

BETWEEN

RAJCHAVIN REALTY RETREAT LLP

(LLPIN: ACN-9340)

Shop No. 1, Survey No. 391, Tirlapur's Premise, Basaveshwar Nagar, Shahapur Peth, Opp. Someshwara Temple, Ward No. 15, Gadag – 582101, Karnataka, India

AND

Mr. Vinayak R. Tirlapur

Founder & Chief Executive Officer (CEO)

PAN: AQCPT9161D

AND

Mr. Santosh S. Shidling

Co-Founder & Chief Operating Officer (COO)

PAN: FQCPS9501M

Together referred to as the “Founders.”

The Founders hereby acknowledge this UGRF has been reviewed and approved and is adopted as the Governing Framework of the LLP and executed on 13 February 2026 at Gadag, Karnataka.

Our Business Philosophy & Pricing Principles

At Rajchavin, we believe Real Estate services must be **Simple, Fair, Transparent and Accountable**.

Our pricing model is built on five core principles:

- **Success-Linked Earnings** – Rajchavin earns only when work progresses or completes.
- **No Custody of Funds** – Customer and developer money is never held by Rajchavin.
- **No Hidden Charges** – All charges are disclosed in advance.
- **Clear Role Separation** – Land, Money, and System remain independent.
- **Compliance-First Approach** – Bank-friendly, audit-ready, regulator-safe.
- **Transparency** - All charges are Transparent and clearly disclosed

Every charge is **explained in Advance and Invoiced formally**.

This protects Customers, Developers, Financial institutions, Vendors, Agents, Professionals, Government bodies and Rajchavin equally.

System Records & Evidence System-generated invoices, dashboards, CRM logs, reports, and digital records maintained by Rajchavin shall be treated as final and binding records of services rendered and fees applicable.

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PURPOSE & AUTHORITY

This document constitutes the **final and authoritative Master Pricing & Services Policy** of **Rajchavin**.

- This policy supersedes all verbal discussions, proposals, drafts, and informal communications.
- No employee, agent, consultant, or partner is authorized to modify pricing or scope outside this document.
- Any exception shall be valid **only if issued as a written addendum** approved by Rajchavin.

This Master Pricing & Services Policy shall be governed by and read in conjunction with the Rajchavin Unified Governance, Risk & Compliance Framework (UGRF). In case of any inconsistency between this policy and the UGRF, the provisions of the UGRF shall prevail.

Usage of Rajchavin services, systems, platforms, dashboards, or facilitation shall constitute deemed acceptance of this Master Pricing & Services Policy.

Pricing Revision Rights

Rajchavin reserves the right to revise, update, or modify any pricing, charges, or service structures prospectively with prior notice through official communication or platform updates. Existing engagements shall continue under the pricing version applicable at onboarding unless expressly agreed otherwise in writing.

Company Positioning

Rajchavin operates as a **Real Estate Governance, Facilitation & Operating System Company**.

Rajchavin is **NOT**:

- A traditional real estate broker
- A builder or contractor
- A financial intermediary
- A custodian of customer or developer funds
- A law firm or advocate

Rajchavin's role is limited to **System Enablement, Coordination, Governance, Facilitation, and Compliance Orchestration**.

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Property Transaction Service (Real Estate)

(Buy | Sell | Rent | Lease)

Buy / Sell – Any Property Type

Residential | Plot | Land | Commercial | Industrial

Our Charge

0.99% of the total transaction value

Payment Structure

- 50% payable at Sale Agreement / Token stage
- 50% payable at final Sale Deed / Registration
- If the transaction does not conclude, no further fee is charged
- 50% Advance fees are not refundable
- If it is referred through agents then we will charge 0.49 % On Total transaction value from each Agents
- Agents act independently and are not employees, partners, or representatives of Rajchavin. Rajchavin shall not be liable for any representation, commitment, assurance, or misconduct by any agent.

What this includes

- Buyer–seller coordination
- End-to-end transaction process management
- Documentation flow and compliance tracking
- Registration coordination
- Clean, traceable, auditable closure

Why 0.99%?

It is lower than traditional brokerage, fair to all parties, and charged only on success.

After onboarding or engagement, no party shall bypass Rajchavin systems, processes, or facilitation. Any such bypass shall constitute a governance violation and shall attract fee survival and other consequences as defined under the Rajchavin UGRF.

Rent / Lease Services

Residential Rental

- **Charge:** One month's rent
- **Charged to:** Owner & Tenant
- **Payable :** Only after successful agreement / occupancy
- If it is rooted through agents then we will charge 0.49 % monthly Rent from each Agents

Number of Correct

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Commercial / Industrial Lease

- Charge: **0.99% of total lease agreement value**
- One-time charge at lease execution
- No recurring commissions
- If it is routed through agents then we will charge 0.49 % On Total transaction value from each Agents

Layout & Farmland Project Services

Rajchavin acts as a **Project Governance & Sales Enablement Partner**, not as a landowner, broker, or joint-venture participant.

Developer Project On boarding

Starts From ₹49,999 (One-Time)
(Varies based on project size, value, and complexity)

What This Covers (Before Any Sale Happens)

This fee is charged because Rajchavin completes **critical groundwork** before a project can be sold professionally.

➤ Farmland & Plantation

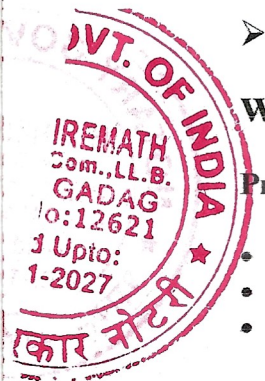
- Farmland Projects: **0.99% per plot sold**
 - Managed farmland & 5-gunta plots
 - Teak, Sandalwood, Mango & Coconut and all other plantations
 - Farm management & long-term ROI
- ✓ Charged only on successful sale
✓ Clear scope, no hidden costs

➤ Layouts & Plots

Work Done by Rajchavin

Project Verification

- Ownership & title flow review (document-level)
- Basic legal & compliance checklist
- Land classification check (layout / farmland)



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Project Structuring

- Project classification (Residential layout / Farmland)
- Plot inventory structuring
- Pricing logic alignment (market + developer intent)

Sales Readiness Setup

- Plot-wise inventory mapping
- Buyer-to-plot tracking structure
- Documentation flow planning
- Sales & registration process alignment

Governance Setup

- Clear role definition (Developer / Rajchavin / Buyer)
- No-custody, no-conflict structure
- Compliance-ready workflow

Why this fee exists:

To ensure Rajchavin does not onboard risky, unstructured, or non-sale-ready projects.

This fee is earned before marketing starts; hence it is non-refundable.

Optional Service

Legal Services Assistance

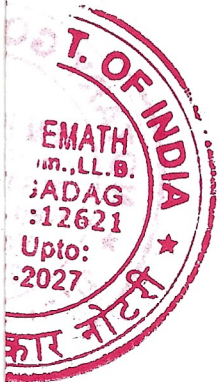
- Legal Opinion
- Registration, stamping & documentation
- NA conversion, Khata & KJP processing
- Title verification & compliance
- Home, plot & construction loans
- LAP & balance transfer support

Design & Planning

- Layout planning/ Designing with Vastu & compliance
- Roads, drainage, water & power infrastructure development assistance
- Plot sales & JV revenue models

Sale Assistance

- Per-Unit Sale Charges
- Residential Layouts: 0.99% per plot sold
- Farmland Projects: 0.99% per plot sold



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RaaS™

- Sales & lifecycle management
- Capital & banking coordination
- Legal & compliance orchestration
- CRM, reporting & dashboards
- Vendor & execution integration

LEGAL & DOCUMENTATION SERVICES & COORDINATION

(Assistance & Coordination Only)

Applicable Charges

- ✓ **Sale Agreement / Agreement of Sale (ಅರ್ಥ ನೋಂದ್)**
₹5,000 – ₹10,000
(Draft coordination, documentation checklist, execution support)
- ✓ **Sale Deed / Registration (ಮಾರಾಟ ಪತ್ರ / ನೋಂದಣಿ)**
₹7,500 – ₹15,000
(Registration coordination, party scheduling, documentation flow, execution support)
- ✓ **Khata / EC / RTC**
₹2,000 – ₹5,000 per item
(Based on record availability and authority involved)
- ✓ **NA Conversion / KJP (Land Regularization)**
₹50,000 – ₹1,50,000
(Based on record availability and authority involved)
- ✓ **Legal Opinion**
₹5,000 – ₹10,000
(Charges may vary subject to Advocate)

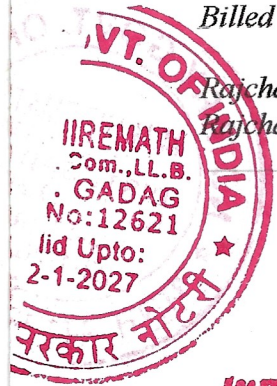
Charges vary based on land extent, classification, authority involved, and complexity of work

Government Fees / Advocate Fees / Stamp Duty / Statutory Charges

Billed separately as per actual and project requirements

Rajchavin provides documentation assistance and coordination services only.

Rajchavin does not act as an advocate, legal advisor, or law firm.



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Design & Construction Services

(Governance & Coordination Model)

Rajchavin does **not** act as a contractor.
We coordinate, manage, and govern execution through verified partners.

Design & Construction

- Design planning & coordination
- 2D Plans & 3D Elevations
- Turnkey construction & renovations
- Interiors, modular kitchens & finishes

Pricing

Project-based (quoted transparently after scope review)

Payment Structure

- ✓ **50% payable at agreement**
- ✓ **25% payable at execution**
- ✓ **25% payable at Finalizing stage**

This ensures fair commitment and smooth execution.

Rajchavin is not liable for contractor performance or construction defects.

Loans & Banking Support

(Facilitation Only)

- ✓ **Charge : 0.99% of total loan amount sanctioned**

Applies to:

- Home loans
- Plot loans
- Developer / project loans

- ✓ Charged only after sanction
- ✓ No guarantee of approval

All loan disbursements are made directly by banks to customers or sellers. Rajchavin does not receive, route, or hold any loan proceeds.

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Rajchavin Marketplace

All categories

- ✓ 0.99% of total bill value only for the Vendor
- ✓ As a Promotional offer charges for Customer are free

Simple, Uniform, Transparent Pricing.

Consultation Customer - Side Fees (Transparency)

Rajchavin Verification Charges

- ✓ ₹6,999 (One-Time)

Includes

- Verified project on boarding
- Document tracking and storage
- Transparent transaction visibility
- Protection against undocumented dealings

Optional:

- ✓ Customer Dashboard & Document Vault: ₹999 / year
- ✓ Digital payment processing: 0.99% (if applicable)

Verification charges are **non-refundable** once service is initiated.

Rajchavin RaaS™ – Pricing

Real Estate as a Service, Built for Serious Developers

FIRST, WHAT RAJCHAVIN RaaS™ REALLY IS

Rajchavin RaaS™ is **not** brokerage.
It is **not** construction.
It is **not** profit sharing.

Rajchavin RaaS™ is a **Real Estate Operating System** designed to help developers sell plots safely, steadily, and transparently.

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One Simple Rule (This Builds Trust)

- You own the land
- Banks handle customer money
- Rajchavin runs the system, sales process & governance

This strict separation of Land – Money – System is what makes RaaS™:

- Bank-friendly
- Regulator-safe
- Scalable across cities

What We Clearly Do NOT Do

- ✗ No land ownership
- ✗ No customer fund custody
- ✗ No profit sharing

Rajchavin provides system + discipline, not speculation.

Basic - Guided RaaS™

“We guide you. You execute.”

Pricing (Final)

- | | |
|--------------|----------------------|
| ✓ Onboarding | : ₹29,999 (one-time) |
| ✓ Monthly | : ₹799 |
| ✓ Quarterly | : ₹2,299 |
| ✓ Yearly | : ₹8,399 |

Who This Is For

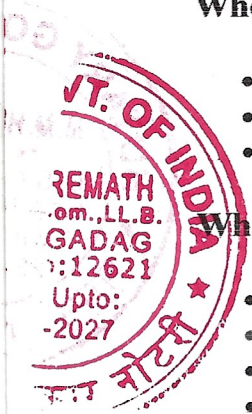
- First-time developers
- Small land owners
- Developers testing RaaS™ on limited projects

What You Get

- Secure RaaS™ software access
- 1 admin user (developer)
- Web access (mobile & laptop)
- Up to 2 projects
- Up to 200 customers
- 5 GB storage

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Core Capabilities

- Plot-wise inventory tracking
- Buyer-to-plot mapping
- Expense & profit visibility
- Selling price vs cost clarity

Rajchavin's Role

- Provides the RaaS™ platform
- Shares structured workflows
- Provides legal & documentation checklist
- Reviews uploaded documents

□ We do not handle sales or customers in BASIC.

Best if you want clarity & control while executing independently.

Standard - Managed RaaS™

“We manage the system with you.”

Pricing

- | | |
|--------------|-----------|
| ✓ Onboarding | : ₹49,999 |
| ✓ Monthly | : ₹999 |
| ✓ Quarterly | : ₹2,799 |
| ✓ Yearly | : ₹10,999 |

Who This Is For

- Small & mid-size developers
- Joint-venture layouts
- 3–10 acre projects

What You Get (More Control)

- 3 users (Admin + Team)
- Mobile, tablet & laptop access
- Up to 5 projects
- Up to 500 customers
- 25 GB storage

Advanced Features

- Interactive layout (click plot → details)
- Customer allotment tracking
- Payment milestone tracking

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- Expense categorization
- Downloadable reports (PDF / Excel)

Rajchavin's Role

- Manages documentation flow
- Enforces system discipline
- Coordinates legally & operationally
- You still control sales and execution.

Best for developers who want structure without giving up control.

Premium - Executed RaaS™

“We run operations. You focus on development.”

Pricing (Final)

- | | |
|--------------|-----------|
| ✓ Onboarding | : ₹99,999 |
| ✓ Monthly | : ₹4,999 |
| ✓ Quarterly | : ₹13,999 |
| ✓ Yearly | : ₹54,999 |

Who This Is For

- Professional developers
- Large layouts
- Developers who want reduced operational stress

What You Get

- Up to 10 users (Sales, Accounts, Admin)
- Up to 10 projects
- Up to 1,000 customers
- 100 GB storage

Advanced Execution Features

- Approved 2D / 3D layouts
- Live plot availability
- Sales pipeline tracking
- Compliance checklist
- Audit-ready reports

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Rajchavin's Role

- Assist in the sales process (We provide customer Reference)
- Manages customer lifecycle
- Coordinates with bankers
- Generates compliance-ready reports
- For the referred plot if sale is closed We will charge 0.99% of the total Deal value
- Charged only after successful sale

Best when you want Rajchavin to handle the operational load.

Elite – Optimised & Scaled RaaS™

“We become your real estate operating system.”

Pricing Fixed Fees

- | | |
|--------------|-------------|
| ✓ Onboarding | : ₹2,49,999 |
| ✓ Monthly | : ₹14,999 |
| ✓ Quarterly | : ₹43,999 |
| ✓ Yearly | : ₹1,74,999 |

Performance Fee

- We will charge 0.99% of the total Deal value for each plot sold
- Charged only after successful sale

Who This Is For

- Portfolio developers
- Multi-city operators
- Institutional & long-term players

What You Get

- Up to 25 users
- Up to 25 projects
- Up to 2,500 customers
- Portfolio-level dashboards
- Revenue leakage detection
- Cost optimisation insights
- Institutional-grade reporting

Rajchavin's Role (End-to-End)

- Full sales execution
- Customer follow-ups & documentation
- Bank coordination
- Registration & compliance tracking

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- Rajchavin never holds money
- Rajchavin never owns land

Replaces brokers, ad spend chaos, and sales team overhead.

TAXATION (GST)

All charges mentioned in this policy are **exclusive of applicable GST**, unless explicitly stated otherwise.

EXCLUSIONS & LIMITATION OF RESPONSIBILITY

Rajchavin does not:

- Guarantee title clearance
- Guarantee approvals or timelines
- Guarantee profitability or ROI
- Assume liability for government delays, developer defaults, or force majeure events

Rajchavin acts strictly as a **facilitator and governance partner**.

Unless expressly stated otherwise in writing, all onboarding fees, verification fees, system charges, advance payments, and facilitation fees are non-refundable once the service is initiated.

Customer / Developer Withdrawal

If any Customer, Developer, or Partner voluntarily withdraws from an engagement after onboarding or service initiation, Rajchavin shall retain all fees corresponding to services already rendered or system resources allocated.

GOVERNING LAW & JURISDICTION

- Governing Law: Laws of India
- Jurisdiction & Seat: **Gadag, Karnataka, India**
- **Third-Party Actions & Liability Disclaimer**
- All fees and charges payable to **Rajchavin Realty Retreat** are strictly for the scope of services expressly agreed. Rajchavin shall not be held directly or indirectly responsible for any delay, default, error, omission, misrepresentation, misconduct, negligence, fraud, regulatory action, or non-performance arising from or attributable to **Customers**,

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Developers, Financial Institutions, Vendors, Agents, Consultants, Professionals, Government Authorities, or any third party beyond Rajchavin's reasonable control.

- Any additional costs, losses, penalties, interest, or consequences arising due to such third-party actions shall be borne solely by the concerned party, and shall not affect Rajchavin's entitlement to its agreed fees.

Delays or non-performance arising from Customer or Developer inaction, document non-submission, payment delay, or communication failure shall not affect Rajchavin's fee entitlement.

Rajchavin shall, where reasonably possible, extend coordination support to mitigate third-party delays; however, such assistance shall not be construed as acceptance of liability or responsibility.

No Fiduciary / Agency Relationship

Nothing contained in this policy or in any engagement shall be deemed to create any fiduciary duty, agency, partnership, joint venture, or profit-sharing relationship between Rajchavin and any customer, developer, vendor, financial institution, or third party.

Fee Survival

Any fees earned, accrued, or applicable under this policy shall survive suspension, termination, withdrawal, cancellation, or non-completion of the engagement, to the extent services have been rendered or obligations triggered.

Force Majeure

Rajchavin shall not be responsible for delays, non-performance, or consequences arising due to events beyond reasonable control, including but not limited to government actions, regulatory changes, system failures, natural events, strikes, or force majeure circumstances.

This Master Pricing & Services Policy is subject to version control. Any revisions shall apply prospectively. Existing customers and engagements shall continue under the pricing version applicable at the time of onboarding, unless expressly agreed otherwise in writing.

SIGNATURES

Founder & CEO

Vinayak R. Tirlapur

Signature: _____

Co-Founder & COO

Santosh S. Shidling

Signature: _____



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