

URBAN IMPROVEMENT TRUST, ALWAR

LEASE DEED

(For Commercial-Cum-Residential Site)



This Indenture made this 05 day of 10 thousand 2012 between the Urban Improvement trust, Alwar

(A body constituted under Rajasthan Urban Improvement Act, 1959) Act. No. 35 of 1959) (hereinafter called the lessor which expression shall unless the context required another and different meaning include its successors and assigns, on the one part and Shri / Shrimati

KAPIL TANEJA - DIRECTOR, S/O/W/O Shri

GOLDEN DUNES COLONIZERS, 58 COSMO COLONY WHEREAS the lessor has agreed to demise a Commercial-Cum-residential plot of land, herein after described in the schedule attached to the lease in the manner here in appering. JAIPUR

NOW THIS INDENTURE WITNESSTHE that, in consideration of the amount of Rs. 15,31,76,000/- (Rupees FIFTEEN CRORE THIRTY ONE LACKSEVENTY SIX THOUSAND ONLY) only paid

towards premium before the execution of these presents (the receipt where of the lessor here by acknowledges) and of the Urban Assessment here after reserved and of the covenants on the part of the lessee herein after contained. the lessor both hereby demise upto the lessee all the plot of land being the Commercial-Cum-residential Plot No. 4670 in the layout of Scheme No. E. GANDHI Scheme containing by a measurment an area of the there about situated at Alwar which Commerical-Cum-residential Plot is more particularly described in the schedule here in after written and boundaries there of greater clearness has been delineaded on the plan annexed to these presents (hereinafter referred to as "The Commerical-Cum-residential Plot") together with all rights, easements and appurtenances to the said residential plot belonging or apperating to hold the premises hereby demised upto the lessee for the term of nintey nine years from day of two thousand

yielding and paying therefore yearly urban assessment payable in advance Rs. 9,34,000/- (Rupees NINE LACK THIRTY FOUR THOUSAND ONLY) or such other urban assessment as may hereafter be payments at the office of Improvement Trust Allwar or at such other place as may be notified by the lessor for this purpose the first such payment to be made on 31.3.13

Subject always to the exceptions, reservations, covenants and conditions hereinafter contained that is to say, as follows.

1. The lessor reserve unto himself all mines, minerals, coals, washing earth oils and quarries in or under the Commerical-Cum-residential Plot, and full right and power at all times to do all acts and thing which may be necessary of expedient for the purposed of searching for working, obtaining, removing and enjoying the same without providing or leaving any vertical suport for the surface of the residential plot or any building for time being standing there on, provided always that the lessor shall pay reasonable compensation to the lessee for the damage directly occassioned by the executors of the rights here by reserved or any of them.
2. The lessee for himself, his heirs, executors, administrator and assigns covenants with the leSOR in the manner following that is to say :-

1. The lessee shall pay unto the lesser the yearly rent hereby reserved on the days and in the manner herein before mentioned.

For Golden Dunes Colonizers Pvt. Ltd.

Signature Allottee Director
For Golden Dunes Colonizers Pvt. Ltd.

Director

निदेशक

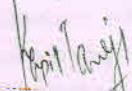
राष्ट्रीय राजधानी क्षेत्र परियोजना
एवं सचिव नगर विकास न्यास, अलवर

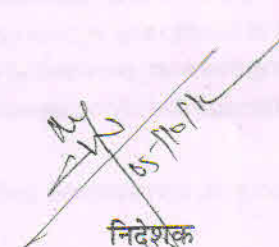
Contd.....

2. The lessee shall not deviated in any manner from the layout plan nor alter the size of the Commerical-Cum-residential Plot whether by sub-division amalgamation or otherwise.
3. The lessee shall within a period of.....years from the.....day of the month.....two thousand.....and the time so specified shall be of the assence of the contract at his own expenses, erect upon the said plot and complete in a substaintial and workman like manner of Commerical-Cum-residential building for private dwelling in accordance with the sanctioned building plan and obtain completion certificate from the Improvement Trust.
4. The lessee shall not sell transfer, assign, or otherwise part with the possession of the whole or any part of the said plot except with the previous consent in writing of the lessor. Provided that such consent shall not be given for a period of.....year from the commencement of this lease unless, in the opinion of the lessor exceptional circumstance exits for the grant of such consent.
Provided further that in the event of consent being given the lessor may impose such terms and conditions as he thinks fit.
Provided that such consent shall not be necessary when money is borrowed form L.I.C. or Govenment for purpose of putting up construction on the plot.
5. Wherever the title of the lessee in the said plot is transfered in any manner what so ever the transfer shall be bound by all covenants and conditions contained herein and be answerable in all respect therefore.
6. WHENEVER the title of the lessee in the said plot is transfered in any manner whatsoever the transfere and the transferee shall, within three month of the transfer, give notice of such transfer in writing to the lessor. In eventof the death of the lessee the person on whom the title of the deceased devolves shall within three month of the devaluation of the lessor. If the lessee and in the event of his successors without sufficient cause, fails or neglect of give such notice be shall be liable to pay 100/- to the lessor for such failure to neglect. The transferee or the persons on whom the title devolves as the case may be, shall supply to the lessor certified copies of the documents evidencing the transfer or devolution.
7. The lessee shall from time to time and at all times pay and discharged all rates, taxes, charges and assements of every description which are now or many at any time there after during the continuance of this lease be assessed or imposed upon the said plot hereby demised or on any building to be erected there upon or on the landlord or tenant in respect thereof.
8. All arrears of Urban assessment and other payments due in respect of the residential plot hereby demised shall be recoverable in the same manner as arrears of land revenue.
9. The lessee shall not without sanction in writing of the Improvement Trust Alwar erect plot building or make any alteration or addition to such building on the said plot.
10. The lessee shall no carry on, or permit to be carried on the demised premises and the building thereon any business, trade or manufacture which in the opinion of the lessor is noisy, noxious of offensive or permit the demised premises and the building there on the used for any prupose otherwise than.

Contd.....

For Goldendunes Colonizers Pvt. Ltd.

 Director
Signature Allottee


निदेशक
राष्ट्रीय राजधानी क्षेत्र परियोजना
एवं सचिव नगर विकास न्यास, अलवर

- (a) Ground Floor for purpose of shops
(b) First Floor for residential purposes.

Provided that if the lessee is desirous of using the demised premises and the building there on for a purpose other than shop an additional urban assessment may allow such change of purpose on payment of such additional urban assessment and so such other term and conditions as the lessor may in its absolute discretion determine.

11. The lessee shall be determination of this lease peacefully yield up the said Commercial-Cum-residential plot and the buiding thereon unto the lessor.

3. If the sum or sums payable towards the premium or the yearly urban assessment hereby reserved or any part thereof shall at any time be in arrear and unpaid for one calender month next after of the days wherein the same shall have become due, whether the same shall have been demanded or not, or if it is discovered that lease has been obtained by suppression of any fact or by any mis-statement mis-representation or fraud or if there shall have been in the lessor, whose decision shall be final, any breach by the lessee or by any person claiming through or under him of any of the covenants or conditions contained herein and on his part to be observed or performed, then and in any such case, it shall be lawful for the lessor, notwithstanding.

The waiver of any previous cause of re-enter upon the said plot hereby demised and the building thereon to re-enter upon and take possession of the said residential plot and the building and fixtures thereon and thereupon this lease and everything therein contained shall cease and determine and the lessee shall not be entitled to any compensation what soever nor to the return of any premium paid by him.

Provided that, notwithstanding anything contained hereinto the contrary, the lessor may without prejudice to his right on re-entry as aforesaid, and in his absolute discretion waive or condone, breaches temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by him and may also accept the payment of the said sum or sums of the urban assessment which shall be in arrear as aforesaid together with interest at the rate of twelve percent per annum.

4. No forfeiture or re-entry shall be effected until the lessor has served on the lessee a notice in writing.
- (a) Specifying the particular breach complained of, and
- (b) If the breach is capable of remedy, requiring the lessee to remedy the breach and the lessee fails within such reasonable times as may be mentioned in the notice to remedy the breach if it is capable of remedy, and in the event of the forfeiture or re-entry the lessor may in his discretion, relieve against forfeiture on such terms and conditions as he thinks proper, nothing in this clause shall apply to forfeiture or re-entry.
- (a) for breach of covenants and conditions relating to sub-division or amalgamation and transfer of the plot as mentioned in clause, II, or
- (b) In case this lease has been obtained by suppression of any fact, mis-statement mis-representation or fraud.
5. The urban assessment hereby reserved is liable to revision after every fifteen years but the increase shall not exceed 25% of the Assessment previously charged.
6. The lessor may authorise the Chairman, Improvement Trust or any other officer to exercise all or any of the powers exercisable by him under this lease.
7. All orders, greater's, issued by the state government from time to time will be applicable on form this plot/land.

For Goldendunes Colonizers Pvt. Ltd.

Signature Allottee Director

Contd.....

निदेशक

राष्ट्रीय राजधानी क्षेत्र परियोजना
एवं सचिव नगर विकास न्यास, अलवर

7. All notices, orders direction, consents or approval to be given under This shall be in writing and shall be signed by such officer as may be authorised by the lessor and shall be considered as duly served upon the lessee or any person claiming any right to the residential plot if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said plot or shall have been delivered at or sent by post the than residence, office or place of business, or last known residence, office or place of business of the lessee or such persons.
8. The expressions the lessor and the lessee herein before used shall where the context so admits include, in the case of the lessor his successors and in the case of lessee his heirs executors, administrators or legal representatives and the person or persons in whom the leasehold interest hereby created shall for the time being be vested by assignment or otherwise.
9. This lease is granted under the Government Grants, Act. 1895 (ACT XV of 1895) as
- INWITNESS WHEREOF SHRI/SHRI MATI..... KAPIL TANEJA - DIRECTOR
S/O, W/O, SHRI GOLDEN DUNES COLONIZERS PVT LTD, SB, COSMO
the lessee, has hereunto set his/her hands the day and year first above written. COLONY JAIPUR

THE SCHEDULE ABOVE REFERRED TO

all the that the plot land being the Commercial-cum-residential plot no. COMERCIAL PLOT in the lay-out plan of scheme No. Scheme No. B. GANDHI measuring 4670 sqyard/metres of there about bounded as follows :-

NORTH :

EAST: ROAD 100'-0"

SOUTH: ROAD 80'-0"

WEST: ROAD 60'-0"

And shown in the annexed plan and marked with its boundaries in red.

WITNESS

1. Shri RAJKUMAR S/o Shri Krishan Kumar
Add 65 Ganes Dehence Colony, Jaipur.

WITNESS

2. Shri Mahavir Prasad Rawat S/o Lateshvi Umashanker Rawat
Add 181 Nemi Nagar Varshah, JAIPUR-304021

For Golden Dunes Colonizers Pvt. Ltd.

Signature Allottee

निदेशक

राष्ट्रीय राजधानी क्षेत्र परियोजना
एवं सचिव नगर विकास न्यास, अलवर



सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ00434283319253K
Certificate Issued Date	: 05-Oct-2012 05:37 PM
Account Reference	: SHCIL (FI)/rjshcil01/ LAJPAT NAGAR/ RJ-AL
Unique Doc. Reference	: SUBIN-RJRJSHCIL0100451452502026K
Purchased by	: GOLDEN DUNES COLONIZERS PVT LTD TH KAPIL TANEJA
Description of Document	: Article 33 Lease Deed for Local Bodies (Patta)
Property Description	: SCHEME NO-8, GANDHI NAGAR ,ALWAR
Consideration Price (Rs.)	: 16,04,41,368 (Sixteen Crore Four Lakh Forty One Thousand Three Hundred And Sixty Eight only)
First Party	: UIT ALWAR
Second Party	: GOLDEN DUNES COLONIZERS PVT LTD TH KAPIL TANEJA
Stamp Duty Paid By	: GOLDEN DUNES COLONIZERS PVT LTD TH KAPIL TANEJA
Stamp Duty Amount(Rs.)	: 80,00,000 (Eighty Lakh only)



For Goldendunes Colonizers Pvt. Ltd.

Kapil Taneja

-----Please write or type below this line-----

SL

उप दीक्षक
पंजीयन एवं न्यायिक
अलवर, राजस्थान

Kapil Taneja

0000626201

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-regional Offices (SROs)
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilestamp.com



4 OCT 2012

स्टोअर से (नं०) 3357 दिनांक 31/01/12
श्री 100/- रुपये व्यावसायिक रु (वॉड)
लीन 6 गोष्ठी नगर की लीन डीकू हेतु
प्रमाणित जाता है।

Handwritten signature and date 04/10/12.

उप प्रतीक
पंजीयन एवं मुद्रांक विभाग
अलवर, प्रमाण

3557 5/10/12 370/2011

100/-
जोल्डन-सुमर कोलोनाइजल जॉन सिंह लखपूर
लीजनिड लखपूर
विशाल अश्वान

कोलोनाइजल के महासचिव
[Signature]

महाराष्ट्र विधानसभा के महासचिव
[Signature]





राजस्थान RAJASTHAN

231468



सहकारी अखरा, जयपुर
दस्तावेज नं. ४१५ कनिष्ठ लि.
कीमत. २५००/- ५/१०/१२

भूखण्ड सं. २५६१०.४ गौधानगर हाऊस

हस्ताक्षर
Kantariya

Li

उप-प्रबंधक
फैसीयन एवं मुद्रांक विभाग
अलाहाबाद, प्रथम



राजस्थान RAJASTHAN

231470



मीस्त्री कर्मचारी
25000/- 5/11/2
रफीक. 8 गौरीनगर हाउसिंग

हस्ताक्षर
/Kishan/

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मि. मीस्त्री



राजस्थान RAJASTHAN

231470



मीस्त्री कर्मचारी
25000/- 5/10/2
रफीकन. 8 गौरीनगर हाउसिंग

हस्ताक्षर
[Signature]

[Signature]
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જાગૃદીશ અરોહા સ્થાન્ય વિભાગ લા. મ. અમરવટ લા. નં. 486/12

રજિ. નં. 1907... દિનાંક. 3/10/22... લીમિટ. 2500/-

નામ. GOLDEN DUNES COLONIALER

જાતિ. નિવાસી 58 COSMO COLONY

તહ. અમરવટ જિલ્લો અમરવટ

વાસ્તો કોન્ટેન્ટર્સ જર્વે કમિશન તનેજી

હ. ક્રેતા

હ. વિક્રેતા શ. અરોહા



जमनीय अरौदा रस्ताप वि. नं. 486/12

रति नं. 1907 दिनांक 5/10/12 कीमत 25000/-

नं. GOLDEN DUNES COLONY AIGER

जाति निवासी 58 Cosmo Colony

तह जयपुर जिला जयपुर

वास्ते कपिल डी. जय कपिल तनेजा

ह. क्रेता

Kapil Tanuja

ह. विक्रेता

आज दिनांक 5 माह October सन् 2012 को 17:04 बजे
श्री/श्रीमती/सुश्री G. D. C. PVT LTD B/Y KAPIL पुत्र/पुत्री/पत्नी श्री DR C.P TANEJA
उम्र 32 वर्ष, जाति PUNJABI व्यवसाय BUSS
निवासी 58 COSMO COL. JAIPUR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Kapil Tanuja

DR C.P TANEJA

हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, ALWAR-1
(2012009208)

(Lease deed for local bodies (Patta))

रसीद नं 2012008680 दिनांक 05/10/2012

पंजीयन शुल्क रू 50000/-

प्रतिलिपि शुल्क रू 300/-

पृष्ठांकन शुल्क रू 0/-

अन्य शुल्क रू 811550/-

कमी स्टाम्प शुल्क रू 15370/-

कुल योग रू 877220/-

(2012009208) उप पंजीयक, ALWAR-1
(Lease deed for local bodies (Patta))

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मालियत रुपये 162309368
मानते हुए इस पर देय कमी मुद्रांक
राशि 15370 पर कमी पंजीयन शुल्क
रुपये 50000 कुल रुपये 877220
जरिये रसीद संख्या 2012008680 दिनांक 05/10/2012
में जमा किये गये हैं।
अतः दस्तावेज को रुपये 8115470
के मुद्रांकों पर निष्पादित माना जाता है।

(2012009208) उप पंजीयक, ALWAR-1
(Lease deed for local bodies (Patta))

25000 X 4
100000





राजस्थान RAJASTHAN

231469

रुपय
दस्तावेज नजीक 15 अमिश्रित
मान 25000/- 5/10/12
मुद्रांक नं. 8 गौप्य नगर डोकटा

हस्ताक्षर
Kailash

28

लगावही अरौडा स्टाम्प विक्रीत तह व. अलवर स्त. नं. 486/12

रजि. नं. 1907... दिनांक 5/10/12... कीमत 2,50,00/-

नाम GOLDEN DUNES COLONY ALWAR

जाति... पंजीय 58... COSMO COLONY

तह जायपुर जिला जायपुर

वास्ते 01/08/15 जयें कपिल वगैरा

ह. क्रेता

ह. विक्रेता

हस्ताक्षर

फोटो

अंगूठा

उपवे श्री/श्रीमती/सुश्री (Executant)
G. D. C. PVT LTD BY KAPIL /DR C. P
TANEJA
Age: 32, Caste- PUNJABI
Ocu.- BUSS
R/O- 58 COSMO COL. JAIPUR

(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 रू 0 162309368 /- पूर्व में/मेरे

समक्ष/मे से रू 0 162309368 /- पूर्व में

यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री/श्रीमती/सुश्री RAJ KUMAR

पुत्र/पुत्री/पत्नी श्री KRISHAN KUMAR उम्र 45 वर्ष

जाति PUNJABI व्यवसाय BUSS

निवासी 65 GOMS DIF COL VAISHALI NAGAR JAIPUR ने की है जिनके

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

(2012009208)

उप पंजीयक, ALWAR-1
(Lease deed for local bodies (Patta))

आज दिनांक 05/10/2012 को

पुस्तक संख्या 1 जिल्द संख्या 1005

में पृष्ठ संख्या 7 क्रम संख्या 2012006125 पर

पंजीबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 3099

के पृष्ठ संख्या 50 से 58 पर

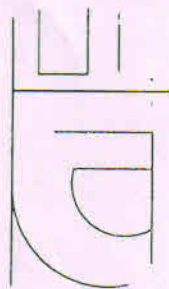
चस्पा किया गया।

(2012009208) उप पंजीयक, ALWAR-1
(Lease deed for local bodies (Patta))

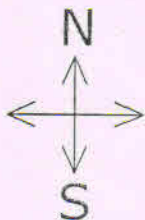


NOTE-

- (1)= TOTAL PLOT AREA = 4670.00 SQ.MT.
 (2)= MAXM. PERMISSIBLE COVERAGE AREA = 35%
 (3)= PERMISSIBLE FAR..... = 1.33
 (4)= MAXM. PERMISSIBLE HIGHT = ASPER VINIOUM 2011
 (5)= PLOT AREA SHOWN RED =



U.I.T.
ALWAR



SITE PLAN OF COMMERCIAL PLOT AT
DISTRICT CENTER (GANDHI NAGAR)
SCHEME NO. 8 ALWAR

DRN BY

22/4

SCALE :- 1" = 60'

CHECKED BY-

5/10/12

T.

P.

A.

A.

T.

P.

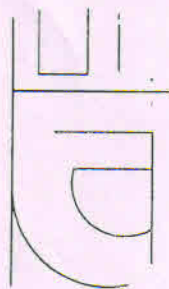
EX. ENGINEER

URBAN IMPROVEMENT TRUST, ALWAR

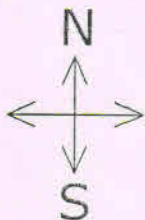


NOTE-

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U.I.T.
ALWAR



SITE PLAN OF COMMERCIAL PLOT AT
DISTRICT CENTER (GANDHI NAGAR)
SCHEME NO. 8 ALWAR

DRN BY

22/4

SCALE :- 1" = 60'

CHECKED BY-

Alwar
5/10/12

T.

P.

A.

A.

T.

P.

EX. ENGINEER

URBAN IMPROVEMENT TRUST, ALWAR

आज दिनांक 05/10/2012 को
 पुस्तक संख्या 1 जिल्द संख्या 1005
 में पृष्ठ संख्या 7 क्रम संख्या 2012006125 पर
 पंजिबद्ध किया गया तथा अतिरिक्त
 पुस्तक संख्या 1 जिल्द संख्या 3099
 के पृष्ठ संख्या 50 से 58 पर
 चस्पा किया गया।

(2012009208) उप पंजीयक, ALWAR-1
 (Lease deed for local bodies (Patta))



STATE PLAN OF COMMERCIAL PLOT AT
 DISTRICT CENTER (GANDHI NAGAR)
 SCHEME NO. 8 ALWAR

प्लॉट नं.	प्लॉट का क्षेत्रफल	प्लॉट का मालिक	प्लॉट का वर्ग
1	2	3	4
5	6	7	8
9	10	11	12

URBAN IMPROVEMENT TRUST, ALWAR