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28.06.2007	<u>RIICO Permission for transfer of lease hold right of m/s jaipur syntax ltd. in favor of M/s Siddhi Multi Trade Pvt. Ltd.</u>	3
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Note:- Kindly press (Control+Enter) on Particulars to preview the scanned documents.

24 MAR 1979



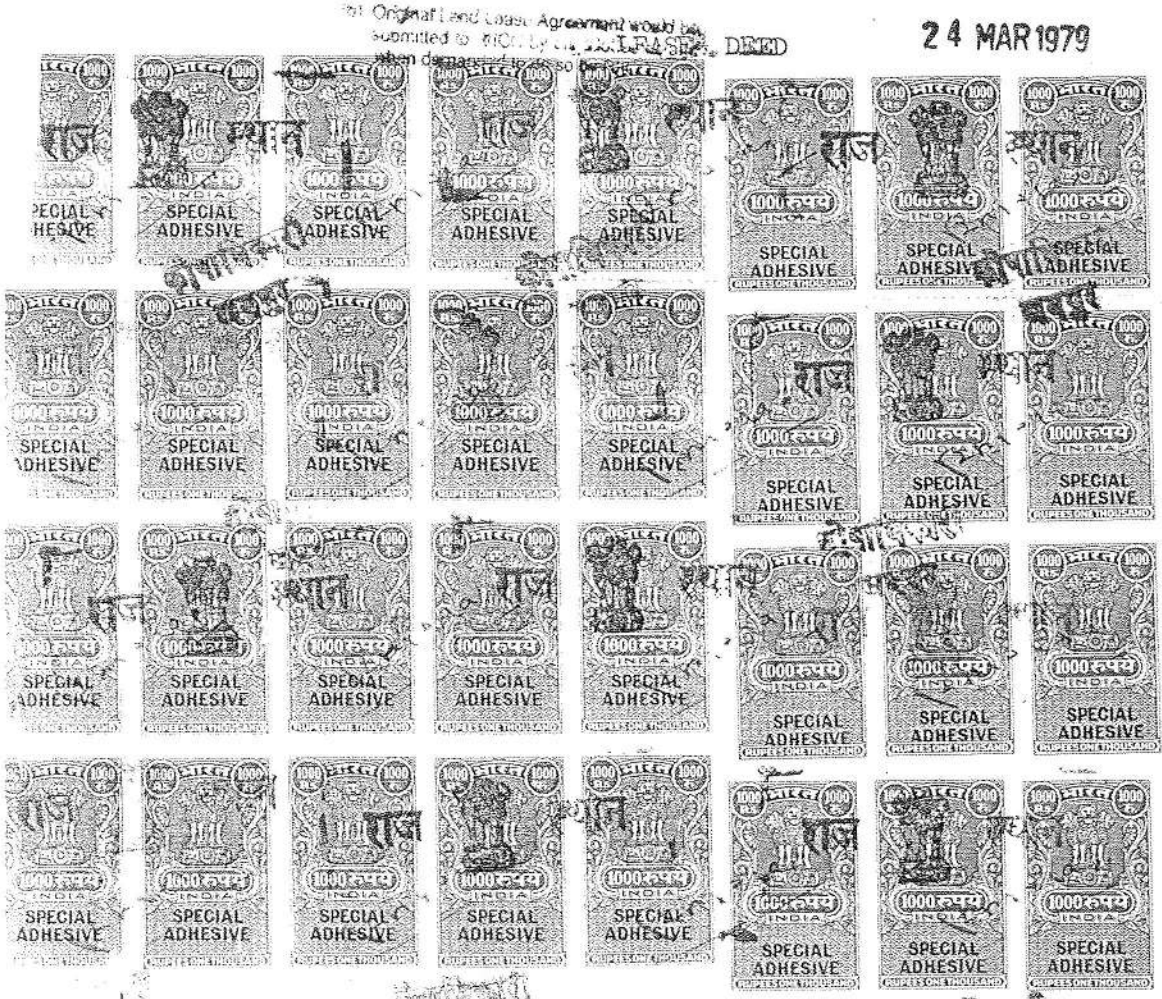
For Reference Infrastructure (India) Pvt. Ltd.

Authorised Signatory

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any purpose be
mortgaged by
any person in favour
of any person
and provided to the
RAJASTHAN STATE INDUSTRIAL & MINERAL DEVELOPMENT
CORPORATION LIMITED

24 MAR 1979



24/3/79
जोषाधिकारी
सहायक

THIS LEASE DEED made on the-day of March in the
year one thousand nine hundred and Seventy nine between
Rajasthan State Industrial & Mineral Development Corporation
Ltd., Jaipur, a body Corporate incorporated under the
Indian Companies Act having its registered office at Udyog
Shawan Tilak Marg, Jaipur-4 (hereinafter called the Lessor
which expression shall, unless the context does not so admit,
includes its successors and assigns) of the ONE PART AND,
Messrs Jaipur Syntex Ltd., a company registered under the
Indian Companies Act and having its registered office at
1-144 A, Vijay Path, Tilak nagar, Jaipur 302004.

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Hereinafter called the Lessee (which expression shall, unless the context does not so admit include, its administrators, legal representatives and permitted assigns,

OF THE OTHER PART.

WHEREAS the State of Rajasthan has handed over the land at BEHROR on Jaipur Delhi National Highway No.8 to the Lessor (Rajasthan State Industrial & Mineral Development Corporation Ltd.) for the purpose of setting up an Industrial Area for leasing out to industrialists for erecting a factory bye-laws and building plans approved by the proper municipal and other competent authorities.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease, hereinafter described on the terms and conditions hereinafter appearing for the purpose of constructing within the Industrial Area at BEHROR on Jaipur Delhi National Highway No.8 an Industrial unit for manufa-cturing Synthetic Yarn according to the design and building plan approved by the proper municipal or other competent authority.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS

1. In consideration of the covenants and agreements hereincontained and on payment by the Lessee of Rs.1200/- (Rupees One thousand two hundred only) towards the annual economic rent and Rs.65825/- (Rupees Sixty five thousand eight hundred twenty five only) towards 10% of the development charges, the receipt whereof both of which the Lessor hereby acknowledges and of Rs.5,92,425/- (Rupees Five lakhs ninety two thousand four hundred twenty five only) to be paid in period of 4 years in four equal instalments starting after one year of allotment with usual rate of 9 1/2% interest on the outstanding amount. The Lessor doth hereby demise to the Lessee all that plot of land situated within the Industrial Area at BEHROR on National Highway No.8 containing by admeasurement 1,60,000 sq.metres be the same a little more or less, and bounded.

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D. J. [unclear]

[Signature]

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response*

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मलखर



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demised and the buildings and machineries built upon or affixed thereto, the first charge of the Lessor shall rank Second to the charge of the State Government or Industrial Finance Corporation of India, I.D.B.I., I.C.I.C.I., L.I.C., U.T.I., G.I.C., or Rajasthan Financial Corporation or Scheduled Banks provided the State Government or Industrial Finance Corporation of India, I.D.B.I., I.C.I.C.I., L.I.C., U.T.I., G.I.C., or Rajasthan Financial Corporation or Scheduled Banks keep a specific clause in their mortgage deed that breach of any of the conditions of these presents (lease deed) shall be treated as a breach of the conditions of their mortgage deed.

AND THE LESS-EE DO TH HEREBY COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING.

2. (a) That the Lessee will bear, pay and discharge all rates, taxes, charges and assessment of every description which may, during the said term, be assessed, charged or imposed upon either the land-lord or tenant or the occupier in respect of the demised premises or the building to be erected thereupon.
- (b) That the Lessee will obey and submit to the rules of municipal or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the area or so far as they affect the health, safety, convenience of the other inhabitants of the place.
- (c) That the Lessee will erect on the demised premises in accordance with the layout plan, elevation and design and in a position to be approved both by the Lessor and the competent local authority in writing and in a substantial and workmenlike manner the Industrial units as aforesaid with all necessary out-houses, sewers, drains and other appurtenances according to the local authority's rules and by-laws in respect of buildings drains, latrines and connection with sewers, and will commence such construction within the period of six months and will completely finish the same fit for use and start production.

For Reference Infrastructure (India) Pvt

Authorised Sign

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the period of 12 months from the date of these presents or within such extended period of time as may be allowed by the Lessor in writing in its discretion.

- (d) That the Lessee will keep the demised premises and the building thereon at all times in a state of good and substantial repairs and in sanitary condition.
- (e) That the Lessee will not make or permit to be made any alteration in or additions to the said buildings or other erections for the time being on the demised premises ^{or erect or permit to erect any new building on the demised premises} without the previous permission in writing of the Lessor and the local authority and except in accordance with the terms of such permission and plan approved by the Lessor and the local authority and in case of any deviation from such terms or plan will immediately, upon receipt of notice from the Lessor or the local authority requiring him so to do, correct such deviation as aforesaid, and if the Lessee shall neglect to correct such deviation for the space of one calendar month after the receipt of such notice then it shall be lawful for the Lessor or the local authority to cause such deviation to be corrected at the expense of the Lessee which expense the Lessee hereby agrees to reimburse by paying to the Lessor/Local Authority the amount which the Lessor/Local Municipal Authority as the case may be shall be final.
- (f) That the Lessee will provide and maintain in good repairs a properly constructed approach road or path to the satisfaction of the Lessor/Local Municipal Authority leading from the public road/corporation road to the building to be erected on the demised premises.
- (g) That the Lessee will not carry on or permit to be carried 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 other than for the industrial purposes aforesaid without the previous consent in writing

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of the Lessor and the Local Municipal Authority and subject to such terms and conditions as the Lessor/Local Municipal Authority may impose & 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 nuisance, damage, annoyance, or inconvenience to the Lessor or Local Municipal Authority or the owners or occupiers of the other premises in the neighbourhood.

- (h) The Lessee will not without the previous consent in writing of the Lessor transfer, sublet, relinquish, mortgage or assign his interest in the demised premises or the buildings standing thereon or both as a whole and every such transfer, assignment, relinquishment, mortgage or subletting or both shall be subject to and the transferers or assigns shall be bound by all the covenants and condition hereincontained and be answerable to the Lessor in all respects therefor, and the Lessee will in no case even when consent has been given by Lessor as aforesaid assign, relinquish, mortgage, sublet, transfer or part with the possession of any portion less than whole of the demised premises or cause any subdivision thereof by metes and bounds or otherwise. Provided the prior permission as aforesaid shall not be necessary in the event of mortgage without possession in favour either of the State Govt. or of the Industrial Finance Corporation of India, I.D.B.I., I.C.I.C.I., L.I.C., U.T.I., G.I.C., or in favour of the Rajasthan Financial Corporation to secure loan or loans advanced by any of them for setting up on the demised premises the industry herein before mentioned, but any such mortgage shall be subject to the prior charge of the Lessor under the second provision to clause 1 (c) above.

Provided further that if at any time the Industrial Finance Corporation of India, or I.D.B.I., I.C.I.C.I., L.I.C., U.T.I., G.I.C., or other financing body or bodies mentioned above decides to take

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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 mutual consultation with Lessor and the financing body or bodies as mentioned above.

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 pendency of the term hereby granted within one calendar month from the date of such assignment, inheritance or transfer deliver a notice of assignment, inheritance or transfer to the Lessor setting forth names and description of the parties to every assignment and the particulars and effects thereof together with every assignment and every probate or a will or letters of administration, decree order, certificating or other document effecting or evidencing such assignment, inheritance or transfer and document as aforesaid accompanying the said notice shall remain for 7 days at least 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 deed for breach of this covenant entail penalty of Rs.500/- to be paid by the Lessee.

- (i) That the Lessee will permit the members, officers and sub-ordinates of the Lessor and workmen and other persons employed by them from time to time and at all reasonable times of the day during the said term to enter into and upon the demised premises and the building to be erected thereupon in order to inspect the same. For Reference Infrastructure (i)
- (j) That the Lessee will not make any excavation upon any part of the demised premises (except foundation of building and for levelling and dressing the area) nor remove any stone, sand, gravel, clay, earth

21/12/2017

or any other materials therefrom.

- (k) 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 descriptions whatsoever for keeping house cattles, dogs, poultry or other animals except and insofar as may be allowed by the Lessor in writing.
- (l) That the Lessee will not 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 ~~very~~ 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 purposes.
- (m) That the Lessee shall construct and complete the said buildings and put the demised premises with the buildings constructed thereon to use hereinbefore mentioned within eighteen calendar months from the date of possession of the said land is handed over to him and in any case within twentyfour calendar months from the date of this deed provided that the Lessor may at his discretion extend the time hereinbefore provided if in his opinion the delay is caused for reasons beyond the control of the Lessee.
- (n) If during the term of the Lease the Lessee or his workmen or servants shall; -
- (i) Injure or destroy any part of building or other structure contiguous or adjacent to the plot of land hereby demised.
 - (ii) keep the foundation tunnels 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 building.

For Registrar

Authorised

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The Lessee shall pay such damages therefor as may be assessed by the Lessor (whose decision as to the extent of injury or damage, or the amount of damages payable therefor shall be final and binding on the Lessee unless within three months from the receipt of orders therefor the Lessee prefers an appeal to the arbitrator as hereinafter provided and if an appeal is preferred, the decision of the arbitrator shall be binding on the Lessee).

- (o) If the Lessee being a registered partnership or an ~~un~~registered partnership or a company or co-operative society is reconstituted or wound up the Lessee's successors in interest shall within 60 days of such reconstitution or winding up enter into a binding contract with the Lessor to abide by & faithfully carry out the terms, conditions stipulations, provision and agreements herein contained failing which the Lessor will be entitled to determine this deed. Provided that the right to determine the lease under this clause will not be exercised if the industry at the premises has been financed by the State Government or the Industrial Finance Corporation of India, I.D.B.I., I.C.I.C.I., L.I.C., U.T.I., G.I.C., or the Rajasthan Financial Corporation and the said ~~Finance~~ financing body or bodies decide to take over possession or sell or lease or assign the mortgaged asset in exercise of the rights vesting in it or them by virtue of the deeds executed in its or their favour by the Lessee as provided hereinabove or under any law for the time being in force.

- (p) If the Lessee being a registered or unregistered partnership firm or a Co-operative Society is dissolved and no successor in interest is appointed within 60 days of its dissolution, the Lessor shall be entitled to determine this deed.

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

For Reverence Infrastructure (India) Pvt. Ltd.
Authorised Signatory

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

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person claiming through or under him of any of the covenants or condition hereinbefore contained and on his part to be observed and performed and in particular without prejudice to the generality of the sub-clause, if the Lessee transfers, relinquishes, mortgages/ or assigns any part of the demised premises less than the whole, or transfers, relinquishes, mortgages or assigns the whole of the demised premises without the previous consent in writing of the Lessor as hereinbefore provided subject to exceptions in clause-2(g) or if the Lessee fails to commence and complete the buildings in the time and manner hereinbefore provided or if the amounts due to the Lessor as rent hereby reserved or any part of the premium as stipulated in clause I shall be in arrear and 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 shall be vested shall be adjudged insolvent or if this deed is determined as hereinbefore specified, it shall be lawful for the Lessor subject to the provision of the clause 2(o)(without prejudice to any other right of action of the Lessor in respect of any breach of this deed) to reenter 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 the money that may be payable by the Lessee hereunder with interest thereon at 9 1/2% 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 building erections and structures, if any made by him and all materials thereof from the demised premises after paying up all dues, the premium and the lease rent upto date and all municipal and other taxes, rates and assessments then due

Contd.....11/-

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including service charges e.g. Conservancy charges 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 the Lessor and in case of failure on the Lessee's part to do so, the building and erection standing on the demised premises and all material 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 that the right to re-entry and determination of the lease as hereinbefore provided shall not be exercised if the industry at the demised premises has been financed by the State Government or Industrial Finance Corporation of India, IDBI, I.C.I.C.I., L.I.C., U.T.I., G.I.C., or the Rajasthan Financial Corporation and the said financing body or bodies remedy the breach or breaches within a period of 50 days from the date of notice issued or served by the Lessor on the said financing institution or institutions regarding the said breach or breaches.

(b) All legal proceedings, if necessity arises to institute any, for breach of the conditions aforesaid shall be lodged in courts situated at Jaipur and not elsewhere.

(c) Any losses suffered by the Lessor or on a fresh grant of the demised premises for breach of conditions aforesaid on the part of the Lessee or any person claiming through or under him shall be recoverable by the Lessor.

(d) Any notices 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 on which the registered letter would in the ordinary course be delivered even

though returned unserved on account of the refusal by the Lessee or otherwise howsoever. A notification of any decision by the Lessor shall also be served in the same manner as prescribed above.

- (e) The security deposit made in the form of Bank Guarantee of The Bank of Rajasthan, 'C' Scheme, Jaipur for a-llotment of land shall be discharged to the Lessee, immediately after the industry starts production and on an application made by the Lessee.
- (f) Whenever there is a breach of any rule contained in the Lease Agreement The Lessor shall call upon the Bank to indemnify/deposit to the extent of guaranteed amount within the validity of the Guarantee given by the Bank.
- (g) All powers exercised by the Lessor under this lease may be exercised by the Chairman, Rajasthan State Industrial & Mineral Development Corporation Ltd, or such other person(s) authorised in this behalf. Provided that the expression Chairman shall include the Chairman for the time being or any other who is entrusted by the Lessor with functions similar to those of the Chairman.
- (h) Every dispute, difference or questions, touching or arising out or in respect of this deed 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.
- (i) The stamp and registration charges on this deed shall be borne by the Lessee
- IN WITNESS HEREOF the parties hereto have set their hands the day and in the year first above written.

Signed by:

For and on behalf of

Jaipur Syntex Limited.

Director.

For and on behalf of

Rajasthan State Industrial & Mineral Development Corporation Limited.

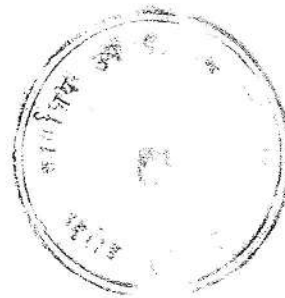
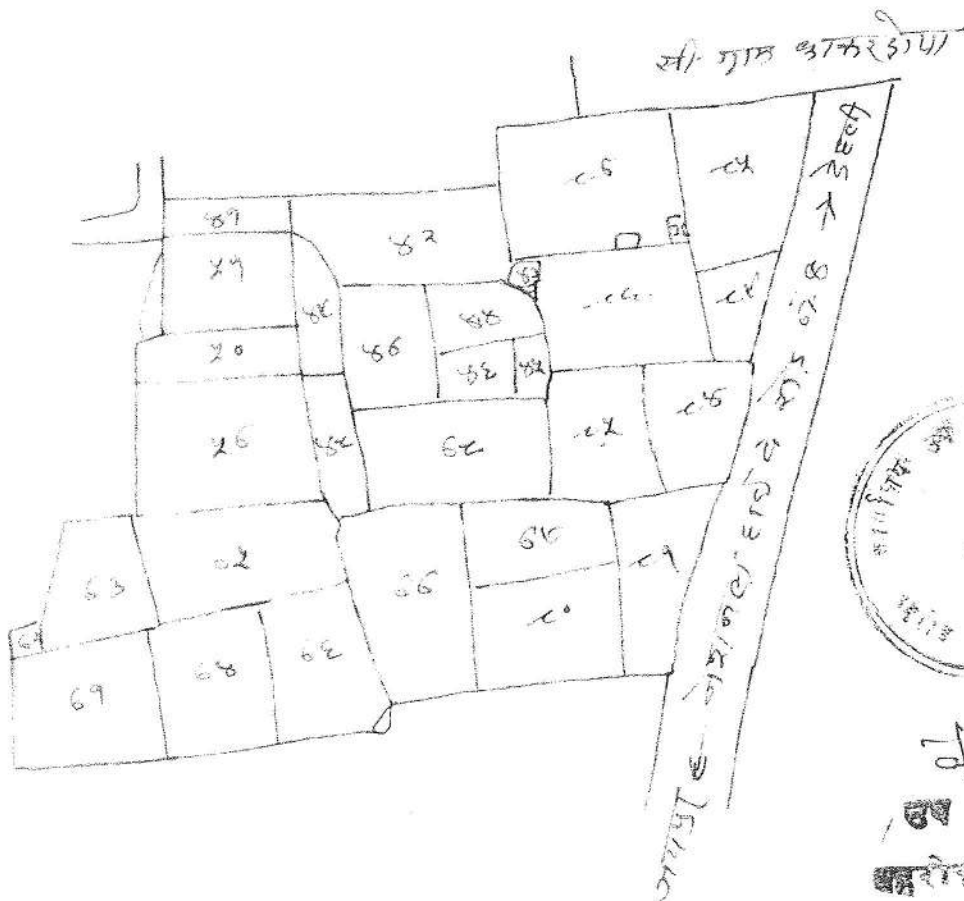
For Reverence Infrastructure (India) Pvt. Ltd.

Authorised Signatory

Witness:

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26/01/15

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2. *Chlorophyll b* (Chl b)

3. *Carotenoids* (Car)

4. *Phaeophytin a* (Phe a)

5. *Phaeophytin b* (Phe b)

6. *Phaeoerythrin* (Phe e)

7. *Phaeoxanthophyll* (Phe x)

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For *and*

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Thompson
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For Release on Indefinite (Indefinite) Release



राजस्थान RAJASTHAN

SALE DEED

on for any purpose the
demanded plot can be mortgaged by
this Lease Agreement in favour
of financing party or body as mentioned
in the Lease Agreement.

353951

This Sale Deed is executed on this 14th day of March 2007 at Behror

(Rajasthan)

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

By the undersigned who hereby details regarding
the mortgage created in favour of financing
party for obtaining loan within 7 days
of creating such a charge mortgage.
In case of non-compliance to this condition and if
RICO takes action as per the relevant clause of
lease deed for breach of terms and conditions, then
the lease and the financing body / bodies shall be
terminated.

JAIPUR SYNTAX LIMITED, a public limited company incorporated in the

State of Rajasthan under the provisions of the Companies Act, 1956 having its

Registered Office at National Highway No. 8, Behror, District Alwar

(Rajasthan) through its Chairman and Managing Director Shri M.D.

Agrawal, Aged 72 years S/o Late Shri B.M. Agrawal residing at B-144(a),

Vijay Path, Tilak Nagar, Jaipur, duly authorised by its Board of Directors

(hereinafter referred to as "the Vendor" which expression shall, unless

repugnant to the context, mean and include its successors, assigns

administrators, executors and legal representatives etc.)

For Reference Infrastructure (India) Pvt. Ltd.

Authorised Signatory

इस वंशीयक. बहरोर
विद्या-बहरोर (राजस्थान)



राजस्थान RAJASTHAN

353952

In favour of

Siddhi Multi-Trade Pvt. Ltd. a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 601/602, Sukh Sagar Society, Chowpaty, Mumbai through its Director Shri Rajesh Nuwal, aged 39 years S/o Shri Madan Lal Nuwal residing at B-503, Shraddha Apartment, Asha Nagar, Near Thakur Complex, Kandiwali (East), Mumbai - 400 101 duly authorised by its Board of Directors (hereinafter referred to as "the Vendee" which expression shall, unless repugnant to the context, mean and include its successors, assigns, administrators, executors and legal representatives, etc.)

३
 ६६ संजीवक. महरो
 विदा-बदल (२५०)

For Reference Infrastructure (India)

Authorized Signatory



WHEREAS

The Vendor owns and possesses lease-hold immovable property allotted to it by Rajasthan State Industrial & Mineral Development Corporation Ltd., Jaipur (now known as Rajasthan State Industrial Development & Investment Corporation Ltd., hereinafter in this Deed referred to as "RIICO") vide Lease Deed dated 26.3.1979 comprising of Industrial Land measuring around 1,70,000 Sq. Mtrs. (little more or less) as per site plan enclosed and the structures constructed thereon at Behror, District Alwar (Rajasthan) on National Highway No. 8 (more particularly described in Schedule 'A' and hereinafter referred to as "the Land & Building").

2. The Vendor also owns Plant & Machinery and other assets installed by him as part of the Industrial Undertaking established by the Vendor upon the land (more particularly described in Schedule 'B' and hereinafter referred to as "Plant & Machinery").
3. The Vendor also owns stocks, tools, stores and other current assets (referred to as "Current Assets") lying at the land and building referred in Schedule A.
4. The Land, Building, Plant & Machinery and Current Assets, etc. are being collectively referred to in the Deed and known as "the Assets".

Rajesh Kumar

T. J. J.

[Signature]

Authorised

इस संजीयक. कहरों
(विद्या-बनबन (राजस्थान))



(26)

(26)

(12)

5. The Vendor in the ordinary course of its business has availed term loan and other financial facilities and in order to secure the aforesaid term loan and other financial facilities, the Vendor from time to time has created charge and mortgage on its moveable and immovable properties and also arranged for giving personal guarantees by the promoters/directors to secure the loans in favour of the Lenders .

6. The Vendor due to continuous losses and sickness of unit could not service and repay the various financial assistance availed by the Vendor. The net worth of the Vendor became negative and the Vendor company has been referred to BIFR, which declared the Vendor as sick industrial company within the meaning of Section 3(i)(o) read with Section 15 of Sick Industrial Companies (Special Provisions) Act, 1985. The Learned BIFR considering that it was not possible for the First Party to make its net worth positive within a reasonable period sent recommendation to the Rajasthan High Court, Jaipur for its winding up but the same is pending before the Hon'ble Rajasthan High Court in the proceedings under SBCWP No. 4308/2001 titled as Jaipur Syntex Ltd. Vs. BIFR and Ors. Some of the Lenders due to the default committed by the Vendor have filed recovery suit for recovery of their dues from Vendor in DRT.

Rajesh Nayak

T. Singh

रघु वंजीयक. महरो
विदेशी-रघुवन्धन (India) Pvt. Ltd.

[Signature]

Authorised Signat



25

7. The Vendor and its promoter/director Shri M.D. Agrawal and Mr. Rajesh Nuwal director of Vendee and its holding Company India Nivesh Limited, Mumbai had agreed for getting various secured loans and personal guarantees cleared and also to pay workers/statutory dues, etc. Based on the information given by the Vendor, it had been agreed to fund the settlement of the secured lenders as may be finally agreed by banks/institutions and to provide funds for satisfaction of workers, statutory dues and such other dues, which have priority over secured creditors and also certain consideration as referred hereinafter.

In consideration of above, the Vendor and its promoter/director Shri M.D. Agrawal (who along with his family associate hold more than forty percent equity capital in Jaipur Syntex Ltd.) have agreed to sale all its undertaking referred in Schedule 'A' and 'B' and Current Assets to Vendee.

9. On the strength of above assurance to provide the requisite finances, the Vendor has approached the Lenders for One Time Settlement proposal, which has been approved by the Lenders i.e. Kotak Mahindra Bank (assignee of ICICI), IDBI & PNB. Accordingly payment has been made towards the settlement of the OTS amounts of ICICI, IDBI & PNB. The settlement with RIICO, IFCI and IIBI is being finalised and the payment is to be made accordingly.

Rajesh Nuwal

T. Agrawal

3
इस कंपनीक. बहल्ले
बिदा-बहल्ले (पाव०)

3

10. The consideration of sale has been agreed to be Rs. 16.00 Crore (Rupees Sixteen Crore only) out of which Rs. 1.31 crore stands paid to Vendor and the balance amount of Rs. 14.69 Crore paid/payable by the Vendee to be utilized towards discharge of dues owed by the Vendee to Bank and Financial Institutions viz. Punjab National Bank, Kotak Mahindra Bank Assignee of ICICI Bank Ltd, Industrial Development Bank of India Ltd. (IDBI), RIICO Ltd., IFCI, IIBI, hire purchase/lease transaction relating to plant and machinery under One Time Settlement (OTS), statutory dues (exclusive of excise, sales tax, and income tax) i.e. ESI, PF, electricity/power dues, workers/employees dues, legal and professional fee charges.
11. The Vendor is competent to sell and transfer its fixed assts in order to settle the dues of the financial institutions, banks and others and has obtained requisite statutory approval under section 293(1)(a) and any other applicable provision of Companies Act, 1956. Therefore, the Vendor, has agreed to sale the Vendor's assets (more clearly described in schedules and the current assets) to the Vendee.
12. The Vendor had agreed to sell these assets on "as is where is basis" owned and possessed by it, to the Vendee on the terms and conditions mutually agreed.

Rajesh Nigam

T. J. J. J.

उप वंजीयक. बहरी
विदा-बहरी (बाहरी)

For Reverence Infrastructure (India) Pvt. Ltd.

Authorised Signatory

13 Now, in terms of the Agreement/Undertaking between the parties, the Vendor agrees to sell, convey and transfer all the Assets owned by the Vendor on as is where is basis, described in Schedule A & B of this Deed and also the current assets along-with all rights and interests of the Vendor in the capacity as Owner, Possessor, Mortgagor etc. in relation to the said assets including the equity of redemption to, and in favour of, the Vendee upon the consideration and conditions mentioned herein.

NOW THIS SALE DEED WITNESSTH AS FOLLOWS

1. That the Vendor hereby sells, conveys and transfers all the assets owned and possessed by the Vendor on as is where is basis, described in Schedule A & B of this Deed and the Current Assets along-with all rights and interests of the Vendor in the capacity as owner, possessor etc. in relation to the said assets including the right of enjoyment to and in favour of, the Vendee for an agreed consideration of Rs. 16.00 Crore (Rupees Sixteen Crore Only).
2. That this sale consideration of Rs. 16.00 crore (Rupees Sixteen Crore Only) discharged/will be discharged by following payments as agreed between the Parties :
 - (a) Rs. 1.11 Crore (Rupees One Crore Eleven Lac Only) through Cheque No. 153802 dated 23.08.2006 drawn on HDFC Bank, Tardeo Branch, Mumbai in favour of Vendor.
 - (b) Rs. 20.00 Lacs through Cheque No. 21583 dated 14.03.2007 drawn on HDFC Bank in favour of Vendor.

Rajesh Kumar

T. J. Jangal

रज वंजीयक. बहरी
मिना-समय (पक्ष)
For Reference Interest

Signature

Signature



22

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- (c) Rs. 2.25 Crore (Rupees Two Crore Twenty Five Lac only) through Cheque No. 153801 dated 13.09.2006 drawn on HDFC Bank, Tardeo Branch, Mumbai placed in a designated account. Out of this Rs. 82.07 lacs have been paid towards discharge of PF, ESI, power/electricity dues against lease/hire purchase transaction. Remaining amount is to be used by Vendee for settlement of all the liability relating to wages, salaries, legal and professional charges and if there is any spillover in this amount, same is to be borne by Vendee.
- (d) Rs. 12.44 Crore (Rupees Twelve Crore Forty Four Lac only) being direct payment to the Financial Institution/Bank(s) in discharge and satisfaction of their respective OTS/settlement amount/mortgage. Out of this amount Rs. 10.85 Crore has already been paid to PNB, IDBI and Kotak Mahindra Bank (assignee of ICICI Bank Ltd.) in full and final settlement of the OTS/settlement. Remaining Rs. 1.59 Crore is payable to IFCI, IIBI and RIICO on approval of OTS and in case of spillover it will be borne by Vendee.

3. The sale of the assets have been made on the specific understanding that the Vendee shall ensure the following -

- No Dues Certificates are obtained from PNB, IDBI & ICICI and the personal guarantees of Shri M.D. Agrawal and his relatives and associates are released by PNB, IDBI and ICICI.
- The satisfaction of charge by PNB, IDBI and ICICI will be filed with

ROC.

Rajesh Kumar

T. J. J.

34 वृत्तीयक. बहरी
For Governance Infrastructure (India) Pvt. Ltd.
विकास-संरचना (सि.पि.ए.)

[Signature]
Authorized Signatory



21

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- The OTS settlements with RIICO, IFCI & IIBI will be completed within 3 months hereof and the payments against same will be made immediately thereafter. No dues Certificates will be obtained, personal guarantees will be released and the satisfaction of charge will be filed with ROC.
- In case any additional payment is claimed in future by any of these financial institutions, against the undertakings being given to them about ensuring uniformity of OTS or for any other reason, it will be the responsibility of the Vendee to make timely payment of such claims.
- It is stated that the statutory liabilities in respect of ESI, PF, electricity/power dues have already been cleared and the dues on account of wages of workers/employees shall be the sole responsibility of the Vendee and likewise the liability towards statutory dues relating to tax, revenue or cess more particularly sales tax, income tax, excise duty, customs duty assessed or may be assessed relating to the period upto the date of execution of this Sale Deed shall be borne by the Vendor.

4. That the Vendor has handed over actual and physical possession of the assets to the Vendee and the Vendee acknowledges the delivery of the possession to it.

Rajesh Lalwani

Tygar

3
श्री इंजीनियर. बहरो
कृषि-विकास-विभाग (प्राप्त)

For Reference Infrastructure
Authorized Signatory



26

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5. The Vendee shall have no claim on the Company's Records lying at the Factory Premises at Behror. The Vendor will arrange to remove these records after the full and final payment is made to the Secured Creditors by the Vendee.

6. That henceforth the Vendee shall be rightful and absolute owner and possessor of all rights, title, interest of the assets, which it shall be entitled to enjoy peacefully including all accretions thereto henceforth without any hindrance by the Vendor or any other person. The Vendee shall also be entitled to sale, transfer, assign, lease or deal with the assets in any manner considered appropriate by it.

7. That since the land, building and plant & machinery have been charged and mortgaged by the Vendor to the Bank and Financial Institutions, making Vendor entitled for equity of redemption as soon as the obligation towards the bank and financial institutions are complied with. On execution of this deed and making the payment, Vendee shall be entitled to the redemption of land, building and plant & machinery from mortgage with financial institutions/Banks and all rights as to equity of redemption would vest with Vendee.

8. That the Vendor warrants and assures the Vendee that there are no charges or encumbrances in respect of the assets except those in favour of the financial institutions/bank(s) disclosed in this Sale Deed and if any other charges or encumbrances etc. are noticed or discovered hereinafter, the same shall be on account of the Vendor. If the Vendee is required to pay them, it shall be entitled to recover the same from the Vendor. This obligation of the Vendor will be over after a lapse of three months from the date of this deed

Rajesh Kumar

T. D. Singh

अव कंसलिक. बहरो
विभा-बहरो (राज)

For Reverence Infrastructure (India) Pvt. Ltd

[Signature]

Authorised Signat



19

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9. That as and when required by the Vendee, the Vendor shall perform requisite formalities, execute necessary documents, sign required papers in conformity with the statutory, regulatory, contractual, conventional or other requirements so that substantial rights of the Vendee as conferred upon by the Vendor through this Sale Deed, or the subsequent peaceful utilization/exploitation of the assets sold/conveyed to the Vendee is not prejudiced or affected in any manner whatsoever.
10. That the expenditure relating to execution of this Sale Deed, including registration charges/stamp duty etc. if any, shall be borne by the Vendee.
11. That the Vendee shall be entitled to get its name substituted in place of the Vendor in the records of relevant local bodies and other departments, etc. and take water and electric connection in its name soon after registration of these presents. The Vendee shall also be entitled to get its name substituted in records of RIICO.
12. That the Vendor hereby authorizes the Vendee to collect all original title deeds, etc. from RIICO or any authority having possession thereof. The Vendor shall also ensure and extend full co-operation in securing the delivery of title deeds/documents/papers, etc. in relation to the assets from the financial institutions/bank(s) and if required, shall give necessary authorization for the same.

Rajesh ChahalT. J. Sol

3

राजेश चहल, बहरी
बिना-बहरी (बिना)

For Reverence Infrastructure (India) Pvt. Ltd.

Authorized Signa

In witness of above the parties to the Deed have set their signatures
hereunto on the place and date first above written.

Witnesses:

Witnesses:

2. रामान
रामानिधनम 12951- श्री रत्नाशम
V.P.O.- मालवी - जयपुर

For Jaipur Syntex Ltd.


(M.D. Agrawal)
Managing Director
Vendor
PAN No. : AABCJ0419L

For: Siddhi Multi -Trade Private Limited,

Rajesh Nigwal

(Rajesh Nuwal)
Director
Vendee
PAN No.: AAJCS8835K

६५ संजीविका, महाराष्ट्र
१९५५-५६ (भाग १)

7-10-1950

Description of Land :

Land admeasuring 1,70,000 sq. mtrs. at Behror Industrial Area (Midway between Jaipur and Delhi) from Rajasthan State Industrial Development & Investment Corporation Ltd. (RISICO). The land is situated on the main road on National Highway 8 (midway Jaipur-Delhi) and it has frontage of 413 yds. and depth of 465 yds. being two kilometer away from the present Midway Resort run by the RTDC at Behror (site plan enclosed) bounded as under.

North : Boundary Wall of Village Kankra
 South : Agricultural Land of Village Behror
 East : National Highway No. 8
 West : Agricultural Land of Village Behror

Description of Structures :

1. Main factory building is 30' high with false ceiling at 14' height. There are underground ducts constructed for return air circulation. There are galvanized sheet ducts above the false ceiling for fresh humidification air. The building is 225' wide in two sections; one being 145' and the other 80' wide. The length is 515'.

Total Area : 1,15,000 sq.ft
 (approx.)

In addition to the above, the humidification towers are constructed in 2 additional floors with R.C.C. The towers are having width of 55' and length of 225' in each floor.

Total Area : 25,000 sq. ft. (approx.)

2. Boiler House, Dye House, Godowns Store, Offices, Workshop, Power House, Electrical Sub-Station, Canteen, etc.

Total Area : 30,000 sq.ft. (approx.)

3. Residential Colony, School, Temple Club House, etc.

Total Area : 30,000 sq. ft. (approx.)

2,00,000 sq.ft.

TOTAL (approx.)

For Jaipur Syntex Ltd.

Managing Director
 Vendor

For: Siddhi Multi -Trade Private Ltd.

Director
 Vendee

सिद्धि मल्टी-ट्रेड प्रा. लि.
 बहा-बहावर (राज.)

For Representation of Jaipur Syntex Ltd.

Authorized Signatory

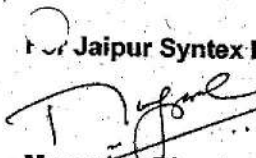
51
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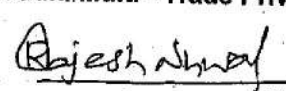
Description of Machinery
(sold in unusable condition on slump and scrap basis)

1. Blow Room Lines : 4 Nos. NSE - 3
Lakshmi Rieter - 1
2. Mixing Blenders : 4 Nos.
3. Cards : 50 Nos. MMC High Production - 45
-Lakshmi Rieter Cristilla - 5
4. Draw Frames : 12 Nos. Lakshmi Rieter
5. Simplex Machines : 9 Nos. Lakshmi Rieter - 2
MMC - 7
6. Ring Frames : 42 Nos. Lakshmi Rieter - 6
Texmaco - 36
7. Ring Doubling : 32 Nos. Texmaco
8. Cone Winders : 17 Nos. P.S. Mettlor - 2
Textool - 15
9. Cheese Winders : 5 Nos. Textool
10. TFO : 4 Nos. Volkmann - 1
Vijay Laxmi - 3
11. Autoconers : 2 Nos. Schlafhorst 138
12. Dyeing Plant : 1 No. Dalal Obsmoir
13. Complete Card Ancillary Room : 1 No.
14. Hank Reeling Machines, other necessary equipment, work-shop, Boiler, etc.
15. (a) Diesel Generators (5 Nos.) - 2200 KVA
(b) Two Transformers - 1600 KVA each.
(c) Sub-station with control panels.

For Jaipur Syntex Ltd.

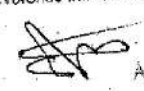

Managing Director
Vendor

For: Siddhi Multi - Trade Private Ltd.


Director
Vendee

३४ कर्जायक. बहुरी
विद्या-समय (पाठक)

For Reverence Infrastructure (India) Pvt. Ltd.


Authorized Signatory

M/S JAIPUR SYNTEX LTD. INDUSTRIAL AREA
BEHROR (NH - 8)

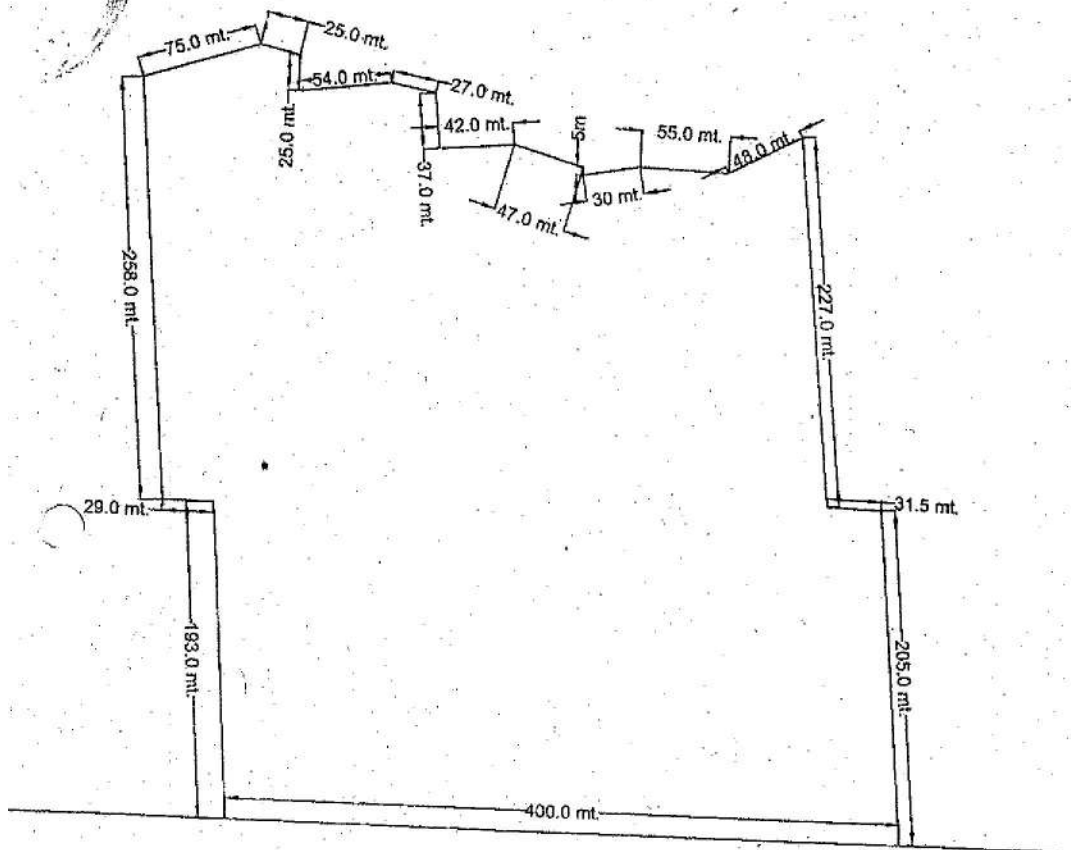


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15

15

SCALE:- 1 CM : 40 M

TOTAL AREA = 1,70,000 sqmi.



ROAD 45.0 MT. WIDE

LER
JAIPUR SYNTEX LTD.
AGING DIRECTOR

PURCHASER
M/S SIDDI MULTITRADE PVT.LTD.
Rajesh Nigam
DIRECTOR

इस कंपनीक. बहरो
बिना-बहरो (राज.)

Handwritten signature or mark.

RIICO

Rajasthan State Industrial Development
& Investment Corporation Ltd.

(A Rajasthan Government Undertaking)
SHAHJAHANPUR, Dist. Alwar-301705 (Raj.)
Phone: 01494-235237, 235369
Fax: 01494-235369

No. : Sr.D.G.M./SJPR/1577
Date : 28/6/07

Sh. J. D. Agarwal
M/s. Jaipur Syntex Ltd.,
B-144 Tilak Nagar, Jaipur

Sub: Permission for transfer of lease hold right of M/s. Jaipur Syntex Ltd.,
Plot No. Undeveloped Land, Industrial Area Behror.

Dear Sir,

Please refer to your letter dated & registered document submitted by you on the above
subject in this connection the Corporation has been pleased to accord permission
for transfer of lease hold right of M/s. Jaipur Syntex Ltd., Plot No. No. Undeveloped
Land Industrial Area Behror in favour of M/s. Siddhi Multi-Trade (P) Ltd., with
the following terms & conditions:-

- The transferee shall deposit the original Lease Deed & Sale Deed in the unit office as
soon as possible from date of issue this letter, failing which this permission will be
treated as effect less.
- The transferee shall deposit the Economic Rent (E.R.) of the plot in this office at the
rate of Rs. 237/- per 4,000 sqm per year at the beginning of each financial year in
advance by 31st July of every year.
- The allotment of plot is on lease basis for 99 years & the period of the lease shall be
counted with effect from 10/05/1978.
- The transferee shall abide with the terms and condition of the Lease Deed executed
between RIICO & M/s. Jaipur Syntex Ltd.,
- The Plot shall be used for Industrial purpose.
- If dues of RIICO are further worked out towards the old allottee of this plot during
audit observations than the transferee i.e. M/s. Siddhi Multi-Trade (P) Ltd., is liable
to deposit the same as and when demanded by RIICO.
- The transferee wills not dig/bore/drill the open well hand pump/tube well in the plot
without the consent of the Corporation.
- The transferee will plant at least one row tree in the plot, at a reasonable distance
along the boundary wall.
- The Land and Building Tax and all other taxes as applicable shall be paid by the
allottee.
- The transferee shall be abide by other terms and condition as may be laid down in
RIICO Disposal of Land Rules, 1979 as amendments for time to time.

HEAD OFFICE :- Udyog Bhawan, Tilak Marg, Jaipur-302 005

Phone 6113201 (10 Lines)
227751 (10 Lines)

Gram : RIICO

Fax No. 0141-6104804
Email: rido@nic.nic.in

Authorised Signatory

Reference Instructions (min)

- 24
4/5
- The transferee shall pay the cost of power line as demanded by JVVNL for release of power connection on the plot.
- The transferee would install a dust controller in the premises to avoid dust, nuisance in the area (applicable in case of dust producing units)
- The transferee shall take steps in the plot for the harvesting of rainwater to the maximum possible extent
- As present policy of corporation /State Government for I/A Behror you have to maintain zero discharges of Industrial treated effluent. You have to use your industrial effluent /re-circulate within your premises after proper treatment.
- The allottee shall take all measures, which are required for pollution Control Board 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. You shall also obtain site clearance from the state government /central government, if required before commencement of construction.
- The transfer permission is subject to the condition that the effluent discharge will have to be pretreated to the satisfaction of Rajasthan Pollution Control and prevention Board and that you will obtain a No Objection Certificate from them before starting the construction and consent before commencement of production in plot
- In case power/telephone line is passing through the plot the Corporation does not undertake any responsibility for its removal. The allottee would be required to plan his construction leaving prescribed set backs applicable for the plot.
- RIICO shall not be liable for any dues of Government Department / Organisation/Companies or Financial Institutions towards the old allottee. The transferee party shall be responsible for any dues of Govt. Department.
- This letter shall also be treated NOCs of the Corporation for taking power/water connection in the allotted plot from JVVNL and concerned department.
- In case there is a breach of any of conditions mentioned herein the allotment would automatically be treated as cancelled & Security Money shall be forfeited. In case of surrender/cancellation of plot while refunding the amount necessary deductions shall be made as per rules of the Corporation.

Thanking you,
Yours faithfully,

Sd/-
Sr. D.G.M.

Copy to:- 1. M/s. Siddhi Multi-Trade (P) Ltd, 601/602 Sukh Sagar Society, Chowpary, Mumbai.

2. ARM RIICO Ltd, Shahjahanpur for further necessary action.

3. Sr. Acct., RIICO Ltd Shahjahanpur

Sd/-
Sr. D.G.M.
RIICO Ltd Shahjahanpur

REGISTRATION & STAMPS DEPARTMENT
OFFICE OF THE SUB REGISTRAR
BEHROR

(Rule 75 & 131)

FEE RECEIPT

Fee Sr. No. : 2013004565 Dated : 26/07/2013
Presenter Name : RAJESH NUWAL DIR. SIDDHI MULTI Face Value : 43100000
Presenter Address : MUMBAI
Document Type : Agreement of Developer
Claimant Name : MANJUSHA GUPTA DIRECTOR REVE.INFRA,INDIAPVT.LTD., A-28,ANITA
COL.JAIPUR
Document S.No. : 2013005070 Stamp Value : 100

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	: 2461380
Surcharge on Stamp Duty	: 246150		
Late Fee u/s 25-34	: 0		

TOTAL : 2757830

Amount Rs. Twenty Seven Lakh Fifty Seven Thousand Eight Hundred Thirty only

Cashier

Sub Registrar, BEHROR



4308



DEVELOPMENT AGREEMENT

This development agreement (the "Agreement") is entered into at Jaipur on this 26th day of July, 2013 between:

Siddhi Multi-Trade Private Ltd., a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 601 and 602, Sukh Sagar, N.S. Patkar Marg, Girgaum Chowpatty, Mumbai - 400 007, through its director Mr. Rajesh Nuwal, duly authorized by its board of directors (hereinafter referred to as the "Owner", which expression shall, unless repugnant to the subject or context thereof, mean and include its successors and permitted assigns) on one part;

For **Siddhi Multi-Trade Private Ltd.**

Rajesh Nuwal

Mangusha Singh

उप पंजीयक, बहरोड़
जिला- अलवर (राज.)



સં. ૨૦૪૧

સુધાનુભાઈ
સુધાનુભાઈ રેવલેન્સ કમ્પ્યુટર (ડાઉટા) જા. સિ.
સુધાનુભાઈ ૧-૨૯ અનિલકોલોની જાણ ગા- અમુક
સુધાનુભાઈ

ડો. જુલિયસ

સુધાનુભાઈ

સુધાનુભાઈ
સુધાનુભાઈ
સુધાનુભાઈ

AND

Reverence Infrastructure (India) Private Limited, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at A-28, Anita Colony, Bajaj Nagar, Jaipur, through its director Mrs. Manjusha Gupta w/o Sh. Anil Kumar Gupta Age-44 years, Cast-Mahajan, R/o A-28, Anita Colony, Bajaj Nagar, Jaipur (Rajasthan) duly authorized by its board of directors (hereinafter referred to as the "**Developer**", which expression shall, unless repugnant to the subject or context thereof, mean and include its successors and permitted assigns) on the other part.

(The Owner and the Developer shall hereinafter be collectively referred to as the "**Parties**" and individually as the "**Party**").

WHEREAS:

1. Originally Leasehold Immovable Property comprising of Industrial Land measuring approx. 1,70,000 Sqm. (As per RIICO report dated 15.09.2011 it was found to be 1,61,632 Sqm. i.e. 40 acres) located at National Highway No. 8, Behror, District Alwar was allotted to Jaipur Syntex Limited by Rajasthan State Industrial & Mineral Development Corporation Ltd, Jaipur (now known as The Rajasthan State Industrial Development & Investment Corporation Ltd. and hereinafter referred to as "**RIICO**" vide lease deed dated 26th March, 1979.
2. Due to continuous losses & sickness the net worth of the Jaipur Syntex Limited became negative and the Jaipur Syntex Limited has been referred to BIFR, which was declared as sick industrial company within the meaning of Section 3(i)(o) read with Section 15 of Sick Industrial Companies (Special Provisions) Act, 1985. It was not possible to revive the unit.
3. As the Unit is lying closed since 1994 & then the Owner took over/acquired the Sick Unit from Jaipur Syntex Limited vide sale deed dated 14th March, 2007 by virtue of the right to acquire the Leasehold Immovable Property comprising of Industrial Land measuring approx. 1,70,000 Sqm. bought by the Owner from its 100% holding company India Nivesh Ltd, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 601 and 602, Sukh Sagar, N.S. Patkar Marg, Girgaum Chowpatty, Mumbai- 400 007.
4. Later on vide Office Order No. 5201 dated 30/09/2011, land measuring 815 Sqm was acquired by RIICO for surrendering the possession in favour of NHAI.

उप पंजीयक, बहरोड़
जिला- अलवर (राज.)

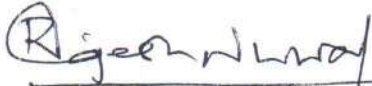
For Siddhi Multi-Trade Private Limited

Rajesh Kumar
Authorized Signatory/Director

For Reverence Infrastructures (I) Pvt. Ltd

Manjusha Gupta
Director

आज दिनांक 26 माह July सन् 2013 को 13:40 बजे
श्री/श्रीमती/सुश्री RAJESH NUWAL DIR. SIDDHI MULTI पुत्र/पुत्री/पत्नी श्री MADAN LAL
उम्र 44 वर्ष, जाति MAHAJAN व्यवसाय BUSINESS
निवासी MUMBAI
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।



हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, BEHROR
(2013005070)
(Agreement of Developer)

रसीद नं० 2013004565 दिनांक 26/07/2013
पंजीयन शुल्क रू० 50000/-
प्रतिलिपि शुल्क रू० 300/-
पृष्ठांकन शुल्क रू० 0/-
अन्य शुल्क रू० 246150/-
कमी स्टाम्प शुल्क रू० 2461380/-
कुल योग रू० 2757830/-

(2013005070) उप पंजीयक, BEHROR
(Agreement of Developer)

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मालियत रूपये 246147089
मानते हुए इस पर देय कमी मुद्रांक
राशि 2461380 पर कमी पंजीयन शुल्क
रूपये 50000 कुल रूपये 2757830
जरिये रसीद संख्या 2013004565 दिनांक 26/07/2013
में जमा किये गये हैं।
अतः दस्तावेज को रूपये 2461480
के मुद्रांकों पर निष्पादित माना जाता है।

(2013005070) उप पंजीयक, BEHROR
(Agreement of Developer)

5. The Owner has already sold a portion of the said land, measuring 31,482.04 Sq. Mtr. to Greenply Industries Ltd. having its registered office at Behror vide sale deed dated 18/07/2013 registered with Sub-Registrar, Behror at Book No 1 Volume No. 456 page no.19 serial no. 2013004145 and additional book no. 1 Volume No. 1168 page no. 88 to 96.

6. Thus, the Owner represents that it is the absolute owner of Leasehold Immovable Property comprising of Industrial Land measuring about 1,29,334.96 sqm. approx located at National Highway No. 8, Behror, District Alwar more particularly described in **Schedule "A"** hereto (hereinafter referred to as the **"Scheduled Property"**) and is fully possessed of the Scheduled Property.

7. Although, the Scheduled Property was initially acquired by the Owner with a view to revive the sick unit, but it has not been able to figure out a viable preposition of carrying out an industrial project over the same. Accordingly, it has been exploring the possibility of alternatives for revival and rehabilitation of the sick undertaking by way of alternative use of the Scheduled Property or disposal thereof for alternative use.

8. The Developer has proposed the Owner that for the purpose of financial revival of the sick undertaking it would be more appropriate to develop the Scheduled Property by framing appropriate project/scheme permissible under the applicable laws/rules and then properly put the same to alternative use or dispose off the same. The Owner has found dealing with the Scheduled Property to be feasible but it neither intends to venture into development of the Scheduled Property nor is comfortable in doing so having regard to the size, nature and location of the Scheduled Property and also the efforts as well as risks involved into the same. Therefore, the Owner, with the objective of realizing the better price of the Scheduled Property is interested in appointing the Developer for the aforesaid purposes, leaving the modus at the sole discretion of the Developer for this purpose, without venturing into becoming itself a developer with a view to avoid inherent risk in such business.

9. The Developer possesses requisite experience, resources and network to carry out pre-feasibility and feasibility study and develop appropriate structures in such composite project or scheme over the Scheduled Property having regard to the local market, demand, prices and applicable laws which is capable of securing maximum economic advantage thereof. The Developer is also capable of developing the composite project/scheme over the

उप पंजीयक, बहरोड़
जिला- अलवर (राज०)

For Siddhi Multi-Trade Private Limited

Rajesh Kumar

Authorized Signatory/Director

Rajesh Kumar
Director

हस्ताक्षर

फोटो

अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)
1-RAJESH NUWAL DIR. SIDDHI MULTI/MADAN LAL
Age:44, Caste-MAHAJAN
Ocu.-BUSINESS
R/O-MUMBAI

Rajesh Nuwal



ने लेख्यपत्र Agreement of Developer
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री/श्रीमती/सुश्री JAGDISH SHARMA
पुत्र/पुत्री/पत्नी श्री PN.SHARMA उम्र 42 वर्ष
जाति BRAHMIN व्यवसाय *
निवासी JAIPUR

Harjesh Sharma



PN Sharma



2. श्री/श्रीमती/सुश्री PRADEEP KUMAR
पुत्र/पुत्री/पत्नी श्री B.L.SOKHIA उम्र 25 वर्ष
जाति MAHAJAN व्यवसाय *
निवासी JAIPUR ने की है जिनके

Pradeep



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

(2013005070)
(Agreement of Developer)

उप पंजीयक, BEHROR

आज दिनांक 26/07/2013 को
पुस्तक संख्या 1 जिल्द संख्या 456
में पृष्ठ संख्या 182 क्रम संख्या 2013004308 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1171
के पृष्ठ संख्या 156 से 165 पर
चस्पा किया गया।

(2013005070) उप पंजीयक, BEHROR
(Agreement of Developer)

Scheduled Property by appointing various agencies and arranging the requisite resources or alternatively by appointing co-developers or entering into joint ventures.

10. After negotiations, both the Parties have agreed to enter into this Agreement on the terms and conditions mentioned herein. However, it has been specifically agreed between the Parties that this Agreement neither constitutes a 'transfer' within the meaning of section 53A of the Transfer of Property Act, 1882 nor confers the ownership rights upon the Developer, until otherwise separately conveyed through a separate document/conveyance in favour of the buyers of the units in the project. The 'possession' of the Scheduled Property shall remain with the Owner until the same has been separately handed over by it to the buyers of units in the project through a tri-partite document/conveyance. Nonetheless, the Developer shall be entitled to perform all functions and acts on behalf of the Owner in respect of the Scheduled Property, to the extent and in the manner provided in this Agreement. Further, this Agreement shall constitute an irrevocable license and authorization to the Developer to carry out development activities on the Scheduled Property at its sole discretion without interference by the Owner.

11. The Owner and Developer have obtained requisite corporate approvals for entering into this Agreement.

NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. (i) In this Agreement the following words and expressions shall have the following meanings:

"Encumbrance" shall mean (i) any mortgage, charge (whether fixed or floating), pledge, lien, hypothecation, assignment, deed of trust, security interest or other encumbrance of any kind securing, or conferring any priority of payment in respect of any obligation of any person, including without limitation any right granted by a transaction which, in legal terms, is not the granting of security but which has an economic or financial effect similar to the granting of security under applicable Law; (ii) any voting agreement, interest, option, right of first offer, refusal or transfer restriction in favour of any person; (iii) any claims (including any adverse claim as to title, possession or use or relating to tenancy rights), award,

For Shri. [Name] Private Limited

[Signature]

For [Name] Director

For Reverence Infrastructures (I) Pvt. Ltd

[Signature]
Director

उप पंजीयक, वहरौड़
जिला- अलवर (राज०)

interest, disputes, notices, demands, orders, judgments, gift, exchange, previous sale, notifications, any designation of loss payees or beneficiaries or any similar arrangement under or with respect to any insurance policy;

"Force Majeure" shall mean any event or combination of events or circumstances beyond the control of a Party which cannot (a) by the exercise of reasonable diligence, or (b) despite the adoption of reasonable precaution and/or alternative measures be prevented or caused to be prevented, and which materially and adversely affects a Party's ability to perform obligations under this Agreement including:

- (a) acts of god i.e. fire, draught, flood, earthquake, epidemics and other natural disasters;
- (b) explosions or accidents, air crashes and shipwrecks;
- (c) strikes, lock-outs, civil disturbances, curfew etc.;
- (d) war or enemy action or terrorist action;
- (e) change in Law, rules and regulations, injunctions or stay granted by court of law or interim order by arbitrator;
- (f) non-availability of steel and / or cement or other building material or water supply or electric power or like; or
- (g) any event or circumstances analogous to the foregoing which is beyond the control of the parties.

"Law" shall mean and include all applicable statutes, enactments, acts of legislature or parliament, laws, ordinances, rules, by-laws, regulations, notifications, guidelines, policies, directions, directives and orders of any governmental authority, tribunal, board, court, and/or another authorities;

(ii) Unless the context of this Agreement otherwise requires:

- (a) Words of any gender are deemed to include those of the other gender;
- (b) Words using the singular or plural also include the plural or singular words, respectively;

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सदस्य पंजीयन, नहरौर
जिला- अलवर (राज०)

For Siddhi Muz-Trade Private Limited

Rajesh Nara
Authorized Signatory/Director

For Reverence Infrastructures (I) Pvt. Ltd

Mayusha Gimple
Director

- (c) The terms 'hereof', 'herein', 'hereby', 'hereto' and derivative or similar words refer to this entire Agreement or specified clauses of this Agreement, as the case may be;
- (d) The term 'Clause' refers to the specified Clause of this Agreement;
- (e) Reference to the word 'include' shall be construed without limitation;
- (f) The schedules/annexure hereto shall constitute an integral part of this Agreement;
- (g) The recitals hereto shall constitute an integral part of this Agreement;



- If any provision in Clause 1 (i) is a substantive provision conferring rights or imposing obligations on any Party, effect shall be given to it as if it were a substantive provision in the body of this Agreement;
- (i) Reference to a document, instrument or agreement (including, without limitation, this Agreement) is a reference to any such document, instrument or agreement as modified, amended, varied, supplemented or novated from time to time in accordance with the provisions; and
- (j) Where any act is prohibited by the terms of this Agreement, none of the Parties will knowingly permit or omit to do anything, which will allow that act to be done.
- (k) Where any notice, consent, approval, permission or certificate is required to be given by any party to this Agreement such notice, consent, approval, permission or certificate must be in writing.

2. Owner's Representation & Warranties

The Owner hereby represents and assures the Developer that the Scheduled Property is free from all kinds of Encumbrances, disputes, charges, liens, attachment and/or any other liability or liabilities and there is no litigation or notice of requisition or acquisition pending in respect of the Scheduled Property which is likely to obstruct the rights of the Developer under this Agreement or the Development of the Scheduled Property or

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रूप संजीवक, राजीव
जिला- बलवर (राज.)

For Siddhi Murti Trade Private Limited

Rajesh Kumar

Authorized Signatory/Director

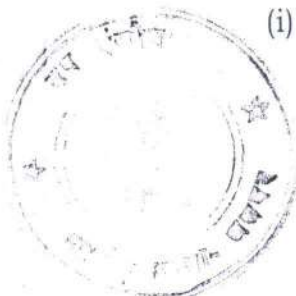
For Reverence Infrastructures (I) Pvt. Ltd

Mayusha Singh

Director

subsequent transfer of the same. Further, the Scheduled Property bears a clean and clear title and there is no impediment in execution of this Agreement. The Owner also undertakes to keep the Scheduled Property free from all Encumbrances and charges and shall not sell, transfer, mortgage and/or assign any kind of rights or create any charge over or in relation to the Scheduled Property or part thereof in favour of any person, other than the Developer or its nominee(s), during the existence and implementation of this Agreement. In case of any defect in title, dispute or Encumbrance, the Owner shall be liable to rectify/remedy the same at its own cost. If any such defect cannot be rectified, the Owner shall be liable to appropriately compensate the Developer and/or the third parties in whose favour any right have been created at the instance of the Developer.

3. Developer's Representation & Warranties

- 
- (i) The Developer hereby represents and assures the Owner that it shall devise, plan, structure project/scheme or such composite project/scheme viz residential, commercial, industrial, institutional over the Scheduled Property ("**Project**") which shall ensure higher consideration of Scheduled Property to the Owner as compared to the consideration which the Owner was otherwise able to secure. The Developer also undertakes to abide by all taxes, rates and regulations applicable in respect of the development and other incidental functions and undertakes to indemnify the Owner for the losses/expenses suffered by the Owner on account of violation thereof.
 - (ii) The Developer represents and assures the Owner that the Project to be developed over the Scheduled Property shall be in accordance with applicable laws, of good standard and shall have all the required amenities/facilities which are there in this kind of scheme/project. .

4. Substance of the Agreement

- (i) The substance of this Agreement is that the Owner desires to dispose off its Scheduled Property. The Developer, on the other hand, desires to develop a project/scheme over the Scheduled Property on the basis of licence/authority given by the Owner under this Agreement, and then desires to dispose off the 'development' as an independent property. In other words, none of the Owner and Developer are

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 उप पंजीकृत, प्लॉट
 जिला- गलवर (राज०)

For Siddhanta Properties Pvt. Limited

Rajesh Kumar

At _____ Date _____

For Siddhanta Properties Pvt. Limited

Mayusha Singh
 Director

transferring any of their properties/ownership rights to each other but are collaborating with each other in such a manner that they together dispose off their respective rights (Owner: interest in Scheduled Property and Developer: development) the third parties get the Developed Property. In the process, the Developer becomes a venturer whereas the Owner remains the owner of Scheduled Property being capital asset, till its ultimate disposal, as a component of Developed Property, in favour of third parties.

- (ii) The Developer and the Owner have entered into this Agreement on principal to principal basis only and nothing contained herein shall be deemed or construed to constitute a partnership or service contract or as a joint venture between the Parties hereto or to constitute any Party as the agent of the other Party.

- (iii) The Developer shall act as an independent developer in constructing, developing and selling the Project and undertake to keep the Owner indemnified from and against all acts or omission of the Developer in or relating to the construction, development and selling of the Project. All decisions relating to construction, development and selling shall be of Developer without indulgence by any one.

5. Development of Scheduled Property

- (i) The Developer shall have the absolute authority, sole discretion and responsibility to structure and plan the Project to be developed over the Scheduled Property, dedicate, divide and appropriate different portions of the Scheduled Property for different developmental segments for which they are most appropriate, form various structures, to determine the composition of the proposed Project including commercial, residential, industrial, institutional and other proportions of the said Project, decide various phases of the Project as well as timing thereof and then develop the Scheduled Property in accordance with the applicable Laws, rules and regulations and as per the plan sanctioned by the authorities concerned. The Developer shall be entitled to carry out the development as per such plan. All the resources required for such development shall be arranged by the Developer at its own cost.

- (ii) The 'development' for the purpose of this Agreement shall mean and include the change of land use, demarcation and

For Siddhi Multi-Trade Private Limited

Rajesh Kumar

Authorised Signatory

For Reverence Infrastructures (I) Pvt. Ltd

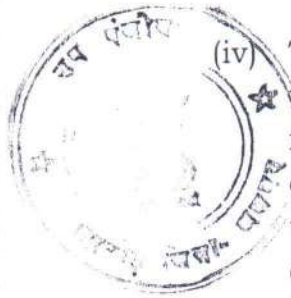
Mayusha Singh

Director

02
उप प्रबंधक, महाराष्ट्र
जिला- गजपूर (रायग)

division of the Scheduled Property in different portions through proper planning, approval of maps, carrying out the development work, to the extent considered necessary for proper marketing of different portions of the Project.

- (iii) All the necessary sanctions, permissions and documents of change of land use, conversion of land from industrial to institutional, residential or commercial as the case may be shall be obtained by the Developer at its own cost. Approval of maps for development of the Project shall also be obtained by the Developer at its own cost. Further, the complete cost of development, marketing, administration, sale, etc in respect of the Project to be developed over the Scheduled Property, shall be borne by the Developer.



- (iv) The Developer shall be entitled and authorised to obtain all the requisite permissions, sanctions, licenses and approvals from RIICO and various other authorities (local, state and central) which may be required or considered necessary by the Developer. The Owner shall provide all requisite documents and shall sign all applications, forms, letters, affidavits, undertakings, representations, plans, drawings, documents as may be required by the Developer and/or its architect and as may be required by the various authorities concerned. The Owner undertakes to ratify all actions of the Developer taken by it on Owner's behalf in accordance with this Agreement in respect of the Scheduled Land/Project thereon.
- (v) The Project/Scheme over the Scheduled Property shall be promoted/advertised/propagated and known in such name(s) as may be determined by the Developer or as modified by it from time to time.
- (vi) The Developer shall be entitled to maintain a site office in the Project, display its board, hoardings at the site of the Project and shall be free to advertise the Project in whatsoever manner the Developer deems fit and necessary, as and when required, at his own cost and expenses.
- (vii) The Developer shall be entitled to mortgage, assign any kind of rights, create any charge/security interest over or in relation to the Scheduled Property for availing loans from banks/financial institutions for this or any other Project.

For Siddhi Vinayak Private Limited

Rajesh Kumar
Director

For Siddhi Vinayak Private Limited

Maya Neha
Director

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श्री श्री श्री, मुंबई
सिद्धि-विवेक (राज.)

6. Security Deposit

- (i) In lieu of the Owner allowing the Developer an irrevocable license to enter into the Scheduled Property and carrying out the development of the Scheduled Property, the Developer has deposited a sum of ` 4.31 Crore (Rupees Four Crore Thirty One Lac Only) as security deposit (hereinafter referred to as the "**Security Deposit**") to the Owner as per details given below, receipt of which, is hereby acknowledged by the Owner:

S. No	Amount	Cheque/ RTGS No.	Dated	Drawn on
1.	1,00,00,000.00	112371	27-10-12	IDBI Bank Ltd, Jpr
2.	51,00,000.00	112336	28-01-13	IDBI Bank Ltd, Jpr
3.	50,00,000.00	288986	01-02-13	IDBI Bank Ltd, Jpr
4.	50,00,000.00	288987	06-02-13	IDBI Bank Ltd, Jpr
5.	80,00,000.00	288988	11-02-13	IDBI Bank Ltd, Jpr
6.	50,00,000.00	289002/IBK LH13173005 663	22-06-13	IDBI Bank Ltd, Jpr
7.	50,00,000.00	000004	13-07-13	HDFC Bank Ltd. Jpr
Total	4,31,00,000.00			

- (ii) The Security Deposit shall be refundable by the Owner to the Developer immediately upon the completion of the Project or earlier determination of this Agreement, whichever is earlier. However, the Developer shall be entitled to adjust the same against Owner's Allocation.

7. Consideration For Development

- (i) Towards consideration for the development of the Project on the Scheduled Property and sale thereof, the Developer shall be entitled to 85% of the gross revenue realized from the sales of the Project ("**Developer's Allocation**"). The Owner shall be entitled to 15% of the gross revenue realized from the sales of the Project ("**Owner's Allocation**") as the consideration for transferring the proportionate rights in the said Scheduled Property by the Owner in favour of buyer(s) of the plots/units in the Project. The Developer shall be

उप संजीवक, बहरोल
जिला- जलवर (राज.)

For Siddhi Multi-Trade Private Limited

Rajesh Kumar
Authorized Signatory/Director

For Reverence Infrastructures (I) Pvt. Ltd

Maya Chakraborty
Director

obliged to ensure that the Owner's Allocation is received by Owner either prior to or simultaneous with the sale of the portion in the project in favour of the buyers.

(ii) However, it is agreed between the Parties that in the event the Developer falling short of funds for carrying out the development of the Project in accordance with the terms, conditions and standards as provided in this Agreement, the Developer shall have the right to sell undeveloped portions in the Scheduled Property to any third party with the consent of the Owner.

(iii) Notwithstanding the above, the Developer has agreed to guarantee the minimum amount of Owner's Allocation to be realized by the Owner. The amount to be guaranteed by the Developer and the time frame of realization of such guaranteed consideration by the Owner shall be determined by the Parties within reasonable time from the date of this Agreement.



(iv) All the Owner's Allocation and the Developer's Allocation shall be disposed of by executing tripartite sale deeds with the prospective purchasers, whereby the Owner shall transfer its proportionate rights in the said Scheduled Property in favour of the prospective purchaser and the Developer shall transfer its proportionate rights in respect of the development over the said Scheduled Property in favour of the prospective purchasers.

(v) The Owner has, executed and delivered the power of Attorney at the time of execution of this Agreement in favour of the Developer or nominee of the Developer which, inter alia, authorizes the Developer:

(a) To approach and represent the Owner for obtaining certificate of conversion of the Scheduled Property or part thereof from industrial to institutional, residential or commercial as may be considered necessary, and all the requisite permissions, sanctions, licenses and approvals from RIICO and from various other authorities (local, state and central) or/and courts, as may be required or considered necessary by the Developer in respect of the Scheduled Property and to develop the Project upon the Scheduled Property.

राजस्थान सरकार, जयपुर
जिला- अलवर (राज.)

For Siddhi Multi-Trade Private Limited

Rajesh Kumar
Authorized Signatory/Director

For Siddhi Multi-Trade Private Limited

Manoj Kumar

- (b) To sign, execute, enter into, modify, cancel, terminate, alter, draw, and approve agreements to sell in respect of plots/units in the Project with such persons and on such terms and conditions as the said attorney may think fit and proper but subject to the conditions contained in the said Agreement.
- (c) To determine, negotiate, finalise and modify the terms and conditions of the booking and agreement to sell of plots/units in the Project including the terms related to the consequences of delay, levy of interest, interest rates on delay of payment by the prospective buyer(s), waiving off of such interest, cancellation of booking, re-allotment of plots/units in the Project and to initiate and defend any legal proceedings against and by the buyer(s) in the Project, at Developer's sole discretion and without any interference from the Owner or any person claiming under the authority of the Owner.
- (d) To accept any/all advances/monies/consideration or other payments in his name in respect of the plots/units in the Project on such terms and for such consideration as the Developer may think fit and proper and to do all things necessary in relation thereto.
- (e) To mortgage, assign any kind of rights, create any charge/security interest over or in relation to the Scheduled Property for availing loans from banks/financial institutions for this project/scheme or any other project/scheme.
- (f) To present the documents for registration and admit the execution of such documents before the appropriate authority and in case, the Owner is required to sign on the sale deed, it shall also sign on the papers of such deed when requested by the Developer.
- (g) To sign and execute the tripartite sale deeds in respect of plots/units in the Project on behalf of the Owner.
- (h) To do all other acts, deeds and things that is incidental or ancillary to or necessary in respect of the above mentioned in accordance with this Agreement.

The aforesaid power of attorney is annexed herewith as **'Annexure I'**.

उप पंजीयक, बहरोड़
जिला- अलवर (राज०)

For Reverence Infrastructures (I) Pvt. Ltd

Rajesh Kumar
For Reverence Infrastructures (I) Pvt. Ltd

For Reverence Infrastructures (I) Pvt. Ltd

Mayusha Chopra
Director

8. Rates, Taxes and Cess.

- (i) The Owner shall bear and pay all taxes, cess, rates, labour dues, charges, water and electricity bills and any other dues/charges/recoveries which have accrued or may accrue in respect of the Scheduled Property up to the date of execution of this Agreement, whether due to Central Government or State Government or any local authority and if the Developer is required to pay any such sum after taking possession of the Scheduled Property, the Owner shall reimburse the same to the Developer and further, the Owner shall keep and hold the Developer indemnified against all/any losses/damages caused to the Developer due to the non-payment of such taxes by the Owner. However, after the execution of this Agreement, the Developer shall bear all outgoings and taxes.
- (ii) Each Party shall strictly be responsible for its own income tax liabilities or other liabilities, if any, and shall keep the other Party thereto indemnified from and against the same at all time.
- (iii) The applicable service tax /GST, if any, in respect of the development of the Project shall be recovered from the buyers by the Developer and paid to the Exchequer.

9. Termination

None of the Parties shall be entitled to terminate/revoke/cancel/rescind this Agreement for any reason whatsoever.

10. Miscellaneous

- (i) This Agreement supersedes all agreements, oral or written, between the Parties, if and to the extent contrary to any provision of this Agreement, in respect of the Scheduled Property and Project thereupon mentioned herein.
- (ii) The correspondence between both the Parties shall be addressed to the address mentioned in the recitals of this Agreement as registered office address. If in future there are any changes in the addresses as mentioned, either Party has to inform to other about the changes within seven (7) days of such changes under registered post.

०६
उप पंजीयक, बहरोड़
जिला- अलवर (राज०)

Rajesh Nimal

Mangesh Chandra
Director

- (iii) All the terms and conditions of this Agreement shall be applicable to all the legal heirs, legal representatives, directors, shareholders, agents, attorneys of both the Parties.
- (iv) This Agreement may be amended only by an instrument in writing signed by the Parties hereto or by the duly authorized representatives of each of the Parties.
- (v) If any provision of this Agreement is held to be invalid or unenforceable, such invalidity or unenforceability shall not invalidate this Agreement as a whole, but this Agreement shall be construed as though it did not contain the particular provision or provisions held to be invalid or unenforceable.
- (vi) The cost of stamp duty and registration charges of this Agreement shall be borne by the Developer.
- (vii) In case of any dispute or difference arising between the Parties in respect of meaning and interpretation with regard to any of the clause or sub-clause of this Agreement or in respect of the execution or completion of project or specification and quality of the material used in the Project, or any other difference or dispute(s) concerning the rights or obligations of the Parties or any act, matter or thing arising out of, consequent to or in connection with this Agreement, the same shall be referred to the sole arbitrator Mr. Sanjay Jhanwar, Advocate, Chir Amrit Law Chambers, Jaipur who shall first attempt to settle the same by mutual discussions and negotiations and on failing in the same, shall decide the dispute in accordance with the provisions of the Arbitration and Conciliation Act, 1996. All other matter/issues/terms not specifically provided for in this Agreement shall be determined/decided by the above named Sole Arbitrator, inter alia, having regard to the principles of equity, justice, balance of convenience, substance of this Agreement, stage of development and practical as well as commercial aspects under any circumstances, which shall be binding on both the parties. The venue of arbitration proceedings shall be Jaipur. The language of the arbitration and the award shall be English. The cost of appointment of Arbitrator and other cost of arbitration shall be borne by the Parties in equal proportions.

उप पंजीयक, बहरो
जिला- अलवर (राज०)

For Siddhi Multi-Trade Private Limited

Rajesh Kumar

Authorized Signatory/Director

For Reverence Infrastructures (I) Pvt. Ltd

Manjusha
Director

(viii) This Agreement shall be subject to jurisdiction of Jaipur bench of Hon'ble Rajasthan High Court or any subordinate courts at Jaipur only.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands on the day and year first above written.

Signatures

For Siddhi Multi-Trade Pvt. Ltd.

For Siddhi Multi-Trade Pvt. Ltd.

(Rajesh Nuwal)

Director

(Rajesh Nuwal)

Director

The Owner

Signatures

For Reverence Infrastructure (India) Pvt. Ltd.

For Reverence Infrastructures (I) Pvt. Ltd

(Manjusha Gupta)

Director

(Manjusha Gupta)

Director

The Developer

Witness:

(Jagdish Sharma)

1. Mr. Jagdish Sharma
S/o Sh. P. N. Sharma
R/o Vill. Shyampura Buharia
Teh. Sanganer, Distt. Jaipur



(Pradeep Kumar)

2. Mr. Pradeep Kumar
S/o Sh. B. L. Sonkhiya
115/27, Agarwal Farm
Mansarovar, Jaipur - 20



उप पंजीयक, बहरोल
जिला- अलवर (राज०)

Schedule "A"

Description of Land:

Land admeasuring 1,29,334.96 Sq. Mtrs. at situated on the main Road on National Highway 8, Behror, Distt. Alwar (Raj.) (Site plan enclosed) bounded as under.

North : Industrial Area Behror

South : Agricultural Land

East : National Highway No. 8

West : Agricultural Land

Annexure I

(Power of Attorney)

For Siddhi Multi-Purpose Private Limited

Rajesh Kumar
Authorized Signatory/Director

For Reverence Infrastructures (I) Pvt. Ltd.

Mayusha Singh
Director

ॐ
गुरु पंजीयन, गुरु ३०
विशेष-महानगर (१०००)

SITE PLAN



AREA = 129334.96 SQM.

SCALE :- 1" = 300'-0"

INDUSTRIAL AREA
BEHROR

OTHER'S
AGRICULTURAL
LAND

AREA
129334.96 SQM.

OTHER'S
AGRICULTURAL LAND

JAIPUR - DELHI HIGHWAY
N.H.-8
TO JAIPUR
TO DELHI

For SIDDHI MULTI TRADE Private Limited

[Signature]

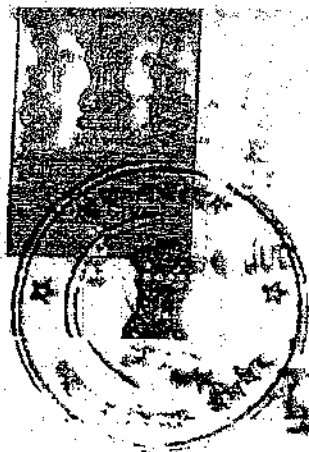
Authorized Signatory/Director

SIDDHI MULTI TRADE PVT.LTD.
(OWNER)

[Handwritten notes]

[Signature]

M/S REVERENCE INFRASTRUCTURE
(INDIA) PVT.LTD.
(DEVELOPER)



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that **Siddhi Multi-Trade Private Ltd.**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 601 and 602, Sukh Sagar, N.S. Patkar Marg, Girgaum Chowpatty, Mumbai - 400 007, through its director Mr. Rajesh Nuwal, S/o Shri Madan Lal Nuwal age 44 years cast mahajan duly authorized by its board of directors [Hereinafter referred to as "**the Owner Company**" in this General Power of Attorney, which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)]

SEND GREETINGS:

[Signature]

ASSTT. REGIONAL MANAGER
RIICO LTD. NEEMRANA

For Reverence Infrastructure (I) Pvt. Ltd

[Signature]

Director

For Reverence Infrastructure (India) Pvt. Ltd.

[Signature]

Authorised Signatory

For Siddhi Multi-Trade Private Limited

[Signature]

Authorised Signatory/Director

For Reverence Infrastructure (India) Pvt. L

[Signature]

Authorised Signatory

[Faint text at the bottom of the page]

WHEREAS:

A. The Owner Company owns and possesses lease-hold immovable property comprising of industrial land admeasuring about 1,29,334.96 Sq. Mtr. located at National Highway No. 8, Behror, District Alwar and structures thereupon, more particularly described in Scheduled "A" hereto (hereinafter referred to as the "Scheduled Property").

B. The Owner Company has entered into a Development Agreement dated 26-07-2013 (hereinafter referred to as "Agreement") with **Reverence Infrastructure (India) Private Limited**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at A-28, Anita Colony, Bajaj Nagar, Jaipur, through its director Mrs. Manjusha Gupta w/o Mr. Anil Kumar Gupta age 44 years east mahajan residents of A-28, Anita Colony, Bajaj Nagar, Jaipur, duly authorized by its board of directors [Hereinafter referred to as "the Developer", which expression shall unless the context otherwise requires include its successor(s) and permitted assign(s)] authorising the Developer to plan, structure such a project/scheme or such composite project/scheme (residential, commercial, industrial, institutional) over the Scheduled Property ("Project") which shall ensure higher consideration of Scheduled Property to the Owner Company as compared to the consideration which the Owner Company was otherwise able to secure by direct disposal of the Scheduled Property on the terms and conditions as set out in the said Agreement.

C. In terms of the Agreement the Owner Company being the owner of the Scheduled Property gave the Developer absolute authority, sole discretion and responsibility to structure and plan the Project to be developed over the Scheduled Property, dedicate, divide and appropriate different portions of the Scheduled Property for different developmental segments for which they are most appropriate, form various structures, to determine the composition of the proposed Project including commercial, residential and other proportions of the said Project, decide various phases of the Project as well as timing thereof and then develop the Scheduled Property in accordance with the applicable Laws, rules and regulations and as per the plan sanctioned by the authorities concerned.

REGIONAL MANAGER
RICO LTD. NEEMRANA

सद सदस्य, बल्लभ
जिला- अलवर (राज.)

For Reverence Infrastructures (I) Pvt. Ltd.

For Reverence Infrastructures (India) Pvt. Ltd.

For Siddhi Multi-Trade Private Limited

Authorised Signatory

Authorised Signatory

Authorised Signatory

Considering the experience, networking and the marketing resources of the Developer, it has been agreed between the Parties that the Developer shall be entitled to sell all the plots/units/portions/parts of land in the Project and shall be entitled to receive advance/booking amounts and sale proceeds in respect of the sale of all the plots/units in the Project in its own name and the Gross Revenue (as defined under the Agreement) so collected shall be divided between the Developer and the Owner Company in accordance with the terms of the Agreement.

E. In order to facilitate the process of the development of the Project, to get the conversion of the Scheduled Property done, to get plans of the Project approved from competent authority and other authorities concerned for the related works required in these development activities and its approval and to facilitate the process of sale of plots/units in the Project the Owner Company hereby nominate/constitute and appoint Developer company i.e. **Reverence Infrastructure (India) Private Limited** registered office at A-28, Anita Colony, Bajaj Nagar, Jaipur, through its Director Mr. Ananya Agarwal S/o Mr. Anil Kumar Gupta resident of A-28, Anita Colony, Bajaj Nagar, Jaipur and authorised signatory Mr. Inder Kumar Gurjar S/o Shri Prabhu Dayal Gurjar R/o Kali Pahadi, Tehsil - Behror, Distt. Alwar (Raj.) as its lawful Attorneys (hereinafter referred to as "**the said Attorney(s)**") to jointly and severally do, execute and perform all or any of the following acts, deeds and things.

1. To enter upon the Scheduled Property for the purpose of carrying out the development of the Project upon the Scheduled Property.
2. To approach and represent the Owner Company for obtaining conversion of the Scheduled Property or part thereof from industrial to institutional, residential or commercial as may be considered necessary, and all the requisite permissions, sanctions, licenses and approvals from RIICO and from various other authorities (local, state and central) or/and courts, as may be required or considered necessary by the Developer in respect of the Scheduled Property and to develop the Project upon the Scheduled Property.
3. To use its own name as the developer/the said Attorney(s), at all times, in respect of the Project.

सब रजिस्ट्रार, गहरी
बिला-अलवर (राज.)

For Reverence Infrastructure (India) Pvt. Ltd.

Authorised Signatory

For Reverence Infrastructure (India) Pvt. Ltd. For Reverence Infrastructure (India) Pvt. Ltd.

Director

Authorised Signatory



4. To prepare plans for development of the said Project and submit the same to RIICO and various other authorities (local, state and central) which may be required or considered necessary by the Developer for obtaining the necessary approvals and NOC and, if obtained, to submit proposals from time to time for amendments of such plans for obtaining approvals to such amendments.
5. To supervise the development work in respect of the Project on the Scheduled Property and to carry out and/or to get carried out through contractors, sub-contractors and/or departmentally and/or in such manner as may be determined by the said Attorney(s), in accordance with the plans and specifications sanctioned by RIICO and various other authorities (local, state and central) with necessary and/or permissible deviation and from other concerned authorities and in accordance with all the applicable rules and regulations made by State of Rajasthan, RIICO and /or other concerned authorities.
6. To carry on correspondence with all concerned authorities and bodies including the State of Rajasthan in all its departments, RIICO and/or town planning department/UIT/Local authorities or other concerned authorities.
7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnels/ professionals and workmen for carrying out the development of the Project and to pay their fees, consideration monies, salaries or wages in its/their own name or in the name of the Owner Company or in the joint name of the Owner Company and the Developer.
8. To pay various deposits to RIICO and/or other concerned authorities as may be necessary for the purpose of carrying out the development work on the Scheduled Property and to claim refund of such deposits so paid by the said Attorney(s) and to give valid and effectual receipts in the name of the Owner Company and/or on behalf of the Owner Company in connection with the refund of such deposits in its/their own name or in the joint name.

उप पंजीकृत, इहो
जिला- बलसर (राज.)

ASSTT. REGIONAL MANAGER
RIICO LTD. NEEMRANA

For Reverence Infrastructure (India)

For Siddhi Multi-1200 Private Limited

For Reverence Infrastructure (India) Pvt. Ltd.

Authorised Signatory/ Director

Director

Authorised Signatory

Authorised

9. To approach the concerned authorities and offices of the RIICO and/or other concerned authorities for the purpose of obtaining various permissions and other service connections including water connections for carrying out and completing the development of the Project and also to obtain water connection and service connection to the said Project.

10. To make necessary applications to RIICO and other concerned authorities for obtaining electric power for the Project in its /their own name or in the name of Owner Company or in joint name of Owner Company and the Developer.

To make necessary representations including filing of objections and appeals before the land and building department and other concerned authorities including Courts including writ jurisdiction in regard to the fixation of reasonable value in respect of the Project or any portion thereof by the said assessing and collection department in its/their own name or in the name of the Owner Company or in joint name of Owner Company and the Developer.

12. To apply from time to time, if required, for modification of Project plans to be developed on the Scheduled Property in its own name or in the name of Owner Company or in joint name of Owner Company and the Developer.

13. To give such letter and writings and/or undertakings as may be required from time to time by the RIICO and /or other concerned authorities for the purpose of carrying out the development work in respect of the Project thereon in its/their own name or in the name of Owner Company or in joint name of Owner Company and the Developer.

14. To make application for water connection, electric supply, gas connection and other incidental requirements, which may be required for the development of the Project in its own name or in the name of Owner Company or in joint name of Owner

बिना-अनुरोध (प्राप्त)

ASSIT. REGIONAL MANAGE
RIICO LTD. NEEMRANA

For Reverence Infrastructure (Ind)

Authoris

For Reverence Infrastructure (I) Pvt. Ltd. For Reverence Infrastructure (Ind) Pvt. Ltd.

For Sight (Ind) - Private Limited

Authorised Signatory/Director

Director

Authorised Signatory

Company and the Developer.

15. To apply to the Controller of cement and steel and any other authorities for the purpose of making application for cement and steel and other materials and procure the same and for that purpose to give such undertakings or execute such documents and applications as also to correspond with and do such other acts, matters and things as the said Attorney(s) may think fit and proper for the purpose of developing the Project on the Scheduled Property.
16. For the Project, to accept service of any Writ or Summons or other legal process and to appear in any Court, and before all Courts, Magistrate or judicial or any other officers whatsoever as the said Attorney(s) shall think advisable and to commence any action, or other proceedings in Court of Justice or authority to prosecute or discontinue or become non-suited therein into settlement, compromise or referred to arbitration any suit, action or proceedings as the said Attorney(s) shall think fit and if the said Attorney(s) shall see cause.
17. To appoint pleader, solicitor or Attorney(s) or lawyers to appear and in any court of justice or before any or revenue or other officer(s) or any state or local authority and to revoke such appointment and to substitute any other in their place and stead.
18. To sign, verify and execute plaints, written statements, counter claims, appeals, reviews, applications, affidavits and paper of every description that may be necessary to be signed verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or equity whether on Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawfully authority and to do all acts and appearances and applications in such court or courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend and to answer or oppose the same or suffer judgment or decrees to be had given, taken or pronounced in any such actions, appeals, proceedings and to execute decrees as the said Attorney shall be advised or think proper and to sign, verify and



ASST. REGIONAL MANAGER
RICO LTD. NEEMRANA

For Reverence Infrastructure (India) Ltd.

उप निदेशक
विभागाध्यक्ष

For Reverence Infrastructure (India) Ltd. For Reverence Infrastructure (India) Ltd.

Authorized Signatory

Director

Authorized Signatory

execute any applications, affidavits, agreements or other documents and to contest the proceedings for sealing of the Project and file before the Appellate authorities and get the same de-sealed.

19. To sign, execute, enter into, modify, cancel, terminate, alter, draw, and approve agreements to sell in respect of plots/units in the Project with such persons and on such terms and conditions as the said attorney may think fit and proper but subject to the conditions contained in the said Agreement.
20. To determine, negotiate, finalise and modify the terms and conditions of the booking and agreement to sell of plots/units in the Project including the terms related to the consequences of delay, levy of interest, interest rates on delay of payment by the prospective buyer(s), waiving off of such interest, cancellation of booking, re-allotment of plots/units in the Project and to initiate and defend any legal proceedings against and by the buyer(s) in the Project, at Developer's sole discretion and without any interference from the Owner Company or any person claiming under the authority of the Owner Company.
21. To accept any/all advances/monies/consideration or other payments in respect of the plots/units in the Project on such terms and for such consideration as the Developer may think fit and proper and to do all things necessary in relation thereto.
22. To mortgage, assign any kind of rights, create any charge/security interest over or in relation to the Scheduled Property for availing loans from banks/financial institutions for this project/scheme or any other project/scheme.
23. To sign and execute the tripartite sale deeds in respect of plots/units in the Project on behalf of the Owner Company.
24. To present the documents for registration and admit the execution of such documents before the appropriate authority and in case, the Owner Company is required to sign on the sale deed, it shall also sign on the papers of such deed when requested by the Developer.



Handwritten signature

ASSIT. REGIONAL MANAGER
RICO LTD. NEEMRANA

अप धर्मा
बिला-बलवर् (अप)

For Reverence Infrastructure (India) P. Ltd.

For Reverence Infrastructure (I) Pvt. Ltd. For Reverence Infrastructure (India) P. Ltd.

For Reverence Infrastructure Private Limited

Handwritten signature
Authorised Signatory/Director

Handwritten signature
Director

Handwritten signature
Authorised Signatory/Director

Authorised

25. To do all other acts, deeds and things that is incidental or ancillary to or necessary in respect of the above mentioned in accordance with the Agreement.

26. To substitute and appoint one or more attorney or attorneys under him/them, from time to time, for all or any of the purposes aforesaid and at his pleasure to displace and remove them as he shall see the occasion.

27. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things incidental or ancillary to and/or necessary for:

- a) all or any of the purposes aforesaid,
- b) giving full effect to the authorities, herein before contained as full and effectually as Owner Company itself could do and
- c) the development of the Project upon the Scheduled Property in accordance with the Agreement.
- d) the sale/disposal of all the plots/units in the Project in accordance with the Agreement.

28. To do all other acts, deeds and things that is incidental or ancillary to or necessary in respect of the above mentioned and for the development of the Project upon the Scheduled Property in accordance with the Agreement and to perform the obligations under the Agreement.

F. That all terms and conditions of the Agreement, to the extent applicable, shall form part of this Power of Attorney. This Power of Attorney could be revoked only after all the obligations of both the Parties under the Agreement are completely discharged by the Parties concerned or earlier determination of the Agreement, whichever is earlier.

G. AND that the Owner Company hereby agree from time to time and at all times hereafter to ratify and confirm whatsoever the said Attorney (or his lawful attorney or attorneys to be by him appointed as aforesaid) shall lawfully do or cause to be done by virtue of this Power of Attorney.

ASSTT. REGIONAL MANAGER
RJICO LTD. NEEMRANA

For Reverence Infrastructures (I) Pvt. Ltd. For Reverence Infrastructure (India) Pvt. Ltd.

Director

Authorised Signatory

Authorised Signatory/Director

IN WITNESS WHEREOF I Rajesh Nuwal, in the capacity of authorized signatory of **Siddhi Multi-Trade Private Ltd.**, a company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 601 and 602, Sukh Sagar, N.S. Patkar Marg, Girgaum Chowpatty, Mumbai - 400 007, have hereunto set our hands this 26th day of July, 2013

Signed, Sealed and delivered by the within named

For Siddhi Multi-Trade Private Limited

Rajesh Nuwal

Authorized Signatory

Rajesh Nuwal

Director

Siddhi Multi-Trade Private Ltd.

For Reverence Infrastructures (I) Pvt. Ltd

Director

Ananya Agrawal

For Reverence Infrastructure (India) Pvt. Ltd.

Authorized Signatory

(Inder Kumar Gurjar)

Attorney

WITNESSES;

1. Mr. Jagdish Sharma
S/o Sh. P. N. Sharma
R/o Vill. Shyampura Buharia
Teh. Sangarner, Distt. Jaipur

2. Mr. Pradeep Kumar
S/o Sh. B. L. Sonkhiya
115/27, Agarwal Farm
Mansarovar, Jaipur - 20

Pradeep
इस दफ्तर, बहरीद
जिम्मा- अचर (राब.)

Pradeep
ASSTT. REGIONAL MANAGER
RIICO LTD. NEEMRANA

For Reverence Infrastructure (India) Pvt. Ltd.

Authorized Signatory

Schedule "A"

Description of Land:

Land admeasuring 1,29,334.96 sq. mtrs. at situated on the main Road on National Highway 8, Behror, Distt. Alwar (Raj.)(Site plan enclosed) bounded as under.

North : Industrial Area Behror
South : Agricultural Land
East : National Highway No. 8
West : Agricultural Land

For Siddhi Muz. (Rao) Private Limited

[Signature]
Authorised Signatory/Director

For Reverence Infrastructures (Pvt. Ltd)

[Signature]
Director

For Reverence Infrastructure (India)

[Signature]
Authorised

उप पंजीयक, बहरोल
जिला- बल्लभर (राज.)

[Signature]
ASSTT. REGIONAL MANAGER
RIICO LTD. NEEMRANA

For Reverence Infrastructure (India)

[Signature]
Authorised

50

SITE PLAN OF PLOT NO UD-1 (UNDEVELOPED PLOT) ON N.H.-8 INDUSTRIAL AREA BEHROR DISTT,ALWAR (RAJASTHAN)

ALLOTTED TO M/S

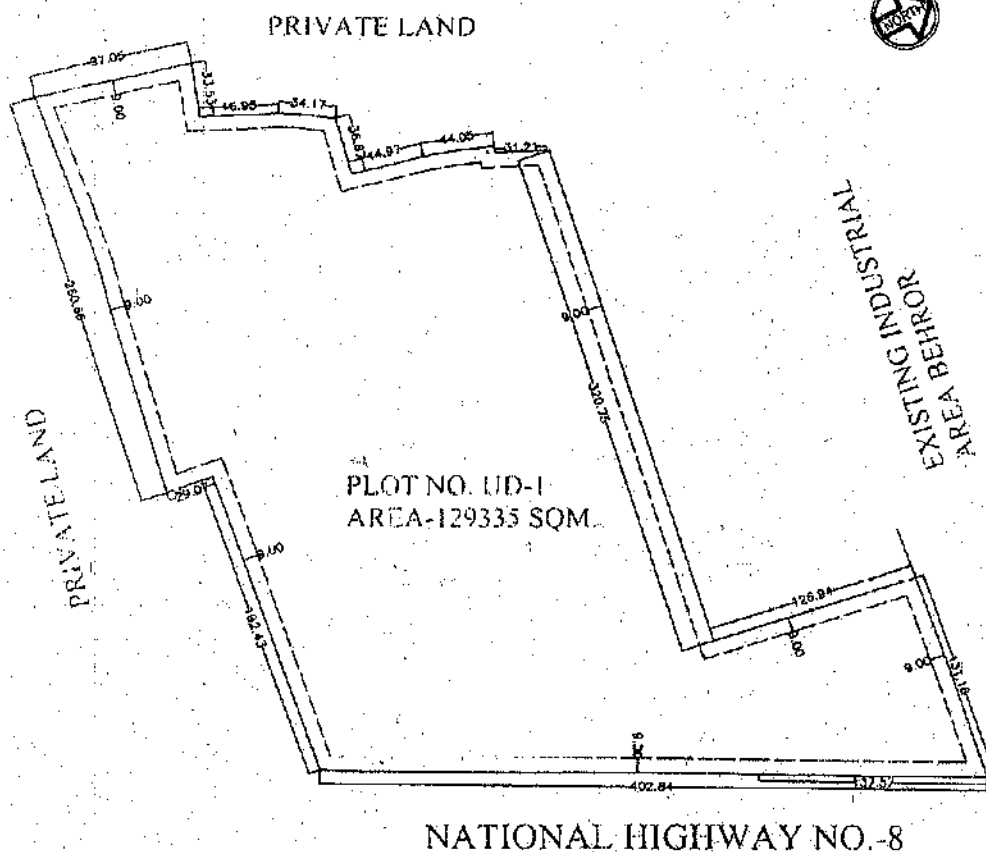
SCALE - 1CM. = M.

PLOT AREA - 129335 SQM

NOTE

1. ALL DIMENSION ARE IN METER

2. RIICO BUILDING REGULATION RIICO DISPOSAL OF LAND RULES, 1979 AND AMENDED FROM TIME
TIME AND LEASE CONDITIONS OF SET BACKS SHOULD BE FOLLOWED STRICTLY BY THE ALLOTTEES



For Reverence Infrastructure (India) Pvt. Ltd.

Authorised Signatory

SFD/MAN

RIICO

ASST. REGIONAL MANAGER

RIICO LTD. NEEMRANA

NEEMRANA

386



RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION LIMITED

Plot No. UD-1
Industrial Area Behror

Amendment to Lease deed

This amended lease deed is executed on 30.1.2014 between Rajasthan State Industrial Development & Investment Corporation Ltd., Jaipur, incorporated under the Indian Companies Act, having its Registered office at Udyog Bhawan, Tilak Marg, Jaipur-302005 (here in after called the lessor which expression shall, unless the context does not so admit, include its successors and assigns) of the first part.

AND

M/s Siddhi Multi Trade Pvt. Ltd. having its registered office at 601 & 602, Sukh Sagar, N.S. Patkar Marg, Girgaum Choupatty, Mumbai-400007 through its authorised signatory Sh. Inder Kumar S/o Sh. Prabhu Dayal R/o VPO. Kali Pahari, Tehsil Neemrana, Distt. Alwar (Raj.) (here in after called the lessee which expression shall, unless the context does not so admit, include its successors, executors, administrators, legal representatives permitted assigns) of the second part.

1. Undeveloped Land measuring 161632 sqm. at Industrial area Behror was allotted to M/s Jaipur Syntex Ltd. for establishing a unit of "Synthetic Yarn" vide RICO Ltd. Jaipur letter No. 11679 dated 10.05.1978.
2. M/s Jaipur Syntex Ltd. had executed the lease deed for the undeveloped land at Industrial area Behror measuring 160000 sqm. on 26.03.1979 and got it registered in the record of Sub-Registrar Behror on dated 26.03.1979 at Book No. 01 Volume No. 103 S.No. 351 Page No. 259 to 260.
3. M/s Jaipur Syntex Ltd. has sold the land measuring 160000 sqm. [Undeveloped Land] to M/s Siddhi Multi-Trade Pvt. Ltd. on dated 14.03.2007 by way of registered sale deed and got it registered in the record of Sub-Registrar Behror on dated 13.06.2007 at Book No. 01 Volume No. 331 S.No. 2007001792 Page No. 42 & additional Book No. 1 Volume No. 668 Page No. 190 to 199.
4. The transfer permission was granted from M/s Jaipur Syntex Ltd. to M/s Siddhi Multi-Trade Pvt. Ltd. vide this office letter No. 1570-71 dated 28.06.2007 for 161632 sqm. after depositing amount Rs 1939584/- vide CR No. 15063/29 dated 21.09.2011.
5. Refund of value of 815 sqm. land acquired by NHAI was made in the office vide this office order no. 5199 dated 30.09.2011. Thereafter, land measuring 160817 sqm. remains with the M/s Siddhi Multi-Trade Pvt. Ltd.

For Reference Infrastructure (India) Pvt. Ltd.

ASST. REGIONAL MANAGER
RICO LTD. NEEMRANA

श्री. प्रदीप, नमो
निवा. नमो (नमो)

Authorised Signatory



आज दिनांक 3 माह February सन् 2014 को 15:10 बजे
श्री/श्रीमती/सुश्री SIDDHI MULTI TRA.INDER KUMAR पुत्र/पुत्री/पत्नी श्री PRABHU DAYAL
उम्र 45 वर्ष, जाति GURJAR व्यवसाय *
निवासी VILL.KALIPAHRI, NEEMRANA
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

[Signature]

हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, BEHROR
(2014000496)
(Lease Deed (more than equal to 20 Years))

एसीद नं० 2014000517 दिनांक 03/02/2014
पंजीयन शुल्क रू० 19400/-
प्रतिलिपि शुल्क रू० 300/-
पृष्ठांकन शुल्क रू० 0/-
अन्य शुल्क रू० 9700/-
कमी स्टाम्प शुल्क रू० 96880/-
कुल योग रू० 126280/-

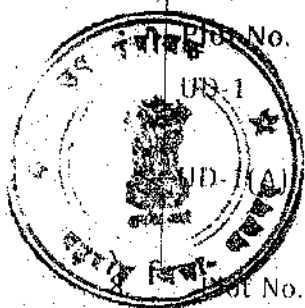
(2014000496) उप पंजीयक, BEHROR
(Lease Deed (more than equal to 20 Years))

आज दिनांक 03/02/2014 को
पुस्तक संख्या 1 जिल्द संख्या 468
में पृष्ठ संख्या 94 क्रम संख्या 2014000386 पर
पंजीबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1217
के पृष्ठ संख्या 210 से 216 पर
चस्पा किया गया।

(2014000496) उप पंजीयक, BEHROR
(Lease Deed (more than equal to 20 Years))

M/s Siddhi Multi-Trade Pvt. Ltd. has sold part land measuring 31482 sqm. (Undeveloped Land) to M/s Greenply Industries Ltd. on dated 18.07.13, by way of registered sale deed and got it registered in the record of Sub-Registrar Behror on dated 18.07.13 at Book No. 01 Volume No. 456 S.No. 2013004145 Page No. 19 & additional Book No. 1 Volume No. 1168 Page No. 88 to 96

7. Permission for sub-division of total allotted land 160817 sqm. of M/s Siddhi Multi Trade Pvt. Ltd. & transfer of land measuring 31482 sqm. undeveloped land to M/s Greenply Industries Ltd. was granted vide letter No. 4921 dated 04.09.2013 as per details mentioned here under:-



Plot No.	Area (in sqm.)	Remarks
UD-1	129335	To be remained with M/s Siddhi Multi Trade Pvt. Ltd.
UD-1(A)	31482	To be merged with existing unit of M/s Greenply Industries Ltd. (Plot No. E-176 to E-179)

Plot No. UD-1(A) measuring 31482 sqm. land transferred & merged with plot No. E-176 to 179 allotted to M/s Greenply Industries Ltd. on deposition of transfer charges Rs. 18,88,922/- vide CR No. 16747/74 dated 30.08.2013.

9. Whereas actual area of plot no. UD-1 is 129335 sqm.
10. Now by this amended lease deed both parties hereby mutually agree's as follows: "The lease deed is here by modified and amended with regard to leasee from M/s Jaipur Syntex Ltd. (measuring 160817 sqm.) to M/s Siddhi Multi-Trade Pvt. Ltd. (measuring 129335 sqm.) for the remaining lease period.
11. That other terms and conditions of the lease deed executed as dated 26.03.1979 will remain the same.
12. The amended lease deed shall be part and parcel of original lease deed executed on 26.03.1979 & subsequent sale deed as referred above and lease period of 99 year shall be calculated from date 10.05.1978.

For Assistant Commissioner of Rajasthan State Industrial Development and Investment Corporation Limited, (Lessee) NEEMRANA

उप निजीयक, नहरौर
जिला- बरेल्ल (राज.)

In the presence of:-

1. AMIL KUMAR (cost. manager)
VPO, Narsimhpur, Behror,
Dist. Alwar (Raj) 301701

For M/s Siddhi Multi-Trade Pvt. Ltd.

For Reference Infrastructure (India) Pvt. Ltd.

(Lessee) Authorised Signatory

श्रीमान श्री. एच. राजकाश जाही गुच्छी गाँव गजमेर जिला- बरेल्ल (राज.)



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into on this 10th day of October, 2014 by and between:

Siddhi Multi-Trade Private Ltd., a company incorporated under the Companies Act, 1956 having its registered office at 601 and 602, Sukh Sagar, N.S. Patkar Marg, Girgaum Chowpatty, Mumbai - 400 007, through its authorised signatory Mr. Rakesh Panwar [hereinafter referred to as "*the Party of the First Part*" or "*the Owner*" which expression shall, unless repugnant to the subject or context thereof, mean and include its successor(s) and permitted assign(s)]

AND

Reverence Infrastructure (India) Private Limited, a company incorporated under the Companies Act, 1956 having its registered office at A-28, Anita Colony, Bajaj Nagar, Jaipur, through its director Mr. Inder Kumar S/o Prabhu Dayal R/o Village Kali Bari, Tehsil Behror, District Alwar (Rajasthan) [hereinafter referred to as "*the Party of the Second Part*" or "*the Developer*" which expression shall, unless repugnant to the subject or context thereof, mean and include its successor(s) and permitted assign(s)]

The Party of the First Part and the Party of the Second Part are hereinafter individually referred to as the "*Party*" and collectively as the "*Parties*".

WHEREAS:

- (A) The Party of the First Part being the absolute owner of industrial land measuring about 1,29,334.96 sqm. approx. located at National Highway No. 8, Behror, District Alwar (more particularly described in Schedule "A"

For Siddhi Multi Trade Pvt Ltd


Director/Authorised Signatory

For Reverence Infrastructures (I) Pvt. Ltd


Director

hereto and hereinafter referred to as the "**Scheduled Property**") entered into a Development Agreement dated 26th July 2013 (hereinafter referred to as "**Development Agreement**") with the Party of the Second Part for the development of a project/scheme upon the Scheduled Property (hereinafter referred to as the "**Project**"). The Development Agreement was duly registered with Sub-Registrar Behror on 26.07.2013 at Book No. 1, Vol. No. 456, Page No. 182, Serial No. 2013004308 and additional Book No. 1, Vol. No. 1171 Page No. 156 to 165.

- (B) As per clause 7 of the Development Agreement it was agreed between the Parties that towards consideration for development of the Project on the Scheduled Property and sale thereof, the Developer shall be entitled to 85% of Gross Revenue realized from the sale of Project ("**Developer's Allocation**") and Owner shall be entitled to 15% of gross revenue realised from the sale of the Project ("**Owner's Allocation**") as consideration for transferring the proportionate rights in the Scheduled Property by the Owner in favour of buyer(s) of the plots/units in the Project.
- (C) The construction/development of the Project on the Scheduled Property has not commenced till date because of unavailability of permissions/sanctions from the concerned authorities for the commencement of the Project and also because of slump in the real estate market. However, the Owner is in need of money for its other business commitments and has therefore requested the Developer to mutually crystallize the Owner's Allocation under the Development Agreement to enable the Owner to meet its other financial obligations.
- (D) The Parties after mutual discussion and taking into account the risks involved in the Project and the estimated revenue to be generated from the Project has crystallized the Owner's Allocation at Rs. 31,00,00,000/- (Rupees Thirty One Crores only) (hereinafter referred to as "**Owner's Crystallized Allocation**").
- (E) The Parties have also agreed that in case the Owner's Allocation as per the Development Agreement exceeds the Owner's Crystallized Allocation upon complete development and sale of the Project, the Developer shall make the payment of such excess amount of Owner's Allocation to the Owner.

For Siddhi Multi Trade Pvt. Ltd


Director/Authorised Signatory

For Reverence Infrastructures (I) Pvt. Ltd


Director

NOW THIS MOU WITNESSTH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Parties have agreed that the Developer shall pay Owner's Crystallized Allocation of Rs. 31,00,00,000/- (Rupees Thirty One Crores only) to the Owner in the following manner:
 - (a) The amount of 14,96,52,191/- (Rupees Fourteen Crores Ninety Six Lakhs Fifty Two Thousand One hundred and Ninety One only) already paid by the Developer to the Owner, including interest free refundable Security Deposit of Rs. 4,31,00,000/-, the receipt of which the Owner hereby acknowledges, shall be adjusted towards/deemed to be towards Owner's Crystallized Allocation;
 - (b) Rs. 4,00,00,000/-(Rupees Four Crores only) to be paid to the Owner on or before 31st July, 2015;
 - (c) Rs. 5,00,00,000/-(Rupees Five Crores only) to be paid to the Owner on or before 31st December, 2016;
 - (d) Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lakhs only) to be withheld by the Developer towards labour disputes pending at Owner's end and other liabilities that may arise till the completion of the Project. This amount shall be released by the Developer only upon clearance of the such liabilities by the Owner at its own cost and expenses; and
 - (e) Rs. 2,53,47,809/- (Rupees Two Crores Fifty Three Lakh Forty Seven Thousand Eight Hundred and Nine only) to be paid upon complete sale of the Project.
2. The Parties have also agreed that in case the Owner's Allocation as per the Development Agreement exceeds the Owner's Crystallized Allocation upon complete development and sale of the Project, the Developer shall make the payment of such excess amount of Owner's Allocation to the Owner within 120 days from the date of realization and determination of such excess amount.
3. In case the Developer fails to make the payment of Owner's Crystallized Allocation by respective due dates/events mentioned hereinabove, the Developer shall be liable to pay interest @ 12% per annum for the period of delay.

For Siddhi Multi Trade Pvt. Ltd


Director/Authorised Signatory

For Reverence Infrastructures (I) Pvt. Ltd

Director

4. That notwithstanding anything contained in the Development Agreement, the Parties have mutually agreed that in lieu of Developer paying the Owner's Crystallized Allocation to the Owner as per this MOU, the Developer shall be entitled to receive Owner's Allocation under the Development Agreement to the extent of Owner's Crystallized Allocation paid by the Developer to the Owner, in Developer's own name.
5. The Owner undertakes to sign, execute and present for registration any documents, applications, etc. that may be required in furtherance of the understanding recorded herein without any demand or demur.
6. The Schedule(s) and Annexure(s) attached to this MOU shall form integral part of this MOU.
7. The Jaipur Bench of Hon'ble High Court of Rajasthan and courts subordinate to it alone shall have exclusive jurisdiction for all and any matters arising out of or concerning or relating to or touching this MOU.
8. In case of any dispute or difference arising between the Parties in respect of meaning and interpretation with regard to any of the clause or sub-clause of this MOU, or any other difference or dispute(s) concerning the rights or obligations of the Parties or any act, matter or thing arising out of, consequent to or in connection with this MOU, the same shall be referred to the sole arbitrator Mr. Sanjay Jhanwar, Advocate, Chir Amrit Law Chambers, Jaipur who shall first attempt to settle the same by mutual discussions and negotiations and on failing in the same, shall decide the dispute in accordance with the provisions of the Arbitration and Conciliation Act, 1996. All other matter/issues/terms not specifically provided for in this MOU shall be determined/decided by the above named Sole Arbitrator, interalia, having regard to the principles of equity, justice, balance of convenience, substance of this MOU, stage of development and practical as well as commercial aspects under any circumstances, which shall be binding on both the parties. The venue of arbitration proceedings shall be Jaipur. The language of the arbitration and the award shall be English. The cost of appointment of Arbitrator and other cost of arbitration shall be borne by the Parties in equal proportions.

IN WITNESS WHEREOF the Parties have caused these presents to be executed by their authorized signatories on the date and year first hereinabove written.

For Siddhi Multi Trade Pvt. Ltd


Director/Authorised Signatory

For Reverence Infrastructures (I) Pvt. Ltd

Director

SIGNED AND DELIVERED by the within named

For Siddhi Multi Trade Pvt. Ltd


Director/Authorised Signatory

Rakesh Panwar

For and on behalf of Siddhi Multi-Trade Private Ltd.

(The Party of the First Part/Owner)

For Reverence Infrastructures (I) Pvt. Ltd


Director

Inder Kumar

For and on behalf of Reverence Infrastructure (India) Private Limited

(The Party of the Second Part/Developer)

Witness No. 1 :

Vijayalaxmi Gupta
D-5, Plot No. 68, Yashomandir
Society, Gorai-1, Borivali (W), Mum-91



Witness No. 2 :

Tejashree Pite
23A17, Ground Nagar,
Borivali (W), Mumbai-92



Schedule A
Description of Scheduled Property

Land admeasuring 1,29,334.96 Sq. Mtrs. at situated on the main Road on National Highway 8, Behror, Distt. Alwar (Raj.) bounded as under.

North : Industrial Area Behror
South : Agricultural Land
East : National Highway No. 8
West : Agricultural Land

For Siddhi Multi Trade Pvt. Ltd


Director/Authorised Signatory

For Reverence Infrastructures (I) Pvt. Ltd


Director

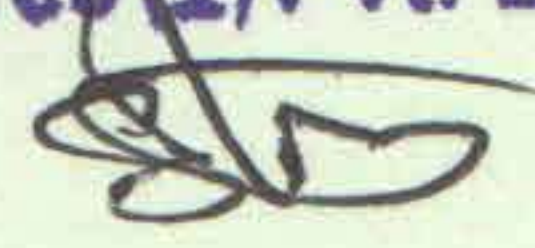
Annexure—I

Details of payment of Rs. 14,96,52,191/- (Rupees Fourteen Crores Ninety Six Lakhs Fifty Two Thousand One hundred and Ninety One only) made by the Developer to the Owner:

For Siddhi Multi Trade Pvt. Ltd


Director/Authorised Signatory

For Reverence Infrastructures (I) Pvt. Ltd


Director

Date	Cheque / RTGS Number	Bank	Branch	Amount (Rs.)
27.10.2012	112371	IDBI Bank Ltd.	Sunny Paradise, Tonk Road, Jaipur	1,00,00,000.00
28.01.2013	112336	IDBI Bank Ltd.	Sunny Paradise, Tonk Road, Jaipur	51,00,000.00
01.02.2013	288986	IDBI Bank Ltd.	Sunny Paradise, Tonk Road, Jaipur	50,00,000.00
06.02.2013	288987	IDBI Bank Ltd.	Sunny Paradise, Tonk Road, Jaipur	50,00,000.00
11.02.2013	288988	IDBI Bank Ltd.	Sunny Paradise, Tonk Road, Jaipur	80,00,000.00
22.06.2013	IBKLH13173005663	IDBI Bank Ltd.	Sunny Paradise, Tonk Road, Jaipur	50,00,000.00
13.07.2013	000004	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	50,00,000.00
24.10.2013	000034	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	1,00,00,000.00
01.11.2013	000035	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	25,00,000.00
08.11.2013	000036	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	20,00,000.00
21.11.2013	000042	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	25,00,000.00
05.12.2013	000048	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	20,00,000.00
21.12.2013	000056	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	20,00,000.00
04.01.2014	000057	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	50,00,000.00
07.01.2014	000060	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	25,00,000.00
20.02.2014	IBKLH14051035830	IDBI Bank Ltd.	Sunny Paradise, Tonk Road, Jaipur	40,00,000.00
15.03.2014	000072	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	97,50,000.00
15.03.2014	000075	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	97,50,000.00
15.03.2014	000077	HDFC Bank	A-1, Shree Plaza, Lal Kothi, District Shopping Center,	95,52,191.00

For Siddhi Multi Trade Pvt. Ltd


Director/Authorised Signatory

For Reverence Infrastructures (I) Pvt. Ltd

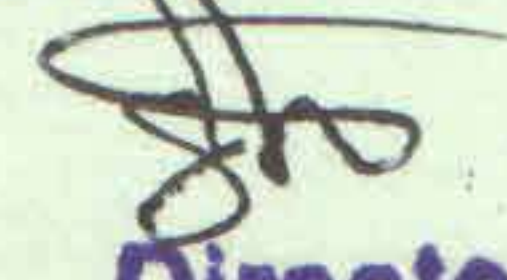

Director

		Ltd.	Tonk Road, Jaipur	
07.04.2014	000099	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	1,00,00,000.00
19.05.2014	000134	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	1,00,00,000.00
18.06.2014	000149	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	50,00,000.00
20.06.2014	000150	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	50,00,000.00
23.06.2014	000154	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	1,00,00,000.00
19.07.2014	000192	HDFC Bank Ltd.	A-1, Shree Plaza, Lal Kothi, District Shopping Center, Tonk Road, Jaipur	50,00,000.00
			Total	14,96,52,191.00

For Siddhi Multi Trade Pvt. Ltd


Director/Authorised Signatory

For Reverence Infrastructures (I) Pvt. Ltd


Director



Rajasthan State Industrial Development & Investment Corporation Ltd.,
EPIP Neemrana, Distt. Alwar. 301705
Email: neemrana@riico.co.in
CIN : U13100RJ1969SGC001263
GSTIN : 08AABCR4695J1ZW, PAN No : AABCR4695J
Tel. No. 01494-246215- Fax- 01494-246214

No: 5739
Date: 16.11.2017

Annexure-C

Revised NOC for utilization of industrial land/plot under provision of 1C (ii) of Chief Minister's Jan Awas Yojana-2015

Siddhi Multi Trade Pvt. Ltd. Address - 601 and 602, Sukh Sagar, NS Patkar Marg, Girgaun, Choupatty, Mumbai through its Director/ Authorized Signatory has applied for issuance of No Objection Certificate under the provision 1C(ii) of Chief Minister's Jan Awas Yojana-2015 for following industrial land/plot:

1. Name of applicant : Siddhi Multi Trade Pvt. Ltd.
2. Details of proposed industrial land for NOC :
 - a. Plot No. : UD-1
 - b. Area for which NOC applied : 1,29,334.96 sqm. (Land was acquired for industry at their own cost)
 - c. Name of industrial area : Behror (Un-Developed)
 - d. Village/Town : Behror Terf Dungarsi
 - e. District : Alwar
3. Date of execution of lease deed : 26.03.1979. and amendment in lease deed on 30.01.2014
4. Date of execution of sale deed/ sale certificate/ conveyance deed (in case applicant is transferee): 13.06.2007 (Sale deed).

The application for the NOC to utilize the industrial land/plot under Chief Minister's Jan Awas Yojana-2015(Urban Area) provision 1C(ii) has been examined by RIICO and based on documentary proof submitted by the applicant, it is found that **the scheme proposed on land of sick industrial unit which is not operational for atleast last 3 years and unutilized even after transfer to other owner.** There is no outstanding dues of RIICO. Further the land is mortgaged to Financial Institute, for which NOC by Au Small Finance Bank (formerly Known as Au Financiers India Ltd.) has been provided by the applicant Company. Further RIICO shall not be responsible for any dues/claims of other departments, if raised in future against the applicant company.

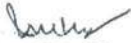
In view of above, this NOC is hereby issued to the applicant Siddhi Multi Trade Pvt. Ltd. on 16.11.2017 for utilization of industrial land/plot under provision of 1C(ii) of Chief Minister's Jan Awas Yojana-2015.

Earlier NOC issued by this office in this regard vide no. 5653-57 dated 14.11.2017 may be treated as null and void.

(Sudhi Kohiya)
Sr. Regional Manager

Copy to :-

1. Additional Chief Secretary, Urban Development and Housing (UDH) Department, Jaipur.
2. Advisor (Infra), RIICO Ltd. Jaipur.
3. Secretary, UIT, Bhiwadi (Alwar)
4. Siddhi Multi Trade Pvt. Ltd., 601 and 602, Sukh Sagar, NS Patkar Marg, Girgaun, Choupatty, Mumbai
- ✓ 5. Au Small Finance Bank, 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur-302001 (Email:- info@aufin.in) in reference to your NOC dated 15.04.2017 for to use the land in Chief Minister's Jan Awas Yojana provision of 1C(ii) or other residential uses of above mentioned plot. Since permission under provision of 1C(ii) of Chief Minister's Jan Awas Yojana-2015 is not in purview of RIICO Department, therefor, responsibility lies with Siddhi Multi Trade Pvt. Ltd. to intimate/submit the document/deeds, if any, executed due to use the land under provision of 1C(ii) of Chief Minister's Jan Awas Yojana-2015 from Industrial to Residential with respect to the mortgaged property, in favour of Au Small Finance Bank.
6. Office copy.
7. Master guard file copy.


(S.I. Hasan)
Regional Manager

राजस्थान सरकार
नगरीय विकास विभाग

क्रमांक: प.2(34)नविवि/भिवाडी/2017

जयपुर, दिनांक 14 DEC 2017

सचिव,
नगर विकास न्यास,
भिवाडी।

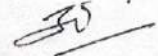
विषय:- मुख्यमंत्री जन आवास योजना 2015 के प्रावधान संख्या 1-C(ii) के तहत औद्योगिक क्षेत्र बहरोड के भू.सं. UD-1 रुग्ण ईकाई की भूमि पर परियोजना स्वीकृति बाबत।

संदर्भ:- आपका पत्रांक 7530/17 दिनांक 27.11.2017

महोदय,

उपरोक्त विषयान्तर्गत सन्दर्भित पत्र के क्रम में निर्देशानुसार लेख है कि प्रश्नगत भूमि के लिये रीको द्वारा अनापत्ति प्रमाण पत्र जारी करते हुये अंकित किया है कि प्रश्नगत भूमि का क्षेत्रफल 1,29,334.96 वर्गमीटर औद्योगिक प्रयोजनार्थ आवेदक के स्वयं के खर्च पर अवाप्त की गयी थी। अतः औद्योगिक क्षेत्र बहरोड के भू.सं. UD-1 रुग्ण ईकाई की भूमि पर मुख्यमंत्री जन आवास योजना 2015 के प्रावधान संख्या 1-C(ii) के अनुसार परियोजना विकसित करने हेतु राज्य सरकार की स्वीकृति एतद्द्वारा प्रदान की जाती है।

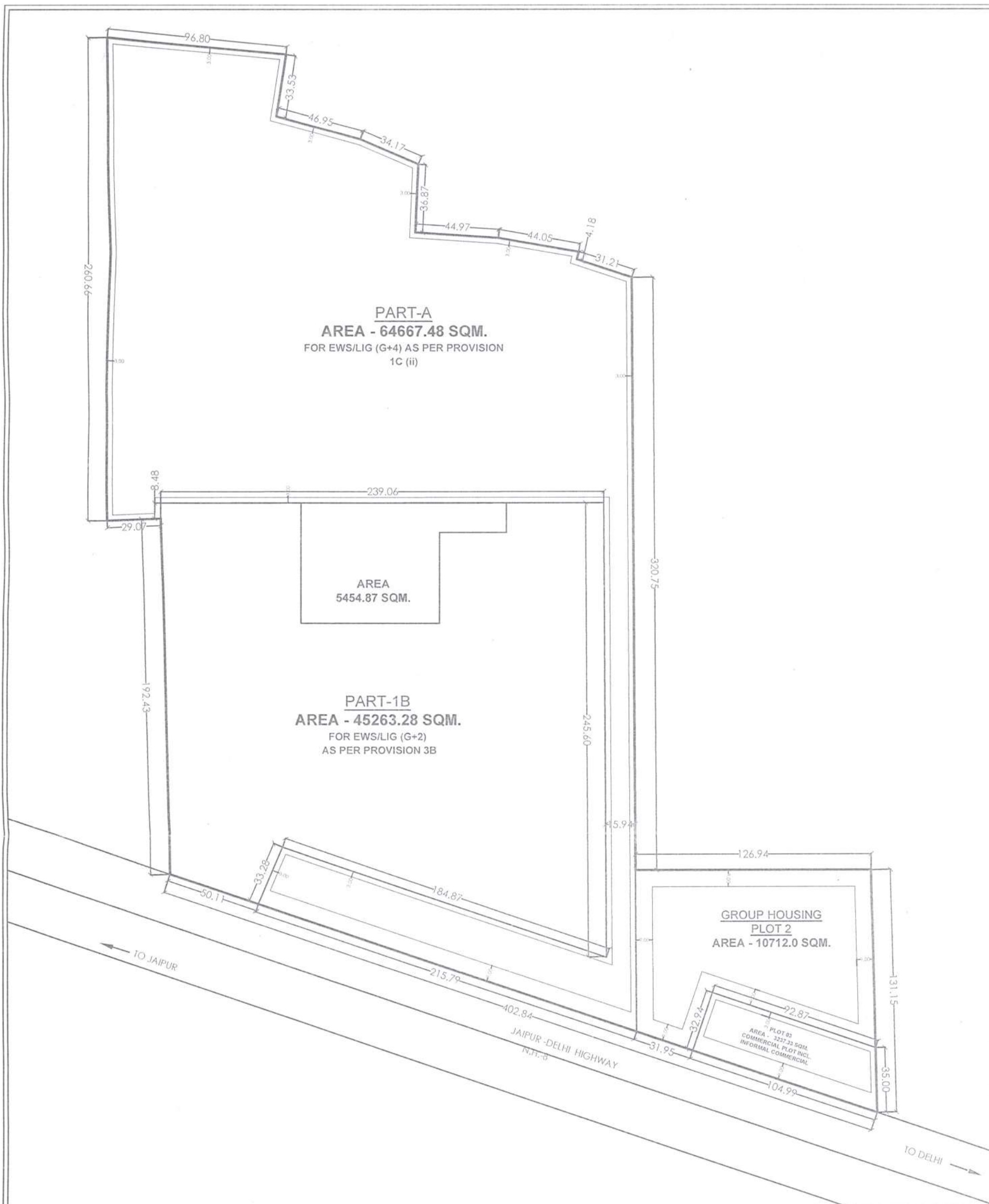
राज्यपाल के आदेश से,



(अर्जुन राम चौधरी)
संयुक्त शासन सचिव-द्वितीय

प्रतिलिपि निम्नांकित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है :-
1-विशिष्ट सहायक माननीय मंत्री, नगरीय विकास विभाग, राजस्थान, जयपुर।
2-रक्षित पत्रावली।

संयुक्त शासन सचिव-द्वितीय



AREA DETAIL:-

TOTAL PLOT AREA - 129334.96 SQM

50 % AREA OF PLOT FOR EWS/LIG (G+4) = 64667.48 SQM (PART A)

REMAINING PLOT AREA = 64667.48 SQM (FOR PROVISION 3B)

75% OF REMAINING PLOT AREA FOR PLOTTED DEVELOPMENT = 48500.61 SQM

25% OF REMAINING PLOT AREA = 16166.87 SQM (10712.0 + 5454.87 SQM)

COMMERCIAL PLOT AREA INCLUDING INFORMAL COMMERCIAL = 3237.33 SQM

BUILDING PARAMETERS :- AS PER CM JAN AWAS YOJANA 2015 AND UNIFIED BUILDING BYE LAWS-2017.



LAYOUT PLAN FOR (CM JAN AWAS YOJANA) UNDER MODEL NO 1C (ii)

M/S SIDDHI MULTI TRADE PVT.LTD.

AT UD-01,NH-08, BEHROR NEAR INDI. AREA BEHROR ALWAR (RAJ.)



JEN
U.I.T. BHIWADI

ATP
U.I.T. BHIWADI

XEN.
U.I.T. BHIWADI

STP
U.I.T. BHIWADI

SECRETARY
U.I.T. BHIWADI

URBAN IMPROVEMENT TRUST, BHIWADI

कार्यालय नगर विकास न्यास, भिवाड़ी

क्रमांक: /9396/18

दिनांक: 02/02/18

मै0 सिद्धि मल्टीट्रेड प्रा0 लि0
601 एवं 602 सुख सागर
एन.एस. पाटकर मार्ग,
गीरगोंव चौपाटी, मुम्बई

विषय:- मै0 सिद्धि मल्टीट्रेड प्रा0 लि0 जरिए अधिकृत हस्ताक्षरकर्ता श्री इन्दर कुमार द्वारा रुग्ण औद्योगिक ईकाई औद्योगिक क्षेत्र बहरोड़ के भूखण्ड संख्या UD-1 क्षेत्रफल 129334.96 वर्गमीटर पर मुख्यमंत्री जन आवास योजना 2015 में जारी परिपत्र दिनांक 03.04.2017 के अनुसार प्रावधान सं0 1-C(ii) के तहत आवासीय परियोजना हेतु अनुमोदित ले-आउट प्लान जारी करने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि आप द्वारा मै0 सिद्धि मल्टीट्रेड प्रा0 लि0 जरिए अधिकृत हस्ताक्षरकर्ता श्री इन्दर कुमार द्वारा रुग्ण औद्योगिक ईकाई औद्योगिक क्षेत्र बहरोड़ के भूखण्ड संख्या UD-1 क्षेत्रफल 129334.96 वर्गमीटर पर मुख्यमंत्री जन आवास योजना 2015 में जारी परिपत्र दिनांक 03.04.2017 के अनुसार प्रावधान सं0 1-C(ii) के तहत आवासीय परियोजना के ले-आउट प्लान अनुमोदन हेतु आवेदन प्रस्तुत किया गया है। उक्त उक्त भूखण्ड को मुख्यमंत्री जन आवास योजना 2015 की 12वीं बैठक दिनांक 10.01.2018 में रखा जाकर स्वीकृत किया गया है। जिसकी प्रति संलग्न कर भिजवाई जा रही है, तदनुसार भवन मानचित्र स्वीकृति हेतु प्रस्तुत करें। जिससे परियोजना स्वीकृत की जा सकें।
संलग्न:- अनुमोदित साईट प्लान की प्रति।



नगर विकास न्यास भिवाड़ी

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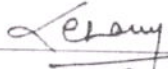
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2-	Nature of Property (Whether agricultural, Non-Agricultural, Commercial, Residential or Industrial, if Non Agricultural, the reference & date of conversion order from the competent authority should also be mentioned.	<u>Sick Industrial Unit</u> Under CM Jan Aawas Yojna 2015 Circular Dated 03-04-2017 Provision No. 1 - c(ii) Such land of sick industrial unit ^{which} are not operational for atleast last 3 years and which are allotted by Riico or state government at DLC Rate or any other prescribed rate can be used for housing purpose under this policy. By Letter No. 9396/18 Dated 02-02-2018 Plot No. UD -1 area 129334.96 Sqm. Situated at NH -08, Behror Near Ind. Area, Behror (Alwar) Raj. belonging to M/s - Siddhi Multi Trade Pvt. Ltd., Behror (Alwar) Raj. was sanctioned for use of housing purpose in 12th Meeting of CM Jan Aawas Yojna held on dated 10-01-2018. Certified copy of Letter No. 9396/18 Dated 02-02-2018 issued by U.I.T., Bhiwadi is enclosed with this T.I.R.
3-	Name of the Mortgagor/ owner and status in the account i.e. borrower or guarantor and whether individual, sole proprietor, Partner, Director, Karta or Trustee, In case the Mortgagor is partner/ Director Trustee who is mortgaging the Property on behalf of Partnership/ Company/ Trust, whether he/she has the authority. Copy of the Resolution/ Memorandum & Articles of Association / Trust Deed etc whether examined and verified.	Authrosied Signatory / Directors of M/s - Siddhi Multi Trade Pvt. Ltd., NH -08, Behror Near Ind. Area, Behror (Alwar) Raj. (<u>Owner</u>) & Authrosied Signatory / Directors of M/s- Reverence Infrastructure (India) Private Limited A - 28, Basement Floor, Anita Colony, Bajaj Nagar, Jaipur (<u>Developer</u>) Status: <u>Mortgagors</u> 1. Please obtained Present Shareholder Pattern of M/s- Siddhi Multi Trade Pvt. Ltd. & M/s- Reverence Infrastructure (India) Private Limited duly attested by C.A. 2. Please Check the Present list of Director of - M/s- Siddhi Multi Trade Pvt. Ltd. & M/s- Reverence Infrastructure (India) Private Limited from M.C.A. Site Portal.


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The AGM/ Chief/ Sr./ Branch Manager

Dated: 26 Feb. 2018

Bank of Baroda

Emerging Corporate Branch,

4th Floor, Anand Bhawan,

Sansar Chandra Road, Jaipur- 302001

Sub: Title Opinion Report certifying non-encumbrance of the Property Plot No. UD -1 Measuring 129334.96 Sqm. Situated at NH -08, Behror Near Ind. Area, Behror (Alwar) Raj. belonging to M/s - Siddhi Multi Trade Pvt. Ltd., Regd. Office at 601 and 602, Sukh Sagar, N.S. Patkar Marg, Girgaum chowpatty, Mumbai - 400007 (Owner) & M/s - Reverence Infrastructure (India) Private Limited, A - 28, Basement Floor, Anita Colony, Bajaj Nagar, Jaipur (Developer)

For- CM JAN AAWAS YOJNA (UNDER MODEL NO. 1C(ii))

Dear Sir/ Madam,

In reference to your mail dated 19th Feb. 2018 Requesting me to furnish non-encumbrances and certify and submit the Title Cum opinion Report about the clear and marketable title to the above property to be mortgaged for securing the credit facility (s) granted/proposed to be granted to -

M/s - Siddhi Multi Trade Pvt. Ltd., NH -08, Behror Near Ind. Area, Behror (Alwar) Raj. (Owner)

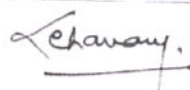
&

M/s- Reverence Infrastructure (India) Private Limited A - 28, Basement Floor, Anita Colony, Bajaj Nagar, Jaipur (Developer)

1-	Description and Area of the property proposed to be mortgaged specific number (s) and address of property along with boundaries and measurements.	Plot No. UD -1 Measuring 129334.96 Sqm. Situated at NH -08, Behror Near Ind. Area, Behror Tehsil Kishangarh Bas Distt. Alwar (Raj.) <u>BOUNDARIES:</u> As Per Lay out Plan Approved by U.I.T., Bhiwadi (Alwar) Raj. Certified Copy of Lay out Plan attached with this T.I.R.
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		3. Please Check Certificate of incorporation from M.C.A. Site Portal. 4. Please obtain a resolution passed in the meeting of Board of Director of Company [M/s- Siddhi Multi Trade Pvt. Ltd. & M/s- Reverence Infrastructure (India) Private Limited] for mortgage of above said property in favour of Bank. 5. Please Check Particulars of Appointments of Director of Company. 6. Please obtained Memorandum & Articles of Association of M/s- Siddhi Multi Trade Pvt. Ltd. & M/s- Reverence Infrastructure (India) Private Limited. 7. Please obtain N.O.C/ Permission to Mortgage of above said property in favour of Bank from the office of Riico & U.I.T., Bhiwadi.
4-	Whether any minor, lunatic or un-discharged insolvent is involved. Confirm that the Mortgagor has sufficient, capacity to contract, Precautionary steps to be taken.	No, any minor, lunatic or un-discharged insolvent is involved in this Property. As Per Photocopy of L.O.D. Dated 03-05-2014 issued by A.U. Financiers India Limited, Sector 2, Mansarovar, Jaipur, in favour of M/s - Reverence infrastructure India Pvt. Ltd., A - 28, Basement Floor, Anita Colony, Bajaj Nagar, Jaipur, <u>The Above said property is already mortgage in favour of A.U. Financiers India Limited.</u> <u>Photocopy of L.O.D. Dated 03-05-2014 issued by A.U. Financiers India Limited made available by proposed mortgagors is attached with this T.I.R.</u>

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		<u>Precautionary steps to be taken:-</u> i. After Redemption of Property from A.U. Financiers India Limited, Sector 2, Mansarovar, Jaipur & obtaining N.O.C/ Permission to Mortgage of above said property in favour of Bank from the office of Riico & U.I.T., Bhiwadi, the above said property can be mortgage in favour of Bank of Baroda, Emerging Corporate Branch, 4th Floor, Anand Bhawan, Sansar Chandra Road, Jaipur- 302001. ii. Please examine the original Title Deeds deposited with A.U. Financiers India Limited, Sector 2, Mansarovar, Jaipur before disbursement of loan. This T.I.R. is based on Certified copy of Title Deeds. Original Title Deeds are not available. Final T.I.R. has to be prepared after verifying the Original Title Deeds of above mentioned Property.
5-	Whether the property is freehold or leasehold, If leasehold then period of lease, and if Freehold whether Urban Land Ceiling Act applies and permissions to be obtained.	The property is leasehold property. As per Riico Lease Agreement Dated 26-03-1979, The Period of lease is 99 Years & the remaining period of lease is 60 Years.
6-	Source of Property i.e. Self-acquired or Ancestral. If Ancestral then mode of succession and whether original Will/ Probate is available.	Property is Self-acquired Property.

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7-	Whether the Mortgagor is Co-owner/ Joint Owner and / or any partition of the Property is made between the members of the family through partition Deed, If yes, whether original Registered Partition Deed is available or it is only a family settlement.	Property belongs to M/s - Siddhi Multi Trade Pvt. Ltd. (Owner) & M/s- Reverence Infrastructure (India) Private Limited A - 28, Basement Floor, Anita Colony, Bajaj Nagar, Jaipur (Developer)
8-	Whether the Mortgagor is in exclusive possession of the property or it is leased/ rented out to third party.	- Yes - Mortgagors are in exclusive possession of the Property, As Per Lease Agreement & Development Agreement.
9-	Whether the Property is mutated in municipal/ revenue records and Mortgagor's name is reflecting and if not, the reason thereof.	Property is mutated in the name of M/s - Siddhi Multi Trade Pvt. Ltd., in the records of Riico Ltd., Neemrana & U.I.T., Bhiwadi.
10-	Whether any restriction for creation of Mortgage is imposed under Central/ State/ Local Laws, if yes, then specify whose consent or permission would be required for creation of mortgage.	No, Any restriction for creation of Mortgage is imposed under Central / State/Local Laws. <u>But</u> As Per Photocopy of L.O.D. Dated 03-05-2014 issued by A.U. Financiers India Limited, Sector 2, Mansarovar, Jaipur, in favour of M/s - Reverence infrastructure India Pvt. Ltd., A - 28, Basement Floor, Anita Colony, Bajaj Nagar, Jaipur, <u>The Above said property is already mortgage in favour of A.U. Financiers India Limited.</u> After Redemption of Property from A.U. Financiers India Limited, Sector 2, Mansarovar, Jaipur & obtaining N.O.C/ Permission to Mortgage from the office of Riico & U.I.T., Bhiwadi, the above said property can be mortgage in favour of Bank of Baroda, Emerging Corporate Branch, 4th Floor, Anand Bhawan, Sansar Chandra Road, Jaipur- 302001

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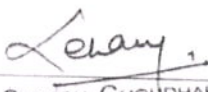
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11-	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	This loan is taken over from A.U. Financiers India Limited, to Bank of Baroda, Emerging Corporate Branch, 4th Floor, Anand Bhawan, Sansar Chandra Road, Jaipur- 302001. <u>Legal and other requirements for creation of a proper, valid and enforceable mortgage & precautionary step to be taken by bank mentioned in para No. 4 & 10 of this T.I.R.</u>
12-	Whether all the original Title Deeds including antecedent Title Deeds and other relevant documents are available. Please give detailed list.	<u>Details of Certified copy of Title Deeds including antecedent Title Deeds and relevant documents are as follows:-</u> 1. Initially After fulfillment of all the requirement Riico Ltd. executed Lease Deed (of undeveloped land Ind. Area, behror) measuring 160000 Sqm. in favour of M/s - Jaipur Syntex Limited on dated 26-03-1979. Lease Deed was registered on dated 26-03-1979 entered in Book No. 1 Zild No. 103 Page No. 259-260 Sr. No. 351 in the office of Sub Registrar, Behror (Alwar) Raj. <u>Certified copy of registered Lease Deed Dated 26-03-1979 is attached as Ann. 1.</u> 2. After that M/s - Jaipur Syntex Limited sold the undeveloped land measuring 160000 Sqm. to M/s - Siddhi Multi-Trade Pvt. Ltd. on dated 14-03-2007 & executed Sale Deed in favour of M/s - Siddhi Multi- Trade Pvt. Ltd. Sale Deed was registered on dated 13-06-2007 entered in Book No. 1 Zild No. 331 Page No. 42 Sr. No. 2007001792 in the office of Sub Registrar, Behror (Alwar) Raj. <u>Certified copy of registered Sale Deed Dated 13-06-2007 is attached as Ann. 2.</u>


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3. After that 815 sqm. Land Part of above said property acquired by NHAI & refund of value of 815 Sqm. land acquired by NHAI was made to the allottee by Riico Office order No. 5199 Dated 30-09-2011.

4. After that M/s - Siddhi Multi- Trade Pvt. Ltd. has sold part of land measuring 31482 Sqm. (Undeveloped Land) to M/s Greenply Industries Limited on Dated 16-07-2013. & executed Sale Deed in favour of M/s Greenply Ind. Limited.

Sale Deed was registered on dated 18-07-2013 entered in Book No. 1 Zild No. 456 Page No. 19 Sr. No. 2013004145 in the office of Sub Registrar, Behror (Alwar) Raj.

Certified copy of registered Sale Deed Dated 18-07-2013 is attached as Ann. 3.

5. After that permission of sub division of Total Alloted land 160817 Sqm. to M/s Siddhi Multi - Trade Private Limited & Transfer of land measuring 31482 Sqm. (Undeveloped land) to M/s Greenply Industries Limited was granted vide Riico Letter No. 4921 Dated 04-09-2013.

Details mentioned hereunder:-

Plot No.	Area in (Sqm.)	Remarks
UD - 1	129335	To be remained with M/s Siddhi Multi - Trade Private Limited
UD - 1(A)	31482	To be merged with existing unit of M/s Greenply Industries Ltd. (Plot no. E-176 to E-179)

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6. After that A development Agreement made between M/s Siddhi Multi - Trade Private Limited (Owner of Land) & M/s Reverence Infrastructure (India) Pvt. Ltd. (Developer) on dated 26-07-2013.

Development Agreement was registered on dated 26-07-2013 entered in Book No. 1 Zild No. 456 Page No. 182 Sr. No. 2013004308 in the office of Sub Registrar, Behror (Alwar) Raj.

Certified copy of registered Development Agreement Dated 26-07-2013 is attached as Ann. 4

7. After that a general power of Attorney relating to Plot No. UD -1 executed by M/s Siddhi Multi - Trade Private Limited (Owner of Land) & M/s Reverence Infrastructure (India) Pvt. Ltd. (Developer) in favour of Mr. Inder Kumar Gurjar S/o Shri Prabhu Dayal Gurjar R/o Village Kali Pahadi Tehsil Behror Distt. Alwar (Raj.) on dated 26-07-2013.

[Terms & conditions of delegation of power mentioned in general power of attorney dated 26-07-2013]

Power of Attorney was registered on dated 26-07-2013 entered in Book No. 4 Zild No. 15 Page No. 160 Sr. No. 2013000041 in the office of Sub Registrar, Behror (Alwar) Raj.

Certified copy of registered Power of Attorney Dated 26-07-2013 is attached as Ann. 5

8. After that Riico executed amendment to lease deed of Plot No. UD - 1 measuring 129335 Sqm. in favour of M/s Siddhi Multi - Trade Private Limited on dated 30-01-2014.

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		amendment to lease deed was registered on dated 03-02-2014 entered in Book No. 1 Zild No. 468 Page No. 94 Sr. No. 2014000386 in the office of Sub Registrar, Behror (Alwar) Raj. <u>Certified copy of registered amendment to lease deed Dated 03-02-2014 is attached as Ann. 6</u> 9. After that Riico Ltd., EPIP, Neemrana issued Letter No. 5739 on dated 16-11-2017 for revised of NOC for utilization of Industrial Land/ Plot under provision of 1 c(ii) of CM Jan Aawas Yojna 2018. 10. After that in reference of U.I.T., Bhiwadi Letter No. 7530/17 Dated 27-11-2017 Joint Adm. Sec. II (UDH) issued a official Letter No. २२(३४)/नववि/निकटी / 2017 dated 14-12-2017 for sanction of CM Jan Aawas Yojna on Plot No. UD - 1, Behror. Photocopy of Letter Dated 14-12-2017 is attached with this T.I.R. As Per Photocopy of L.O.D. Dated 03-05-2014 issued by A.U. Financiers India Limited, Sector 2, Mansarovar, Jaipur, in favour of M/s - Reverence infrastructure India Pvt. Ltd., A - 28, Basement Floor, Anita Colony, Bajaj Nagar, Jaipur, <u>The Above said property is already mortgage in favour of A.U. Financiers India Limited.</u>
13-	Whether the Advocate has personally visited the Sub-Registrar/Revenue/Municipal office and examined the records.	- Yes - I, personally visited in the Office of Sub -Registrar, Behror & Riico Ltd. Neemrana & U.I.T, Bhiwadi & examine the Records.

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14-	Whether the Search is being made for the period of 30 Years, if no, reason thereof.	Yes, Search has been made for 30 Years from 1989 to 2018. Search Receipt No. 201802357000959 Dated 21-02-2018 is attached with T.I.R.
15-	Details of documents examined / scrutinized (This should be in chronological order with serial numbers, type/ nature of document, date of execution, parties, date of registration details including the details of revenue/ society records etc).	<i>Details of Documents (Certified Copy & Photocopy) examined are mentioned in Para No. 2 & II of this T.I.R.</i>
16-	Tracing of chain of title in favour of the Mortgagor/ owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties along with the type of right it creates.	<u>Tracing of Chain of Title Deeds and relevant documents are as follows:-</u> 1. Initially After fulfillment of all the requirement Riico Ltd. executed Lease Deed (of undeveloped land Ind. Area, behror) measuring 160000 Sqm. in favour of M/s - Jaipur Syntex Limited on dated 26-03-1979. Lease Deed was registered on dated 26-03-1979 entered in Book No. 1 Zild No. 103 Page No. 259-260 Sr. No. 351 in the office of Sub Registrar, Behror (Alwar) Raj. <u>Certified copy of registered Lease Deed Dated 26-03-1979 is attached as Ann. 1.</u> 2. After that M/s - Jaipur Syntex Limited sold the undeveloped land measuring 160000 Sqm. to M/s - Siddhi Multi-Trade Pvt. Ltd. on dated 14-03-2007 & executed Sale Deed in favour of M/s - Siddhi Multi- Trade Pvt. Ltd. Sale Deed was registered on dated 13-06-2007 entered in Book No. 1 Zild No. 331 Page No. 42 Sr. No. 2007001792 in the office of Sub Registrar, Behror (Alwar) Raj. <u>Certified copy of registered Sale Deed Dated 13-06-2007 is attached as Ann. 2.</u>

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Sale Deed was registered on dated 18-07-2013 entered in Book No. 1 Zild No. 456 Page No. 19 Sr. No. 2013004145 in the office of Sub Registrar, Behror (Alwar) Raj.

Certified copy of registered Sale Deed Dated 18-07-2013 is attached as Ann. 3.

5. After that permission of sub division of Total Alloted land 160817 Sqm. to M/s Siddhi Multi - Trade Private Limited & Transfer of land measuring 31482 Sqm. (Undeveloped land) to M/s Greenply Industries Limited was granted vide Riico Letter No. 4921 Dated 04-09-2013.

Details mentioned hereunder:-

Plot No.	Area in (Sqm.)	Remarks
UD - 1	129335	To be remained with M/s Siddhi Multi - Trade Private Limited
UD - 1(A)	31482	To be merged with existing unit of M/s Greenply Industries Ltd. (Plot no. E-176 to E-179)

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Advocate

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Mobile No. - 9829056290

For Reverence Infrastructure India LLP

Authorized Signatory

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6. After that A development Agreement made between M/s Siddhi Multi - Trade Private Limited (Owner of Land) & M/s Reverence Infrastructure (India) Pvt. Ltd. (Developer) on dated 26-07-2013.

Development Agreement was registered on dated 26-07-2013 entered in Book No. 1 Zild No. 456 Page No. 182 Sr. No. 2013004308 in the office of Sub Registrar, Behror (Alwar) Raj.

Certified copy of registered Development Agreement Dated 26-07-2013 is attached as Ann. 3.

7. After that a general power of Attorney relating to Plot No. UD -1 executed by M/s Siddhi Multi - Trade Private Limited (Owner of Land) & M/s Reverence Infrastructure (India) Pvt. Ltd. (Developer) in favour of Mr. Inder Kumar Gurjar S/o Shri Prabhu Dayal Gurjar R/o Village Kali Pahadi Tehsil Behror Distt. Alwar (Raj.) on dated 26-07-2013.

[Terms & conditions of delegation of power mentioned in general power of attorney dated 26-07-2013]

Power of Attorney was registered on dated 26-07-2013 entered in Book No. 4 Zild No. 15 Page No. 160 Sr. No. 2013000041 in the office of Sub Registrar, Behror (Alwar) Raj.

Certified copy of registered Power of Attorney Dated 26-07-2013 is attached as Ann. 4.

8. After that Riico executed amendment to lease deed of Plot No. UD - 1 measuring 129335 Sqm. in favour of M/s Siddhi Multi - Trade Private Limited on dated 30-01-2014.

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Main Court Kishangarh Bas
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		amendment to lease deed was registered on dated 03-02-2014 entered in Book No. 1 Zild No. 468 Page No. 94 Sr. No. 2014000386 in the office of Sub Registrar, Behror (Alwar) Raj. <u>Certified copy of registered amendment to lease deed Dated 03-02-2014 is attached as Ann. 5.</u> 9. After that Riico Ltd., EPIP, Neemrana issued Letter No. 5739 on dated 16-11-2017 for revised of NOC for utilization of Industrial Land/ Plot under provision of 1 c(ii) of CM Jan Aawas Yojna 2018. 10. After that in reference of U.I.T., Bhiwadi Letter No. 7530/17 Dated 27-11-2017 Joint Adm. Sec. II (UDH) issued a official Letter No. २२(३४)/ कविदि/ सिवाडी / 2017 dated 14-12-2017 for sanction of CM Jan Aawas Yojna on Plot No. UD - 1, Behror. Photocopy of Letter Dated 14-12-2017 is attached with this T.I.R. As Per Photocopy of L.O.D. Dated 03-05-2014 issued by A.U. Financiers India Limited, Sector 2, Mansarovar, Jaipur, in favour of M/s - Reverence infrastructure India Pvt. Ltd., A - 28, Basement Floor, Anita Colony, Bajaj Nagar, Jaipur, <u>The Above said property is already mortgage in favour of A.U. Financiers India Limited.</u>
17-	Whether there is any doubt/ suspicion about the genuineness of the original documents, if yes, then specify.	<u>As Per Photocopy of L.O.D. Dated 03-05-2014 issued by A.U. Financiers India Limited, The Above said property is already mortgage in favour of A.U. Financiers India Limited.</u>

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		<u>Final opinion of genuineness/ suspicion about the original Documents will be given after Redemption of original Title Deeds from A.U. Financiers India Limited & examination of Original Title Deeds.</u> <u>This T.I.R. is based on Certified copy of Title Deeds. Original Title Deeds are not available. Final T.I.R. has to be prepared after verifying the Original Title Deeds of above mentioned Property.</u>
18-	The final certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is/ are clear and marketable.	<u>As Per Photocopy of L.O.D. Dated 03-05-2014 issued by A.U. Financiers India Limited, The Above said property is already mortgage in favour of A.U. Financiers India Limited.</u> Final Certificate of advocate about the confirming title of property is clear & marketable to be mortgage will be given after Redemption of original Title Deeds from A.U. Financiers India Limited & examination of Original Title Deeds.
19-	List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.	<u>Following Documents are required for creation of Equitable Mortgage:</u> 1. Original Lease Deed dated 26-03-1979 & registered on dated 26-03-1979 entered in Book No. 1 Zild No. 103 Page No. 259-260 Sr. No. 351 in the office of Sub Registrar, Behror (Alwar) Raj. in favour of M/s - Jaipur Syntex Limited. 2. Original Sale Deed registered on dated 13-06-2007 entered in Book No. 1 Zild No. 331 Page No. 42 Sr. No. 2007001792 in the office of Sub Registrar, Behror (Alwar) Raj. in favour of M/s - Siddhi Multi- Trade Pvt. Ltd. 3. Original Riico Letter No. 4921 Dated 04-09-2013 about permission of sub division of Plot No. UD - 1 &

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UD -1 (A)

4. Original Development Agreement
Dated 26-07-2013 & registered on
dated 26-07-2013 entered in Book
No. 1 Zild No. 456 Page No. 182 Sr.
No. 2013004308 in the office of Sub
Registrar, Behror (Alwar) Raj.
between M/s Siddhi Multi - Trade
Private Limited (Owner of Land) &
M/s Reverence Infrastructure
(India) Pvt. Ltd. (Developer)
5. Original Power of Attorney dated
26-07-2013 & registered on dated
26-07-2013 entered in Book No. 4
Zild No. 15 Page No. 160 Sr. No.
2013000041 in the office of Sub
Registrar, Behror (Alwar) Raj.
executed by M/s Siddhi Multi -
Trade Private Limited (Owner of
Land) & M/s Reverence
Infrastructure (India) Pvt. Ltd.
(Developer) in favour of Mr. Inder
Kumar Gurjar S/o Shri Prabhu
Dayal Gurjar R/o Village Kali
Pahadi Tehsil Behror Distt. Alwar
(Raj.) on dated 26-07-2013.
6. Original amendment to lease deed
dated 30-01-2014 & registered on
dated 03-02-2014 entered in Book
No. 1 Zild No. 468 Page No. 94 Sr.
No. 2014000386 in the office of Sub
Registrar, Behror (Alwar) Raj.
executed by Riico Ltd. in favour of
M/s Siddhi Multi - Trade Private
Limited.
7. Original N.O.C/ Permission to
Mortgage of above said property in
favour of Bank from the office of
Riico Ltd. Neemrana & U.I.T.,
Bhiwadi.

SURESH CHOUDHARY
Advocate
(B.Sc., LL.B., DLL.)
Baj. High Court Kishangarh-Bas
Alwar (Raj.)

For Reverence Infrastructure India LLP

Authorised Signatory

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20-	Whether any additional formalities to be completed by the proposed mortgagor if yes, State specifically in case of flat(s) / Property (s) in Co-Op societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc is required.	Please obtained an Undertaking from Borrower (M/s Siddhi Multi - Trade Private Limited (Owner of Land) & M/s Reverence Infrastructure (India) Pvt. Ltd. (Developer) stating that " We are fully liable / responsible if any loss cause to bank due to our part for any Defective Title Deed or any wrong information given by us to Bank. Bank is fully empowered to recover loan amount, Interest and other expenses from our movable and Immovable Property & Take legal action against us."
21-	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes, Bank will be able to enforce SARFESI Act after creation of Mortgage of Property in Favour of Bank.

Signature of Suresh Choudhary

Note:-

1. The Report should preferably be submitted on the Letterhead of the Advocate
2. The above points are indicative and non exhaustive. Report May vary depending upon circumstances of the each case.

For Reverence Infrastructure India LLP

Authorized Signatory

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

Rs = 1500
For - 30yr

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date 21-02-2018 5:45PM

Fee Receipt No	: 201802357000959	Receipt Date	: 21/02/2018
Name	: SURESH CHOUDHARY ADV. SIDHI MULTI TRADE	Document S. No	: 201801357001128
Address	: BEHROR		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹ 0
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹ 0	Reg (memorandum)	: ₹ 0
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 1500
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹ 0	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1500
From Year 1989 To Year 2018		Total Amount	: ₹ 1500

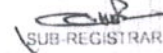
Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1520391802244 ₹ 1500

Signature of presenter or applicant for
copy or Search certificate


Cashier

Signature of recipient
and date of return receipt


SUB-REGISTRAR

For Reverence Infrastructure India LLP

Authorized Signatory



Government of Rajasthan
e-Registration Fee Receipt

Sig. Multibade

SECOND COPY

SRO Unique ID	NMR20180294	Receipt Date	20-FEB-2018 15:49
S Location	BEHROD		
Receipt No	RJ1520391802244		
Name Of Seller	SURESH CHOUDHARY ADVOCATE		
Name Of Buyer	X		
Type of Document	Inspection		
ACC Reference	NONSH/AIRAN LIMITED/NEEMRANA		
Paid Fees			
Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 1500
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 1500	Service Charges	₹ 10
Grand Total	₹ 1510		
(Rupees One Thousand Five Hundred Ten Only)			



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.

For Reverence Infrastructure India LLP

Authorised Signatory