccupied in their respective work so he doesn't have enough time to involve in day to day affairs and RERA compliances for the project "Alok Valley". They agreed to invest funds as per his share but shows his best time constraints to First Part.

So all the Parties come up with the following conditions, roles, and responsibilities & acknowledge and agreed that the terms of this Memorandum are intended to the legally binding on them:

ATTESTED

For : ASHIYANA ENTERPRISE

Vikram Singh

[Signature]
SHRIYAN KUMAR PATEL
NOTARY SHIVGANJ
DIST-SIROHI (RAJ.)
REGD No 1490

Vikram Singh

PARTNER/MANAGER

- Party to the First Part shall be treated as a promoter of the project for RERA purpose and go for the registration and other compliances accordingly and party to the Second Part, shall be treated as other Promoter.
- Party to the First Part is an authorized signatory for the project and he will apply for RERA Registration its compliances except agreement for sale submitted before RERA at the time of registration of proposed project.
- That the parties to this MOU have divided their share in the ratio as per their contributed share of land in the project and accordingly shared the profits of this MOU in the manner as mentioned herein below:

| S. No. | Party Name | Percentage of Profit |
|--------|----------------------|----------------------|
| 1. | Ashiyana Enterprises | 80% |
| 2. | Vikram Singh | 20% |
| Total | | 100% |

- That the Parties to this MOU will jointly enter into Agreement for Sale with the buyer of the Plot and go for registry and for other legal formalities.

- That the Party to the Second Part has given his irrevocable and unconditional consent to the Party to the First Part to open a bank account as per the provisions of Real Estate (Regulation and Development) Act, 2016 and rules and regulations made thereunder and will be liable for its operations and compliances.

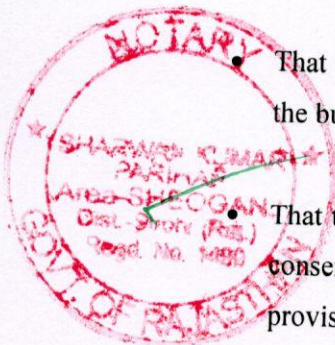
- All the day to day affairs including marketing and selling and work related with the development of the land shall be solely done by party to the First Part.
- If there is any dispute arises under RERA, all the parties shall be jointly and severally liable for the same.

For : ASHIYANA ENTERPRISE

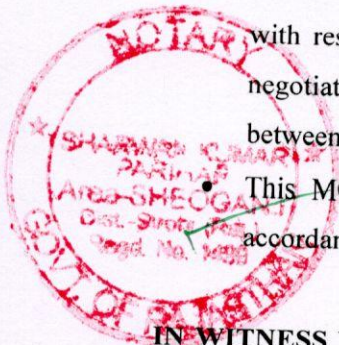
Vikram Singh
PARTNER/MANAGER

Vikram Singh

ATTESTED
[Signature]
NOTARY SHEOGANJ
DIST-SIRONJI (RAJ.)
ROAD No. 1490



- All the parties will act in good faith and will use their best endeavors to sale the plots in the project as soon as possible and in the best possible manner.
- All the parties agree to cooperate in the spirit of mutual understanding and goodwill in order to develop the parties relationship with one another and in order to pursue the purpose.
- Any change, alteration, amendment, modification to this MOU must be in writing and signed by authorized representatives of all the Parties.
- Any dispute arises out of this MOU shall, as far as possible, be settled amicably between the Parties hereto failing which the following shall apply:
The Court at Sirohi shall have exclusively jurisdiction over any dispute, differences or claims arising out of this MOU.
- This MOU constitutes the entire agreement and understanding of the Parties with respect to the project "Alok Valley" and supersedes any and all prior negotiations, correspondence, agreements, understanding, duties or obligations between the parties with respect to the Project.
- This MOU and all issues arising out of the same shall be construed in accordance with laws of India.



IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR RESPECTIVE HANDS TO THIS MEMORANDUM ON THE _____ 2025

FOR FIRST PART

For: ASHIYANA ENTERPRISE

Vikram Singh

PARTNER/MANAGER

VIKRAM SINGH
(PARTNER OF ASHIYANA ENTERPRISES)

FOR SECOND PART

Vikram Singh

VIKRAM SINGH

WITNESSES:

IDENTIFIED by
NAME.....

Sarfaraz Khan
SARFARAZ KHAN.
S/o
ASLAM KHAN.

2.

7

ATTESTED
[Signature]
NOTARY SHEOGAN
DIST. SIROHI (RAJ.)
REGD. No. 1490

REGD. No. 1490
DATE OF REGD. 19-06-2018
DATE OF EXP. 18-06-2028
Mob.-9414533549