

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

Fee Receipt

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

Print Date : 09-06-2025 12:54 PM

Fee Receipt No	: 202502123014352	Receipt Date	: 09/06/2025
Name	: B.P. DADHICH ADVOCATE, Rajasthan Cable Industries Ltd. through director Sh. Ajay Agrawal	Document S. No.	: 202501123013485
Address	: KOTA		
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	: ₹ 650
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
From Year 2013 To Year 2025		Other than Cash	: ₹ 650
		Total Amount	: ₹ 650

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 106206230 ₹ 650

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	A	Name of the Branch/Business Unit/Office seeking opinion	-	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	-	
	c	Name of the Borrower	:	Prospective Purchaser/s of dwelling unit/Plots in the project under taken by the Rajasthan Cable Industries Ltd. through director Sh. Ajay Agrawal Address P.No. 4 and 12, Large Scale Industrial area, Village Kansua, Kota Raj.
2	a	Type of Loan		Residential Plots
	b	Type of Property		Residential
3	a	Name of the unit/concern/ company/person offering the property/ies as security.	:	Prospective Purchaser/s of dwelling unit/Plots in the project under taken by the Rajasthan Cable Industries Ltd. through director Sh. Ajay Agrawal Address P.No. 4 and 12, Large Scale Industrial area, Village Kansua, Kota Raj.
	b	Constitution of the Unit/concern /person/body/authority offering the property for creation of charge	:	Prospective buyers/borrower
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	:	As a Borrower
4		Value of Loan	:	As per agreement yet to be executed in favour of prospective purchaser/ Proposed
5		Complete or full description of the immovable property/ies offered as security including the following details.	:	P.No. 4, and 12, Large Scale Industrial area, Village Kansua, Kota Raj.
	a	Survey No.	:	P.No. 4, and 12, Large Scale Industrial area, Village Kansua, Kota Raj.
	b	Door/House no. (in case of house property)	:	P.No. 4, and 12, Large Scale Industrial area, Village Kansua, Kota Raj.
	c	Extent/area including plinth/ built up area in case of house property	:	45527.32 Sq. Mt.
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	:	P.No. 4, and 12, Large Scale Industrial area, Village Kansua, Kota Raj.
6	a	Particulars of the documents scrutinized-serially and chronologically.		1. Copy of Allotment Letter No. 2815 dt. 25.07.1960 2. Copy of Regd. Lease Deed 27.09.1962 3. Copy of Agreement dt. 06.11.15 Between UIT Kota and M/s Chalet Infra tech as a developers regarding to the P.No. 4 and 12 DCM Road, Kota 4. Copy of Urban developer Department of Rajasthan Govt. Letter No. 3 dt. 04.10.13 regarding to the affordable housing planning favoring M/s Rajasthan Cable industries Ltd. 5. Copy of UIT Letter No. 28 dt. 10.05.16 to joint secretary I, UDA, Jaipur Raj. regarding to the sanction of financial sanction 6. Copy of UIT Letter No. 420 dt. 11.10.13 favoring M/s Rajasthan Cable industries Ltd. for affordable housing 7. Copy of RERA Registration certificate No. 1556 dt. 08.07.21 Favoring Rajasthan Cable industries Ltd. 8. Photo copy application RERA Revocation dt. 06.06.22



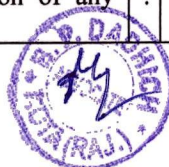
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				9. Copy of Board Resolution dt. 10.04.19 Favoring Sh. Pranjal Agrawal 10. Copy of Board Resolution dt. 08.01.19 Favoring Sh. Ajay Agrawal 11. Photo copy of UIT Kota order No. 133 dt. 22.03.21 Favoring Rajasthan Cable Industries Ltd. regarding to the approval Layout plan of P.No. 4 and 12 with site Plan 12. Photo copy of UIT Kota order No. 2742 dt. 16.05.25 Favoring Rajasthan Cable Industries Ltd. regarding to the approval amended Layout plan of P.No. 4 and 12 with site Plan	
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/ land/revenue/other authorities be examined.		Regd. Lease deed dt. 30/11/62 vide Book no-1, Vol.no.-82,Sr.no.-1544 , page no.-17	
	SL. NO.	Date	Name/Nature of the Document	Original/ certified copy /certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	1	30.11.62	Regd. Lease Deed	Original	Not applicable
7		(a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/search/encumbrance certificate along with the TIR.			: Search Receipt dt. 09.06.2025 Enclose with report
		b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently & cautiously).			: Yes, Verified but not obtained
8	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?			: No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.			: Not applicable
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?			: Not available
	d	Whether proper registration of documents completed, Details thereof to be provide.			: Not applicable
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?			: Sub Registrar Kota
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices ?			: Sub Registrar Kota
	c	Whether search has been made at all the offices named at (b) above ?			: Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?			: No
10	A	Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the		13 years 2013 to 09.06.2025 State of Rajasthan through assistant director of Industries and supplies Rajasthan Jaipur allotted P.No. 4, and 12, Large Scale Industrial area, Village Kansua, Kota Raj. for the established for cable factory and steel rolling mill to	



		predecessors in title/interest to the current title holder.		Rajasthan Cable Industries. Thereafter state govt. through collector Kota execute a Regd. Lease Deed in favour of M/s Rajasthan Cable Industries on dt. 22.09.1962. Which is Regd. in SRO Kota at B.No.1 V.No. 82 P.No. 17 S.No. 1544 dt. 30.11.62. Thereafter UIT Kota and M/s Chalet Infratech (J.V.) execute an agreement on dt. 06.11.15 under scheme of affordable housing policy 2009 for P.No. 4 and 12. Which is allotted by the state Govt. of Rajasthan on the basis of notification dt. 04.10.12 Govt. of Rajasthan regarding to the change of land use. Notification is allowed without change of land use. Developer M/s Chalet Infratech (J.V.) apply for obtain a construction permission for multistory flats under affordable housing policy before UIT Kota regarding to the agreement dt. 06.11.15. Thereafter UIT Kota issue a letter to joint secretary UDA, Jaipur Raj. regarding to the sanction of administration of financial sanction for the above multistory project. Thereafter Rajasthan Cable Industries Ltd. obtained a RERA Registration certificate on dt. 08.07.21 from Rajasthan Real Estate Regulatory authority Jaipur. Which is namely CENTRAL AVENUE. Thereafter Rajasthan Cable Industries change the plan from affordable housing planning to residential colony in the plot system and filed an application before RERA authority for revocation of RERA Registration certificate dt. 08.07.21. Thereafter Rajasthan Cable Industries through director Sh. Prajnal Agrawal filed an application before UIT Kota for the approval of layout plan of residential colony at above plots. Thereafter UIT Kota approval the layout plan of P.No. 4 and 12 which is area 45527.32 Sq.Mt. Thereafter Rajasthan Cable Industries amend the plan which is approved by the UIT Kota on dt. 22.03.21 and resubmit with amended site plan before KDA Kota. Thereafter KDA Kota accept such amendment and issue an order in favour of Rajasthan Cable Industries Ltd. on dt. 16.05.25 with approved site Plan with others rules and regularizations, which is mention in the order dt. 22.03.21.
	b	wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.(Separate sheets may be used)		No, There is no minor's interest or other clog on title
	c	Nature of Minor's interest, If any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.		Not applicable
11	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessor Rights or Inam Holder or Govt. Grantee/Allottee etc.)			: Leasehold
	If Ownership Rights,			:
	A	Details of the Conveyance documents.		: Not applicable
	b	Whether the documents in properly stamped.		: Not applicable
	c	Whether the documents is properly registered.		: Not applicable
	If Leasehold, whether;			: Yes
	a	The lease deed is duly stamped and registered		: Yes
	b	Lessee is permitted to mortgage the Leasehold right		: Yes
	c	duration of the Lease/unexpired period of lease		: 99 Year
	d	If, a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.		: Not applicable
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?		: Not applicable



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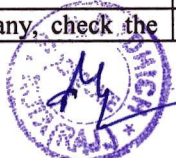
	f	Right to get renewal of the leasehold rights and nature thereof.	: Yes
		If Govt. grant/allotment/Lease-cum-/ Sale Agreement/Occupancy/ Inam Holder Allottee etc. whether,	: No
a		grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,	: Not applicable
b		the mortgagor is competent to create charge on such property.	: Not applicable
c		any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	: Not applicable
		If occupancy right, whether	: No
	a	Such right is heritable and transferable	: Not applicable
	b	Mortgage can be created	: Not applicable
12		Has the property has been transferred by way of Gift/Settlement Deed	: No
	a	The Gift/Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift/Settlement Deed has been attested by two witnesses	: Not applicable
	c	Whether there is any restriction on the Donor in executing the gift/Settlement deed in question.	: Not applicable
	d	The Gift/Settlement Deed transfers the property to Donee	: Not applicable
	e	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions	: Not applicable
	f	Whether there is any restriction on the Donor in executing the gift/settlement deed in question.	: Not applicable
	g	Whether the Donee is in possession of the gifted property	: Not applicable
	h	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	: Not applicable
	i	Any other aspect affecting the validity of the title passed through the gift/settlement deed	: Not applicable
13		Has the property been transferred by way of Partition/family settlement deed	: No
	a	whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	: Not applicable
	b	Whether mutation has been effected	: Not applicable
	c	whether the mortgagor is in possession and enjoyment of his share.	
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	: Not applicable
	e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	: Not applicable
	f	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	: Not applicable
14		Whether the title documents include any testamentary documents/wills ?	: No
	a	In case of wills, whether the will is registered will or unregistered will ?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	: Not applicable
	c	Whether the property is mutated on the basis of will ?	: Not applicable
	d	Whether the original will is available ?	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title	: Not applicable



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		deeds are to be explained.)	
15		Whether the property is subject to any wakf rights / belongs to church / temple or any religious/ other institutions.	: No
	b	any restriction in creation of charges on such properties ?	: Not applicable
	c	Precautions/permissions, if any in respect of the above cases for creation of mortgage ?	: Not applicable
16	a	Where the property is a HUF/ joint family property	: No
	b	Whether mortgage is created for family benefit/legal necessity, Whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.	: Not applicable
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
17	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable
	c	If YES, additional precautions/ permissions to be obtained for creation of valid mortgage ?	: Not applicable
	d	Requirements, if any for creation of mortgage as per the central/ state laws applicable to the trust in the matter.	: Not applicable
18		Is the Property an Agriculture land	: No
	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage.	: Not applicable
	b	In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage ?	: Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	: Not applicable
19	a	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	: No
	b	Additional aspects relevant for investigation of title as per local laws.	: Not applicable
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	: No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	: Not applicable
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	: No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	: Not applicable
	c	Whether the title documents have any court seal/marking which points out any litigation/ attachment/security to court in respect of the property in question ? In such case please comment on such seal/marking.	: Not applicable
22	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	: Not applicable
	b	Property belonging to partner(s), whether thrown on hotchpots ? Whether formalities for the same have been completed as per applicable laws ?	: Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	: Not applicable
23	a	Whether the property belongs to a Limited Company, check the	: Yes



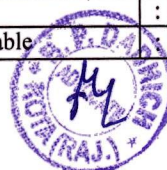
		Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/provision for common seal etc.	
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Not applicable
	b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company purchaser) ?	Not applicable
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the endor company (seller) ?	Not applicable
	b/4	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	Not applicable
24		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	: No
25	a	Whether any POA is involved in the chain of title ?	: No
	b	Whether the POA is one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	: Not applicable
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms /Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of Plots/ units (Builder's POA) or (ii) other type of POA (Common POA).	: Not applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	: Not applicable
	e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	: Not applicable
	i	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	: Not applicable
	ii	Whether the POA is a registered one ?	: Not applicable
	iii	Whether the POA is a special or general one ?	: Not applicable
	iv	Whether the POA contains a specific authority for execution of title document in question ?	: Not applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of sub-registrar also ?)	: Not applicable
	g	Please comment on the genuineness of POA ?	: Not applicable
	h	The unequivocal opinion on the enforceability and validity of the POA ?	: Not applicable
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the Law of the place, where it is executed.	: No
27	I	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	No
	a	Promoter's/Land owner's title to the land/building	: Not applicable
	b	Development Agreement/Power of Attorney	: Not applicable
	c	Extent of authority of the Developer/builder	: Not applicable
	d	Independent title verification of the Land and/or building in	: Not applicable



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		question	
e		Agreement for sale (duly registered)	: Not applicable
f		Payment of proper stamp duty	: Not applicable
g		Requirement of registration of sale agreement, development agreement, POA, etc.	: Not applicable
h		Approval of building plan, permission of appropriate/local authority, etc.	: Not applicable
i		Conveyance in favour of Society/ Condominium concerned	: Not applicable
j		Occupancy Certificate/allotment letter/letter of possession	: Not applicable
k		Membership details in the Society etc.	: Not applicable
l		Share Certificates	: Not applicable
m		No Objection Letter from the Society	: Not applicable
n		All legal requirements under the local/Municipal laws, regarding ownership of Plots/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	: Not applicable
o		Requirements, for noting the Bank charges on the records of the Housing Society, if any	: Not applicable
p		If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	: Not applicable
q		Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	: Not applicable
II. A		Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	: Not applicable
II. B		Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	: Not applicable
II. C		Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	: Not applicable
II. D		Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority ?	: Not applicable
28		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	: No
29		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	: 13 years from 2013 to 09.06.2025
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ?	: Paid
31	a	Urban land ceiling clearance, whether required and if so, details thereon.	: No
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained.	: Not required
32	a	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	No
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?	After execution the Regd. Sale Deed Favoring prospective purchaser
33	a	Whether the property offered as security is clearly demarcated ?	: Yes
	b	Whether the demarcation/ partition of the property is legally valid	: Yes
	c	Whether the property has clear access as per documents ?	: Yes
		(The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34	A	Whether the property can be identified from the following documents,	No, Property at present is open plot
	a	Document in relation to electricity connection	: Not applicable
	b	Document in relation to water connection	: Not applicable
	c	Document in relation to Sales Tax Registration, if any applicable	Not available



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	d	Other utility bills, if any	:	Not available
	B	Discrepancy/doubtful circumstances, If any revealed on such scrutiny ?		Not applicable
35	a	Whether the documents i.e. valuation report / approved /sanctioned plans reflect/ indicate any difference / discrepancy in the boundaries in relation to the title documents / other documents. (If the valuation report and/or approved/sanctioned plans are not available at the time of preparation of TIR, please provide these comment subsequently, on receipt of the same.)	:	No deference
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security ?		Yes
	b	Property is SARFAESI compliant (Y/N)		Yes
37	a	Whether original title deeds are available for creation of equitable mortgaged		No bar
	b	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.		Not applicable
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	:	No
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	:	Rajasthan Cable Industries Ltd. through director Sh. Ajay Agrawal Address P.No. 4 and 12, Large Scale Industrial area, Village Kansua, Kota Raj.

Date : 09.06.2025
Place : Kota

B.P. Dadhich,, Advocate



GOVERNMENT OF RAJASTHAN.

सूचना अधिकारी

के तहत कार्यालय, कोटा (राज.)

The Asstt. Director of
Industries & Supplies,
K O T A.

The Director of Industries
and Supplies, Rajasthan, Jaipur.

No. 2815

Dated the 28th July, 1960.

Sub:-Allotment of Land.

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I am enclosing copy of letter dated the 13th July, 1960 from Rajasthan Cable Industries together with copy of scheme for manufacture of different electric cables and Steel Rolling Mill. The Industry has been licenced by the Govt. of India for manufacture of G.I. Cables, as per form 'F' enclosed. As regards Rolling Mill, the State Govt. has recommended their case to the Govt. of India vide letter No.D.11733/F.2(112)Ind (A)/59 dated the 1st October, 1959. (Copy enclosed)

The lay out plan of both these factories are enclosed. Their requirements of 89 thousand Sq. yds. (about 19 acres) of land seems to be reasonable. The representative of the concern has seen the Large Scale Industrial Area and has selected plots no.4 & 12 for this purpose.

It is, therefore, requested that the Govt may be moved for the allotment of plots no.4 and 12 to this concern for the establishment of Cable factory and Steel Rolling Mill.

Encl: Four enclosures
in duplicate.

Asstt. Director,
Industries & Supplies,
K O T A.

सत्यमेव जयते

सहायक क्षेत्रीय प्रबन्ध
सहायक लोक सूचना अधिकारी
सीको लिमिटेड, कोटा

(1544)

t. n. 920
29

75 Rs. 2



LEASE DEED

This lease made on the 22nd day of Sept. Deewakinandan Motilal, 1962, BETWEEN Shri Dewakinandan Motilal Partner of M/S. Rajasthan Cable Industries (hereinafter called the lessee) which expression shall, unless excluded by or repugnant to the context, include his heirs, successors, executors, administrators and assigns of the first part and the Government of the State of Rajasthan (hereinafter called the lessor) which expression shall unless excluded by or repugnant to the context, include his successors in office and permitted assigns of the second part.

Whereas the lessor has agreed to grant and the lessee has agreed to accept the lease of plot No.4 & 12, measuring 18.75 acres, situated in the Large Scale Industrial Area, Kansuwa, Kota, and more particularly described in the schedule hereto (hereinafter called the 'Plots') upon the conditions hereinafter appearing".

Now this indenture witnesseth as follows:-

1. That the lessor agrees to let the said plot and the lessee has agreed to occupy the said plot for a period of ninety-nine years on rent hereinafter specified for the purpose of setting up Cable Industry for which the lessee had applied under provisions of Rajasthan Industrial Areas Allotment Rules, 1959.

2. That the possession of the said plot is hereby delivered to the lessee/has been delivered on and with effect from 5th Sept. 1962.

3. That the population of ~~the~~ Kota City, where the said plot is situated is less than 3 lacs, and the lessee has agreed to pay the rent of the said plot at the rate of Rs.30/- per acre per year which amounts to Rs.562.50 (rupees Five hundred sixty two & fifty naye paise) in the case of the said plot, commencing from the date of taking over the possession of the land as above mentioned.

4. That the lessee hereby covenants with the lessor as Under:-

(i) That the lessee shall duly pay the stipulated rent of the said plot to the lessor or his authorised agent on or before the seventh day of each calander year for which the rent is due at such place or places as the lessor may from time to time prescribe.

(ii) The rent as aforesaid excludes all kinds of taxes which the Municipal Board, Panchayat or any other civic

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Worth Rs. 50000/- only.

Shri Dewakimandan Motilal for dead. Stamp

Kajasthan Cable Industries Kotah through Partner

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27-8-62

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प्र. 12-30 PM Dewakimandan S/o Motilal age 20 years
के कार्यालय में श्री Agarwal Business Motilal Gumanpura.
जाति व्यवसाय निवासी

द्वारा प्रस्तुत किया गया.

Durbinandan Motilal

Manalal Vagga

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Sub Registrar,
Sub Dist. Kotah City Dist. Kotah

Shri Dewakimandan above named

admitted the execution of this deed.

He has been identified by one
Shri. Rosh Singh S/o Ishwar Singh Caste Rajput
occupation. Dwelling. no. Kitab. # 2
Surbh Chand S/o Golaichand Caste Jain-
no. Kitab. Nagarpura occupation Business.

Durbinandan Motilal

Rosh Singh

Shand Singh
27-9-1962

Manalal Vagga
27-9-62

Sub Registrar,
Sub Dist. Kotah City Dist. Kotah

T- 1 - of the executant has been taken



-2-

body has imposed or may impose during the period of lease in respect of the said plot and the lessee agrees to pay such taxes to the authorities concerned direct.

(iii) The lessee hereby agrees to pay the lessor alongwith the rent for the first year a further sum of Rs.5625/- (Rupees Five thousand six hundred twenty five only) by way of development charges in accordance with the provisions of rules 3(i)/(ii)(iii)/(iv) of the Rajasthan Industrial Areas Allotment Rules, 1959.

(iv) The lessee shall set upon the said plots of land Cable Industry for which land has been leased to him by the lessor within a period of two years from the date of taking over possession of the land as above mentioned and in case of his failure to do so the said plot shall revert to the lessor unless the period of two years is extended by the lessor on valid grounds.

(v) The lessee shall construct, erect and build on the said plot of land only such buildings sheds and structures as are required by him for setting up the industry aforesaid and also such other residential quarters ^{e.g. Watch & Ward quarters} as are required for those engaged or to be engaged in the said factory.

(vi) The lessee agrees not to construct or build any structures or buildings on the said plot of land or on a portion of it which may have the object of using it as a commercial undertaking other than for the industry aforesaid for which the said plot has been leased.

not sublet, underlet or sell the said plot of land. He shall

(vii) The lessee shall have the limited ownership on the said ^{plot} till the lease subsists and shall have ^{the limited} ~~the limited~~ ownership on the said ~~till~~ the right of assignment only for the purpose of taking a loan subject however to the condition mentioned in subclause (iv) above for the development of the industry for which the said plot has been leased to the lessee.

(viii) The annual rent as aforesaid shall be subject to revision after every thirty years and the enhancement in rent at each such revision shall not exceed 25% of the rent payable for the period immediately preceding such revision. The lessee hereby agrees to pay such enhanced rent to the lessor as a result of the revision aforesaid.

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Rajasthan Caste and Tribes Commission
San Gaurakshon m... for dead stamp
with Rs. Security...

according to rules.

for. Seohi Nandee ... Nandee Vaya
27/9/62

Sub Registrar,
Sub Dist. Koth City Dist. K...

Subscribed that higher denomination stamp is
Certified that a single of the value of Rs 10/- required for this document is not
available but in lieu thereof I have furnished a stamp of the next lower value available
and made up the deficiency by the use of one or more impressed stamps of the next lower
value available required to make up the exact amount of the duty payable 27/9/62

Certified that this deed
has been signed by Shri K. L. Baraya
Collector Koth in his official capacity
+ hence his appearance + signature
have been exempted + this deed is
admitted for registration against the
Government of ... Reg. also

Nandee Vaya
27/9/62

Sub Registrar,
Sub Dist. Koth City Dist. K...

Registered as No. 1544 in B.M.I, Vol. 82 Page 17th - 30-11-62

Nandee Vaya
30/11/62

Sub Registrar,
Sub Dist. Koth City Dist. K...

S.No. 1544 in B.M.I, Vol. 82 Page 37
to 40 41 42 - 30 11/62 41 42 43 44

Nandee Vaya
30/11/62

Sub Registrar,
Sub Dist. Koth City Dist. K...

27/9/62



-3-

(ix) The lessee shall have an option to renew the said lease for a further period of ninety-nine years after expiry of the present term of lease.

(x) In case any default is made by the lessee in respect of any of the terms and conditions aforesaid, the said plot of land shall revert, to the lessor and the lessee shall have to remove therefrom at his cost all the buildings and structures constructed by him thereon. In case of his failure to do so the lessor shall have a right to dispose of the proceeds to the lessee after recovering all the sums due to him from the lessee.

5. The cost and expenses incidental to the preparation, execution and registration of this lease including stamp duty shall be borne and paid by the lessee.

In witness whereof the parties hereto have set their respective hands on the dates mentioned against their signatures:-

1. Witness.

Nomanda

District Industries Officer
KOTA.

2. Witness.

By

Shree Gopal Industries
Co. Shree Gopal Industries
Date..... Kota

1. Signed for and on behalf of the
State of Rajasthan.

K. L. Barua
Collector Kota.

2. Signed by the said lessee.

For Rajasthan Cable Industries
Devkinandan Motilal

Partner,



100 Dm. Kouna Cuv Dm. K. K.
100 Dm. Kouna Cuv Dm. K. K.

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27-8-62

Rajasthan Cable Industries Kota Through Partner
comi Dewakinandan Motikal for Leas deed. Stamp
Worth Rs. fifteen only.

100 Dm. Kouna Cuv Dm. K. K.
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-4-

SCHEDULED

Plots of land measuring 18.75 acres in the Large scale

Industrial Area.

Surrounded -

North by Kota Kansua Road,

East by plots No. 3 & 13,

South by Branch Road and open land.

West by Plot No. 5 of Nylon factory.

Situated in ~~village~~ Kansuwa Tehsil Ladpura, District KOTA.

.....

Devleinandam Matilal

K. h. Bhang

1897. 1. 1
1897. 1. 1
1897. 1. 1

Rajasthan Cable Industries Ltd. Jaipur
Sri Devduttanandan Motilal for Lead Stock Stamp
with Rajpur only. ~~Jaipur~~

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