

RIICO

The Industrial Catalyst

राजस्थान स्टेट इण्डस्ट्रियल डवलपमेन्ट एण्ड इन्वेस्टमेंट कॉर्पोरेशन लि.

ई.पी.आई.पी. नीमराना (अलवर) राज . 301705

फोन नं. (01494) 246215, 246216, फैक्स 246214

ईमेल : neemrana@riico.co.in

(रजि. ए.डी./व्यक्तिगत रसीद)

क्रमांक 7051

दिनांक 4/11/15

मै०. Shiv Shakti Real Home
Plot 122

501, 503 Diamond Tower
Pragati Chungi Amer Road
Jodhpur

विषय: लीजडीड सम्बन्धित मूल दस्तावेज भेजने बाबत।

महोदय,

उपरोक्त विषय मे लेख है कि आपको औद्योगिक क्षेत्र NLC (M) मे
आवंटित भूखण्ड संख्या CP-1 के लिये श्री Rakesh Khandelwal द्वारा
प्रेषित शपथ-पत्र/अण्डरटैकिंग दिनांक 3/11/15 के क्रम मे लीजडीड सम्बन्धित निम्न मूल
दस्तावेज आपको भेजे जा रहे है :-

क.स. फर्म का नाम	दस्तावेज का नाम	निष्पादन तिथि	स्टाम्प तिथि (/रु०.)	कुल पृष्ठ
<u>L Shiv Shakti Real Home</u>	<u>Lease Deed</u>	<u>2/11/15</u>	<u>9600000</u>	<u>21</u>

उपरोक्तानुसार दस्तावेजों की पावती रसीद भिजवाने का श्रम करे। निगम नियमानुसार आपको उक्त
मूल दस्तावेज निगम द्वारा मांगे जाने पर जमा कराने होंगे। उक्त दस्तावेजों के आधार पर वित्तीय
सुविधा लेने से पूर्व इस कार्यालय का अनापत्ति प्रमाण-पत्र लिया जाना आवश्यक होगा।

धन्यवाद

भवदीय


व्यक्तिगत क्षेत्रीय प्रबन्धक

संलग्न- उपरोक्तानुसार

REGISTRATION & STAMPS DEPARTMENT
SUB REGISTRAR OFFICE
NEERGAHA
(Rule 75 & 131)
FEE RECEIPT

receipt

Fee No. : 2015003597 Dated : 02/11/2015
Presentor Name : BICO BY/SANJEEV KUMAR SANGHI Face Value : 243140580
Presentor Address : C-133 KIRGAN NAGAR JAIPUR
Document Type : Lease Deed (for 99 years)
Claimant Name : SHIV SHANTI REALHOME BY/SANJEEV KUMAR SANGHI, C-133 KIRGAN NAGAR JAIPUR
Document S.No. : 2015004297 Stamp Value : 118090

Ordinary Registration Fee	: 2431410	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandum u/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 5960430
Surcharge on Stamp Duty	: 607860		
Late Fee u/s 25-34	: 0		

TOTAL : 9000000

---Already Paid---

E-Stamp No : RJ041523142282668 / Amount : 118090

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

(Paid) - EGRAS GRN No. : 0008257946 / Amount : 9000000
Deposit Bank : SBI / Date : 02/11/2015

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

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

(Paid) - SHCIL Recpt No. : / Amount : 0
SHCIL Receipt Date :

(Paid) - Cash Recpt No. : / Amount : 0
Date :

Amount Rs. Ninety Lakh only

Cashier

Sub Registrar, NEERGAHA
उप पंजीयक, नीमराणा



12/11

RIICO

Rs. 50/-

FORM "C"

No. 97/SPL/MMS/2014

LEASE - AGREEMENT

(SEE RULE 11 OF RIICO DISPOSAL OF LAND RULES)



Director

Industrial Area NIC(M)

For Shiv Shakti Real Home Pvt. Ltd.

Plot No. CP-1

THIS LEASE AGREEMENT made on the nineteenth day of Oct in the year two thousand Fifteen between Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur, incorporated under the Indian Companies Act., having its Registered Office at Udyog Bhawan, Tilak Nagar, Jaipur-302005 (hereinafter called the Lessor which expression shall, unless the context does not so admit, includes its successors and assigns) of the ONE PART AND

Shri

Age Years R/o

Proprietor of the firm M/s

*For obtaining loan for any purpose the demised plot can be mortgaged by tenant of this Lease Agreement in favour of financing party or body as mentioned in the second proviso to clause 1(c) of the Land Lease Agreement.

(b) Original Land Lease Agreement would be submitted to RIICO by the allottee as and when demanded to do so by RIICO.

OR

Shri

S/o

Age Years

R/o

S/o

Age Years

Shri

S/o

Age Years

R/o

S/o

Age Years

Shri

R/o

Shri

R/o

constituting the registered partnership firm M/s

OR

M/s Shiv Shakti Real Home Pvt. Ltd. through its M. D. Sh. Sanjay Kr. Singh
A company registered under the Indian Companies Act and having its registered office at 501-503 Diamond Tower, Punjabi Chungi, Ajmer Road, Jaipur-302019

OR

उप पंजीयक, नीमराणा

M/s

A society registered under the Co-operative Societies Act and having its registered office at Shiv Shakti Real Home Pvt. Ltd.

Director

Regional Manager
RIICO Ltd.
Neeinrana

(Hereinafter called the Lessee which expression shall, unless the context does not so admit, include his heirs, successors, executors, administrators, Legal representatives and permitted assigns) OF THE OTHER PART

WHEREAS the State of Rajasthan handed over the land to the Lessor for the purpose of setting up of Industrial Area and the said Lessor (Corporation) planned the land into plots for leasing out to industrialists for erection/setting up/establishing industrial units.

AND WHEREAS the lessor has agreed to demise and the Lessee agreed to take on lease, the piece of land known as plot No. C.P. 1 on the terms and conditions hereinafter appearing for the purpose of setting up an industrial unit for manufacturing commercial and / or any other industrial product that may be allowed to be manufactured by the Lessor in writing according to the factory byelaws designs and building plans approved by the proper municipal or other competent authorities.

And whereas the lessor had handed over or shall be handing over possession of the demised land to lessee on demanded or in due course of time.

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS :

1. In consideration of the covenants and agreement herein contained and on payment by the Lessee of Rs 45000 (Rs four thousand five hundred fifty one only) towards the annual/one time economic rent (strike out which is not applicable) and the receipt where of the lessor hereby acknowledges, the lessor doth hereby demise to the Lessee the plot on land numbered as above in Industrial Area NIC (M) Meerwar containing by measurement 60.7 sqm. be the same a little more or less, bounded,

On the North by
On the South by
On the East by
On the West by

Road 24.0m wide
Plot no C.P. 4
Plot no C.P. 2
Road 45.0m wide

and the said plot of land is more clearly shown in the attached site plan, TO HOLD the said plot of land (hereinafter referred to as 'the demised premises') with their appurtenances unto the Lessee for the term of ninety nine years from the 27th Day of 03 year 2014 except and always reserving to the Lessor :

- 1(a) A right to lay water mains, drains, sewers or electric wires under or over the demised premises, if deemed necessary by the Lessor, in developing the area.
- 1 (b) Full right and title to all mines and minerals in and under the demised premises or any part thereof.
- 1 (c) Yielding and paying thereof unto the lessor by 31st day of July in each year in advance the yearly rent. The lessor reserves the right to revise the rate of economic rent every 5 years, provided, however the enhancement in rent at each revision shall not exceed 25% of the rent payable for the period immediately preceding revision. The quantum of rent determined by the lessor shall be final, conclusive and binding on the lessee and it shall not be questioned in any court of law or otherwise.

Provided further that in case the Lessee creates charge in favour of the State Government or Industrial Financial Corporation of India, Rajasthan Financial

Spy
Director

(19)

Corporation, IDBI, ICICI, LIC, IRBI, HDFC, SIDBI, Exim Bank, Co-operative Banks and other Public Financial Institutions as defined in the Public Financial Institution Act or Scheduled Banks or Private Lending Agencies (hereinafter described as financing body or bodies) for any development loan taken by him / it on the security of the premises hereby demised and the buildings and machineries built upon or affixed thereto, first charge of the Lessor shall rank second to the charge of the financing body or bodies provided financing body or bodies obtain prior permission from lessor for mortgaging the lease-deed and keep a specific clause in their mortgage deed that breach of any of the conditions of these presents (Lease Agreement) shall be treated as breach of the conditions of their mortgage deed.

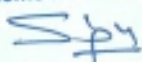
Provided, however, that the above provision shall not operate where land is allotted on instalment system or 100% development charges of plot are not paid by lessee and / or sheds are constructed and allotted on hire purchase basis by the lessor. In such cases, the lessee could create first charge in favour of financing body or bodies on land / or building as the case may be, with the condition that the balance development charges and / or cost of shed, as the case may be, shall be remitted to the lessor by the financing body or bodies in whose favour the charge has been created if the allottee fails to make payment of the balance amount of development charges and / or cost of shed in time. In case, the allottee fails to make payment of the balance amount of development charges and / or the cost of shed then the Lessor shall have right to resume possession of the land irrespective of first charge of the financing body or bodies on the plot.

Provided further that the collateral security of plots for loans for any purpose for himself or others would be allowed to be created only in favour of financing body/ bodies mentioned in proviso to clause 1 of this Lease Agreement subject to ensuring that the Lessee has cleared all the outstanding dues of the Lessor and there is a condition of collateral security in the sanction letter of the concerned financing body or bodies.

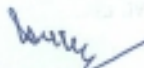
AND THE LESSEE DOTH HEREBY COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING :

- 2 (a) That the Lessee will bear, pay and discharge all rents, taxes, charges and assessment of every description which may, during the said term, be assessed, charged or imposed upon either the landlord or tenant or the occupier in respect of the demised premises or the building erected or to be erected thereupon.
- 2(aa) The lessee shall pay the development charges of the plot calculated at the rate decided by the Lessor for each Industrial Area. The Lessor reserves the right to enhance the rate of development charges if the compensation payable under an award is enhanced by any competent court subsequently.
- 2(b) That the Lessee will bear pay and discharge all service charges to defray recurring cost incurred on Industrial Areas which may during the said term be assessed, charged, levied or imposed and revised by the Lessor.
- 2 (c) That the Lessee will obey and submit to the rules of Municipal or other competent authority now existing or thereafter to exist so far as they relate to the immovable property or affect health, safety, convenience of the other inhabitants of the place.
- 2 (d) That the Lessee will erect the industrial unit on the demised premises in accordance with the site plan and will complete construction activities within a period of two years and start commercial production within a period of three years from the date

For Shiv Shakti Real Home Pvt. Ltd.


Director

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Regional Manager
RICO Ltd.,
Neemrana


उप यंजीयक, नीमराणा

of these presents or from the date of possession, whichever be earlier, or within such extended period as may be allowed by the lessor in writing at its discretion on payment of retention charges or otherwise.

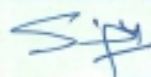
Provided that unutilised land of the allotted plot or plots shall revert to the lessor on expiry of the prescribed / extended period for starting production / expansion of the unit.

- 2 (e) That the Lessee shall not use any space in the industrial area other than demised premises for dumping / placing any construction material / raw material required for construction of factory or manufacturing item or for any product / waste and shall take all measures for proper disposal of waste material.
- 2 (ee) The lessee shall become a member of the Association / Agency created for setting up and operating the Common Effluent Treatment Plant (CETP) and Solid Waste (hazardous and non-hazardous) Disposal System (SWDS). All the Capital & Revenue expenses relating to acquisition, operation and maintenance of CETP & SWDS shall be borne by all members of Association / Agency in the proportion decided by the Committees of the said Association / Agency.
- 2 (f) That the Lessee shall take all measures, which are required for Pollution Control and shall strictly adhere to the stipulations, imposed by Rajasthan State Pollution Control Board and other statutory pollution laws of the State for the time being in force.
- 2 (g) That the Lessee will provide and maintain in good repairs a properly constructed approach road or path across drain to the satisfaction of the Lessor / Local Municipal Authority leading from the public road to the demised premises.
- 2 (h) That the Lessee will not carry on or permit to be carried on, on the demised premises any obnoxious trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than for the Industrial purposes as aforesaid without the previous consent in writing of the Lessor and the Local Municipal Authority and subject to such terms and conditions as the Lessor / Local Municipal Authority may impose and will not do or suffer to be done, on the demised premises or any part thereof any act or thing which may be or grow to be a nuisance, damage, annoyance or inconvenience to the Lessor or Local Municipal Authority or the owner or occupiers of other premises in the neighborhood.
- 2 (i) The Lessee will not without the previous consent in writing of the Lessor, transfer, sub-lease, sublet, relinquish, mortgage, sub-divide, or assign his interest in the demised premises or the building standing thereon or both as a whole and every such transfer assignment, relinquishment, mortgage, sub-division, sub-leasing or subletting shall be subject to the condition that the transferee, assigns shall be bound by all the covenants and conditions herein contained and be answerable to the lessor in all respect thereof.

Provided further that if at any time the financing body or bodies mentioned above decide(s) to take over, sell, lease or assign the mortgaged assets in the demised premises in exercise of any rights vesting in it by virtue of deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans or under any will for the time being in force, the sale, lease or assignment will be subject to the written consent of the Lessor.

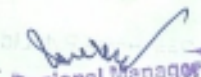
Provided further that the Lessee will so often as the said premises shall by assignments or by death or by operation of law or otherwise howsoever become assigned, inherited or transferred during the term of lease hereby granted within one calendar month from the date of such assignment, inheritance or transfer, names and description of the parties to every probate or a will or letters of administration,

For Shiv Shakti Real Home Pvt. Ltd.



Director

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Regional Manager
RICO Ltd.
Neemrana

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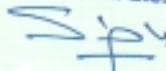
decree order, certificate or other document of affecting or evidencing such assignment, inheritance or transfer and document as aforesaid accompanying the said notice which shall remain for 7 days at the office of the Lessor AND it is hereby covenanted that failure to carry out this condition will without prejudice to the right of the Lessor to determine this Lease Agreement for breach of this covenant entail penalty of Rs. 1000/- to be paid by the Lessee. However, if the lessee's firm is dissolved and no 'successor' in interest is there or appointed within 60 days of its dissolution, the lessor shall be entitled to determine this Agreement.

- 2(j) That Lessee will permit the members, officers, subordinates of the Lessor and their employed workmen and persons at all reasonable times of the day to enter into and upon the demised premises and the buildings erected thereupon in order to inspect the same.
- 2 (k) That the Lessee will not make any excavation upon any part of the demised premises except for foundation of building and for leveling and dressing the area.
- 2 (l) That the Lessee will not erect or permit to be erected on any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping house cattles, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
- 2 (m) That the Lessee will neither exercise his option of determining the lease nor hold the lessor responsible to make good the damage if by fire, tempest, flood or violence of any army or a mob or other irresistible force, any material part of the demised premises if wholly or partly destroyed or rendered substantially or permanently unfit for building purpose.
- 2 (n) That the Lessee shall apply for permission for any change in the product or production capacity or process of manufacturing to the lessor. If no communication is received by lessee from lessor within 30 days, request shall be deemed as accepted. However, lessee proposing to set up polluting industrial unit under red category or setting up effluent discharging unit shall be required to take written permission from the Lessor before initiating any change in their manufacturing product.
- 2 (o) If during the term of the lease the lessee or his workmen or servants :
- (i) injure or destroy any part of building or other structure contiguous or adjacent to the plot of land hereby demised or
 - (ii) keep the foundation trenches or other pits on the demised land open or exposed to weather thereby causing any injury or damage to contiguous or adjacent buildings or
 - (iii) dig any pits near the foundation of any building thereby causing any injury or damage to such buildings,

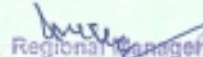
the Lessee shall pay such damages thereof within three months as may be assessed by the Lessor whose decision as to the extent of injury or damage or the amount of damages payable therefore shall be final and binding on the Lessee.

- 2 (p) That the Lessee shall also abide by the terms and conditions of the letter of allotment, RIICO Disposal of Land Rules, 1979 and amendments made therein from time to time. The letter of allotment shall form part and parcel of the Lease Agreement.

For Shiv Shakti Real Home Pvt. Ltd.


Director

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Regional Manager
RIICO Ltd.
Neemrana

उप पंजीयक, नीयराणा

AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS :

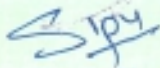
- 3 (a) Notwithstanding anything, hereinbefore contained if there shall have been in the opinion of the Lessor any breach by the lessee or by the person claiming through or under him of any of the covenants or conditions herein before contained and on his part to be observed and performed and in particular without prejudice to the generality of the sub-clause, subject to exceptions or if any amount including interest due to the lessor remaining unpaid for a period of 90 days after the same shall have been demanded by the Lessor or if the Lessee or the persons in whom the terms hereby created / vested is adjudged insolvent and if this Agreement is determined as hereinbefore specified, it shall be lawful for the Lessor without prejudice to any other right of action of the Lessor in respect of any breach of this Agreement to re-enter without taking recourse to a court of law upon the demised premises or any part thereof in name of whole and thereupon this demise shall absolutely CEASE and determine and the money paid by the Lessee by virtue of these presents shall stand forfeited to the Lessor without prejudice to rights of the Lessor to recover from the Lessee all money that may be payable by the lessee hereunder with interest thereon at 14 1/2 percent per annum and the lessee shall not be entitled to any compensation whatsoever.

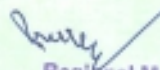
Provided always that the Lessee shall be at liberty to remove and appropriate to himself all buildings, erections and structures, if any made by him and all materials thereof from the demised premises after paying up all outstanding amount including interest upto date and all municipal and other taxes, rents and assessments then due and all damages and other dues accruing to the Lessor and to remove the materials from the demised premises within three months of the determination of lease and in case of failure on the Lessee's part to do so, the buildings and erections standing on the demised premises and all materials thereof shall vest in the Lessor and Lessee shall then have no right to claim for the refund of any money paid by him to the Lessor upto that time or to claim any compensation for the structures and materials put up by him on the demised premises.

Provided further and always the right of re-entry and determination of the lease of the industry shall not be exercised if the financing body or bodies remedy the breach within a period of 90 (ninety) days from the date of notice issued or served by the Lessor on the financing body or bodies regarding said breach or breaches.

- 3 (b) All legal proceedings for breach of the aforesaid conditions, shall be lodged in courts situated at Jaipur and not elsewhere.
- 3 (c) Any loss suffered by the lessor on a fresh grant of the demised premises for breach of aforesaid conditions on the part of the Lessee or any person claiming through or under him shall be recoverable from the lessee.
- 3 (d) Any notice or communication required to be served hereunder shall be deemed to have been sufficiently served on the Lessee if, served by 'Registered Acknowledgement Due', Post and signed by an Officer of the Lessor and the services shall be deemed to have been made at the time of which the registered letter would in the ordinary course be delivered even though returned un-served on account of the refusal by the Lessee or otherwise howsoever.
- 3 (e) The security deposit made with the application for allotment of land shall be

For Shiv Shakti Real Home Pvt. Ltd.


Director


Regional Manager
RICO Ltd.
Neemrana

refunded to the Lessee after the unit goes into commercial production on an application made by him.

- 3(f) The security deposit shall stand-forfeited whenever there is a breach of any condition contained in the lease agreement.
- 3(g) All powers exercised by the Lessor under this lease agreement may be exercised by the Managing Director, Rajasthan State Industrial Development & Investment Corporation Limited or such other person (s) authorised in this behalf.

Provided that the expression Managing Director shall include the person who is entrusted by the Lessor with the functions similar to those of the Managing Director.

- 3(h) Every dispute, difference or questions touching or arising out or in respect of this Agreement or the subject matter thereof shall be referred to the sole arbitration of the Collector of the district wherein the leased plot is situated or any person appointed by him, the decision of such arbitrator shall be final and binding on the parties.
- 3(i) The stamp and registration charges on this agreement shall be borne by the Lessee.

IN WITNESS HEREOF THE parties hereto have set their hands this day Nineteen of the month of October in the year 2015

1. Value of Land B = 240710085.00
2. Economic Rent B = $\frac{100.00}{240710185.00}$

For and on behalf of
Regional Manager
Rajasthan State Industrial Development
and Investment Corporation Limited

Signature of Witness :-

Lessee :

Name Dr. Rakesh Kumar Yadav
(in capital letters) Dr. Rakesh Kumar Yadav
Age - 40
Address : Village - Sansari
Jamchi Chakherd.
Teh. Neemran, Alwar

For Shiv Shakti Real Home Pvt. Ltd.

Name S. P. Y
(in capital letters)

Address : 501-503, Diamond Tower,
Purani, Chungi, Ajmer Road,
Jalpur - 19

② mof
(Rakesh K. Yadav)
26, The Tulip Bungalow
Vidhyadhar Nagar
Jaipur-23



उप पंजीयक, नीमराणा



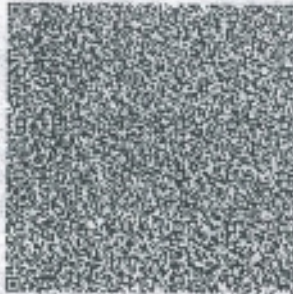
सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp



Certificate No. : IN-RJ04152314228266N
Certificate Issued Date : 02-Nov-2015 04:35 PM
Account Reference : IMPACC (CR)/ rjacimp10/ NEEMRANA/ RJ-AL
Unique Doc. Reference : SUBIN-RJRJACIMP1004934110660170N
Purchased by : SHIV SHAKTI REALHOME PVT LTD
Description of Document : Article 21 Sale Deed (Conveyance Deed)
Property Description : PLOT.NO. CP-1 NEW IND.COMPLEX, MAJRAKATH, NEEMRANA, DISTT. ALWAR, RAJASTHAN.
Consideration Price (Rs.) : 24,07,10,085
(Twenty Four Crore Seven Lakh Ten Thousand And Eighty Five only)
First Party : RAJASTHAN STATE IND DEVL AND INVEST CORP LTD
Second Party : SHIV SHAKTI REALHOME PVT LTD
Stamp Duty Paid By : SHIV SHAKTI REALHOME PVT LTD
Stamp Duty Amount(Rs.) : 1,18,090
(One Lakh Eighteen Thousand And Ninety only)



उप पंजीयक, नीमराणा

Please write or type below this line

For Shiyshakti Realhome Pvt. Ltd.

Director

WN 0002194032

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आज दिनांक 2 माह November सन् 2015 को 15:12 बजे
 श्री/श्रीमती/सुश्री RIICO BY/SANJEEV KUMAR SANGHI पुत्र/पुत्री/पत्नी श्री RAMESH CHAND S/
 उम्र 39 वर्ष, जाति MAHAJAN व्यवसाय ASQPS3826G
 निवासी C-133 NIRMAN NAGAR JAIPUR
 ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।



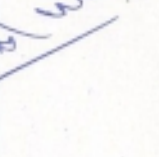
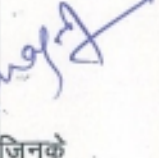

 हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, NEEMRANA
 (2015004297)
 (Lease Deed (for 99 years))

रसीद नं० 2015003597 दिनांक 02/11/2015
 पंजीयन शुल्क रू० 2431410/-
 प्रतिलिपि शुल्क रू० 300/-
 पृष्ठांकन शुल्क रू० 0/-
 अन्य शुल्क रू० 0/-
 कमी स्टाम्प शुल्क रू० 5960430/-
 सरचार्ज 607860/-
 कुल योग रू० 9000000/-


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धारा 54 के तहत प्रमाण-पत्र
 प्रमाणित किया जाता है कि इस विक्रय पत्र
 की मालियत रुपये 243140580
 मानते हुए इस पर देय कमी मुद्रांक
 राशि 5960430 पर कमी पंजीयन शुल्क
 रुपये 2431410 कुल रुपये 9000000
 जरिये रसीद संख्या 2015003597 दिनांक 02/11/2015
 में जमा किये गये हैं।
 अतः दस्तावेज को रुपये 6078515
 के मुद्रांकों पर निष्पादित माना जाता है।


 (2015004297) उप पंजीयक, NEEMRANA
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	हस्ताक्षर	फोटो	अंगूठा
उक्त श्री/श्रीमती/सुश्री (Executant) 1-RIICO BY/SANJEEV KUMAR SANGHI/RAMESH CHAND SANGHI Age:39, Caste-MAHAJAN Ocu.-ASQPS3826G R/O-C-133 NIRMAL NAGAR JAIPUR	SPY		
(And Claimant) 1-SHIV SHAKTI REALHOME BY/SANJEEV KUMAR SANGHI /RAMESH CHAND SANGHI Age:39, Caste-MAHAJAN Ocu.-ASQPS3826G R/O-C-133 NIRMAL NAGAR JAIPUR	SPY		
ने लेख्यपत्र Lease Deed (for 99 years) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया। उक्त निष्पादन कर्ता की पहचान 1. श्री/श्रीमती/सुश्री RAKESH KUMAR YADAV पुत्र/पुत्री/पत्नी श्री JAGRAM YADAV उम्र 38 वर्ष जाति AHIR व्यवसाय निवासी VILL JONAYCHA KHUR TEH NEEMRANA ALWAR 2. श्री/श्रीमती/सुश्री RAKESH AGARWAL पुत्र/पुत्री/पत्नी श्री MAHENDRA KUMAR AGARWAL उम्र 36 वर्ष जाति MAHAJAN व्यवसाय C.A निवासी 206 TULIP ENCLAVE VIDHYA DHAR NAGAR JAIPUR ने की है जिनके	Tinao	 	 
समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये गये हैं। (2015004297) उप पंजीयक, NEEMRANA (Lease Deed (for 99 years))			
आज दिनांक 02/11/2015 को पुस्तक संख्या 1 जिल्द संख्या 108 में पृष्ठ संख्या 155 क्रम संख्या 2015003128 पर पंजीबद्ध किया गया तथा अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 435 के पृष्ठ संख्या 33 से 46 पर घस्था किया गया। (2015004297) उप पंजीयक, NEEMRANA (Lease Deed (for 99 years))			

(14)

**SITE PLAN OF PLOT NO. CP-1 AT
NEW IND. COMPLEX (MAJRAKATH) NEEMRANA DISTT, ALWAR (RAJASTHAN)**

ALLOTTED TO M/S
SCALE - 1CM.= M.

PLOT AREA -6017 SQM

NOTE

1- ALL DIMENSION ARE IN METERS

2-BUILDING PARAMETERS FOR SHALL BE APPLICABLE AS PER RAJASTHAN BUILDING REGULATION-2010
APPLICABLE FOR AREA OF LESS THEN 1 LAC POPULATION AS ADOPTED BY RIICO VIDE OFFICE ORDER
NO. IPI/P.2(24)139/ 2013 / 79 DATED 14-06-2013

BUILDING PARAMETERS

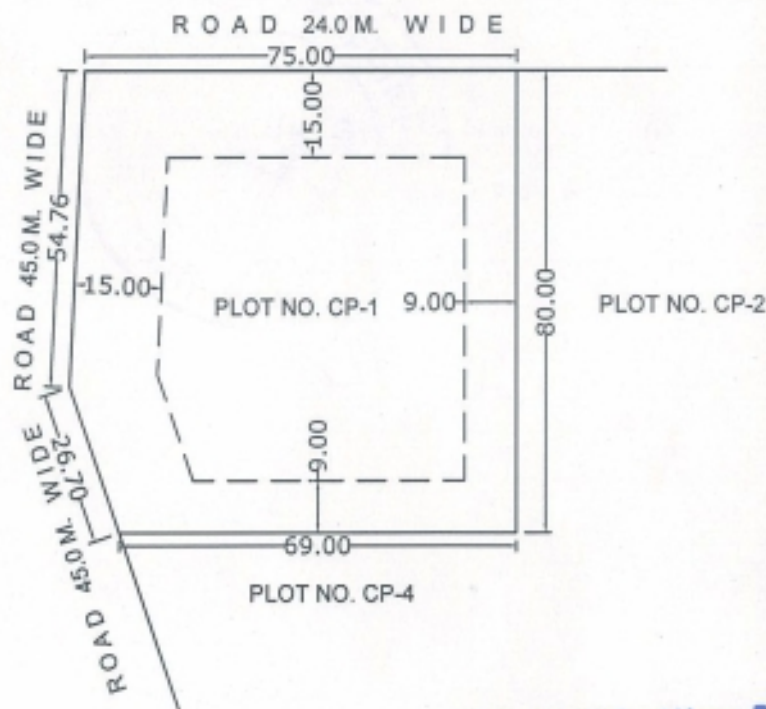
SET BACKS - AS SHOWN

MAX. GROUND COVERAGE- 35%

STANDARD F.A.R. - 1.33

MAX. HEIGHT OF BUILDING - 30.0 M.

PARKING REQUIREMENT - 1ECS PER 50 SQM. OF
BUILTUP AREA+25% EXTRA FOR VISITORS



For Shiv Shakti Real Home Pvt. Ltd.

Sip
Director

SR D/MAN
SR D/MAN

उप पंजीयक, नीमराणा
उप पंजीयक, नीमराणा

Regd. Manager
RIICO Ltd.
Neemrana
A.R.M./R.M.

RIICO

NEEMRANA

आज दिनांक 02/11/2015 को
पुस्तक संख्या 1 जिल्द संख्या 108
में पृष्ठ संख्या 155 क्रम संख्या 2015003128 पर
पंजीबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 435
के पृष्ठ संख्या 33 से 46 पर
चस्पा किया गया।



(2015004297) उप पंजीयक, NEEMRANA
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For Shiv Shakti Real Home Pvt. Ltd.

Director