



Ref. No.

Date 4.4.2025

**"SEARCH REPORT & NON ENCUMBRANCE CERTIFICATE"**

This is to certify that a search of Book No.I has been conducted by me from year 2023 to dt. 4.4.2025 in the office of Sub Registrar of Deldar (Dist. Sirohi) and the plot of land bearing No.2 admeasuring 21127.29 Sq.Mtrs. out of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 situated at Vill. Amthala, Tehsil Deldar (Old Tehsil Abu Road) Dist. Sirohi, Rajasthan presently belonging to M/s Infrapro Projects India Private Limited, having its registered office at 1103, Landmark, Opp. Seema Hall, Jodhpur Char Rasta, Ahmedabad, Gujarat, India, 380015, which is bounded as under :-

North	:	50 Mtr wide road.
South	:	Khasra No.1088
East	:	Plot No.1.
West	:	Khasra No. 1389/1010, 1008, 1006/1 & 1435/1005.

The brief history of related to title of the said plot of land are as under :-

1. The UIT Abu allotted/regularised the said plot of land bearing No.2 admeasuring 21127.29 Sq. Mtr. out of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 situated at Vill. Amthala, Tehsil Deldar (Old Tehsil Abu Road) Dist. Sirohi, Rajasthan for residential purpose to M/s Jyot Overseas Private Limited, having its registered office at 604/B, Mahalay. Opp. Hotel President, Off. C.G. Road, Ahmedabad, Gujarat- 380009, vide Patta No. 2964 dt. 25.6.2024, which was registered in the office of the Sub Registrar, Deldar at Sl.No. 202403600100765 dt. 26.7.2024.
2. That M/s Jyot Overseas Private Limited, having its registered office at 604/B, Mahalay. Opp. Hotel President, Off. C.G. Road, Ahmedabad, Gujarat- 380009 transferred the said plot of land to M/s Infrapro Projects India Private Limited, having its registered office at 1103, Landmark, Opp. Seema Hall, Jodhpur Char Rasta, Ahmedabad, Gujarat, India, 380015, vide reg.deed of conveyance (Sale Deed) No. 202503600100304 dt. 29.3.2025, which was registered in the office of the Sub Registrar, Deldar.

The afore said plot of land belongs to M/s Infrapro Projects India Private Limited is free from all sorts of encumbrances, charges, liabilities of any kind whatsoever and title of owner(s) of the said property is clear, free, marketable and chain of title is complete.

Encl:-

1. Inspection receipt No. 202502600000484 dt. 04.04.2025 issued by Sub Registrar, Deldar.

PLACE : ABUROAD

DATE : 04.04.2025



(Navin Kumar Jain)  
Advocate

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

**Fee Receipt**

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

Print Date : 04-04-2025 3:34 PM

Fee Receipt No	: 202502600000484	Receipt Date	: 04/04/2025
Name	: NAVIN KUMAR JAIN ADV, M/S INFRAPRO PROJECTS INDIA PVT LTD	Document S. No.	: 202501600000420
Address	: P NO 2 PATTA NO 2964 AT VILL AMTHALA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 150
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 150
From Year 2023 To Year 2025		Total Amount	: ₹ 150

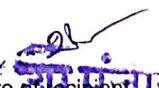
**Mode of Payment (#Mode Number Amount #)**

# e-Gras Challan 103405862 ₹ 150

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

  
**समसायक**  
**देलदर (जिला मिराही)**

SUB-REGISTRAR



Ref. No.

Date 4.4.2025

**"SEARCH REPORT & NON ENCUMBRANCE CERTIFICATE"**

This is to certify that a search of Book No.I has been conducted by me from year 2023 to dt. 4.4.2025 in the office of Sub Registrar of Deldar (Dist. Sirohi) and the plot of land bearing No.1 admeasuring 21215.24 Sq.Mtrs. out of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 situated at Vill. Amthala, Tehsil Deldar (Old Tehsil Abu Road) Dist. Sirohi, Rajasthan presently belonging to M/s Infrapro Projects India Private Limited, having its registered office at 1103, Landmark, Opp. Seema Hall, Jodhpur Char Rasta, Ahmedabad, Gujarat, India, 380015, which is bounded as under :-

North West	:	50 M Wide Road
North East	:	Khasra No. 992, Khasra No. 1403/980
South East	:	Khasra No. 993
South West	:	Plot No. 02

The brief history of related to title of the said plot of land are as under :-

1. The UIT Abu allotted/regularised the said plot of land bearing No.1 admeasuring 21215.34 Sq. Mtr. out of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 situated at Vill. Amthala, Tehsil Deldar (Old Tehsil Abu Road) Dist. Sirohi, Rajasthan for residential purpose to M/s Jyot Overseas Private Limited, having its registered office at 604/B, Mahalay. Opp. Hotel President, Off. C.G. Road, Ahmedabad, Gujarat- 380009, vide Patta No. 2963 dt. 25.6.2024, which was registered in the office of the Sub Registrar, Deldar at Sl.No. 202403600100764 dt. 26.7.2024.
2. That M/s Jyot Overseas Private Limited, having its registered office at 604/B, Mahalay. Opp. Hotel President, Off. C.G. Road, Ahmedabad, Gujarat- 380009 transferred the said plot of land to M/s Infrapro Projects India Private Limited, having its registered office at 1103, Landmark, Opp. Seema Hall, Jodhpur Char Rasta, Ahmedabad, Gujarat, India, 380015, vide reg.deed of conveyance (Sale Deed) No. 202503600100305 dt. 29.3.2025, which was registered in the office of the Sub Registrar, Deldar.

The afore said plot of land belongs to M/s Infrapro Projects India Private Limited is free from all sorts of encumbrances, charges, liabilities of any kind whatsoever and title of owner(s) of the said property is clear, free, marketable and chain of title is complete.

Encl:-

1. Inspection receipt No. 202502600000483 dt. 04.04.2025 issued by Sub Registrar, Deldar.

PLACE : ABUROAD  
DATE : 04.04.2025



(Navin Kumar Jain)  
Advocate

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

**Fee Receipt**

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

Print Date : 04-04-2025 3:33 PM

Fee Receipt No	: 202502600000483	Receipt Date	: 04/04/2025
Name	: NAVIN KUMAR JAIN ADV, M/S INFRAPRO- PROJECTS INDIA PVT LTD	Document S. No.	: 202501600000419
Address	: P NO 1 PATTA NO. 2963 AT VILL AMTHALA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 150
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 150
From Year 2023 To Year 2025		Total Amount	: ₹ 150

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

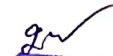
# e-Gras Challan 103405704 ₹ 150

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

SUB-REGISTRAR

  
**दीप पंजीयक**  
**देलदर (जिला-मिरोही)**



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

Fee Receipt

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

Print Date : 24-03-2025 4:44 PM

Fee Receipt No	: 202502600000411	Receipt Date	: 24/03/2025
Name	: JYOTHI VOOLLA AUTH SIG,	Document S. No.	: 202501600000361
Address	: 114 ,N E LAY OUT, SEETHAMMADHARA ,VISAKHAPATNAM ,VISAKHAPATNAM		
Document Type	: Sale Deed		
Face Value	: ₹ 187500000	Evaluated Value	: ₹ 113289916
Ord-Registration Fee	: ₹ 1875000	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 2668053	Stamp Duty	: ₹ 8893506
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 2500	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 13439359
		Total Amount	: ₹ 13439359

Mode of Payment (#Mode Number Amount #)

\*Rebate U/S 9(1) : ₹ 2356494

# e-Gras Challan 102326962 ₹ 13439359

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

उप पंजीयक  
SUB-REGISTRAR  
देसदर (जिला-सिरोही)





### DEED OF CONVEYANCE (SALE DEED)

THIS Deed of Conveyance is made on this 24th day of March Two Thousand and Twenty Five between:-

**Seller:-**

**M/s Jyot Overseas Private Limited** (CIN : U55101GJ1997PTC032522 PAN : AAACJ4894L) a private limited company incorporated and existing under the laws of India, having its registered office at 604/B, Mahalay. Opp. Hotel President, Off. C.G. Road, Ahmedabad, Gujarat- 380009, (India) through its Director Shri Vijay R. Patel (Adhar No. 695818365742) S/o Rajnikant Patel, aged 47 years R/o G-26 Arbuda Industrial, Area, Abu Road 307026 Rajasthan (hereinafter referred to as "Seller" [which expression shall, unless the context otherwise requires, deem to include its time-to-time directors, successor(s), and permitted assign(s)] ONE PART.

AND

**Buyer:-**

**M/s Infrapro Projects India Private Limited** (CIN : U68200GJ2024PTC151042 PAN : AAHCI6503N), a private limited company incorporated and existing under the laws of India, having its registered office at 1103, Landmark, Opp. Seema Hall, Jodhpur Char Rasta, Ahmedabad, Ahmedabad City, Gujarat, India, 380015 through its Director Mrs. Jyothi Voolla (Passport No. U0927266) W/o Boranath Narisimha Kali Vara Prasad Voolla, aged 51 years R/o 114 N.E. Layout, Seethammadhara Visakhapatnam, Andhra Pradesh, hereinafter referred to as "the Buyer" [which expression shall, unless the context otherwise requires, deem to include its time-to-time directors, successor(s), and permitted assign(s)] of the OTHER PART.

JYOT OVERSEAS PVT. LTD.

VIJAY PATEL  
DIRECTOR

उप पंजीयक  
देलदर (जिला-सिरोही)

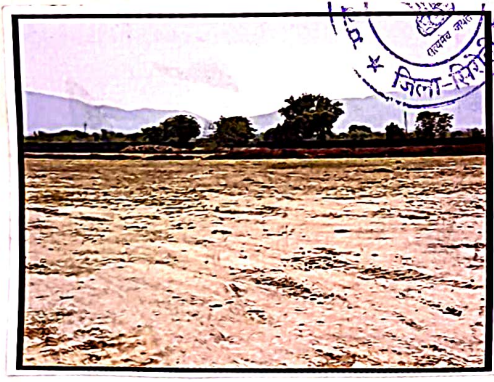
Contd....2

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR



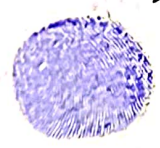
DEPT. OF LAND REVENUE



JYOT OVERSEAS PVT. LTD.

*[Signature]*  
VIJAY PATEL  
DIRECTOR

INFRAPRO PROJECTS INDIA PRIVATE LIMITED  
*[Signature]*  
DIRECTOR



INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR



**WHEREAS:**

- A. The Seller is the absolute owner of Leasehold plot of land bearing No.1 approved for the residential purpose aggregating to around 21215.34 Sq. Mtr. out of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 situated at Vill. Amthala, Tehsil Deldar (Old Tehsil Abu Road) Dist. Sirohi, Rajasthan, (here-in-after referred to as 'said Property' and more fully described in the schedule mentioned at the bottom of this deed).
- B. The said property is free from all claims, encumbrances, attachments, mortgages, transfer etc. whatsoever and the Seller has absolute right and authority to sell and dispose off the same. No other person has any claim, rights, title or interest in the above said property.
- C. The Seller has expressed his desire to sale the above plot of land rights of the above property for a total consideration amount of Rs. 18,75,00,000/- (Rupees Eighteen Crore Seventy Five Lakh only) and the Buyer has agreed to the purchase the said Property from the Seller at the price offered by the Seller.

**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:**

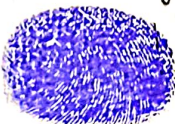
1. That in pursuance of the above said agreement the Buyer well and truly paid the entire sale consideration of the said property before the execution of these presents the sum of Rs. 18,75,00,000/- (Rupees Eighteen Crore Seventy Five Lakh only) to the Seller in the following manner :-

**Details of Amount**

Rupees	UTR / Cheque No.	Date	Bank
45,00,000/-	KKBKR52024091800719657	18.09.2024	Kotak Mahndra Bank Limited
45,00,000/-	KKBKR52024091900926897	19.09.2024	Kotak Mahndra Bank Limited

Contd....3

JYOT OVERSEAS PVT. LTD.

VIJAY PATEL  
DIRECTOR

उप पंजीयक  
देलदर (जिला-सिरोही)

INFRA PRO PROJECTS INDIA PRIVATE LIMITED



DIRECTOR



**Presentation Endorsement**

Print Date: 3/24/2025 4:52:10 PM

आज दिनांक 24 माह 03 सन् 2025 को 04:18 PM बजे  
श्री/श्रीमती/सुश्री VIJAY R PATEL AUTH SIG पुत्र/पुत्री/पति श्री RAJNIKANT  
PATEL

उम्र 47 वर्ष, जाति O-PATEL, व्यवसाय Business  
निवासी House No.:G-26, Colony: ARBUDA INDUSTRIAL AREA, Area:  
0, City: ABU ROAD, Pin code: 307026, District: SIROHI, State:  
RAJASTHAN  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता  
202501600000361

  
हस्ताक्षर उप पंजीयक,  
DELDAR

Sale Deed (Conveyance Deed)

**Fees Receipt Endorsement**

Print Date: 3/24/2025 4:52:10 PM

रसीद नं.	202502600000411
दिनांक :	24-03-2025
पंजीयन शुल्क ₹	1875000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	8893506
कमी सरचार्ज शुल्क ₹	2668053
मौका निरीक्षण शुल्क ₹	2500
कुल योग	13439359

202501600000361

Sale Deed (Conveyance Deed)

Mode of Payment (#Mode Number Amount #)  
e-Gras Challan 102326962 ₹ 13439359

  
उप पंजीयक, DELDAR



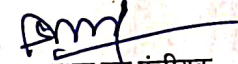


**Presentation Endorsement**

Print Date: 3/24/2025 4:52:10 PM

आज दिनांक 24 माह 03 सन् 2025 को 04:18 PM बजे  
श्री/श्रीमती/सुश्री VIJAY R PATEL AUTH SIG पुत्र/पुत्री/पत्नि श्री RAJNIKANT  
PATEL  
उम्र 47 वर्ष, जाति 0-PATEL, व्यवसाय Business  
निवासी House No.:G-26, Colony: ARBUDA INDUSTRIAL AREA, Area:  
0, City: ABU ROAD, Pin code: 307026, District: SIROHI, State:  
RAJASTHAN  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता  
202501600000361

  
हस्ताक्षर उप पंजीयक,  
DELDAR

Sale Deed (Conveyance Deed)

**Fees Receipt Endorsement**

Print Date: 3/24/2025 4:52:10 PM

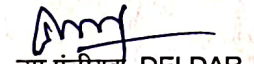
रसीद नं.	202502600000411
दिनांक	24-03-2025
पंजीयन शुल्क ₹	1875000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	8893506
कमी सरचार्ज शुल्क ₹	2668053
मौका निरीक्षण शुल्क ₹	2500
कुल योग	13439359

202501600000361

Sale Deed (Conveyance Deed)

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 102326962 ₹ 13439359

  
उप पंजीयक, DELDAR



45,00,000/-	KKBKR52024092000686947	20.09.2024	Kotak Mahndra Bank Limited
45,00,000/-	KKBKR52024092100851706	21.09.2024	Kotak Mahndra Bank Limited
45,00,000/-	KKBKR52024092300789264	23.09.2024	Kotak Mahndra Bank Limited
45,00,000/-	KKBKR52024092400943988	24.09.2024	Kotak Mahndra Bank Limited
45,00,000/-	KKBKR52024092500722709	25.09.2024	Kotak Mahndra Bank Limited
45,00,000/-	KKBKR52024092600941700	26.09.2024	Kotak Mahndra Bank Limited
45,00,000/-	KKBKR52024092700726390	27.09.2024	Kotak Mahndra Bank Limited
70,00,000/-	KKBKR52024093000702667	30.09.2024	Kotak Mahndra Bank Limited
70,00,000/-	KKBKR52024100100633116	01.10.2024	Kotak Mahndra Bank Limited
70,00,000/-	KKBKR52024100300685643	03.10.2024	Kotak Mahndra Bank Limited
70,00,000/-	KKBKR52024100400906411	04.10.2024	Kotak Mahndra Bank Limited
70,00,000/-	KKBKR52024100500784970	05.10.2024	Kotak Mahndra Bank Limited
70,00,000/-	KKBKR52024100700708510	07.10.2024	Kotak Mahndra Bank Limited
3,00,00,000/-	000052	27.02.2025	HDFC BANK LIMITED

Contd....4

JYOT OVERSEAS PVT. LTD.

VIJAY PATEL  
DIRECTORउप पंजीयक  
देल्दर (जिला-सिरोही)

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR



Endorsement of Execution

Print Date: 3/24/2025 4:52:10 PM

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री VIJAY R PATEL AUTH SIG, पुत्र/पुत्री/पति श्री RAJNIKANT PATEL, व्यवसाय Businessजाति 0-PATEL House No.:G-26, Colony: ARBUDA INDUSTRIAL AREA, Area: 0, City: ABU ROAD, Pin code: 307026, District: SIROHI, State: RAJASTHAN			Executant Age : 47 Signature :
2	श्री/श्रीमती/सुश्री JYOTHI VOOLLA AUTH SIG, पुत्र/पुत्री/पति श्री BORANATH NARISIMHA KALI VARA PRASAD VOOLLA, व्यवसाय Businessजाति 0-HINDU House No.:114, Colony: N E LAY OUT, SEETHAMMADHARA, Area: VISAKHAPATNAM, City: VISAKHAPATNAM, Pin code: 531025, District: VISAKHAPATNAM, State: ANDHRA PRADESH			Claimant Age : 50 Signature :

ने लेख्यपत्र Sale Deed (Conveyance Deed) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 187500000/- पूर्व में / मेरे समक्ष / में से रु 187500000/- 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 DAULAT NEBHNANI, पुत्र/पुत्री/पति श्री RAHANDA MAL जाति SINDHI Age: 58 Add: House No.:0, Colony: RIICO COLONY, Area: 0, City: ABU ROAD, Pin code: 307026, District: SIROHI, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री HARSHIL SHAH, पुत्र/पुत्री/पति श्री ARVIND BHAI जाति SHAH Age: 33 Add: House No.:0, Colony: USHABHAVAN FLAT, Area: OPP LIFE SCHOOL BARRAGE ROAD, VASNA, City: AHMEDABAD, Pin code: 380007, District: AHMEDABAD, State: GUJARAT			Signature

202501600000361

उप पंजीयक, DELDAR

Sale Deed (Conveyance Deed)



3,00,00,000/-	000053	28.02.2025	HDFC BANK LIMITED
3,00,00,000/-	000054	01.03.2025	HDFC BANK LIMITED
1,31,25,000/-	000056	03.03.2025	HDFC BANK LIMITED
18,75,000/-	TDS deducted @1 %	18.03.2025	I.T. Dept.
18,75,00,000/-	(Total Amount in Rupees Eighteen Crore Seventy Five Lakh)		

The Seller doth hereby admit and acknowledge, accept and confirm as the full consideration and acquits the Buyer from making any further payment towards sale consideration. The Seller doth hereby sell, convey, transfer and assigns unto and to the use of the Buyer, the said property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the Seller to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the BUYER absolutely and forever.

2. The Seller has handed over vacant physical and peaceful possession of the said property to the Buyer as absolute owner of the said property shall enjoy the said property without any hindrance and disturbance from the Seller, or from any person claiming through or under them and delivered the connected original title documents in respect of the said property hereby conveyed on the date of execution of these presents.



3. The Seller hereby represents, covenant, warrant, undertake and declare that :

- The title to the said Property is free, clear and marketable.
- That the said property shall be quietly and peacefully entered into and held and enjoyed by the Buyer without any interference, interruption or disturbance from the Seller or any person claiming through or under them.
- That the said property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the Seller shall discharge the same from and out of its own funds and keep the Buyer indemnified.

Contd....5

JYOT OVERSEAS PVT. LTD.  
VIJAY PATEL  
DIRECTOR

उप पंजीयक  
देहरादून (जिला-सिराही)

INFRA PRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR



- (iv) That the Seller hereby declares with the Buyer that the Seller has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the said property up to date of execution of the deed of conveyance and the Buyer shall bear and pay the same hereafter, if any arrears are found to the earlier period, the same shall be discharged by the Seller.
- (v) That the said Property or any part thereof is not subject matter of any litigation or proceeding and the same is not attached or sold or sought to be sold in whole or in portion in any court or other Civil or Revenue or other proceeding and not subject to any attachment by the process of the Courts or in possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof or there is no any notice of acquisition or requisition in respect of the said Property.
- (vi) Earlier the Seller and the Buyer signed and executed one development agreement no. 202403600101106 on 22.10.2024 which is duly registered before the concerned sub-registrar office, for the said property. As per the clause no 2.5(e) of the said development agreement, the Buyer decided to purchase the said property and the development agreement comes to an end with the registered deed of cancellation of the development agreement. That The Seller represent and assure that there are no other subsisting agreement or arrangement to sell or otherwise for the said Property or any part thereof with anyone else and the Seller has not executed any Power of Attorney in favour of any third party to deal with the said Property or any part thereof.
- (vii) The Seller undertake and declare that the Seller has not entered into negotiations, commit, transfer, charge, mortgage, alienate or transfer possession of the Property to any third parties.
- (viii) The Seller is regularly paying all the rates, charges and taxes as also all the rentals, Municipal taxes, recurring charges as well as outgoings, electricity bills for the said Property and shall be responsible for the payment till the date of execution of the conveyance deed.
- (ix) The Seller is in the possession of and is not prohibited from handing over quite, vacant and peaceful possession of the said Property to the Buyer as contemplated herein as true owner.



JYOT OVERSEAS PVT. LTD.

VIJAY PATEL  
DIRECTOR

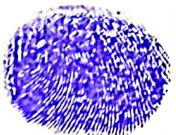
Contd....6

INFRA PRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR

उप पंजीयक  
देल्दर (जिला-सिरोही)

- (x) That the Seller will all times and at the cost of the Buyer execute, register or cause to be done, all such acts and deeds for perfecting the title to the Buyer in the property hereby sold and conveyed herein.
- (xi) That the Seller do hereby covenants and assures that the Buyer is entitled to have mutation of their names in all public records, local body.
- (xii) That the Seller hereby agrees and undertake to indemnify and keep indemnified the Buyer against all losses, damaged, accosts that the Buyer may be put to by the reason of any defect in the title or by virtue of any act of the Seller or his predecessors in title, heirs, successors or by any person claiming through and or action in trust for him.
- (xiii) That the Buyer shall be the sole and absolute owner of the said property with attendant rights of ownership, possession, enjoyments and shall be entitled to deal with and dispose of the said property as deems for without any interference, obstruction or hindrance from the Seller or any one claiming under, through or in trust for him.
- (xiv) The Seller and the Buyer have good right, full power and absolute authority to enter into this deed of conveyance.
- (xv) The transaction contemplated herein for sale of the Property from the Seller to the Buyer shall pertain to the entire Property and nothing herein shall obligate the Buyer to purchase the part of the Property from the Seller.
- (xvi) The Seller assures his title to the Property and hereby states that the all-relevant government records reflect its title to the property.
4. All expenses of and incidental to this the deed of Conveyance and all other assurances and writings including stamp duty and registration fees shall be borne and paid by the Buyer alone.
5. That the Buyer has got this property registered for development work under the provisions of RERA, having its registration number is RAJ/P/2024/3370 dt. 14.11.2024. Therefore, compliance with the provisions of RERA and all responsibilities and obligations related to it will be of the Buyer .
6. The Buyer has verified the title of the property and has expressed full satisfaction for it and shall not raise any objection with regard to the same at a later stage. The property transferred on "As is where is basis.
7. That this Deed of Conveyance shall bind the above parties and their respective time to time directors, executors, heirs, representatives and assigns.



NOT OVERSEAS PVT. LTD.  
V. PATEL  
DIRECTOR

उप पंजीयक  
देवदर (जिला-सिरोही)

INFRAPRO PROJECTS INDIA PRIVATE LIMITED  
DIRECTOR



Contd....7



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED  
By the Seller in the presence of:

JYOT OVERSEAS PVT. LTD.  
VIJAY PATEL  
DIRECTOR



Witnesses :-

1. [Signature]  
Name ..... Harshil Shah  
S/o. Arvin Mahesh Shah  
Age....33..... by Caste Jain  
Occupation....Job  
R/o. 12, Sangan Flat  
Pahar - 380007 A/64d  
2. [Signature]  
Name ..... Daulet  
S/o. Rahanda Mal  
Age....58..... by Caste Sindhi  
Occupation....Business  
R/o. Bhursad



SIGNED SEALED AND DELIVERED **INFRA PRO PROJECTS INDIA PRIVATE LIMITED**  
By the Buyer in the presence of:

[Signature]  
DIRECTOR



Witnesses :-

1. [Signature]  
Name ..... Harshil Shah  
S/o. Arvin Mahesh Shah  
Age....33..... by Caste Jain  
Occupation....Job  
R/o. 12, Sangan Flat  
Pahar - 380007 A/64d  
2. [Signature]  
Name ..... Daulet  
S/o. Rahanda Mal  
Age....58..... by Caste Sindhi  
Occupation....Business  
R/o. Bhursad

[Signature]  
उप पंजीयक  
देल्दर (जिला-सिराही)



**THE SCHEDULE ABOVE REFERRED TO**

ALL THOSE Piece or parcels of plot of land bearing No.1 approved for the residential purpose aggregating to around 21215.34 Sq. Mtr. out of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 situated at Vill. Amthala, Tehsil Deldar (Old Tehsil Abu Road) Dist. Sirohi, Rajasthan, which is bounded as under :-

North West	:	50 M Wide Road
North East	:	Khasra No. 992, Khasra No. 1403/980
South East	:	Khasra No. 993
South West	:	Plot No. 02


The UIT Abu allotted/regularised the said plot of land bearing No.1 approved for the residential purpose aggregating to around 21215.34 Sq. Mtr. out of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994 situated at Vill. Amthala, Tehsil Deldar (Old Tehsil Abu Road) Dist. Sirohi, Rajasthan for residential purpose to the Seller, vide Patta No. 2963 dt. 25.6.2024, which was registered in the office of the Sub Registrar, Deldar at Sl.No. 202403600100764 dt. 26.7.2024.


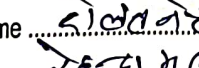
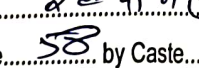
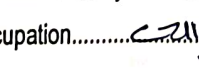


NB:-

1. There is no construction on this plot. This is a residential property.
2. The passport size photo of the Seller, Buyer and Witnesses are affixed on this deed.

SIGNED SEALED AND DELIVERED  
By the Seller in the presence of:

Witnesses :-

1.   
Name ..... Harshil Shah  
S/o ..... Arvind Kumar Shah  
Age ..... 33 ..... by Caste ..... Jain  
Occupation ..... Job  
R/o ..... 12, 59th Floor  
P/1, 380067 N 69d

2.   
Name .....   
S/o .....   
Age ..... 58 ..... by Caste .....   
Occupation .....   
R/o ..... 



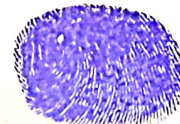
INFRAPRO PROJECTS INDIA PRIVATE LIMITED



DIRECTOR

JYOT OVERSEAS PVT. LTD.

VIJAY PATEL  
DIRECTOR





उप पंजीयक  
देलदर (जिला-सिरोही)

Contd....9

SIGNED SEALED AND DELIVERED  
By the Buyer in the presence of:

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR

Witnesses :-

1. Harshil Shah  
Name Harshil Shah  
S/o Arvind Harish Shah  
Age 33 by Caste Jat  
Occupation Job  
R/o 12, Saman Flat  
P.O. 380007 Ahmedabad  
2. Ravi Patel  
Name Ravi Patel  
S/o Rohanda Patel  
Age 55 by Caste Simoli  
Occupation Business  
R/o New Road



JYOT OVERSEAS PVT. LTD.

JAY PATEL  
DIRECTOR

उप पंजीयक  
देल्दर (जिला-सिरोही)






Enter In Minute Book Endorsement

Print Date: 3/29/2025 6:19:15 PM

Pending In Minute Book No 202509600000024  
दिनांक 24/03/2025 कारण SRO APPROVAL

2025016000000361

Sale Deed (Conveyance Deed)

  
उप पंजीयक, DELDAR

Under 54 Endorsement

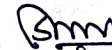
Print Date: 3/29/2025 6:19:15 PM

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 18750000 मानते हुए इस पर देय कमी मुद्रांक राशि रु 8893506 पर कमी पंजीयन शुल्क रु 1875000, सरचार्ज राशि 2668053 कुल रु 13436559 रसीद संख्या 202502600000411 दिनांक 24-03-2025 में जमा किये गये हैं।

अतः दस्तावेज को रु 8893506 के मुद्रांकों पर निष्पादित माना जाता है।

2025016000000361

Sale Deed (Conveyance Deed)

  
उप पंजीयक, DELDAR

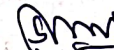
Release from Minute Book Endorsement

Print Date: 3/29/2025 6:19:15 PM

Release from Minute Book No 202509600000026  
दिनांक 24/03/2025 कारण Release for Registration Approved Rebate

2025016000000361

Sale Deed (Conveyance Deed)

  
उप पंजीयक, DELDAR


Registration Endorsement

Print Date: 3/29/2025 6:19:15 PM

आज दिनांक 29/03/2025 को  
पुस्तक संख्या 1 जिल्द संख्या 15 में  
पृष्ठ संख्या 125 क्रम संख्या 202503600100305 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 59 के  
पृष्ठ संख्या 258 से 270 पर चस्पा किया गया।

2025016000000361

Sale Deed (Conveyance Deed)

  
उप पंजीयक, DELDAR

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

**Fee Receipt**  
Appendix I-Form No. 9 (Rule 75 & 131)      Print Date : 24-03-2025 4:56 PM

Fee Receipt No	: 202502600000412	Receipt Date	: 24/03/2025
Name	: JYOTHI VOOLLA AUTH SIG,	Document S. No.	: 202501600000362
Address	: 114 ,NE LAY OUT, SEETHAMMADHARA ,VISAKHAPATNAM ,VISAKHAPATNAM		
Document Type	: Cancellation Deed		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 200	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 150	Stamp Duty	: ₹ 500
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1150
		Total Amount	: ₹ 1150

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

# e-Gras Challan 102737645 ₹ 650 # e-Gras Challan 102736924 ₹ 500

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

देल्दर (सब-रेजिस्ट्रार रोही)





JYOT OVERSEAS PVT. LTD.

*Vijay Patel*  
VIJAY PATEL  
DIRECTOR



### DEED OF CANCELLATION OF DEVELOPMENT AGREEMENT

This **DEED OF CANCELLATION** ("Deed") of Development Agreement executed on 22<sup>nd</sup> October, 2024, bearing Serial No. **202403600101106** is made and executed on this 24th day of March, 2025 at Abu Road by and between:

**M/s Jyot Overseas Private Limited** (CIN : U55101GJ1997PTC032522 PAN : AAACJ4894L) a private limited company incorporated and existing under the laws of India, having its registered office at 604/B, Mahalay. Opp. Hotel President, Off. C.G. Road, Ahmedabad, Gujarat- 380009, (India) through its Director Shri Vijay R. Patel (Adhar No. 695818365742) S/o Rajnikant Patel, aged 47 years R/o G-26 Arbuda Industrial, Area, Abu Road 307026 Rajasthan [which expression shall, unless the context otherwise requires, deem to include its time-to-time directors, successor(s), and permitted assign(s)] [hereinafter referred to as "**the Owner**" or "**the Party of the First Part**".

AND

**M/s Infrapro Projects India Private Limited** (CIN : U68200GJ2024PTC151042 PAN : AAHCI6503N), a private limited company incorporated and existing under the laws of India, having its registered office at 1103, Landmark, Opp. Seema Hall, Jodhpur Char Rasta, Ahmedabad, Ahmedabad City, Gujarat, India, 380015 through its Director Mrs. Jyothi Voolla (Passport No. U0927266) W/o Boranath Narisimha Kali Vara Prasad Voolla, aged 51 years R/o 114 N.E. Layout, Seethammadhara Visakhapatnam, Andhra Pradesh, [which expression shall, unless the context otherwise requires, deem to include its time-to-time directors, successor(s), and permitted assign(s)] hereinafter referred to as "**the Developer**" or "**the Party of the Second Part**". The Owner and the Developer shall wherever the context required be referred to collectively as the "**Parties**" and individually as "**Party**".

Contd....2

JYOT OVERSEAS PVT. LTD.

*Vijay Patel*  
VIJAY PATEL  
DIRECTOR

*Jyothi Voolla*  
उप पंजीयक  
देलदर (जिला-सिरोही)

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

*Jyothi Voolla*  
DIRECTOR





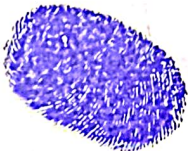
(A) WHEREAS the Owner is the absolute owner of land approved for the residential purpose aggregating to around **21215.34 Sq. Mtr.** Of Plot no. 1, situated at Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994, Amthala, Sirohi, Abu Road, Rajasthan, as more particularly described in the **Schedule** hereto and hereinafter referred to as **"Scheduled Land" or "Project Land"** and are seized and possessed of the Project Land and have all the powers to sell, develop, give on rent, mortgage, enter into any agreement, accept any advance amount and give any receipt or use in any manner the Project Land without any interference from any other person or agency.

And whereas the owners had originally taken the said project land on lease vide lease deed no. 2963 dated 25.06.2024 registered on 26.07.2024, Book No. 1, Volume No. 41, Page No. 45.

(B) WHEREAS Considering the increasing demand for residential apartments in multi-storied buildings situated at prime locations, the Party of the First, Part (hereinafter referred to as "Landowner") had expressed a keen interest and desire to develop a multi-storied building on their plot of land i.e. Plot no. 1, situated at Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994, Amthala, Sirohi, Abu Road, in compliance with the applicable rules, regulations, and building bye-laws of the local authorities. The objective of such development is to maximize the potential and profitability of the said property by making optimal and profitable use of the available land area.

Contd....3

JYOT OVERSEAS PVT. LTD.

VINAY PATEL  
DIRECTOR

उपपक्षीयक  
देल्दर (जिला-सिरोही)

INFRAPRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR





Presentation Endorsement

Print Date: 3/24/2025 5:01:35 PM

आज दिनांक 24 माह 03 सन् 2025 को 04:53 PM बजे  
श्री/श्रीमती/सुश्री VIJAY R PATEL AUTH SIG पुत्र/पुत्री/पत्नि श्री RAJNIKANT  
PATEL  
उम्र 47 वर्ष, जाति 0-PATEL, व्यवसाय Business  
निवासी House No.:G-26, Colony: ARBUDA INDUSTRIAL AREA, Area:  
0, City: ABU ROAD, Pin code: 307026, District: SIROHI, State:  
RAJASTHAN  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता  
202501600000362

हस्ताक्षर उपपंजीयक,  
DELDAR

Cancellation Deed

Fees Receipt Endorsement

Print Date: 3/24/2025 5:01:35 PM

रसीद नं.	202502600000412
दिनांक	24-03-2025
पंजीयन शुल्क ₹	200
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
मौका निरीक्षण शुल्क ₹	0
कुल योग	1150



202501600000362  
Cancellation Deed

उपपंजीयक DELDAR

Mode of Payment (#Mode Number Amount #)  
e-Gras Challan 102737645 ₹ 650 # e-  
Gras Challan 102736924 ₹ 500



(C) WHEREAS the Party of the Second Part (hereinafter referred to as "Developer") has, in response, made a representation to the Landowner, asserting that they are a reputed and established developer with significant expertise, experience, and resources necessary for the construction and development of real estate projects of the scale and magnitude envisioned by the Landowner. The Developer has further expressed their willingness and interest to undertake the development of the Project Land, and has assured the Landowner of their capability to successfully execute and complete the project in accordance with all applicable laws, regulations, and industry standards.

(D) WHEREAS in Clause 2.3 of Article II of the Development Agreement, the parties mutually agreed that the Developer would hold an exclusive right, though not an obligation, to purchase the entire project land. This right may be exercised at any time, solely at the Developer's discretion. Furthermore, the Owner expressly commits that no rights, titles, or interests in the land will be granted to any other person, entity, or third party in a manner that could interfere with, compromise, or restrict the Developer's exclusive right to acquire the land.

The Owner further agreed that, upon the Developer exercising its option to purchase, the Owner shall not, directly or indirectly; create a hindrance, obstruction, or impediment in the exercise of this right. The Owner shall be bound to perform all necessary acts, execute all documents, and facilitate the lawful transfer of the Land to the Developer, free from any encumbrances, liens, or third-party claims, within thirty (30) days of receiving written notice from the Developer invoking this right. Any attempt by the Owner to frustrate or delay the Developer's exercise of this right shall be considered a material breach of the Development Agreement.

The Owner acknowledges and agrees that this exclusive right to purchase, as granted to the Developer, is irrevocable and cannot be rescinded, modified, or annulled by the Owner, and the Owner shall not engage in any discussions, negotiations, or transactions with any third party in relation to sale, lease, or transfer of the Land during the subsistence of the Development Agreement.

JYOT OVERSEAS PVT. LTD.

VIJAY PATEL  
DIRECTOR

INFRA PRO PROJECTS INDIA PRIVATE LIMITED

DIRECTOR



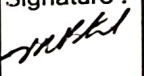



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उप पंजीयक  
देहरी (जिला-सिरोही)



## Endorsement of Execution



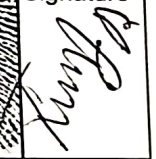



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अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री VIJAY R PATEL AUTH SIG, पुत्र/पुत्री/पति श्री RAJNIKANT PATEL, व्यवसाय Businessजाति 0-PATEL House No.:G-26, Colony: ARBUDA INDUSTRIAL AREA, Area: 0, City: ABU ROAD, Pin code: 307026, District: SIROHI, State: RAJASTHAN			Executant Age : 47 Signature : 
2	श्री/श्रीमती/सुश्री JYOTHI VOOLLA AUTH SIG, पुत्र/पुत्री/पति श्री BORANATH NARISIMHA KALI VARA PRASAD VOOLLA, व्यवसाय Businessजाति 0-HINDU House No.:114, Colony: NE LAY OUT, SEETHAMMADHARA, Area: VISAKHAPATNAM, City: VISAKHAPATNAM, Pin code: 531025, District: VISAKHAPATNAM, State: ANDHRA PRADESH			Claimant Age : 47 Signature : 

ने लेख्यपत्र Cancellation Deed 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 ।

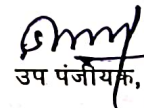
उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है , जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए है।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री DAULAT NEBHNANI, पुत्र/पुत्री/पति श्री RAHANDA MAL जाति SINDHI Age: 58 Add: House No.:0, Colony: RIICO COLONY, Area: 0, City: ABU ROAD, Pin code: 307026, District: SIROHI, State: RAJASTHAN			Signature 
2	Name: श्री/श्रीमती/सुश्री HARSHIL SHAH, पुत्र/पुत्री/पति श्री ARVIND BHAI जाति SHAH Age: 33 Add: House No.:0, Colony: USHABHAVAN FLAT, Area: OPP LIFE SCHOOL BARRAGE ROAD, VASNA, City: AHMEDABAD, Pin code: 380007, District: AHMEDABAD, State: GUJARAT			Signature 

202501600000362

Cancellation Deed



  
उप पंचायक, DELDAR

INTRA PRO PRIVATE LIMITED

DIRECTOR





(E) WHEREAS under clause 2.5 of the Development Agreement executed on 22<sup>nd</sup> October, 2024, bearing Serial No. **202403600101106**, it was agreed between the parties that the said Development Agreement may be terminated by either Party under the following circumstances: (a) By mutual written consent of both Parties, where termination is agreed upon without liability or penalty to either Party, save and except for the obligations that survive such termination as set forth in this Agreement; (b) By the Developer, if the Owner fails to fulfill any material obligations under this Agreement or breaches any material terms, provided that the Owner is given a written notice of default and a reasonable cure period of 2 Months, after which, if the default remains uncured, the Developer may terminate this Agreement with immediate effect; (c) By the Owner, if the Developer fails to perform any material duties or obligations, or breaches any material terms of this Agreement, provided that the Developer is given a written notice of default and a reasonable cure period of 2 Months, after which, if the default remains uncured, the Owner may terminate this Agreement; (d) Automatically, in the event of force majeure circumstances that prevent the Parties from performing their obligations for a continuous period of 2 Months, with no liability accruing to either Party as a result thereof. (e) If the Developer chooses to purchase the Land during the term of the agreement, they may do so at the predetermined rate outlined in paragraph 2.5 above.

(F) WHEREAS the Developers, during the term of the Development Agreement executed on 22<sup>nd</sup> October, 2024, bearing Serial No. **202403600101106**, have purchased the land described in Schedule-I attached hereto, for a total consideration of Rs. 18,75,00,000/- (Rupees Eighteen Crore Seventy Five Lakh only) . AND WHEREAS in accordance with Clause 2.5 of the Development Agreement executed on 22<sup>nd</sup> October, 2024, bearing Serial No. **202401600001417**, the acquisition of the land by the Developers constitutes a fulfilment of the condition for the termination of the Development Agreement.

Contd....5

JYOT OVERSEAS PVT. LTD.  
VILAYATEL  
DIRECTOR

INFRA PRO PROJECTS INDIA PRIVATE LIMITED  
DIRECTOR

उप पंजीयक  
देलदर (जिला-सिरसीही)



NOW, THEREFORE, it is hereby mutually agreed and declared by the Parties that the said Development Agreement stands terminated with effect from the date of execution of this Cancellation Deed. The Parties confirm that no further rights, liabilities, or obligations shall subsist under the Development Agreement executed on 22<sup>nd</sup> October, 2024, bearing Serial No. **202403600101106**, and each Party releases and discharges the other from all claims, demands, or liabilities arising therefrom.

**This DEED OF CANCELLATION OF THE Development Agreement executed on 22<sup>nd</sup> October, 2024, bearing Serial No. 202403600101106 has been duly signed and executed on stamp paper worth Rs. 23,56,494/- on the day and year first mentioned above. The original shall remain with the Developer, and certified copies shall be retained by the Owner.**

**IN WITNESS WHEREOF, both Parties have executed this Agreement and affixed their hands and seals on the day and year first mentioned above.**

**1. PARTY OF THE FIRST PART**

Through its Director Shri  
**OWNER**

JYOT OVERSEAS PVT. LTD.

VIJAY PATEL  
DIRECTOR

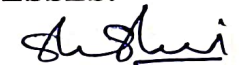
**2. PARTY OF THE OTHER PART**

Through its Director  
**DEVELOPER**

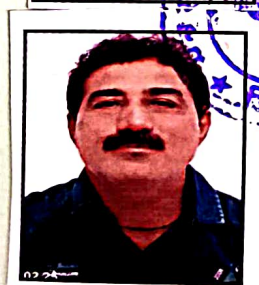
INFRA PRO PROJECTS INDIA PRIVATE LIMITED

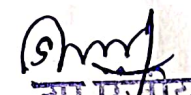
DIRECTOR

**WITNESSES:**

1.   
Harshil Shah  
(Name & Signature)

2.   
Daulat Meekhanand  
(Name & Signature)



  
उप पंजीयक  
देल्दर (जिला-सिरोही)

**SCHEDULE-I**

**SCHEDULE OF PROPERTY**

Plot No. 1 of Khasra No. 1000/1, 1000/2, 1001/1, 1002/1, 1009/1, 1009/2, 1009/3, 1245/997, 1310/1000, 1313/1001, 1341/1009, 1344/997, 1345/1003, 1372/997, 1373/1004, 1379/996, 1380/1002, 1381/995, 1387/999, 1392/1003, 995/1, 996/1, 997/1, 998, 999/1, 1003/1, 1004/1, and 994, Amthala, Sirohi, Abu Road, Rajasthan admeasuring **21215.34 Sq. Mtr** and boundaries of which area's follows:

North West : 50 M Wide Road  
North East : Khasra No. 992, Khasra No. 1403/980  
South East : Khasra No. 993  
South West : Plot No. 02

**1. PARTY OF THE FIRST PART**

Through its Director Shri  
**OWNER**

JYOT OVERSEAS PVT. LTD.  
VIJAY PATEL  
DIRECTOR

**2. PARTY OF THE OTHER PART**

Through its Director  
**DEVELOPER**

INFRA PRO PROJECTS INDIA PRIVATE LIMITED  
DIRECTOR

**WITNESSES:**

1. Harshil Shah  
(Name & Signature)

2. Raulat Nehmand  
(Name & Signature)



उप पंजीयक  
देलदर (जिला-सिरोही)



**Under 54 Endorsement**

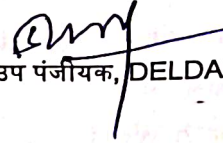
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धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 0 मानते हुए इस पर देय कमी मुद्रांक राशि रु 500 पर कमी पंजीयन शुल्क रु 200, सरचार्ज राशि 150 कुल रु 850 रसीद संख्या 202502600000412 दिनांक 24-03-2025 में जमा किये गये हैं।

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

202501600000362

Cancellation Deed

  
उप पंजीयक, DELDAR

**Registration Endorsement**

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आज दिनांक 24/03/2025 को  
पुस्तक संख्या 1 जिल्द संख्या 15 में  
पृष्ठ संख्या 93 क्रम संख्या 202503600100273 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 58 के  
पृष्ठ संख्या 399 से 407 पर चस्पा किया गया।

202501600000362

Cancellation Deed

  
उप पंजीयक, DELDAR

