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SURI & COMPANY
LAW FIRM

TITLE SEARCH REPORT

Date: 07.07.2015

Client/Querist	: VBHC Delhi Value Homes Pvt. Ltd ("VBHC") having its registered office at 29/4, HM Strafford House, 3rd Floor, 7th Cross, Vasanthnagar Extension, Bangalore 560 052, Karnataka, India.
Owner/Rights Holder	: VBHC Delhi Value Homes Pvt. Ltd ("VBHC")
Description of Land	: Land parcels bearing Khasra nos. 126, 127, 128, 129, 130, 131, 132, 133, 134, 136, 141/152, 171/99, 173/161, 175/142, 178/100, 180/102, 182/106, 184/113, 197/ 143/ 153, 198/ 143/ 153 and 200/ 141/ 154 at Village Karampura and Land bearing Khasra no. 198 at Village Dangenheri at Tehsil Tijara, Distt. Alwar, Rajasthan <i>TOTAL AREA: 9.19 HECTARES or 22.71 acres.</i>

A. FACTUAL MATRIX:

VBHC has approached us to issue a report in respect of the above mentioned Land in order to confirm the title/ownership, usage and other relevant permissions and approvals, etc. from the concerned authorities for the Land for the proposed issue of non convertible debentures.

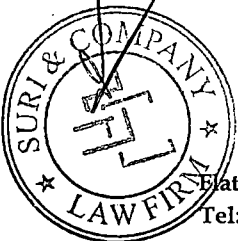
On the basis of the above, our Title Search Report is as under:

B. DESCRIPTION OF THE LAND:

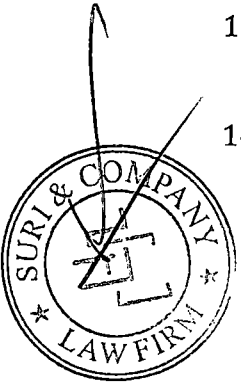
Land parcels bearing khasra no. 126, 127, 128, 129, 130, 131, 132, 133, 134, 136, 141/152, 171/99, 173/161, 175/142, 178/100, 180/102, 182/106, 184/113, 197/ 143/ 153, 198/ 143/ 153 and 200/ 141/ 154 in Village Karampura and Khasra no. 198 in village Dangenheri both villages situated in Tehsil Tijara, Distt. Alwar, Rajasthan

C. DOCUMENTS PROVIDED FOR INSPECTION, VERIFICATION AND DETERMINATION OF LAND OWNERSHIP:

1. Copy of the jamabandi bearing khata no. 2 for Khasra No. 130 admeasuring 0.52 hectare in village Karampur.
2. Copy of the jamabandi bearing khata no. 19 for Khasra No. 200/141/154 admeasuring 0.215 hectare in village Karampur.



3. Copy of the jamabandi bearing khata no. 21 for Khasra No. 130 Khasra nos. 184/113 admeasuring 0.08 hectare, 182/106 admeasuring 0.06 hectare, 173/161 admeasuring 0.065 hectare, 180/102 admeasuring 0.08 hectare, 178/100 admeasuring 0.06 hectare, 171/99 admeasuring 0.20 hectare and 175/142 admeasuring 0.18 hectare in village Karampur.
4. Copy of the jamabandi bearing khata no. 26 for Khasra No. 197/ 143/ 153 admeasuring 0.03 and 198/ 143/ 153 admeasuring 0.18 hectare in village Karampur.
5. Copy of the jamabandi bearing khata no. 28 for Khasra nos. 126 admeasuring 0.43 hectare, 127 admeasuring 0.56 hectare, 133 admeasuring 0.24 hectare, 134 admeasuring 0.25 hectare and 141/152 admeasuring 0.08 hectare in village Karampur.
6. Copy of the jamabandi bearing khata no. 29 for Khasra No. Khasra no. 128 admeasuring 1.07 hectare in village Karampur.
7. Copy of the jamabandi bearing khata no. 30 for Khasra no. 129 admeasuring 0.96 hectare in village Karampur.
8. Copy of the jamabandi bearing khata no. 31 for Khasra no. 131 admeasuring 0.71 hectare, 132 admeasuring 1.32 hectare and 136 admeasuring 0.51 hectare in village Karampur.
9. Copy of the jamabandi bearing khata no. 71 for Khasra No. 198 admeasuring 1.39 hectare in village Dangenheri
10. Copies of the various sale deeds executed by the previous owners of the Land in favour of VBHC and it Nominee.
11. Collaboration Agreement and Joint Development Agreement between the Nominee and VBHC for development of Land.
12. General Power of Attorney executed by Mr. Sheeh Ram in favour of M.r Vivek Singh.
13. Copy of the Sale Deed dated 13.02.2013 executed by Mr. Shish Ram in favour of VBHC.
14. Copy of the No Objection Certificate issue by UIT, Bhiwadi in favour of M/s VBHC Delhi Value Homes Pvt. Ltd. for mortgage of the entire project land.



D. CHAIN OF TITLE OF THE LAND:

1. VBHC has purchased the Land vide various sale deeds.
2. VBHC has vide various sale deeds purchased land parcels bearing:
 - Khasra no. 126 admeasuring 0.43 hectare.
 - Khasra no. 127 admeasuring 0.56 hectare.
 - Khasra no. 128 admeasuring 1.07 hectare.
 - Khasra no. 129 admeasuring 0.96 hectare.
 - Khasra no. 130 admeasuring 0.52 hectare.
 - Khasra no. 133 admeasuring 0.24 hectare.
 - Khasra no. 134 admeasuring 0.25 hectare.
 - Khasra no. 184/113 admeasuring 0.08 hectare.
 - Khasra no. 173/161 admeasuring 0.065 hectare.
 - Khasra no. 180/102 admeasuring 0.08 hectare.
 - Khasra no. 178/100 admeasuring 0.06 hectare.
 - Khasra no. 171/99 admeasuring 0.20 hectare.
 - Khasra no. 175/142 admeasuring 0.18 hectare.
 - Khasra no. 141/152 admeasuring 0.08 hectare.
 - Khasra no. 131 admeasuring 0.71 hectare.
 - Khasra no. 132 admeasuring 1.32 hectare.
 - Khasra no. 136 admeasuring 0.51 hectare.
 - Khasra no.182/106 admeasuring 0.06 hectare.
 - Khasra no.197/143/153 admeasuring 0.03 hectare.
 - Khasra no.200/141/154 admeasuring 0.215 hectare.
 - Khasra no.198/143/153 admeasuring 0.18 hectare.

Total land admeasuring 7.80 Hectares in village Karampura.

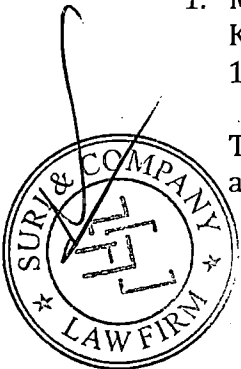
- Khasra no. 198 admeasuring **1.39 Hectare** in village Dangenheri.

Total land admeasuring 9.19 HECTARES or 22.71 Acres (approx) in village Karampura and village Dangenheri.

E. PRECEDING OWNERS OF THE LAND:

1. **M/s Maruti Nandan Agriculture Pvt. Ltd.** was the preceding owner of Khasra Nos. 126, 127, 133, 134, 141/152, 0.21 Hectare share in Khasra No. 141/154, 0.18 Hectare share in Khasra No. 143/153.

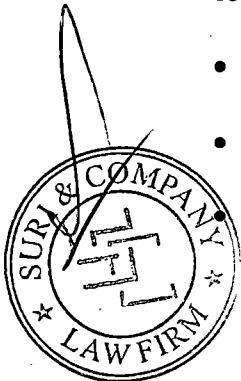
The details of the land holding of **M/s Maruti Nandan Agriculture Pvt. Ltd.** are indicated and confirmed by the following –



- As per khata No. 28, M/s Maruti Nandan Agriculture Pvt. Ltd. was the owner of 0.43 Hectare in Khasra No. 126.
 - As per khata No. 28, M/s Maruti Nandan Agriculture Pvt. Ltd. was the owner of 0.56 Hectare in Khasra No. 127.
 - As per khata No. 29, M/s Maruti Nandan Agriculture Pvt. Ltd. was the owner of 0.96 Hectare in Khasra No. 128 ad-measuring 1.07 Hectare.
 - As per khata No. 28, M/s Maruti Nandan Agriculture Pvt. Ltd. was the owner of 0.24 Hectare in Khasra No. 133.
 - As per khata No. 28, M/s Maruti Nandan Agriculture Pvt. Ltd. was the owner of 0.25 Hectare in Khasra No. 134.
 - As per khata No. 28, M/s Maruti Nandan Agriculture Pvt. Ltd. was the owner of 0.08 Hectare in Khasra No. 141/ 152.
 - As per khata No. 26, M/s Maruti Nandan Agriculture Pvt. Ltd. was the owner of 0.18 Hectare in Khasra No. 198/ 143/ 153.
 - As per khata No. 19, M/s Maruti Nandan Agriculture Pvt. Ltd. was the owner of 0.215 Hectare in Khasra No. 200/ 141/ 154.
2. While **Maruti Nandan Agriculture Pvt. Ltd.** was the preceding owner of Khasra No. 128 (0.96 Hectare) share vide Khata No. 35, the said Khewat also stipulates that **(1) Jaswant, Virender and Surinder Ss/o Maya Chand (2) Manoj Kumar and Lalit sons, Manju and Nanita daughters & Shakuntala widow of Late Daya Ram** were the preceding owners for (0.11 Hectare) share.
3. As per Khewat No. 41 **(1) Abhay Singh, Sube Singh Ss/o Shree Ram, (2) Sher Singh & Dayanand Ss/o Ram Swarup (3) Jaswant, Virender and Surinder Ss/o Maya Chand and (4) Manoj Kumar and Lalit sons, Manju and Nanita daughters & Shakuntala widow of Late Daya Ram** were the preceding owners in respect of Khasra No. 129.
4. As per Khewat No. 3 **Abhay Singh, Sube Singh, Sher Singh & Dayanand** were the preceding owners in respect of Khasra No. 130.
5. **Parmanand Yadav** was the preceding owner in respect of Khasra No. 171/99, 175/142, 178/100, 180/102, 184/113, 173/105/161.

The details of the land holding of Parmanand Yadav are indicated by the following –

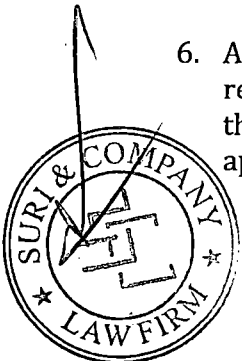
- As per Khewat No. 27, Parmanand is the owner of Khasra No. 171/ 99 ad-measuring 0.20 Hectare.
 - As per Khewat No. 26, Parmanand is the owner of Khasra No. 173/ 105/ 161 ad-measuring 0.065 Hectare.
- As per Khewat No. 28, Parmanand is the owner of Khasra No. 175/ 142 ad-measuring 0.18 Hectare.



- As per Khewat No. 29, Parmanand is the owner of Khasra No. 178/ 100 ad-measuring 0.06 Hectare.
 - As per Khewat No. 29, Parmanand is the owner of Khasra No. 180/ 102 ad-measuring 0.08 Hectare.
 - As per Khewat No. 29, Parmanand is the owner of Khasra No. 182/ 106 ad-measuring 0.06 Hectare.
 - As per Khewat No. 29, Parmanand is the owner of Khasra No. 184/ 113 ad-measuring 0.08 Hectare.
 - As per Khewat No. 32, Parmanand is the owner of Khasra No. 197/ 143/ 153 ad-measuring 0.03 Hectare.
6. As per Khata No. 31 **Sheesh Ram** was the preceding owner in respect of Khasra No. 132, 136, 131.
7. As per Khata No. 71, **Sheesh Ram** was the preceding owner of in respect of Khasra No. 198.

F. CURRENT RECORDED OWNERSHIP OF LAND:

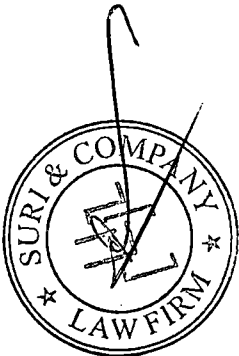
1. The entire Land was initially purchased by VBHC and its Nominee.
2. VBHC and its Nominee have thereafter applied for conversion of land use from agricultural to non agricultural use under the provisions of the procedure under section 90-A of the Rajasthan Land Revenue Act, 1956.
3. The aforesaid application for the conversion of land use was permitted by the Rajasthan government through the Urban Improvement Trust (UIT) Bhiwadi and the use of land was converted from agricultural to residential purposes.
4. It may be noted herein that the approval for conversion of land use is undertaken & approved by the UIT only after the verification of title of the land is confirmed and the procedure of issuing a public notice (at the behest of the UIT) is concluded.
5. Since the Nominee has already executed a Conveyance Deed for land admeasuring 3.93 Hectare which forms part of the aforementioned Khasra Nos. in favor of VBHC dated 13.02.2012 & because the Nominee has also executed a General Power of attorney and Joint Development Agreement to transfer his development rights in favor of VBHC; the complete rights and interests in the Land presently vest with VBHC exclusively.
6. As per the procedure of change of land use under the Act, the Owners are required to surrender their ownership in the Land in favour of UIT and thereafter UIT compulsorily grants the rights back on a leasehold basis to the applicants and/or to the persons nominated by the applicants.



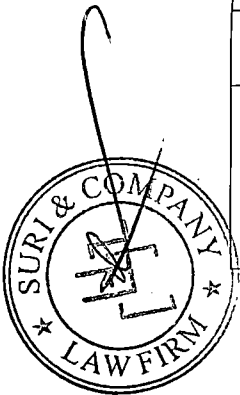
7. Accordingly, the land records presently indicate the name of the Urban Improvement Trust, Bhiwadi which is the entity/authority that will lease back the Land at the request of the Querist.

The classification of the land holdings is tabulated for easy reference as under -

Khasra No.	Share/ Area Hectare	Previous Owner	Present Owner	Current Status
127	0.56	Maruti Nandan Agriculture Pvt. Ltd.	M/s VBHC Delhi Value Homes Pvt. Ltd.	Subsequent to application of Section 90(A), the land is available for Leasing
133	0.24			
134	0.25			
141/ 152	0.08			
126	0.43			
128	1.07	(1) Maruti Nandan Agriculture Pvt. Ltd., having 0.96 Hectare (2) Jaswant, Virender and Surinder Ss/o Maya Chand (3) Manoj Kumar and Lalit sons, Manju and Nanita daughters & Shakuntala widow of Late Daya Ram collectively having 0.11 Hectare.	M/s VBHC Delhi Value Homes Pvt. Ltd.	Subsequent to application of Section 90(A), the land is available for Leasing
198/ 143/ 153	0.18	Maruti Nandan Agriculture Pvt. Ltd.	M/s VBHC Delhi Value Homes Pvt. Ltd.	Subsequent to application of Section 90(A), the land is available for Leasing
200/ 141/ 154	0.215			
129	0.96	(1) Abhay Singh, Sube Singh Ss/o Shree Ram, (2) Sher Singh &	M/s VBHC Delhi Value Homes Pvt. Ltd.	Subsequent to application of Section 90(A), the land is available for



		Dayanand Ss/o Ram Swarup (3) Jaswant, Virender and Surinder Ss/o Maya Chand and (4) Manoj Kumar and Lalit sons, Manju and Nanita daughters & Shakuntala widow of Late Daya Ram		Leasing
130	0.52	Abhay Singh, Subey Singh, Sher Singh, Dayanand	M/s VBHC Delhi Value Homes Pvt. Ltd.	Subsequent to application of Section 90(A), the land is available for Leasing
132	1.32	Sheesh Ram	M/s VBHC Delhi Value Homes Pvt. Ltd.	Subsequent to application of Section 90(A), the land is available for Leasing
136	0.51			
131	0.71			
173/ 161	0.065	Parmanand Yadav	M/s VBHC Delhi Value Homes Pvt. Ltd.	Subsequent to application of Section 90(A), the land is available for Leasing
171/ 99	0.20			
175/ 142	0.18	Parmanand Yadav	M/s VBHC Delhi Value Homes Pvt. Ltd.	Subsequent to application of Section 90(A), the land is available for Leasing
197/ 143/ 153	0.03			
182/ 106	0.06			
178/ 100	0.06	Parmanand Yadav	M/s VBHC Delhi Value Homes Pvt. Ltd.	Subsequent to application of Section 90(A), the land is available for Leasing
180/ 102	0.08			
184/ 113	0.08			
198	1.39	Balbir Singh, Babu Lal, Daulat Ram, Lalit Kumar, Munni Lal and Rajinder Singh.	M/s VBHC Delhi Value Homes Pvt. Ltd.	Subsequent to application of Section 90(A), the land is available for Leasing



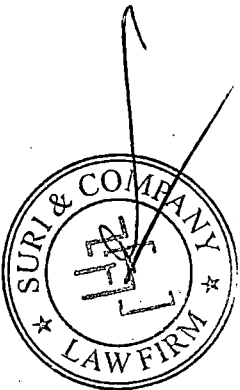
G. CLASSIFICATION OF LAND USE:

1. The entire Land was purchased by VBHC vide various sale deeds was inherently agricultural land that was purchased after payment of sale consideration above the prevailing circle rates and on fair market value applicable for both the villages. The stamp duty applicable for the registration of the sale deeds was duly paid.
2. Thereafter VBHC and its Nominee had vide section 90-A of the Rajasthan Land Revenue Act, 1956 applied for conversion of land use from agricultural to non agricultural use.
3. The conversion of land use was permitted by the Rajasthan government vide letter dated 28.08.2012 bearing no. 96-98/12 issued by the Authorised Officer, Urban Improvement Trust, Bhiwadi (UIT) and the use of land was converted from agricultural to land for residential usage.
4. Subsequently, UIT has executed a lease deed bearing no. 2013001194, dated 05.03.2013 executed in favour of VBHC, whereby transferring the leasehold right on the Land in favour of VBHC permitting change in usage of the Land. Of the entire land parcel ad-measuring 9.19 hectare, land ad-measuring 15910.70 sq. mtr. is approved for construction of Group Housing as per the submitted lay-out plan.

H. OPINION:

In summary of the above, our opinion is as under –

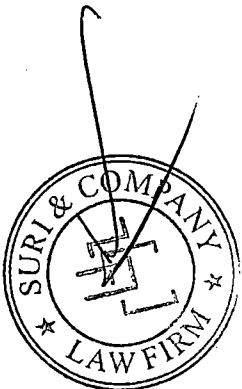
1. **Title** - The purchase of Land by VBHC appears to be duly valid as per the requirements under law with regards the execution, registration and stamping. The purchase of Land by VBHC was duly and validly undertaken after payment of sale consideration which was above the prevailing circle rates and the same is accordingly indicative of fair market value having been paid. It is noted that the Nominee has executed a General Power of Attorney registered at the office of the Sub-Registrar, Bhiwadi on 15.02.2012 bearing no. 2012001003 appointing Mr. Vivek Singh as his lawful attorney authorizing him to sell, gift, execute sale deed, agreements for his share of the Land and to represent him at the office of UIT for conversion of land, approvals relating to land conversion etc. and to do all that is needful in this regard. In addition to the aforementioned General Power of Attorney the Nominee and VBHC have also executed an Agreement dated 08.02.2012 registered at the office of the Sub-Registrar, Bhiwadi, bearing no. 2012001008 for the Land, whereby the Nominee has agreed to transfer the development rights of his share in the Land in favour of VBHC. Also, the Nominee has executed a sale deed dated 13.02.2012 for land admeasuring



3.93 Hectare which forms part of the aforementioned Khasra Nos. vide which the ownership rights over the Land have been granted in favor of VBHC. **Basis the above, the title of the Land is clear and marketable in favour of VBHC exclusively.**

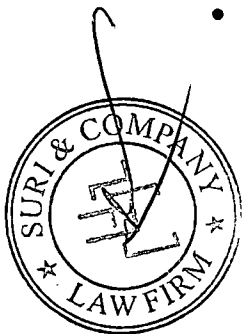
2. **Permitted Ownership** - Since VBHC is a company duly organized, validly existing and in good standing under the laws of India, VBHC has the right and authority to own the beneficial rights of the Land. **It is important to note that the Land presently is not classified as agricultural land due to which reasons there is no statutory restriction/bar upon VBHC to own the beneficial rights including those with regards land ceiling regulations, Rajasthan Tenancy laws, etc.**

3. **Development Rights** - VBHC and the Nominee (through VBHC) had under section 90-A of the Rajasthan land Revenue Act, 1956 applied for conversion of the agricultural land for development of a residential project along with the layout plan of the residential project. Approval was granted by the Rajasthan government vide letter dated 28.08.2012 bearing no. 96-98/12 issued by the Authorised Officer, UIT Bhiwadi and the use of land was converted from agricultural to residential purposes. Thereafter, the lay out plan of the proposed project was approved by UIT vide approval letter dated 25.10.2012 bearing no. 3127-28/12. **Consequently the UIT has taken over the Land and in accordance with the prescribed procedure under section 90 A of the Act and the same is currently available for the benefit of VBHC / its designated persons/allottees for grant on a long term leasehold basis.**
 - The conversion of Land use was permitted by the Rajasthan government vide letter bearing no. 96-98/12, dated 28.08.2012 issued by the Authorised Officer, Urban Improvement Trust, Bhiwadi (UIT) and the use of Land was converted from agricultural to land for residential usage.
 - Vide letter bearing no. 3127-28/12 dated 25.10.2012 issued by UIT, Bhiwadi VBHC was informed that the lay-out plan for the proposed Residential project is conditionally approved. Area ad-measuring 1819.58 sq. mtr. shall be dedicated for commercial (informal) use.
 - Thereafter, UIT has vide lease deed bearing no. 2013001194, dated 05.03.2013 executed in favour of VBHC, transferred the leasehold right in the Land in favour of VBHC and has permitted the change in usage of the Land. Of the entire land parcel ad-measuring 9.19 hectare, area ad-measuring 15910.70 sq. mtr. is approved for construction of Group Housing as per the submitted lay-out plan. The lease also specifically states that VBHC shall be liable to complete the building construction



within 7 years from the commencement of the lease or any other time frame as maybe extended under Rule-26.

- Of the entire Land ad-measuring 9.19 hectare i.e. 91900 sq. mtr., 15910.70 sq. mtr. is dedicated for Group Housing Project, area ad-measuring 1819.58 sq. mtr. is dedicated for commercial (informal) use and the balance area of the Land is towards the development of the plotted colony and related development.
- Consent to establish the proposed project on area ad-measuring 90732 sq. mtr. on the Land was issued by the Rajasthan State Pollution Control Board vide letter bearing no. File no. F(MUID)/ Alwar (Tijara)/370(1)/2013-14/ 1326-1328, Order no. 2013-2014/MUID/1239, dispatch date 17.05.2013. The consent is valid from 13.03.2013 to 29.02.2016.
- Approval of drawing for Fire Fighting System for the proposed layout plan on khasra no. 126, 127, 128, 133, 134, 184/113, 173/161, 180/102, 178/100, 171/99, 175/142, 141/152, 182/106 and 200/141/154 was issued by the Asstt. Fire Officer, UIT, Alwar, vide letter bearing no. FIRE/2013/1376 dated 28.05.2013.
- The layout plan of the proposed Group Housing on land ad-measuring 15910.70 sq. mtr. was conditionally approved by UIT vide letter bearing no. 8217-18/13 dated 23.07.2013. The approval is valid for a term of 5 years.
- Consent to establish the proposed project on Built up area od 40698 sq. mtr. and Plot area of 15910.70 sq. mtr. on the Land was issued by the Rajasthan State Pollution Control Board vide letter bearing no. File no. F(MUID)/Alwar (Tijara)/388(1)/2013-14/5455-5457, Order no. 2013-2014/MUID/2427, dispatch date 30.09.2013. The consent is valid from 16.09.2013 to 31.08.2016.
- Environment Clearance for the proposed project on the Land was sanctioned by the State Level Environment Impact Assessment Authority, Rajasthan vide letter bearing File no. F1 (4)/SEIAA/SEAC-Raj/Sectt/Project/Cat(8(a) B2(584)/12-13 dated 13.09.2013, with certain stipulations.
- No Objection Certificate for ground water withdrawal for daily abstract of 131 m³/day (not exceeding 47815 m³/ year) was approved by the central Ground Water Authority, Ministry of Water Resources, Government of India vide letter bearing no. 21-4(620)/WR/CGWA/2014-1478, dated 12.09.2014.



4. **Pending Litigation and Disputes** – The conversion of the usage for the Land is indicative and confirmation to the effect that there are no disputes pending. **We have also reviewed the revenue and mutation records and found no reference of any dispute/litigation recorded therein as regards the Land.**

5. **Encumbrance** - That upon the review of the land records we find no reference of any subsisting mortgage or encumbrance as regards the Land. The same confirms that no registered charge/encumbrance subsists as of present date. However we note that the records of the UIT indicate that an NOC (No Objection certificate) was issued by the UIT in favour of VBHC permitting VBHC to mortgage the Land. **In our view there is an encumbrance created by VBHC on the Land in favour of Kotak Mahindra Bank Limited, pursuant to the same a Memorandum of Deposit of the Title Deeds dated 07.10.2013 was executed, however the land records presently indicate no registered charge/encumbrance.**

Current Nature of Ownership – In light of the conversion of land use for the Land, the UIT is the designated authority which is indicated as the owner/lessor of the Land due to the procedure prescribed under section 90 – A of the Act. VBHC is the authorized and exclusive beneficiary of the leasehold rights of the Land as of present date since the Nominee has conveyed all its rights and interest in favour of VBHC. In our view the nature of the rights of VBHC are akin to a ‘exclusive Lessee’ and the grant of the said rights are vested in favour of VBHC vide lease deed bearing no. 2013001194, dated 05.03.2013.

6. **In light of the above, we are of the opinion that the beneficial rights of the Land inherently vest with VBHC.**

Our Report is as above.



REGISTRATION & STAMPS DEPARTMENT

OFFICE OF THE SUB REGISTRAR

BHIWADI

(Rule 75 & 131)

FEE RECEIPT

Fee Sr. No. : 2013001750 Dated : 05/03/2013
Presenter Name : VIVEK SINGH Face Value : 10599263
Presenter Address : 29/4 H.M. STRAFFORD 3RD FLOOR 7 CROSS VASANT NAGAR EXT. BANGLORE
Document Type : Lease deed for local bodies (Patta)
Claimant Name : VBHC DELHI VALUE HOME PVT. LTD. THU.VIVEK SINGH, 29/4 H.M. STRAFFORD 3RD
FLOOR 7 CROSS VASANT NAGAR EXT. BANGLORE
Document S.No. : 2013001767 Stamp Value : 500

Ordinary Registration Fee	: 50000	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	: 529470
Surcharge on Stamp Duty	: 53000		
Late Fee u/s 25-34	: 0		

TOTAL : 632770

Amount Rs. Six Lakh Thirty Two Thousand Seven Hundred Seventy only

Cashier

Sub Registrar, BHIWADI

1750



राजस्थान RAJASTHAN

1

कार्यालय नगर विकास न्यास भिवाडी
पट्टा विलेख

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 2017 के माह जूलाई के 28 वे दिन नगर सुधार न्यास भिवाडी (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष एवं मैसर्स वी0बी0एच0सी0 देहली वेल्यू होम्स प्रा0 लि0 जरिये निदेशक श्री विवेक सिंह पुत्र श्री राजेश सिंह पता 29/4, एच0एम0, स्टैफर्ड, थर्ड फ्लोर, 7 कोस, वसन्त नगर एक्टेंशन आफ मिलर्स रोड, बेंगलोर (जिनको इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय 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 इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो योजना आवासीय (ग्रुप हाउसिंग) राजस्व ग्राम ग्राम कर्मपुर के खसरा नम्बर 198/143/153, 200/141/154, 141/152, 134, 133, 127, 126, 175/142, 171/99, 178/100, 180/102, 173/105/161, 182/106, 184/113, 197/143/153, 130, 128, 129, 131, 132, 136 किता 21 रकबा 7.80 है0 व ग्राम दांगनहेडी के खसरा नम्बर 198 किता 1 रकबा 1.39 है0 कुल रकबा में स्थित कुल क्षेत्रफल 9.19 है0 में स्वीकृत ले-आउट प्लान दिनांक 13.09.2012 के अनुसार ग्रुप हाउसिंग भूमि 15910.70 वर्गमीटर अनुमोदित साईट प्लान के अनुसार स्वीकृत ले-आउट प्लान में ग्रुप हाउसिंग हेतु आरक्षित है और जो अपनी

साक्षिव
नगर विकास न्यास
भिवाडी (अलवर)

उप पंजीयक, भिवाडी

WBC Delhi Value Homes Pvt. Ltd.

Authorised Signatory

स्टाम्प विक्रेता भिवाडी ला०न० ४९६/२०१२

वास्ते Affidavit जरिये Karamvir

ह० के०

ह0 विक्रेता

अक्षय शर्मा
स्टाम्प विक्रेता भिवाडी

कायालय

३७



राजस्थान RAJASTHAN

2

S 229821

सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शे में लाल रंग में दिखाया गया है, और जिसे पूर्ण स्वामित्व संबंधी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबंधों, बंधनों, शर्तों और करारों के अधीन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात :-

1. लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय 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 रुपये 228350/- /- अंकेन दो लाख अठ्ठास हजार पाँच सौ पचास रुपये मात्र एक बारीय नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) की राशि का आठ गुणा जमा करा दिया गया है। 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। लीज धारक ने उक्त वर्णित नगरीय निर्धारण की राशि के आठ गुणा के बराबर राशि रु. 1826800/- अंकेन अठ्ठास लाख इक्कीस हजार आठ सौ बी सौ रुपये मात्र जयें रसीद संख्या 463/01 दिनांक 15.2.13 जमा करवा दिये हैं। अतः इस पेटे अब कोई राशि जमा करानी शेष नहीं है।

2. 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 दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।

सचिव
नगर विकास न्यास
मिवाडी (असब)

उप पंजीयक, मिवाडी

Authorised Signatory

अक्षय शर्मा

स्टाम्प विक्रेता भिवाडी ला0न0 496/2012

रजि0 नं0 1377 कीमत 100/- दिनांक 20/02/2012

नाम V.B.H.C Pvt. Ltd. Through Director Vivek Singh S/o

जाति पता Gurgoan, Hr.

वास्ते Affidavit जरिये Karamvir

ह0 केता

ह0 विक्रेता

आज दिनांक 5 माह March सन् 2013 को 14:07 बजे
श्री/श्रीमती/सुश्री VIVEK SINGH पुत्र/पुत्री/पत्नी श्री RAJESH SINGH
उम्र 36 वर्ष, जाति RAJPUT व्यवसाय SERVICE
निवासी 29/4 H.M. STRAFFORD 3RD FLOOR 7 CROSS VASANT NAGAR EXT. BANGLORE
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2013001767)

हस्ताक्षर उप पंजीयक, BHIWADI

(Lease deed for local bodies (Patta))

रसीद नं0 2013001750 दिनांक 05/03/2013

पंजीयन शुल्क रू0 50000/-

प्रतिलिपि शुल्क रू0 300/-

पृष्ठांकन शुल्क रू0 0/-

अन्य शुल्क रू0 53000/-

कमी स्टाम्प शुल्क रू0 529470/-

कुल योग रू0 632770/-

(2013001767) उप पंजीयक, BHIWADI
(Lease deed for local bodies (Patta))

धारा 54 के तहत प्रमाण-पत्र

प्रमाणित किया जाता है कि इस विक्रय पत्र

की मालियत रूपये 10599263

मानते हुए इस पर देय कमी मुद्रांक

राशि 529470 पर कमी पंजीयन शुल्क

रूपये 50000 कुल रूपये 632770

जरिये रसीद संख्या 2013001750 दिनांक 05/03/2013

में जमा किये गये हैं।

अतः दस्तावेज को रूपये 529970

के मुद्रांकों पर निष्पादित माना जाता है।

(2013001767) उप पंजीयक, BHIWADI
(Lease deed for local bodies (Patta))



राजस्थान RAJASTHAN

3

S 229822

3. पट्टे की अवधि :-पट्टाधृति अधिकार 99 वर्ष के लिए होंगे।
4. उक्त भूखण्ड का उपयोग केवल आवासीय (ग्रुप हाउसिंग) प्रयोजन,जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है, के लिए किया जाएगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।
5. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढ़ा दी जावें, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
6. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक् आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगे।
7. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकाय, भिवाड़ी को आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रुपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
8. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।

For VBHC Delhi Value Homes Pvt. Ltd

सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

उप पंजीयक, भिवाड़ी

Authorised Signatory

अक्षय शर्मा

स्टाम्प विक्रेता भिवाडी ला0न0 496/2012

रजि0 न0 1378... कीमत 100/- दिनांक 20/02/2012

नाम V.B.H.C Pvt. Ltd. Through Director Vivek Singh S/o

जाति पता Gurgoan, Hr.

वास्ते Affidavit जरिये Karamvir

ह0 केता

ह0 विक्रेता

अक्षय शर्मा हस्ताक्षर
स्टाम्प विक्रेता भिवाडी

फोटो

अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)
1-VBHC DELHI VALUE HOME PVT. LTD.
THU.VIVEK SINGH/RAJESH SINGH
Age:36, Caste-RAJPUT
Ocu.-SERVICE
R/O-29/4 H.M. STRAFFORD 3RD FLOOR 7 CROSS
VASANT NAGAR EXT. BANGLORE



2-UIT BHIWADI/NA
Age:0, Caste-
Ocu.-
R/O-BHIWADI

(And Claimant)
1-VBHC DELHI VALUE HOME PVT. LTD.
THU.VIVEK SINGH/RAJESH SINGH
Age:36, Caste-RAJPUT
Ocu.-SERVICE
R/O-29/4 H.M. STRAFFORD 3RD FLOOR 7 CROSS
VASANT NAGAR EXT. BANGLORE

ने लेख्यपत्र Lease deed for local bodies (Patta)
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिफल राशी रू0 10599263/- पूर्व में/मेरे
समक्ष/मे से रू0 10599263/-पूर्व में
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
1. श्री/श्रीमती/सुश्री RAMAN YADAV
पुत्र/पुत्री/पत्नी श्री BAHADUR SINGH YADAV उम्र 31 वर्ष
जाति AHIR व्यवसाय BUSINESS
निवासी RANGLA TEH. TAURU MEWAT ने की है जिनके

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

(2013001767)

(Lease deed for local bodies (Patta))

उप पंजीयक, BHIWADI



4

S 229823

9. यदि आवंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आवंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आवंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहत करेगा जो सभी प्रभारों से रहित नगर निकाय में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।

10. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिड्यूल्ड बैंक/सरकार ऋणदात्री संस्था/एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदात्री संस्थाओं के पास भवन निर्माण के ऋण के लिए बंधक रखा जा सकेगा।

सचिव
नगर विकास न्याय
मिवाड़ी (अवर)

For VBHC Delhi Value Homes Pvt. Ltd

Authorised Signatory

उप पंजीयक, मिवाड़ी

अक्षय शर्मा

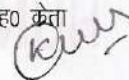
स्टाम्प विक्रेता भिवाडी ला0न0 496/2012

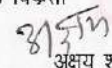
रजि0 न0 1379... कीमत 100/- दिनांक 20/02/2012

नाम V.B.H.C Pvt. Ltd. Through Director Vivek Singh S/o

जाति पता Gurgoan, Hr.

वास्ते Affidavit जरिये Karamvir

ह0 केता


ह0 विक्रेता

अक्षय शर्मा
स्टाम्प विक्रेता भिवाडी



आज दिनांक 05/03/2013 को

पुस्तक संख्या 1 जिल्द संख्या 401

में पृष्ठ संख्या 194 क्रम संख्या 2013001194 पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 1353

के पृष्ठ संख्या 368 से 376 पर

चस्पा किया गया।


(2013001767) उप पंजीयक, BHIWADI
(Lease deed for local bodies (Patta))


पंजाब सरकार
भिवडी


पंजाब सरकार
भिवडी

भिवडी, काशीपुर



राजस्थान RAJASTHAN

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S 229824

परिशिष्ट

कार्ड का नाम : भिवाडी

राजस्व ग्राम : ग्राम कर्मपुर खसरा नम्बर : 198/143/153, 200/141/154, 141/152, 134, 133, 127, 126, 175/142, 171/99, 178/100, 180/102, 173/105/161, 182/106, 184/113, 197/143/153, 130, 128, 129, 131, 132, 136 किता 21 रकबा 7.80 है० व ग्राम दांगनहेडी के खसरा नम्बर 198 किता 1 रकबा 1.39 है० कुल रकबा में स्थित कुल क्षेत्रफल 9.19 है० भूमि में स्वीकृत ले-आउट प्लान दिनांक 13.09.2012 के अनुसार ग्रुप हाउसिंग है। सीमा पूर्व: अन्य खातेदारी भूमि सीमा पश्चिम: सडक 60 मीटर चौड़ाई सीमा उत्तर : एवलोन रंगोली सीमा दक्षिण आवेदक की परियोजना का अन्य भूखण्ड साईट प्लान संलग्न है।

योजना का नाम : मैसर्स वी.बी.एच.सी. देहली वेल्थ होम्स के स्वीकृत ले-आउट प्लान का पार्ट (ग्रुप हाउसिंग)

विस्तृत नाप सहित क्षेत्रफल 15910.70 वर्गमीटर

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

नगरीय निकाय की ओर से आज सन् 2013.....के माह ~~दर~~ के 28^{वें} दिन

प्रथम पक्ष

द्वितीय पक्ष

For VBHC Delhi Value Homes Pvt. Ltd

साक्षी

नगर विकास निगम, भिवाडी

भिवाडी (असवर)

ने निम्न की उपस्थिति

में (भिवाडी) में हस्ताक्षर किये -

साक्षी :-

1. नाम Anj Goel

पुत्र Shri B.L. Goel

साक्षी

व्यवसाय Service

निवास स्थान Vasundhara Apt, Sector 6

2. नाम Raman Jaden

पुत्र S. S. J. Jaden

साक्षी

व्यवसाय Business

निवास स्थान Appt - Rangan Delh

आज सन् 2013.....के माह के वें दिन को निम्नलिखित की उपस्थिति में उक्त मैसर्स वी.बी.एच.सी. देहली वेल्थ होम्स प्रा० लि० जरिये निदेशक श्री विवेक सिंह पुत्र श्री राजेश सिंह पता 29/4, एच०एम० स्टैफर्ड, थर्ड फ्लोर, 7 कोस, वसन्त नगर एक्स्टेंशन आफ मिलर्स रोड, बैंगलोर लीजधारक - द्वितीय पक्ष

लीजधारक द्वारा कार्यालय उप पंजीयक में हस्ताक्षर किये गये।

साक्षी :-

1. नाम

पुत्र

साक्षी

व्यवसाय

निवास स्थान

2. नाम

पुत्र

साक्षी

व्यवसाय

निवास स्थान

उप पंजीयक, भिवाडी

अक्षय शर्मा

स्टाम्प विक्रेता भिवाडी ला0न0 496/2012

रजि0 न0 1380 कीमत 100/- दिनांक 20/02/2012

नाम V.B.H.C Pvt. Ltd. Through Director Vivek Singh S/o

जाति पता Gurgoan, Hr.

वास्ते Affidavit जरिये Karamvir

ह0 केसा

ह0 विक्रेता
अक्षय शर्मा
स्टाम्प विक्रेता भिवाडी



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राजस्थान

V.B.H.C. Pvt. Ltd. Through Director

भिवाडी

भिवाडी, कर्नाटक

आज दिनांक 05/03/2013 को
पुस्तक संख्या 1 जिल्द संख्या 401
में पृष्ठ संख्या 194 क्रम संख्या 2013001194 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1353
के पृष्ठ संख्या 368 से 376 पर
चस्पा किया गया।

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(2013001767) उप पंजीयक, BHIWADI
(Lease deed for local bodies (Patta))

