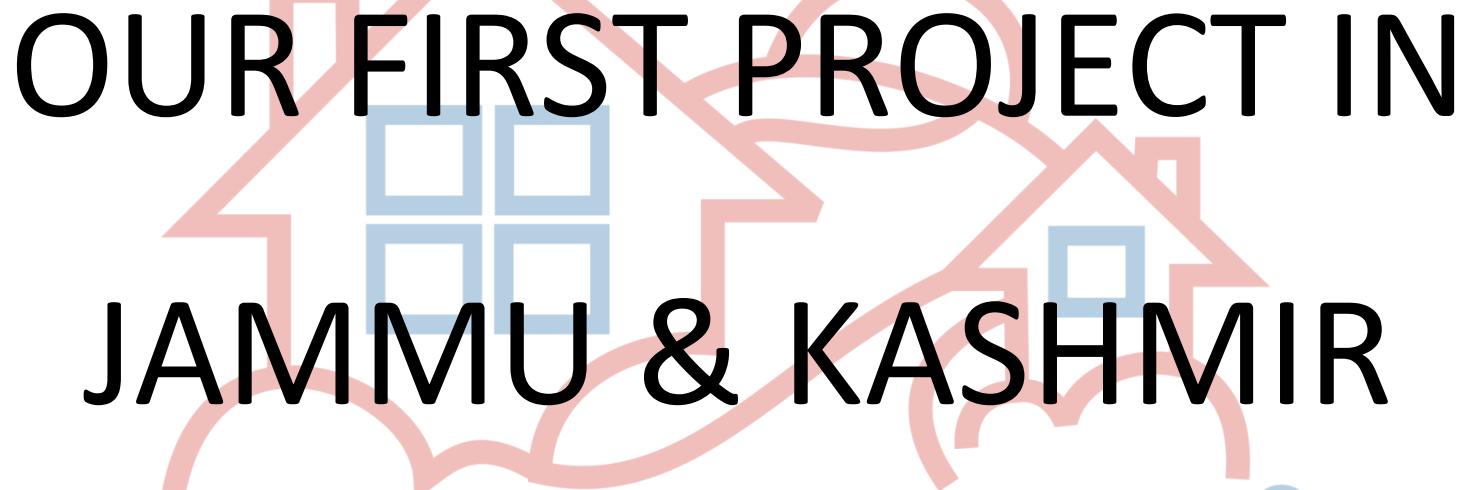




COMMITTED TO EXCELLENCE

11TH JULY 2022 ICRNR REFRESHER SESSION



**OUR FIRST PROJECT IN
JAMMU & KASHMIR**

**INVESTORS[®]
AFTER ARTICLE 370
CLINIC**

COMMITTED TO EXCELLENCE

ABROGATION OF ARTICLE 370

- LAND PRICES IN J&K HAVE APPRECIATED ALMOST SIX TIMES SINCE REPEAL
- CONFIDENCE AMONG INVESTORS FOR PROFITABLE BUSINESS OPPORTUNITIES
- FIRST MOVER ADVANTAGE
- TRAVEL & RELIGIOUS TOURISM LEADING TO BOOM IN B&B, HOLIDAY HOMES
- DEVELOPMENT LEADING TO APPRECIATION

COMMITTED TO EXCELLENCE

ARTICLE 35A

- OF THE INDIAN CONSTITUTION EMPOWERED THE JAMMU & KASHMIR'S STATE LEGISLATURE TO DEFINE "**PERMANENT RESIDENTS**" OF THE STATE AND PROVIDE SPECIAL RIGHTS AND PRIVILEGES TO THEM
- WAS ADDED TO THE CONSTITUTION THROUGH A PRESIDENTIAL ORDER, I.E., THE CONSTITUTION (APPLICATION TO JAMMU AND KASHMIR) ORDER, 1954 – ISSUED BY THE PRESIDENT OF INDIA UNDER ARTICLE 370

ARTICLE 35A

- THE STATE OF JAMMU AND KASHMIR DEFINED THESE PRIVILEGES TO INCLUDE
- THE ABILITY TO PURCHASE LAND AND IMMOVABLE PROPERTY
- ABILITY TO VOTE AND CONTEST ELECTIONS
- SEEKING GOVERNMENT EMPLOYMENT AND
- AVALING OTHER STATE BENEFITS SUCH AS HIGHER EDUCATION AND HEALTH CARE
- NON-PERMANENT RESIDENTS OF THE STATE, EVEN IF INDIAN CITIZENS, WERE NOT ENTITLED TO THESE 'PRIVILEGES'

ARTICLE 35A

- IN OCTOBER 2020, THE CENTRE NOTIFIED NEW LAND LAWS FOR J&K WHICH, AMONG OTHER PROVISIONS, ALLOWED PURCHASE OF NON-AGRICULTURAL LAND BY OUTSIDERS

Government notifies new rules that allow any Indian citizen to buy land in Jammu & Kashmir

Synopsis

Before repeal of Article 370 and Article 35-A in August last year, non-residents could not buy any immovable property in Jammu and Kashmir. However, the fresh changes have paved the way for non-residents to buy land in the union territory. Lieutenant Governor Manoj Sinha told reporters that the amendments did not allow transfer of agricultural land to non-agriculturists.



Centre notifies land law, allows every Indian to buy land in Jammu and Kashmir, Ladakh

New Delhi: The Centre has paved the way for any Indian citizen to buy land and property in **Jammu and Kashmir**, which completes one year of being designated a **Union Territory** on October 31. The **Union home ministry** said in an order that the Real Estate (Regulation & Development) Act, 2016 has been notified in the UT while 12 laws of the erstwhile state have been repealed.

The Act makes it mandatory for each state and UT to set up its own real estate regulator and frame rules to govern the functioning of the regulator. In a gazette notification, the Centre omitted the phrase “permanent resident of the state” from Section 17 of the Jammu and Kashmir Development Act, which deals with disposal of the land in the UT.

J&K throws open local real estate to all citizens of country

Offers 'second homes and summer homes'; major push to attract investments



39 MoUs signed

The Jammu and Kashmir government has signed 39 Memoranda of Understanding (MOUs) with the National Real Estate Development Council "to boost employment and per capita income".

"The NAREDCO will train 10,000 workers in various skills of the construction industry, electrical, plumbing, masonry, carpentry and the likes," the Lieutenant Governor said.

Srinagar will also host a 'Real Estate Summit' on May 23 in 2022. As per the government estimates, the projected indigenous housing demand in Jammu and Kashmir is 2.5 lakh dwelling units, out of which 30% is in urban areas.

THE TIMES OF INDIA 25TH FEB 2022

THE TIMES OF INDIA

YET TO BE NOTIFIED AS AN ORDER

Jammu and Kashmir admin council approves 50% remission for stamp duty rates for 1st-time purchase

TNN | Feb 25, 2022, 07.25 PM IST



JAMMU: In a remarkable move, the administrative council (AC), which met under the chairmanship of Lieutenant Governor, Manoj Sinha, approved the remission of fifty percent (50%) stamp duty for all first time buyers of real estate in the housing sector for a period of two years.

Farooq Khan and Rajeev Rai Bhatnagar, Advisors to the Lieutenant Governor, Dr. Arun Kumar Mehta, Chief Secretary, J&K, and Nitishwar Kumar, Principal Secretary to the Lieutenant Governor attended the meeting.

The decision is aimed at giving a boost to the real-estate sector in Jammu and Kashmir and motivating the new buyers to participate in the market. It is also expected to provide momentum to property sale and registration by making the purchase of property attractive and affordable.

COMMITTED TO EXCELLENCE

PRESENTING

**OUR FIRST PROJECT IN
JAMMU & KASHMIR
AFTER REPEALING**

ARTICLE 370

COMMITTED TO EXCELLENCE

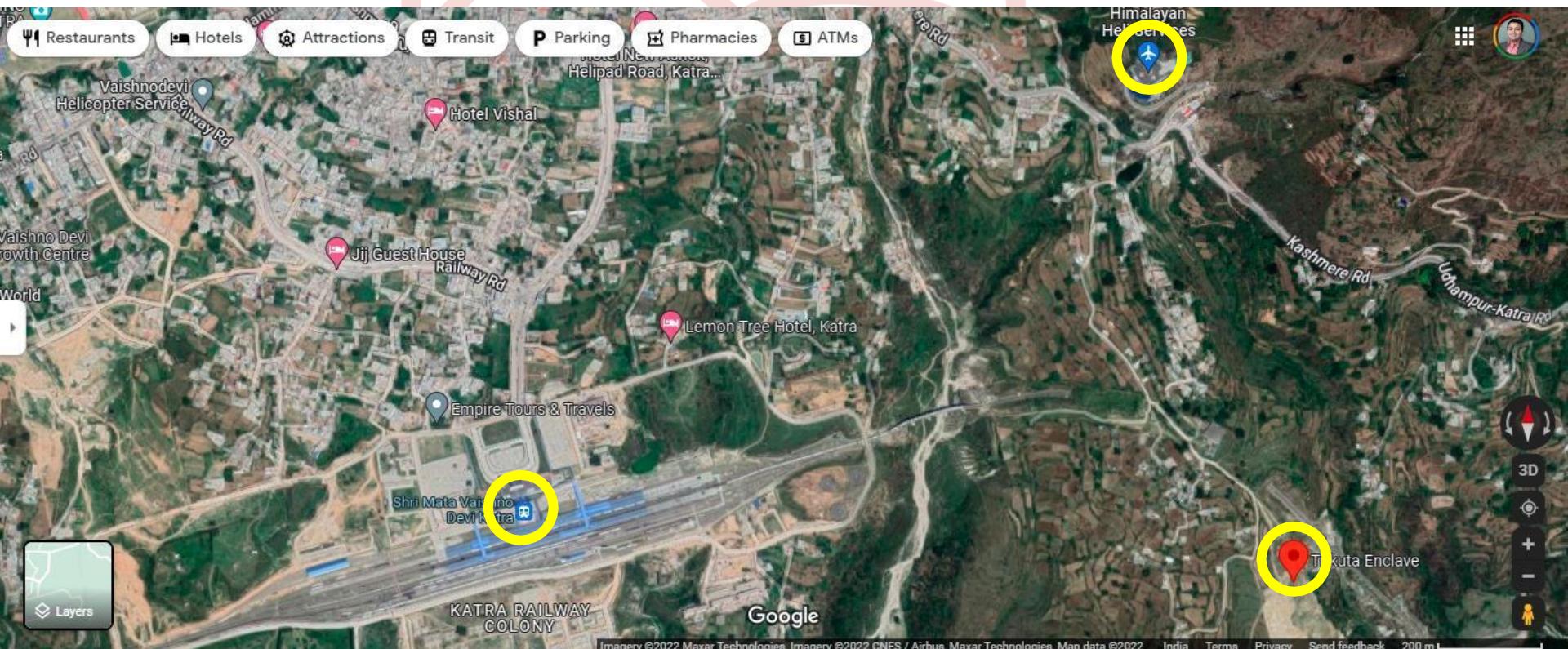




TRIKUTA ENCLAVE

@ MAA VAISHNO DEVI KATRA
JAMMU & KASHMIR

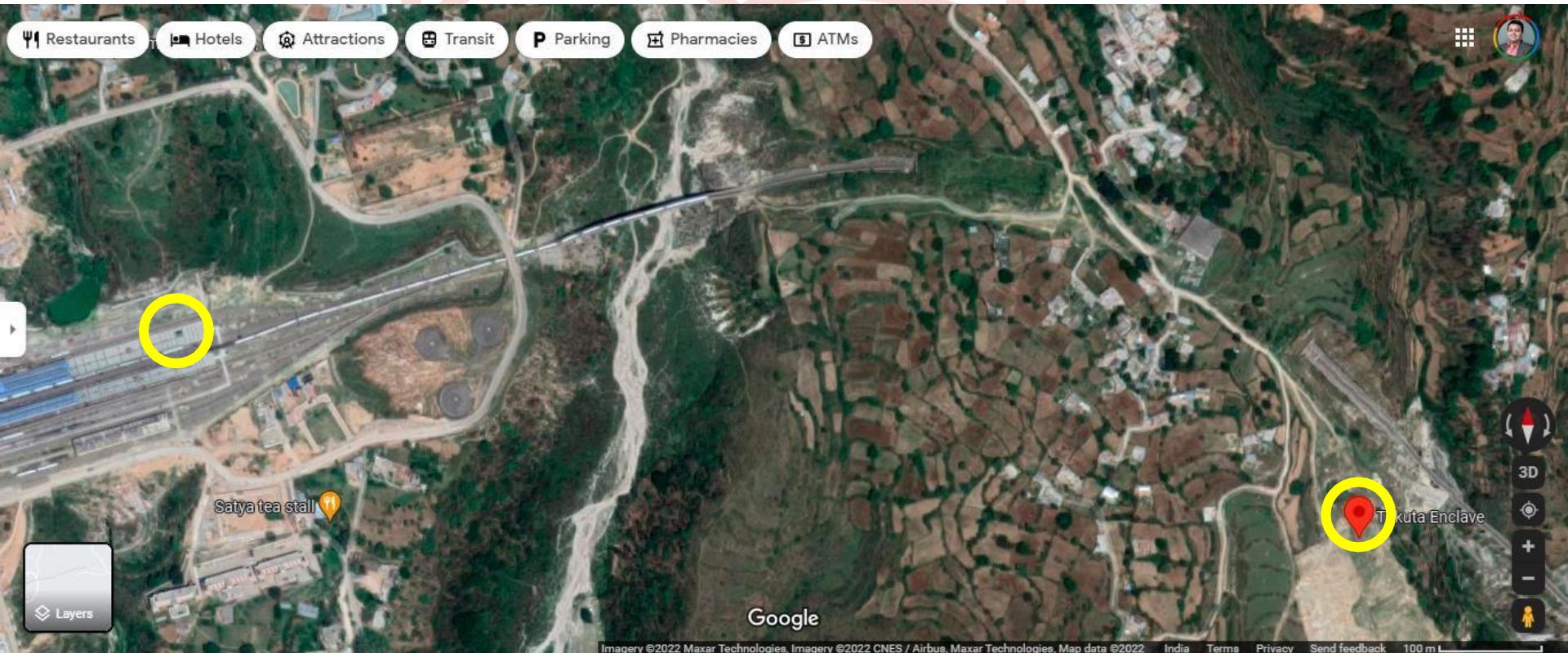
LOCATION MAP SERLI TEHSIL KATRA REASI DISTRICT



ULTRIUM

COMMITTED TO EXCELLENCE

LOCATION MAP SERLI TEHSIL KATRA REASI DISTRICT



ULTIMO

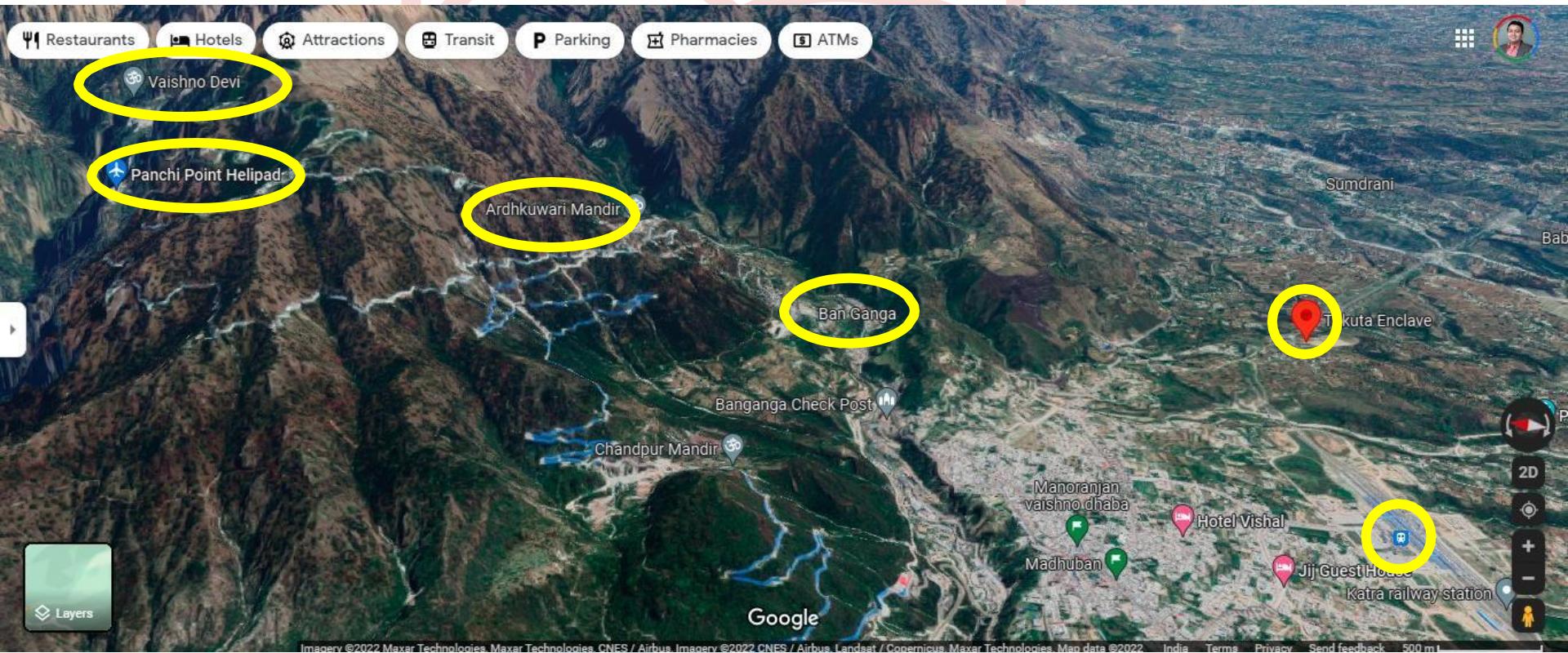
COMMITTED TO EXCELLENCE

LOCATION MAP SERLI TEHSIL KATRA REASI DISTRICT



ULTRAVIOLET
COMMITTED TO EXCELLENCE

LOCATION MAP SERLI TEHSIL KATRA REASI DISTRICT



COMMITTED TO EXCELLENCE

DETAILS

- WITHIN MINUTES OF SHRI MATA VAISHNO DEVI KATRA RAILWAY STATION & KATRA HELIPAD
- CLEAR VIEWS OF TRIKUTA PARVAT & ARDHKUWARI
- SITE SURROUNDED BY HILLS
- IN QUITE / PEACEFUL PART OF KATRA
- BEAUTIFUL 360° VIEWS OF SURROUNDINGS
- STARTING SIZE 200 SQ YDS

COMMITTED TO EXCELLENCE

INTRODUCTORY PRICE LIST

- BSP : RS.9,999/- PER SQ YD
- DEVELOPMENT CHARGES : RS.2000 PER SQ YD
- WATER & ELECTRICITY CONNECTION CHARGES AT ACTUAL ON POSSESSION
- PLC 10% EACH
- CORNER / 2-SIDE OPEN / EAST / NORTH
- MORE THAN 1 PLCS: 25% REBATE

PAYMENT PLAN

- 10% : BOOKING
- 90% : 30 DAYS FROM BOOKING

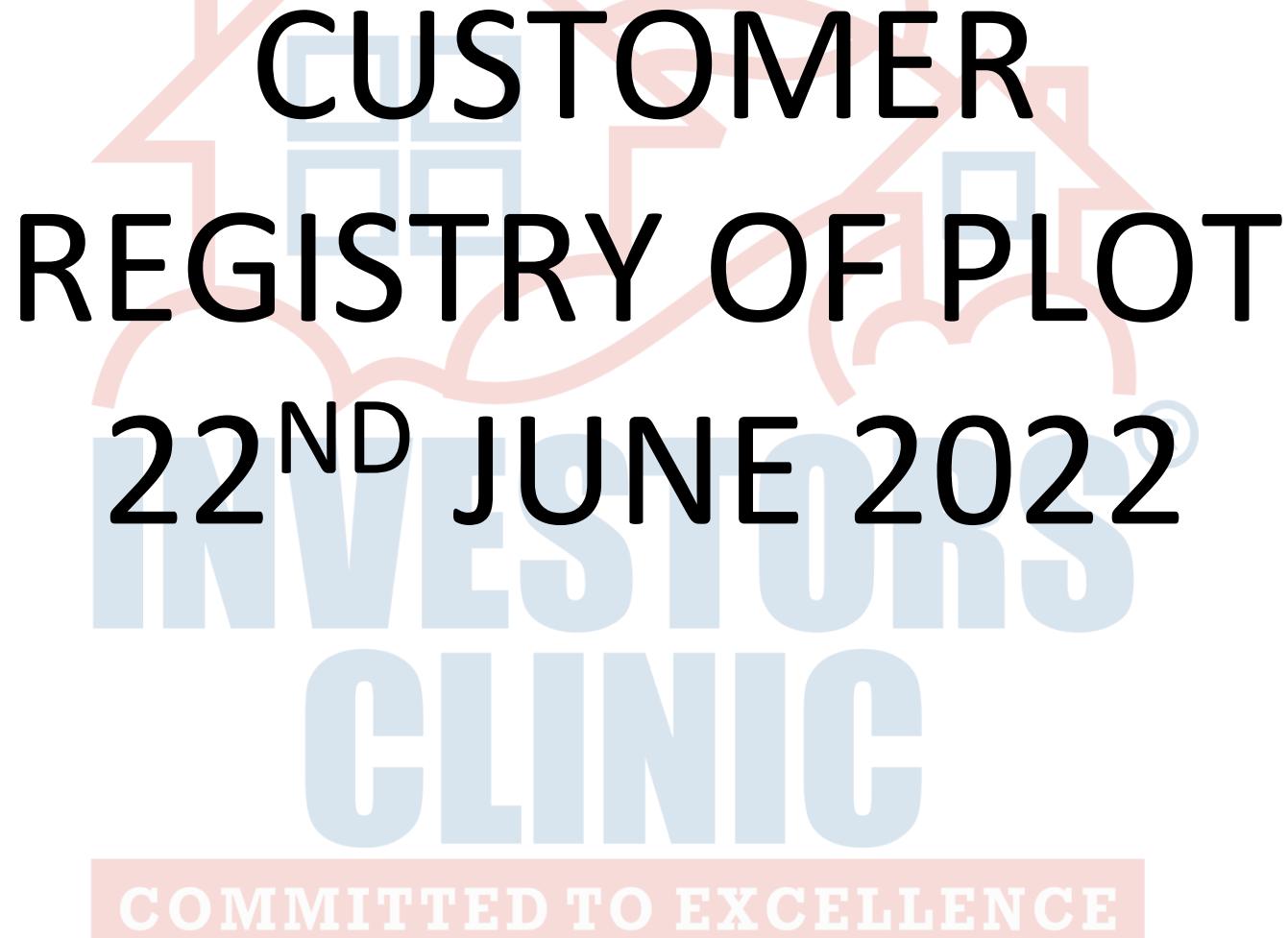
COMMITTED TO EXCELLENCE

RTGS

- BANK : JAMMU & KASHMIR BANK
- A/C : GLOBAL EARTH HOUSING AND INFRASTRUCTURE
- ACCOUNT NUMBER : 0235011110000004
- IFSC CODE : JAKAOKATTRA
- BRANCH: MAIN BRANCH KATRA JAMMU & KASHMIR

REGISTRY

- PLOTS ARE REGISTRY READY ON 100% PAYMENT
- REGISTRY AT GOVERNMENT APPROVED RATES
- REGISTRY COST IS APPROX 9-11% OF REGISTRY VALUE
- BOOK YOUR REGISTRY SLOTS AFTER 15 DAYS FROM 100% PAYMENT COMPLETION
- REGISTRY DAYS ARE MONDAY-TUESDAY-WEDNESDAY
- ARRANGEMENT CAN BE MADE FOR MAA VAISHNO DEVI DARSHAN WHEN CUSTOMER VISITS KATRA FOR REGISTRY ON ACTUAL COST BASIS



CUSTOMER REGISTRY OF PLOT

22ND JUNE 2022

COMMITTED TO EXCELLENCE



JAMMU & KASHMIR GOVT.
RECEIPT FORM

FORM F. C. 1
(See rule 2.4)

RECEIPT FOR THE PAYMENT TO GOVERNMENT

Receipt No. A-

5372193

Place Katra

Date 21/06/2022

Office/Division Sub Registrar Katra

Received from Sumesh Magotra % Bodh Raj R/o Ward No. 6,
Udhampur

with letter No. _____ Dated 21-06-2022

Rs. 1000/- (Rupees one thousand only)

in cash/by cheque on account of Lease/Rent Deed

RGPI-283/21-10,000 bks. of 100 lvs.

Cashier

Signature Nazir

Accountant

Designation Sub-Registrar

Katra

Note 1.-This receipt is not transferable.

Note 2.-No application for refund will be entertained without the production of
the receipt and its delivery on return of the money as executed of
satisfactory bond of indemnity.



INDIA NON JUDICIAL
Government of Jammu and Kashmir

e-Stamp

Certificate No. : IN-JK68576997617246U
Certificate Issued Date : 21-Jun-2022 11:24 AM
Account Reference : NEWIMPACC (SV) / JK12525404 / Katra / JK-RS
Unique Doc. Reference : SUBIN-JKK125254043209775395900U
Purchased by : Sumesh Magotra SO Bodh Raj RO Udhampur
Description of Document : Article 29(a)(i) Lease exceeding one year
Property Description : Land Measuring 7 Marlas kh NO- 816 at situated serli
Consideration Price (Rs.) : 16,99,570
(Sixteen Lakh Ninety Nine Thousand Five Hundred And Seventy only)
First Party : Sumesh Magotra SO Bodh Raj RO Udhampur
Second Party : [REDACTED]
Stamp Duty Paid By : Sumesh Magotra SO Bodh Raj RO Udhampur
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



File
Sub-Registrar
Katra

Please write or type below this line.....



[Handwritten signatures]

KC 0020771395

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at www.stampstamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.

https://ngdrs.jk.gov.in/registration/document_final

Marlas situated at Village Serli Tehsil Katra duly prepared after spot inspection by the Patwari concerned, verified by Girdawar Circle and attested by Naib Tehsildar Panthal and the Patwari concerned has

b2



Joshi



INDIA NON JUDICIAL
Government of Jammu and Kashmir

e-Stamp

Certificate No. : IN-JK68529459152335U
Certificate Issued Date : 20-Jun-2022 06:08 PM
Account Reference : NEWIMPACC (SV) / JK12525404 / Katra / JK-RS
Unique Doc. Reference : SUBIN-JKK1252540432002529560616U
Purchased by : Sumesh Magotra SO Bodh Raj RO Udhampur
Description of Document : Article 29(a)(i) Lease exceeding one year
Property Description : Land Measuring 7 Marlas kh. NO- 816 Situated at Serli
Consideration Price (Rs.) : 16,99,570
(Sixteen Lakh Ninety Nine Thousand Five Hundred And Seventy only)
First Party : Sumesh Magotra SO Bodh Raj RO Udhampur
Second Party : [REDACTED]
Stamp Duty Paid By : [REDACTED]
Stamp Duty Amount(Rs.) : 8,500
(Eight Thousand Five Hundred only)



Please write or type below this line.....



[Handwritten signatures]

KC 0020771397

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at www.stampstamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. In case of any discrepancy please inform the Competent Authority.

https://ngdrs.jk.gov.in/registration/document_final

Marlas situated at Village Serli Tehsil Katra duly prepared after spot inspection by the Patwari concerned, verified by Girdawar Circle and attested by Naib Tehsildar Panthal and the Patwari concerned has

b2



Joshi





Before the Sub Registrar Katra

Present: Angrej Singh JKAS

Deed Type :- 29A-I - Lease/Rent , Consideration Amount :- Rs.476000/-

Stamp Duty :- Rs. 8590, Registration Fee :- Rs. 1000,

Property ID	180764
Market Value	Rs.476000/-
Property Description	District :- Reasi ,Taluka :- Katra , Village :- Serli Khasra Number - 816 Area Of Land :- Land area - 7.00 Marla, Type Of Land :- Non Agriculture Build And Open - Small pieces of land Residential

This document of 29A-I - Lease/Rent has been presented before me for registration by SUMESH MAGOTRA s/o/d/o/w/o BODH RAJ

Both the parties have been identified by ATUL ANAND (Identifier)

Heard the parties and the contents of the document/deed were read out and explained to the parties, who having heard, admitted the same to be correct. An amount of **Rs.8590/-** on account of stamp duty of **29A-I - Lease/Rent** has been received in front of me through **E-STAMP Certificate** and registration fee of **Rs.1000/-** also stands deposited through **CASH**. There is no balance of any stamp/fee. Hence, the document is admitted to registration.

Date:- 21-Jun-2022

Sr.NO	Party Name and Address	Party Type	Party Photo	Finger Print	Signature
1	SATPAL S/o,D/o,W/o - LASHMAN .. , VILLAGE SERLI TEHSIL KATRA AND DISTRICT REASI Serli Katra Reasi Jammu and Kashmir PAN No.:	Vendor/ Landlord/ Mortgage/ Lessor Age:55			Sub Registrar Katra
2	SHADI LAL S/o,D/o,W/o - LASHMAN .. , VILLAGE SERLI TEHSIL KATRA AND DISTRICT REASI Serli Katra Reasi Jammu and Kashmir PAN No.:	Vendor/ Landlord/ Mortgage/ Lessor Age:60			
3	AKR SHAH E-54 BLOCK F OPPOSITE RYAN INSTITUTE NOIDA GAUTAM BUDHA NAGAR UP Jammu and Kashmir PAN No.:	Vendee/ Tenant/ Mortgagee/ Lessee Age:45			Rajesh Shah
4	MAHESH CHANDER GAUR .. , SECTOR 39 NOIDA GAUTAM BUDHA NAGAR UP Jammu and Kashmir PAN No.:	Vendee/ Tenant/ Mortgagee/ Lessee Age:42			Shivam Shah

Document Registration Summary

Date :-21-Jun-2022

Article : 29A-I - Lease/Rent (where the lease, the rent is fixed and no premium is paid or delivered and the lease purports to be for a period in excess of thirty years or in perpetuity or does not purport to be for a definite period)

Office/2022/674/55

- Market Value: ₹476000/-
- Consideration Amount: ₹476000 /-
- Paid Stamp Duty: ₹8590 /-

Receipt : 270088

Receipt Date : 21-06-2022

Presenter Name: SUMESH MAGOTRA

Registration Fee ₹1000

No.of Pages:4

Total ₹1000

Payment Head	Amount To Be Paid	Paid Amount	Payment Mode	Reference No.	Payment Amount
Stamp Duty	8590	8600	E-STAMP Certificate	Certificate Number : IN-JK68576997617246U	100
			E-STAMP Certificate	Certificate Number : IN-JK68529459152335U	8500
Registration Fee	1000	1000	CASH		1000
Sub Total	9590	9600	-10	A-5372193	

Rule-lease rent

Stamp No. 1 21-Jun-2022 12:43:05 pm Time (Presentation)

Stamp No. 2 21-Jun-2022 12:45:48 pm Time (Fee)

Party Name and Address

SUMESH MAGOTRA , S/o.D/o,W/o - BODH RAJ , , , WARD NO 6 COURT ROAD UDHAMPUR DISTRICT UDHAMPUR Jammu and Kashmir PAN No.:

Party Type	Party Photo	Finger Print	Signature
Vendor/ Landlord/ Mortgage/ Lessor Age:42			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ATUL ANAND KOTLA SMVDU TEHSIL AND DISTRICT REASI Jammu and Kashmir PAN No.:			

Above signature & thumb impression are affixed in my presence.

Document No :- 2022/67/4/55

Book No :- 4

Volume No AS-No1-188

Page No :- 010288

Receipt No. :- 2022/67/236

The Registered document has been pasted in the concerned Register.

Signature of Sub-Registrar
Katra

This deed has been duly entered in register No. 04 at Serial No. 188 and at page No. 010288
Registration Fee of Rs. 100/-.....
has been deposited with the Nazir against receipt No A-5372193... of dated 21-06-22..... which shall be accordingly deposited in Govt. Treasury. The deed shall be delivered Handed over on 22-06-22.....

Sub-Registrar
Katra



This deed is made at Katra on this 14th day of June, 2022 by and between

Sh. Shadi Lal and Sh. Satpal, both sons of Lt Sh. Lashman, Resident of Village Serli, Tehsil Katra, Distt. Reasi, Jammu & Kashmir, through Power of Attorney Sh. Sumesh Magotra, S/o Sh. Bodh Raj, R/O Court Road, Udhampur. Herein after referred to as **The Lessor** (which expression shall unless repugnant to law or expressly excluded by context be deemed to be & and to include his legal heirs, representatives, executors, administrators, assignees etc.) of the first part.

AND

herein after referred to as **The Lessee** (which expression shall to include his legal heirs, representatives, successors, executors, administrators, assignees etc.) of the other part.

AND WHEREAS

The Lessor Is The Owner Of The Land Measuring 7 Marlas Comprising Khasra No.816, Khata No.97/59, Khewat No.6/5, Situated At Trikuta Enclave(plot no.90 north facing), Village Serli, Tehsil Katra, District Reasi, Jammu & Kashmir as fully and more clearly described in the Fard Intikhab and site plan attached herewith

AND WHEREAS The Lessor is absolutely seized and possessed of the Land mentioned above and is otherwise well and sufficiently entitled to the said Land including lease out the same or any party thereof to any third person.

AND WHEREAS The said property is more particularly described and mentioned and reflected in the copies of Misal Haqiyat Khasra Girdawari and Aks Tatima Shahra of the land measuring Seven Marlas situated at Village Serli Tehsil Katra duly prepared after spot inspection by the Patwari concerned, verified by Girdawar Circle and attested by Naib Tehsildar Panthal and the Patwari concerned has

made a note in the Misal Haqiyat that the creation of this lease is not hit by the provisions of any Govt. order or any other legislation governing the subject and are not applicable over the said land and that the creation of lease is not hit by the provisions of any act the said land is free from all sorts of encumbrances, liens and is not notified for acquisition or requisition by any of the Govt Department and;

WHEREAS, the above stated Lessee has approached the lessor to lease out the property mentioned above for a period of 99 years and has offered him rent to the tune of **Rs. 17,170/- (Rupees Seventeen thousand one hundred seventy)** per year and;

WHEREAS, The Lessee has agreed to the offer of the lessor and has agreed to give the lessor land for a period of 99 years lessee subject to the terms and conditions herein.

AND WHEREAS The parties hereto are desirous of reducing the terms & conditions of the Lease into writing.

NOW THEREFORE THIS AGREEMENT WITNESSETH & IT IS AGREED BY & BETWEEN THE PARTIES AS UNDER:-

The Lessee hereby covenants with the Lessor as follows lease deed:- To pay a lump sum premium of Rs.16,99,570/- (Rupees Sixteen Lakh Ninety nine thousand five hundred seventy only) hereby reserved for the lease period of 99 years. Accordingly the lessee has paid the said amount of Rs.16,99,570/- (Rupees Sixteen Lakh ninety nine thousand five hundred seventy only) to which the Lessor acknowledges to have received the full and final amount of premium and rent.

This lease shall commence from the date of registration of this deed & shall remain in force for the remaining period of 99 years.

That the possession of the demised Land has been handed over by the Lessor to the lessee and the lessor acknowledges the possession of the lessee on the above mentioned property.

The Lessor hereby covenants with lessee as follows:-

To allow the lessee the vacant, quiet & peaceful possession & enjoy during the period of the lease and any extension hereof without any interruption and disturbance either by him or any other person or persons claiming through or under it.

[Handwritten signatures and initials: S.M., R.H.L., J.S.]

That the Lessor shall indemnify & keep the lessee indemnified free from any harm against all losses, expenditure, damages, costs & claims incurred or suffered by or made against the lessee by reasons of any lacunae in the lessor's title to the lease Land and or by virtue of any suit, Proceedings or claim filed or preferred by any bank, financial institution or any agency or association of persons or society or individual against the Lessor in this regard.

On the condition that the lessee shall observe & shall perform the several covenants of his part herein contained, he shall peacefully & quietly hold & enjoy the said Land during the lease period without any interruption or disturbance by the Lessor.

It is further agreed by and between the Lessor and lessee as follows:-

The lease shall be for the period of 99 years commencing from registration of this deed. The lease can however be renewed between The Lessee & The Lessor beyond the lease period, however all the terms and condition shall remain the same.

That The Lessee shall be entitled to get the mutation of the said land in her and / or his favour i.e can get his name entered in the revenue record of this respective land the lessee can also enjoy free hold rights regarding the property.

That The Lessee shall be entitled to have all the rights to raise residential as well as commercial building on the leased land and develop and use the same in any manner he likes and shall be further be entitled to create further sub lease of the above stated land along with developments, improvements made by him wholly or partially to any person or institution and the lessor shall have no objection to the same.

That the lessee shall be entitled to raise loan from banks or any other financial institutions by mortgaging the aforesaid land and building if any constructed by him in future but without affecting the right of ownership of the said land.

That the lessee has the entire lease hold rights and get the electric and water connection in his name and Lessor shall have no objection.

That the Lessee is entitled & competent to further lease out the said Land or any part thereof to any third person or individual on any term or condition without approval from the Lessor.

ARBITRATION

[Handwritten signatures and initials: S.M., R.H.L., J.S.]

File
A...
Sub-Registrar
Katra

All disputes, difference and or claims arising out of this agreement shall be settled by arbitration in accordance with the provisions of arbitration & conciliation act 1996 or any statutory amendment thereof.

SCHEDULE OF PROPERTY

All That Land-Measuring 7 Marlas Comprising Khasra No.816 Khata No.97 Khewat No.6 Situated At Trikuta Enclave (plot no.90) Village Serli Tehsil Katra And District Reasi, Jammu & Kashmir, Plot No. 90 Situated At Trikuta Enclave, More Particularly Described On The AKS TATIMA Appended With Fard Intikhab Jamabandhi.

In witnesses whereof, both the parties have executed this lease of
deed on the day month & year first above written.

Witnesses

① Atul Anand.
Go. Yachin Patel.
R/o. Ketika, MVD
Teksil Katrau 2
District Rajsingh.

② Ramesh Chander,
S/o Taran Chander,
R/o. Seeli, Telki
Katra, Distt. Deoni

both the parties have executed this lease
with & year first above written.

Executant

Lessor

Sh. Shadi Lal and Sh. Satpal, both sons
of Lt Sh. Lashman, Resident of Village Serli,
Tehsil Katra, Distr. Reasi, Jammu &
Kashmir, through Power of Attorney Sh.
Sumesh Magotra, S/o Sh. Bodh Raj, R/O
Court Road, Udhampur.

File No. 0
Sub Registrar
Katra

Lessee

1. *Bawne Shah*

2. *Ritesh Shah*

3. *S. P. Bawne Shah*

Drawn & Drafted on the instructions imparted by the parties on
counsel Manay-Sanmotra

P. J. Marti



CUSTOMER POSSESSION OF PLOT

22ND JUNE 2022

**INVESTORS
CLINIC**

COMMITTED TO EXCELLENCE





POCO
SHOT ON POCO F1



POCO

SHOT ON POCO F1



POCO
SHOT ON POCO F1



TRIKUTA ENCLAVE

@ MAA VAISHNO DEVI KATRA
JAMMU & KASHMIR