

Dilip Kumar Jain

Advocate

Chamber No. 80 Court Campus
First Floor, Alwar (Raj.)



Office 21, Vijay Nagar, Behind National
Cum Girls College, Near Jail Circle,
Resi. : Alwar (Raj.) 301001
Ph. 0144-2731007
Mob. 9414016344, 8094110904

ANNEXURE-V

CERTIFICATE

Date : 23.12.2015

Place : Alwar (Raj.)

The Manager

Punjab National Bank

Circle Office, Alwar (Raj.)

Opinion on investigation of title and obtaining of search report in respect of property **Group Housing Scheme situated in Khasra No. 9, 12, 13, 14, 18, 19, 65 Village Mannaka, Tehsil & Distt. Alwar (Raj.), at Measuring 41355.00 Sq. Mtrs. belonging to Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan S/o Sh. Devki Nandan Chachan, Flats/Units intended to be purchased by the prospective Buyers. A particular flat number of Group Housing Scheme named "Lords City Home".**

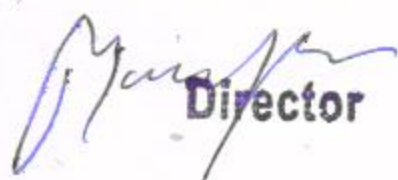
As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed/seen in the **Patta Vilekh** tally with records of registration office as well as certified copy of the **Patta Vilekh**.

Lords India (E) Pvt. Ltd.


Director



Chain of title relating to the property is complete as given in the Annexure hereto.

As per the documents produced A Converted Group Housing Residential Land at measuring 41355.00 Sq. Mtrs. situated at Khasra No. 9, 12, 13, 14, 18, 19, 65 Village Mannaka Tehsil & Distt. Alwar has been taken on Lease for a consideration towards regulisation of Rs. 31,65,477/- Rs. (for the terms of 99 Years) by Lords India Entertainment Pvt. Ltd. from UIT, Alwar & UIT Alwar issued the One Time Lease Free Certificate No. 19341/13 dated 12.08.2013 & Patta Vilekh dated 12.08.2013 registered dated 19.08.2013 at Jild No. 106, Sr. No. 2013008586 for the purpose to develop and construct the multi story group housing apartment/flat as per the approval plan. All the terms and conditions mentioned in the Patta Vilekh, also be applicable on Lords India Entertainment Pvt. Ltd.

According to the Lease Deed the Lessee (now Lords India Entertainment Pvt. Ltd.) have a right without obtaining any prior permission from the UIT to sell, assign or give occupation of any or all the units constructed by the Lessee. The Lessee should be informed about all such transfers to Lessor. Such occupier/s shall be deemed to be the Sub-Lessee of the Lessor and shall be proportionality liable to all the terms and conditions to which the Lessee is bound. The Lessee/Sub Lessee shall be entitled to mortgage the property and shall be entitled to create charge in favour of Financial Institutions/Bank/any other Institution.

As per the letter of Construction Permission No. 16475/2014 dated 22.01.2014 & 14874/14 dated 10.12.2014 of UIT, Alwar the above Lessee may construct the Building as per approved plan.

It is informed that the above Lords India Entertainment Pvt. Ltd. (Developer) allotted Units/Apartments under construction linked payment plan and/ or under out right payment plan to various allottees/purchasers and Agreement to Sell/Tripartite Agreements have been executed in favour of the purchasers.

The Sub Lease Deed/Sale Deed of the units/Apartments/Flats will be executed by the above developers in favour of prospective allottees/purchasers, after deposit of the full consideration amount towards the cost of the

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Director



unit/Apartment/Flat and possession of the Apartment will also be handed over by the above developers after the completion of the construction and payment.

The above Allottees/purchasers will be the legal title holder/sub lessee of the captioned unit/Apartment on fulfilling the terms and conditions of the Allotment Letter and Buyers Agreement For Sale and on deposit of the full balance amount of cost of the unit/ Apartment and on registration of the Sale Deed/sub lease Deed in their/his favour by the above Developer.

In my opinion after the execution and registration of the Sale Deed/Sub Lease Deed in favour of the purchaser of a particular unit/Apartment he will be entitled to create an equitable mortgage in favour of the bank for that unit/Apartment by depositing the original registered Sale Deed/Sub Lease Deed.

If bank is going to consider to give the loan/s to purchaser/s of particular unit/Apartment, apart from other formalities, it is suggested to obtain a developers letter from the above developers in the light of confirmation of clear title, necessary permissions, allotment of unit to a particular purchaser, marking of lien, no change in allotment without the permission of Bank, after execution submission of Sub Lease Deed directly of the Bank, etc. In this regard a Tripartite Agreement may also be taken. An undertaking from the purchaser regarding submission of Sale Deed/Sub Lease Deed to the Bank must also be taken.

A certified copy of the above Patta Vilekh obtained by me from the office of Sub Registrar, Alwar.

In view of buyers Agreement a confirmation letter of developers regarding non encumbrance on the above apartment/property must be obtained.

The above opinion is based on the photocopies of previous Sale Deed & Patta Vilekh, Lease Free Certificate produced before me without going through the originals of the same.

The regular Search of a particular Apartment/unit may be obtained by the bank after execution of title Deed in favour of the purchaser.

Lords India (E) Pvt. Ltd,

Director



I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

The search report of which is annexed hereto, conducted by me, for the period of **13 years from 2003 to 2015** does not disclose any encumbrances/disclose encumbrances as stated therein. The receipt of Rs. 650/- is also enclosed herewith.

It is stated that flats have been allotted by Lords India Entertainment Pvt. Ltd. (Developers) to various purchasers and also executed Agreement to Sell/Tripartite Agreement of various flats in favour of purchaser.

I have not given/have given opinion earlier on investigation of title relating to the same property as detailed here under :

- (a) Name of lender – N.A.
- (b) Date of opinion & reference no. (if any) – N.A.
- (c) Remarks – N.A.

I find following defects/no defects in the title of the person offering mortgage:-

I could not observe any defect.

I hereby certify that **Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan S/o Sh. Devki Nandan Chachan** has a clear, valid and marketable title over the above said property.

The valid mortgage can be created by deposit of the following documents of title deeds. The said title deeds are genuine and are not duplicate or fake as observed by me.

(Give hereunder details of title deeds which are required to be deposited to create equitable mortgage)

1. Sale Deed dated 11.08.2010 executed by Nabi Khan S/o Sh. Salla in favour of Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan S/o Sh. Devki Nandan Chachan, registered by Sub Registrar, Alwar, regarding Khasra No. 12 Rakba 0.01 Hect., 13 Rakba 0.75 Hect., 14 Rakba 0.74 Hect., 9 Rakba 0.90 Hect. Total Kita 4,

Lords India (E) Pvt. Ltd.

Director



Total Rakba 2.40 Hect in to 1/3 share, Village Mannaka Tehsil & Distt. Alwar.

2. Sale Deed dated 11.08.2010 executed by Kallu Khan, Sahab Khan, Deen Mohammad Ss/o Sh. Bambu in favour of Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan S/o Sh. Devki Nandan Chachan, registered by Sub Registrar, Alwar, regarding Khasra No. 12 Rakba 0.01 Hect., 13 Rakba 0.75 Hect., 14 Rakba 0.74 Hect., 9 Rakba 0.90 Hect. Total Kita 4, Total Rakba 2.40 Hect in to 1/3 share, Village Mannaka Tehsil & Distt. Alwar.
3. Sale Deed dated 26.08.2010 executed by Jahuri D/o Sultan in favour of Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan S/o Sh. Devki Nandan Chachan, registered by Sub Registrar, Alwar, regarding Khasra No. 12 Rakba 0.01 Hect., 13 Rakba 0.75 Hect., 14 Rakba 0.74 Hect., 9 Rakba 0.90 Hect. Total Kita 4, Total Rakba 2.40 Hect in to 1/3 share, Village Mannaka Tehsil & Distt. Alwar.
4. Sale Deed dated 22.09.2010 executed by Nabi Khan S/o Sh. Sallo in favour of Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan S/o Sh. Devki Nandan Chachan, registered by Sub Registrar, Alwar, regarding Khasra No. 65 Rakba 1.01 Hect. in to 38/101 share, Village Mannaka Tehsil & Distt. Alwar.
5. Sale Deed dated 22.09.2010 executed by Kallu Khan, Sahab Khan, Deen Mohammad Ss/o Sh. Bambu in favour of Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan S/o Sh. Devki Nandan Chachan, registered by Sub Registrar, Alwar, regarding Khasra No. 65 Rakba 1.01 Hect. in to 63/101 share, Village Mannaka Tehsil & Distt. Alwar.
6. Original Sale Deed dated 08.09.2010 executed by Kallu Khan, Sahab Khan, Deen Mohammad Ss/o Sh. Bambu in favour of Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan S/o Sh. Devki Nandan Chachan, registered by Sub Registrar, Alwar, regarding Khasra No. 18 Rakba 0.52 Hect., Khasra No. 19 Rakba 0.44 Total Kita 2 Total Rakba 0.96 Hect., Village Mannaka Tehsil & Distt. Alwar

Director
Lords India (E) Pvt. Ltd.

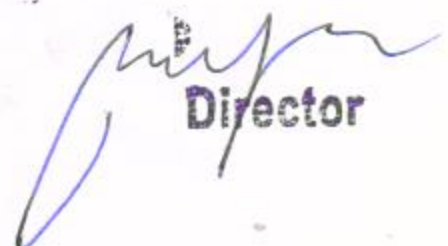
Lords India (E) Pvt. Ltd.

Director



7. Original Order U/s 90-A, Rajasthan Land Revenue Act, 1956 No. 90 Ka/335 dated 21.12.2012 issued by UIT, Alwar in favour of Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan regarding the change the land view Agricultural to Residential Group Housing at Khasra No. 9, 12, 13, 14, 18, 19, 65 Village Mannaka Tehsil & Distt. Alwar
8. Original Regd. Lease Deed dated 19.08.2013 executed by UIT, Alwar in favour of Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan regarding Khasra No. 9, 12, 13, 14, 18, 19, 65 Village Mannaka Tehsil & Distt. Alwar at measuring 41355.00 Sq. Mtrs.
9. Original Lease Free Certificate No. 19341/2013 dated 12.08.2013 issued by UIT, Alwar in favour of Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan
10. Original Building Construction Permission Letter No. 16475/2014 dated 22.01.2014 & 14874/14 dated 10.12.2014 issued by UIT, Alwar in favour of Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan
11. Memorandum and Articles of Association of Lords India Entertainment Pvt. Ltd.
12. Undertaking of Lords India Entertainment Pvt. Ltd. that property whole group housing project is free from all encumbrances and the construction is as per approved maps.
13. Resolution of Board of Directors of Lords India Entertainment Pvt. Ltd. dated 08.12.2014 to authorized Mr. Manoj Kumar Chachan to execute a Builder-Buyer Agreement, Sale Deed etc. required by the Bank.
14. Allotment Letter to be executed by Lords India Entertainment Pvt. Ltd. in favour of Flat proposed borrower/buyer
15. Builder-Buyer Agreement executed by Lords India Entertainment Pvt. Ltd. through authorized Director Mr. Manoj Kumar Chachan in favour of Flat proposed borrower/buyer.

Lords India (E) Pvt. Ltd.


Director



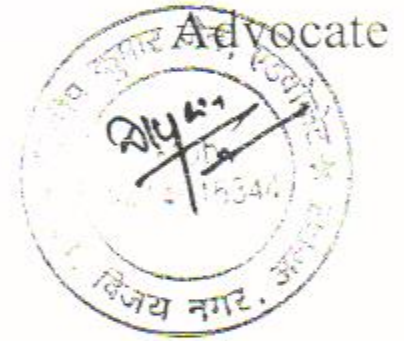
16. Sale Deed executed by Lords India Entertainment Pvt. Ltd. through authorized Director Mr. Manoj Kumar Chachan in favour of Flat proposed borrower/buyer.
17. Possession Certificate to be issued by Lords India Entertainment Pvt. Ltd. through authorized Director Mr. Manoj Kumar Chachan in favour of Flat proposed borrower/buyer after Sale Deed.
18. Development / Maintenance Agreement executed by Lords India Entertainment Pvt. Ltd. through authorized Director Mr. Manoj Kumar Chachan in favour of buyer of Flat.

Note :- Document No. 14, 15, 16, 17 & 18 Original is to be obtained by the Bank.

I Find **no defects** in the title of the person offering mortgage.

I have returned the title deeds and other documents shown to me to the Branch official Shri/Sr. Branch Manager against receipt.

Dilip Kumar Jain



- Encl.:
1. Special report
 2. Chain of Title
 3. Certified Copy of Lease Deed (Patta)
 4. Search Report
 5. Receipt Rs. 650/-

Lords India (E) Pvt. Ltd.


Director

SPECIAL REPORT ON TITLE

Reg. : Property Group Housing Scheme situated in Khasra No. 9, 12, 13, 14, 18, 19, 65 Village Mannaka, Tehsil & Distt. Alwar (Raj.), at Measuring 41355.00 Sq. Mtrs. belonging to Lords India Entertainment Pvt. Ltd. through Director Mr. Manoj Kumar Chachan S/o Sh. Devki Nandan Chachan, Flats/Units intended to be purchased by the prospective Buyers. A particular flat number of Group Housing Scheme named "Lords City Home".

Aspects to be considered

counsel's Statement

A PARTICULARS

1.	Name of the Borrower with Address :	The Prospective Purchaser of the Flat/s from Lords India Entertainment Pvt. Ltd.
2	Name of the person offering Mortgage with percentage/ Constitution and address	The Prospective Purchaser of the Flat/s from Lords India Entertainment Pvt. Ltd.
3	Details of the property to be mortgaged: As Per title Deed..... As per Percent.....	Flats/Units to be purchased by the prospective purchaser.

B INVESTIGATIONS

1.	Details of the title Deeds/ Documents (Including Link Deeds/ Parent Dees) to be deposited for creation of the mortgage (With full particulars Regarding nature of documents, date of execution and details of Registration)	Registered Sub Lease Deed /Sale Deed to be executed by Lords India Entertainment Pvt. Ltd. in favour of the purchasers with supporting documents such as Allotment to Sell etc. It is suggested that Search of a particular Apartment / Unit
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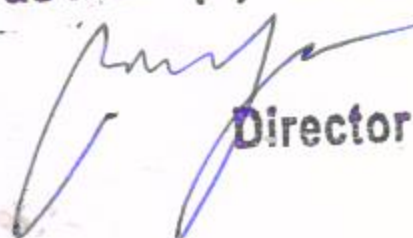
Lords India (E) Pvt. Ltd.


Director



		may be obtained by the Bank after execution of title deed in favour of the purchaser.
2	Whether documents given to the Counsel are original one or mere copies of documents? (Counsel should examine original document only and if any of the documents only and if any of the documents in original is not shown, the details of the document be given with reasons thereof)	Photocopy/Original
3	Whether documents given as Original title deeds raise any doubt or suspicion?	No.
4.	Whether the Registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes
5	Whether the Registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen the certified copy as obtained from the registrar's office?	Yes
7	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's officer? If not, variations be specified. What if its effect?	Yes
8	Whether the property has been mutated in	N.A.

Lords India (E) Pvt. Ltd.


Director



	the name of the person offering the mortgage.	
9	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Mortgage can be created at Alwar.
10	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non-agricultural purpose).	In my opinion there is no such bar.
11	Whether there are any restriction regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	In my opinion there is no such restriction.
12	Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained what are such sanction, approvals and clearances yet to be obtained?	The Branch Manager intimation of mortgage should be sent to Lords India Entertainment Pvt. Ltd. Alwar
13	Whether the property is ancestral/or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	N.A.
14	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	N.A.
15	Whether Urban Land Ceiling Act is applicable in the State where the property is located.	N.A.
16	In case of leasehold property, whether	N.A.

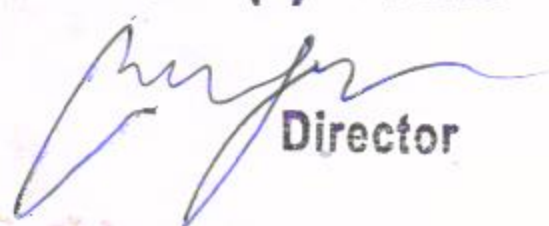
Lords India (E) Pvt. Ltd.


Director



	permission/NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	
	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	N.A.
	Whether copy of the title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	N.A.
	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	The Physical Possession to be verified by the Bank. The terms and conditions and there effects are mentioned in the Lease Deed itself the constructed flats/unit can be sold by Lords India Entertainment Pvt. Ltd. and purchaser can mortgage the property.
17	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	N.A.
18	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	The land is leased out by the UIT Alwar for the group house scheme.
19	Whether certified copies of Revenue Records had been obtained and examined to confirm that no dues are outstanding toward	N.A.

Lords India (E) Pvt. Ltd.


Director



the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	
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Date : 23.12.2015

Dilip Kumar Jain, Advocate

Place : Alwar

Lords India (E) Pvt. Ltd.


Director



Date :- 23.12.2015

Account of : Property of Lords India Entertainment Pvt. Ltd. for purpose of Group Housing.

BO : Punjab National Bank, Circle Office, Alwar (Raj.)

Search report relates to searches made in:

- | | | |
|----|------------------------------------|-------|
| a. | Sub Registrar Office. | Alwar |
| b. | Registrar of companies. | N.A. |
| c. | Courts | N.A. |
| d. | Other offices: | N.A. |
| a | Office of the Co-Operative Society | N.A. |
| b | Development Authority | N.A. |

(DDA/HUDA/and the liked)

- e. Any other documents
- i. Receipt for payment of Municipal Taxes etc.

1. Sub Registrar/Registrar of Assurance Office.

There is no system of issue of encumbrance certificate in the office of Sub- Registrar, hence personal search was carried out for the purpose inspection was made on 23.12.2015 for the period 13 Years from 2003 to 2015 at the following sub registrar/ offices.

- a. Sub Registrar, Alwar

The Search report disclosed the following encumbrances:-

2. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies:-

Lords India (E) Pvt. Ltd.

Director



A. ROC

N.A.

B. Information

N.A.

3. Inspection of Court records disclosed:-

(This may detail Suit pending, Decrees, Attachment before Judgment Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of search/Inspection	Information
N.A.	N.A.	N.A.

(There is no system of inspection of Court Records without specific details of litigations such as suit number, name of court, name of parties, date of litigation etc.-In this regard an affidavit of mortgagor duly attested by notary public must be taken, the draft of which is enclosed.)

4. Searches made/Inspection carried out in the flowing offices disclose:

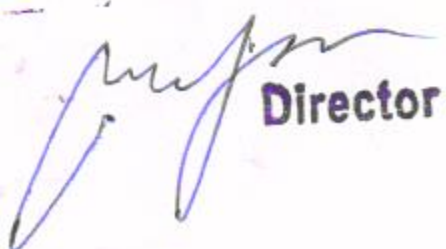
Office	Date of search/Inspection	Information
Sub Registrar, Alwar	23.12.2015	No encumbrances could be seen.

5. A study of the following documents disclosed:

Details of documents perused	Information
As details in the certificate.	

Defects if any noticed are indicated in the enclosed certificate and special Report given by me.

Lords India (E) Pvt. Ltd.


Director

Dilip Kumar Jain, Advocate


REGISTRATION & STAMPS DEPARTMENT
ALWAR-II

ALWAR

(Rule 75 & 131)

FEE RECEIPT

Fee Sr. No. : 2015005132 Dated : 23/12/2015
Presenter Name : DILIP KUMAR JAIN From Year : 2003

Presenter Address : ALWAR

Document Type : Inspection and Search (per year)

Document S.No. : 2015005336 To Year : 2015

Ordinary Registration Fee	: 650	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 0	Custody Fee	: 0
Fee for Memorandum u/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 0
Surcharge on Stamp Duty	: 0		
Late Fee u/s 25-34	: 0		

TOTAL : 650

Already Paid

E-Stamp No. : / Amount : 0

(Paid) - DD No. : / Amount : 0

DD Drawn Bank : / 23/12/2015

(Paid) - EGRAS GRN No. : / Amount : 0

Deposit Bank : / Date : 23/12/2015

(Paid) - E-Stamp Id No. : / Amount : 0

E-Stamp Date : 23/12/2015

(Paid) - E-Mitra Token No. : / Amount : 0

E-Mitra Token Date : 23/12/2015

(Paid) - SHCIL Receipt No. : RJ1123421512175 / Amount : 450

SHCIL Receipt Date : 23/12/2015

(Paid) - Cash Receipt No. : / Amount : 0

Date : 23/12/2015

Amount Rs. Six Hundred Fifty only

Cashier

Lords India (E) Pvt. Ltd.

[Signature]
Director

[Signature]
Sub-Registrar, ALWAR-II

and as available on the website renders it invalid.

Government of Rajasthan e-Registration Fee Receipt		SECOND COPY	
SRO Unique ID	201500954R	Receipt Date	23-DEC-2015 11:45
S R Location	ALWAR-II		
Receipt No	RJ1123421512175		
Name Of Seller	NA		
Name Of Buyer	ADV DILIP KUMAR JAIN		
Type of Document	Inspection		
ACC Reference	NONSH/AIRAN CONSULTANTS-PVT LTD/ALWAR	Stock Holding Corporation of India Limited	
Paid Fees			
Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 650
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 650	Service Charges	₹ 10
Grand Total	₹ 660		
(Rupees Six Hundred Sixty Only)			
			
Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.			

Lords India (E) Pvt. Ltd.

Director



नगर विकास न्यास, अलवर

पट्टा विलेख



प्रशासन

201

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 2013 के माह अगस्त के 12^{वें} दिनांक नगर विकास न्यास, अलवर प्रथम पक्ष एवं लॉर्ड्स इण्डिया एन्टरटेन्मेंट प्रा० लि०, जयें निदेशक श्री मनोज कुमार चाचान निवासी-तिजारा रोड, चिकानी अलवर द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उतराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और मुत्तकिल अलैह भी सम्मिलित होंगे के मध्य निष्पादित हुआ है।

यह विलेख साध्यांकित करता है कि प्रीमियम राशि 39,56,846/- अंकेन उन्तालिस लाख छप्पन हजार आठ सौ छियालिस रुपये मात्र तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर विकास के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह तमाम भूखण्ड (जिसे इसमें बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना ग्राम मन्नाका राजस्व ग्राम मन्नाका के खरास संख्या 9, 12, 13, 14, 18, 19, 65 क्षेत्रफल 43700.0 वर्गमीटर में स्थित है, जिसमें से सड़क मार्गाधिकार हेतु निःशुल्क समर्पित 168.0 वर्गमीटर भूमि तथा ओ.सी.एफ. हेतु 2177.0 वर्गमीटर भूमि छोड़ते हुए शेष क्षेत्रफल 41355.0 वर्गमीटर है। और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे सलग्न नक्शों में लाल रंग में दिखाया गया है, और जिसे पूर्ण स्वागित्व संबंधी शर्तों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तों और करारों के अधीन खरीददार अपने उपयोग, तपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात् :

- लीजधारक नगर विकास न्यास, अलवर के कार्यालय में या ऐसी स्थान पर जिसे नगर विकास न्यास, अलवर समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर वार्षिक रुपये 3,95,685/- अंकेन तीन लाख छियावनवे हजार छः सौ पच्चासी रुपये/- मात्र पेशगी अदा करेगा, परन्तु लीजधारक, यदि चाहे तो, एक करोड़ नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) की राशि जमा करा सकेगा, जो उस वर्ष, जिसमें राशि जमा करायी जाती है, को सम्मिलित करते हुए, पूर्ण वार्षिक नगरीय निर्धारण की राशि के आठ गुणा के बराबर राशि और इस प्रकार जमा कराई गयी नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का अधिकारी होगा। लीजधारक ने उक्त वर्णित नगरीय निर्धारण की राशि के आठ गुणा के बराबर राशि 31,65,477/- रुपये अंकेन इक्कतीस लाख पैंसठ हजार चार सौ सत्तेहतर रुपये जयें रसीद संख्या 1764/27 दिनांक 06/08/2013 को जमा करवा दिये हैं। अतः इस पेटे अब कोई राशि जमा करानी शेष नहीं है।

- एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का वाली होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसी पुनरीक्षण या सम्मिलित, अन्तरण के समय नगरीय निर्धारण या भूमि का किराया का 25 प्रतिशत होगी।

मूल की अवधि पट्टाधारक अभिलेख 99 वर्ष के लिए होगी।
For Lords India Entertainment Pvt. Ltd.

फोटो प्रति प्रमाणित

उप पंजीयक द्वितीय, अलवर

निदेशक

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए अनुज्ञा और आवंटन) नियम 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

परिशिष्ट:

करवे का नाम अलवर प्लॉट : Other Land
 राजरव ग्राम मन्नाका क्षेत्र : Road 60' Wide प्लॉट : Other Land
 खसरा नं० 9, 12, 13, 14, 18, 19, 65 ग्राम मन्नाका, जिला अलवर प्लॉट : Other Land
 योजना का नाम ग्रुप हाउसिंग
 विस्तृत माप सहित
 क्षेत्रफल वर्ग मज/वर्गमीटर : 41355.0 वर्गमीटर

इसके साक्षी के रूप में इसके फरीकन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने अपने हस्ताक्षर कर दिये हैं।

नगरीय निकाय की ओर
 आज सन 20.13 के माह 8 के 12 वें दिन
 श्री मनोहर गुप्ता

ने निम्न की उपस्थिति में (स्थान) में हस्ताक्षर किये-

साक्षी :-
 1. नाम मनोहर गुप्ता
 पुत्र चन्दूल लाल
 व्यवसाय

निवास स्थान

2. नाम अशोक कुमार शर्मा पुत्र
 पुत्र श्री कल्याण सहाय शर्मा
 व्यवसाय UIT, ALWAR
 निवास स्थान

आज सन 20.13 के माह 8 के 12 वें दिन

श्री मनोहर गुप्ता

लीजधारक द्वारा कार्यालय में हस्ताक्षर किये-

साक्षी :-
 1. नाम Anand Gupta
 पुत्र Shri P. Gupta
 व्यवसाय Service
 निवास स्थान Toli ka kuesar Alwar

2. नाम Anand Gupta
 पुत्र Shri Prakash Gupta
 व्यवसाय Service
 निवास स्थान Tisara

निदेशक
 नगर विकास न्याय, अलवर-पञ्चम एवं
 राष्ट्रीय राजधानी क्षेत्र विकास योजना एवं
 सचिव नगर विकास न्याय, अलवर

साक्षी

साक्षी

For Lords India Entertainment Pvt. Ltd.

लीजधारक द्वितीय Director

साक्षी

साक्षी

फोटो प्रति प्रमाणित
 उप नजारीक द्वितीय, अलवर

हस्ताक्षर

फोटो

अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)

1-LORDS INDIA BY MANOJ KUMAR/DEVAKI

NANDAN CHACHAN

Age:44, Caste-MAHAJAN

Ocu.-BUSS

R/O-L.I.E.T CHIKANI ALWAR

(And Claimant)

1-UIT/UIT

Age:0, Caste-

Ocu.-

R/O-ALWAR

ने लेख्यपत्र Lease deed for local bodies (Patta)
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिफल राशी रू० 16618750/- पूर्व में/मेरे
समक्ष/मे से रू० 16618750/-पूर्व में
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री/श्रीमती/सुश्री ANUJ GOUR

पुत्र/पुत्री/पत्नी श्री JAI PRAKASH GOUR उम्र 32 वर्ष

जाति BRAHAMAN व्यवसाय SERVICE

निवासी MOHALLA KAYASTH WADI TIJARA ALWAR ने की है जिनके

समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये गये हैं।

(2013009364)

उप पंजीयक, ALWAR-II

(Lease deed for local bodies (Patta))

आज दिनांक 19/08/2013 को
पुस्तक संख्या 1 जिल्द संख्या 106
में पृष्ठ संख्या 38 क्रम संख्या 2013008586 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 421
के पृष्ठ संख्या 323 से 331 पर
चस्पा किया गया।

(2013009364)

उप पंजीयक, ALWAR-II

(Lease deed for local bodies (Patta))

फोटो प्रति प्रमाणित

उप पंजीयक द्वितीय, अलवर

आज दिनांक 19 माह August सन् 2013 को 15:32 बजे
श्री/श्रीमती/सुश्री LORDS INDIA BY MANOJ KUMAR पुत्र/पुत्री/पत्नी श्री DEVAKI NANDAN CHACHAN
उम्र 44 वर्ष, जाति MAHAJAN व्यवसाय BUSS
निवासी L.I.E.T CHIKANI ALWAR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2013009364)

हस्ताक्षर उप पंजीयक, ALWAR-II

(Lease deed for local bodies (Patta))

रसीद नं० 2013009398 दिनांक 19/08/2013

पंजीयन शुल्क ₹ 50000/-

प्रतिलिपि शुल्क ₹ 300/-

पृष्ठांकन शुल्क ₹ 0/-

अन्य शुल्क ₹ 83100/-

कमी स्टाम्प शुल्क ₹ 940/-

कुल योग ₹ 134340/-

(2013009364) उप पंजीयक, ALWAR-II
(Lease deed for local bodies (Patta))

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मालियत रुपये 16618750
मानते हुए इस पर देय कमी मुद्रांक
राशि 940 पर कमी पंजीयन शुल्क
रुपये 50000 कुल रुपये 134340
जरिये रसीद संख्या 2013009398 दिनांक 19/08/2013
में जमा किये गये हैं।
अतः दस्तावेज को रुपये 830940
के मुद्रांकों पर निष्पादित माना जाता है।

(2013009364) उप पंजीयक, ALWAR-II
(Lease deed for local bodies (Patta))

फोटो प्राति प्रमाणित

उप पंजीयक द्वितीय, अलवर

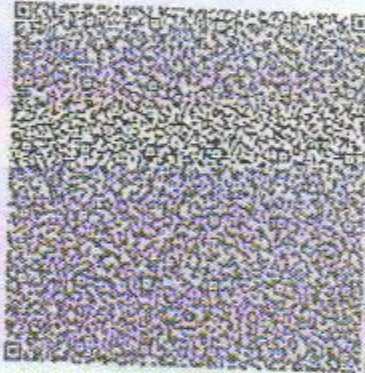


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ00860669483484L
Certificate Issued Date : 19-Aug-2013 03:31 PM
Account Reference : SHCIL (FI)/ rjshcil01/ LAJPAT NAGAR/RJ-AL
Unique Doc. Reference : SUBIN-RJRJSKCIL0100895977985950L
Purchased by : LORDS INDIA ENT PVT LTD THRU DIR MANOJ CHACHAN
Description of Document : Article 33 Lease Deed (more than equal to 20 years)
Property Description : KHASRA NO 9,12,13,14,18,19,65 VILL
MANNKA.ALWAR.RAJASTHAN
Consideration Price (Rs.) : 1,58,27,384
(One Crore Fifty Eight Lakh Twenty Seven Thousand Three Hundred
And Eighty Four only)
First Party : UIT
Second Party : LORDS INDIA ENT PVT LTD THRU DIR MANOJ CHACHAN
Stamp Duty Paid By : LORDS INDIA ENT PVT LTD THRU DIR MANOJ CHACHAN
Stamp Duty Amount(Rs.) : 7,90,000
(Seven Lakh Ninety Thousand only)



Please write or type below this line

Signature

उप पंजीयक
पंजीयन विभाग
द्वितीय अलवर

फोटो प्रात प्रमाणित

Signature
0000626354

उप पंजीयक द्वितीय, अलवर

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सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

RJ00860689378725L

19-Aug-2013 03:37 PM

SHCIL (FI)/ rjshcil01/ LAJPAT NAGAR/ RJ-AL

SUBIN-RJRJSHCIL0100896018153031L

: LORDS INDIA ENT PVT LTD THRU DIR:MANOJ CHACHAN

: Article 33 Lease Deed (more than equal to 20 years)

: KHASRA NO 9,12,13,14,18,19,65 VILL
MANNAKA,ALWAR,RAJASTHAN

: 1,58,27,384

(One Crore Fifty Eight Lakh Twenty Seven Thousand Three Hundred
And Eighty Four only)

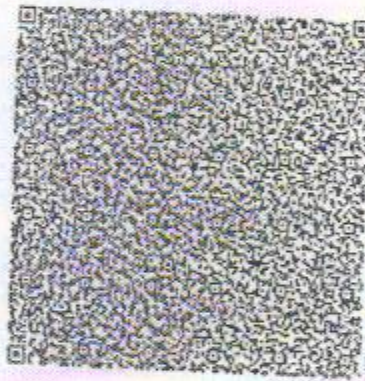
: UIT

: LORDS INDIA ENT PVT LTD THRU DIR MANOJ CHACHAN

: LORDS INDIA ENT PVT LTD THRU DIR MANOJ CHACHAN

: 40,000

(Forty Thousand only)



Please write or type below this line

फोटो प्रति प्रमाणित

उप पंजीयक द्वितीय, अलवर

34 19/8/13
1. मानव एड गुडि
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