

By Regd. A.D. Post / Speed Post / E-Mail

No. 6270-71

Date : 17-Feb-2017

M/S RAHUL BAKSHI

5-DDA Market, Azad Appartment, Aurvindo Marg, .
New Delhi

Sub. : Permission for transfer of lease hold rights of Commercial plot No. CC-10, Neemrana I ph.
- Alwar, Neemrana.

Ref. : Your application/request dated : 26-Oct-2016.

Dear Sir/Madam,

The Corporation has been pleased to accord permission for transfer of lease hold rights of Plot No. CC-10, Neemrana I ph., Neemrana measuring 1063.00 sqm in favour of M/S Neemrana Land Pvt. Ltd. for setting up of an Commercial unit of **COMMERCIAL** on the following terms and conditions that:-

1. The transferee shall deposit the economic rent (E.R.) of the plot in this office at the rates decided by the Corporation from time to time which is Rs. 300/- per 4000 sqm per year, presently, at the beginning of each financial year in advance by 31st July of every year.
2. The transferee shall deposit the Service Charges of the plot in this office at the rates decided by the Corporation from time to time.
3. The transferee will have the status of an allottee/lessee of the Corporation and all the rules and regulations of the Corporation will apply to the transferee 'Mutatis-Mutandis'.
4. The transferee will hold the land for the remaining lease period, which will be computed from the date of original allotment i.e. w.e.f 24-Jun-2005 .
5. The physical possession of the complete unit (including land, building, plant and machinery etc.) shall be deemed to have been taken by the Transferee (purchaser) from the transferor. The transferee i.e. M/S Neemrana Land Pvt. Ltd. will have to start production activity upto with fulfillment of following :-
 - i) You will completed the building permitted as per side plan / typed design.
 - ii) In case of units which are liable to deposit Sales Tax, CST or VAT- the date on which the unit makes the first payment of Sales Tax, CST or VAT (proof to be enclosed).
 - iii) In case of units not paying Sales Tax, CST or VAT - any other tax paid for the first time to the State Government.
 - iv) For those sectors which do not pay any taxes to the State Government in respect of investment to which subsidy/exemption is linked - bill of Commercial transaction (receipt of deposit of fee/charges etc.)

In case the transferee fails to commence production/activity within 2 years from date of transfer of lease hold rights, Retention Charges will be leviable, on rate decided by the Corporation from time to time as per RIICO Disposal of Land Rules, 1979.

Namam Verma

[Signature]

FOR NEEMRANA LAND PRIVATE LIMITED

[Signature]

DIRECTOR

6. That the constitution of M/S Neemrana Land Pvt. Ltd. shall be Private Limited Company & shall be as under :

(Proprietor/Partners/Directors)

1. Mr Ashwani Kumar
2. Mr Manish Kumar Singh
3. Mr Naveen Verma
4. Mr Jaideep Kumar Dev

7. If dues of RIICO are further worked out towards the old allottee of this plot during audit observations then the transferee i.e. of M/S Neemrana Land Pvt. Ltd. is liable to deposit the same as and when demanded by RIICO.
8. The taxes as levied by the Central/State government shall be paid by the transferee.
9. The transferee shall abide by RIICO disposal of land Rules, 1979 and its amendments made from time to time.
10. That the Transfereeshall abide by the condition of undertaking as submitted by him.
11. All other terms & conditions remain same as original allotment letter No. RM/SJPR/2040-2043 dated 24-Jun-2005 & lease deed 17-Jul-2007 .
12. The transferee shall pay all amounts as and when demanded by concerned Vidhyut Vitran Nigam Limited (VVNL Ltd) for release of power connection on the plot.
13. The transfer permission is subject to the conditions that the effluent discharge will have to be pretreated to the satisfaction of Rajasthan State Pollution control & Prevention Board and allottee will obtain a CTE/CTO for commencement of construction/commercial production from them.
14. 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.
15. RIICO shall not be liable for any dues of Govt. Department/Organization/companies or financial institutions towards the old allottee & the transferee party shall also be responsible for any dues of Govt. Department.
16. The stamp duty, if payable, under Stamp Duty Act in Rajasthan, will be borne by the transferee/allottee concerned.
17. Transfer of plot is subject to the condition that the Corporation will not be responsible to provide any additional infrastructure facilities viz; road, water, power, drainage, street lights etc.
18. This letter shall also be treated N.O.Cs of the Corporation for taking power/water connection in the allotted plot from concerned department.
19. In case there is a breach of any of the conditions mentioned herein, the allotment would be liable to be cancelled and Security Money shall be forfeited & outstanding S.C., E.R. & Interest thereon shall be deducted.
20. Original lease agreement executed on 17-Jul-2007 & registered on 17-Jul-2007 between RIICO and M/S RAHUL BAKSHI. Registered Sale Deed executed on 21-Oct-2016 & registered on 21-Oct-2016 between M/S RAHUL BAKSHI & M/S Neemrana Land Pvt. Ltd. above all documents will be treated as one documents.
21. The name of transferee has been entered in the relevant record of plot No. CC-10, Neemrana I ph., Neemrana on the basis of documents & title sale deed submitted to the Corporation, but the responsibility of legality of the documents lies with executors of documents. No legal rights will occur in favour of the transferee on the basis of said documents, if found illegal and incorrect.

FOR NEEMRANA LAND PRIVATE LIMITED
Naveen Verma
DIRECTOR

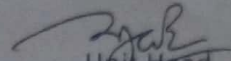
Thanking You,

FOR NEEMRANA LAND PRIVATE LIMITED

Asst
DIRECTOR

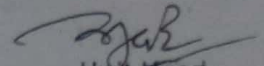
Yours Faithfully,

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Unit Head

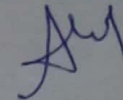
C.C. to:

- ✓ 1. M/S Neemrana Land Pvt. Ltd., 94, Shivaji Nagar, Civil Lines,
Jaipur - 302006,
Rajasthan
2. RM. RIICO Limited, Neemrana for record for water supply file.


Unit Head

Mansu Verma

FOR NEEMRANA LAND PRIVATE LIMITED
FOR NEEMRANA LAND PRIVATE LIMITED

 DIRECTOR
DIRECTOR

**SITE PLAN OF PLOT NO. CC-10 AT
INDUSTRIAL AREA NEEMRANA PHASE - I
DISTT, ALWAR (RAJASTHAN)**

ALLOTTED TO M/S NEEMRANA LAND PVT. LTD
SCALE - 1CM.= M. (Not on Scale)

PLOT AREA -1063 SQM

NOTE

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

BUILDING PARAMETERS
SET BACKS - AS SHOWN
MAX. GROUND COVERAGE- 40%
STANDARD F.A.R. - 1.75
MAX. HEIGHT OF BUILDING - 30.0 M.
PARKING REQUIREMENT - 1ECS PER 50 SQM. OF F.A.R. AREA+
25% EXTRA FOR VISITORS

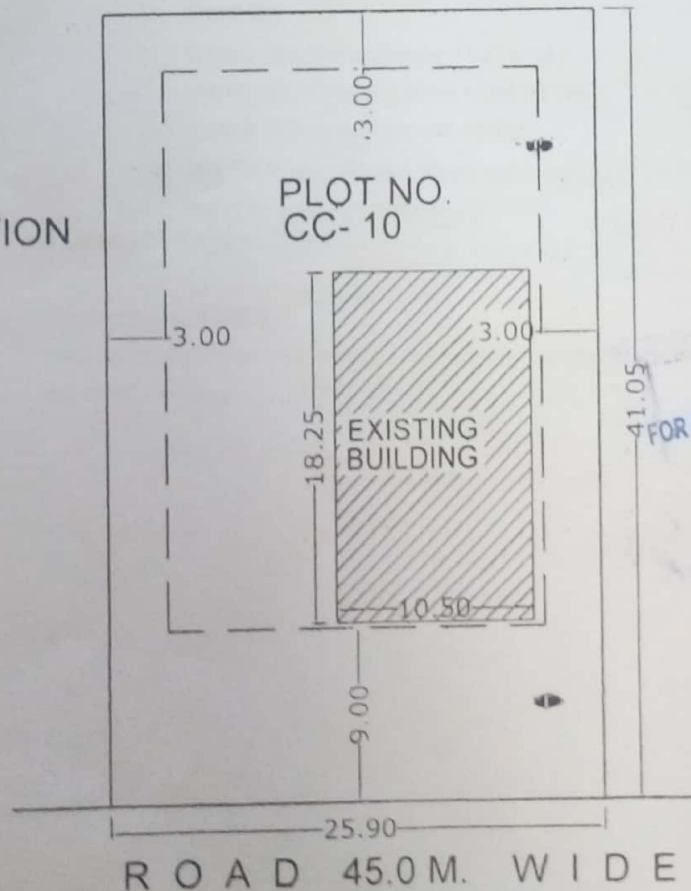


OPEN LAND

**FIRE
STATION**

**PLOT NO.
CC- 10**

**PLOT NO.
CC- 14**



FOR NEEMRANA LAND PRIVATE LIMITED
Navneet Verma
DIRECTOR

[Signature]
SR D/MAN

FOR NEEMRANA LAND PRIVATE LIMITED

[Signature]

DIRECTOR

NAVNEET JAKHAR
ARCHITECT
COUNCIL OF ARCHITECTURE
Rajasthan, India

Navneet
[Signature]
A.R.M.

पत्र संख्या.....

(यह पत्र लेख-पत्र पेश करने वाले आवेदन पर पेश करने वाले आने वाले है)

(प्राप्त हुई फीस के लिए रसीद)

1. पेश करने वाले या आवेदन-पत्र देने वाले का नाम राहुल शर्मा
2. लेख-पत्र की किस्म आवेदन-पत्र
3. विवरण फीस जो प्राप्त हुई आवेदन-पत्र
4. प्रतिफल की रकम ...

क. फीस रजिस्ट्री :

- (1) साधारण फीस रजिस्ट्री
- (2) लेख-पत्र की पुस्तक में प्रतिलिपि करने की फीस
- (3) धारा 64 से 67 के अनुसार ज्ञापन जारी करने की फीस

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ख. धारा 57 के अनुसार प्रार्थियों के प्रविष्ट लेखों की प्रतिलिपि देने की फीस

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ग. विविध फीस :

- (1) साधारण अथवा विशेष अधिकार-पत्र प्रमाणीकरण फीस
- (2) धारा 62 के अनुसार अनुवाद प्रस्तुत करने की फीस
- (3) धारा 25 से 34 के अनुसार देर से लेख-पत्र प्रस्तुत होने अथवा सम्पादनकर्ता इत्यादि के उपस्थित होने के कारण चुकाई हुई फीस
- (4) कपीशन तथा घर पर जाने की फीस तथा भत्ता
- (5) रजिस्ट्रार द्वारा रजिस्ट्री करने पर अतिरिक्त फीस
- (6) संरक्षण फीस
- (7) मोहरबन्द लिफाफे (जिसमें बहीदस्त पत्र रखा हो) अथवा रखने, वापिस लेने अथवा छोड़ने की फीस
- (8) पुस्तक के निरीक्षण अथवा तलाशी की फीस
- (9) अन्य विविध प्रकार की आय (जिसमें छद्म पदवी की फीस, किसी इत्यादि की आय सम्मिलित है)

...

योग फीस

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फीस के प्राप्त होने की तारीख

12/11/07

लेख-पत्र या प्रार्थिका तत्पश्चात् सर्टिफिकेट पाने के हस्ताक्षर और मुहर पाने की तारीख

12/11/07

रजिस्ट्री करने वाले अपनार के हस्ताक्षर

FOR NEEMRANA LAND PRIVATE LIMITED

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FOR NEEMRANA LAND PRIVATE LIMITED
Narayan Verna
DIRECTOR

LEASE - AGREEMENT

(SEE RULE 11 OF RIICO DISPOSAL OF LAND RULES, 1979)

Industrial Area Neem RangPlot No. CC-10

THIS LEASE AGREEMENT made on the 17th day of July in the year two thousand 07 between Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur, incorporated under the Indian Companies Act, having its Registered Office at Udyog Bhawan, Tilak Nagar, Jaipur-302005 (hereinafter called the Lessor which expression shall, unless the context does not so admit, includes its successors and assigns) of the ONE PART AND

Shri Rahul Bakshi S/o Sh. Rajender Bakshi
Age 20 years R/o 5 PDA Market Azad Abad Aurbindo Marg New Delhi
Proprietor of the firm M/s Rahul Bakshi

OR

Shri S/o Age
R/o
Shri S/o Age
R/o
Shri S/o Age
R/o
Shri S/o Age
R/o
constituting the registered partnership firm M/s

OR

M/s
a company registered under the Indian Companies Act and having its registered office at

OR

M/s RIICO Ltd.
a society registered under the Co-operative Societies Act and having its registered office at Shahjahanpur, Jaipur

For **FOR REEMBA LAND PRIVATE LIMITED**
Naman Verma
DIRECTOR

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

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

AND WHEREAS the lessor has agreed to demise and the Lessee agreed to take on lease the piece of land known as plot No. C.C. 10 on the terms and conditions hereinafter appearing for the purpose of setting up an industrial unit for manufacturing Commercial Complex and / or any other industrial product that may be allowed to be manufactured by the Lessor in writing according to the factory byelaws designs and building plans approved by the proper municipal or other competent authorities.

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

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS :

1. In consideration of the covenants and agreement herein contained and on payment by the Lessee of Rs. 100/- (Rs. ... one hundred) towards the annual/one time economic rent (strike out which is not applicable) and the receipt where of the lessor hereby acknowledges, the lessor doth hereby demise to the Lessee the plot of land numbered as above in Industrial Area Neemrana containing by measurement 1063 sqm. be the same a little more or less, bounded,

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

..... Post office
..... Fire Station
..... Riico Road
..... open land

and the said plot of land is more clearly shown in the attached site plan, TO HOLD the said plot of land (hereinafter referred to as 'the demised premises') with the appurtenances unto the Lessee for the term of ninety nine years from the ... 24th ... Day of June, 2015 except and always reserving to the Lessor :

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

FOR NEEMRANA INDUSTRIAL AREA
2nd. Regional Manager, RIICO Ltd.
Government or Industrial Financial Corporation of India, Rajasthan Financial

Nandan DEPTOR

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

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

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

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

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

Asstt. Regional Manager
Shahjahanpur, Distt. Allahabad

FOR NEERANA LAND PRIVATE LIMITED
Nandani Verma
DIRECTOR

of these presents or from the date of possession, whichever be earlier or extended period as may be allowed by the lessor in writing at its discretion, payment of retention charges or otherwise.
Provided that unutilised land of the allotted plot or plots shall revert to the lessor on expiry of the prescribed / extended period for starting production / expansion unit.

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

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

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

Director

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

2(j) That Lessee will permit the members, officers, subordinates of the Lessor and their
employed workmen and persons at all reasonable times of the day to enter into and
upon the demised premises and the buildings erected thereupon in order to inspect
the same.

2 (k) That the Lessee will not make any excavation upon any part of the demised premises
except for foundation of building and for leveling and dressing the area.

2 (l) That the Lessee will not erect or permit to be erected on any part of the demised
premises any stables, sheds or other structures of any description whatsoever for
keeping house cattles, dogs, poultry or other animals except and in so far as may be
allowed by the Lessor in writing.

2 (m) That the Lessee will neither exercise his option of determining the lease nor hold the
lessor responsible to make good the damage if by fire, tempest, flood or violence of
any army or a mob or other irresistible force, any material part of the demised
premises if wholly or partly destroyed or rendered substantially or permanently
unfit for building purpose.

2 (n) That the Lessee shall apply for permission for any change in the product or
production capacity or process of manufacturing to the lessor. If no communication
is received by lessee from lessor within 30 days, request shall be deemed as
accepted. However, lessee proposing to set up polluting industrial unit under red
category or setting up effluent discharging unit shall be required to take written
permission from the Lessor before initiating any change in their manufacturing
product.

2 (o) If during the term of the lease the lessee or his workmen or servants :

- (i) injure or destroy any part of building or other structure contiguous or adjacent
to the plot of land hereby demised or
- (ii) keep the foundation trenches or other pits on the demised land open or exposed
to weather thereby causing any injury or damage to contiguous or adjacent
buildings or
- (iii) dig any pits near the foundation of any building thereby causing any injury or
damage to such buildings,

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

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

Asstt. Regional Manager RIICO Ltd.
Shahjahanpur, Distt.- Alwar

FOR NEEMRANA LAND PRIVATE LIMITED
Narain Verma
DIRECTOR

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

- 3 (a) Notwithstanding anything, hereinbefore contained if there shall have been any opinion of the Lessor any breach by the lessee or by the person claiming through or under him of any of the covenants or conditions herein before contained and on the part to be observed and performed and in particular without prejudice to the generality of the sub-clause, subject to exceptions or if any amount including interest due to the lessor remaining unpaid for a period of 90 days after the same shall have been demanded by the Lessor or if the Lessee or the persons in whom the terms hereby created / vested is adjudged insolvent and if this Agreement is determined as hereinbefore specified, it shall be lawful for the Lessor without prejudice to any other right of action of the Lessor in respect of any breach of this Agreement to re-enter without taking recourse to a court of law upon the demised premises or any part thereof in name of whole and thereupon this demise shall absolutely CEASE and determine and the money paid by the Lessee by virtue of these presents shall stand forfeited to the Lessor without prejudice to rights of the Lessor to recover from the Lessee all money that may be payable by the lessee hereunder with interest thereon at ~~10~~ ^{as per RICO Rules} percent per annum and the lessee shall not be entitled to any compensation whatsoever.

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

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

- 3 (b) All legal proceedings for breach of the aforesaid conditions, shall be lodged in courts situated at Jaipur and not elsewhere.

- 3 (c) Any loss suffered by the lessor on a fresh grant of the demised premises for breach of aforesaid conditions on the part of the Lessee or any person claiming through or under him shall be recoverable from the lessee.

- 3 (d) Any notice or communication required to be served hereunder shall be deemed to have been sufficiently served on the Lessee if, served by 'Registered Acknowledgement Due', Post and signed by an Officer of the Lessor and the services shall be deemed to have been made at the time of which the registered letter would in the ordinary course be delivered even though returned un-served on account of the refusal by the Lessee or otherwise howsoever.

[Signature]
The Manager, RICO Ltd.
Distt Regional Manager, Shahjahanpur, Distt. Allahabad

FOR NEEMRANA LAND PRIVATE LIMITED
[Signature]
DIRECTOR

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

The security deposit shall stand-forfeited whenever there is a breach of any condition contained in the lease agreement.

(2) All powers exercised by the Lessor under this lease agreement may be exercised by the Managing Director, Rajasthan State Industrial Development & Investment Corporation Limited or such other person (s) authorised in this behalf.

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

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

3(i) The stamp and registration charges on this agreement shall be borne by the Lessee.

IN WITNESS HEREOF THE parties hereto have set their hands this day 17th of the month of July in the year 2007

(i) Dev. Charges Rs. = 17,00,000-00

(ii) Eco. Rent Rs. = 00,00,200-00

(iii) Int. on D.C Rs. = 1,44,099-00

Totals - 18,44,299-00

Asstt. Regional Manager RHCO-Ltd.
Shahjahanpur, Distt.- Alwar

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

Signature of Witness :-

Lessee :

Name BRAHMAN PARIKASH
(in capital letters)

Name RAHUL BAKSHI
(in capital letters)

Address : R2-664 Shad Nager
Gate no 25 Palam Colony NDLI
W

Address : 5 DDA Model Aged

App. Anurag Mang N. Delh

Sh. Kartar Singh SG Mangr Kary
Vill & P.O. Bhat Gaur, Sonapat
Haryana. 7

FOR NEEMRANA LAND PRIVATE LIMITED
Naveen Verma
DIRECTOR

**SITE PLAN OF PLOT NO. C.C. 10
AT INDUSTRIAL AREA NEEMRANA
DISTT. - ALWAR, RAJASTHAN**

SCALE: 1 CM = 5.0 MT

AREA: 10.2 SQ. MT.

LANDUSE :-

BUILDING PARAMETERS :-

SET BACKS

FRONT = 9.00 MTS.

SIDE I = 3.00 MTS.

SIDE II = 3.00 MTS.

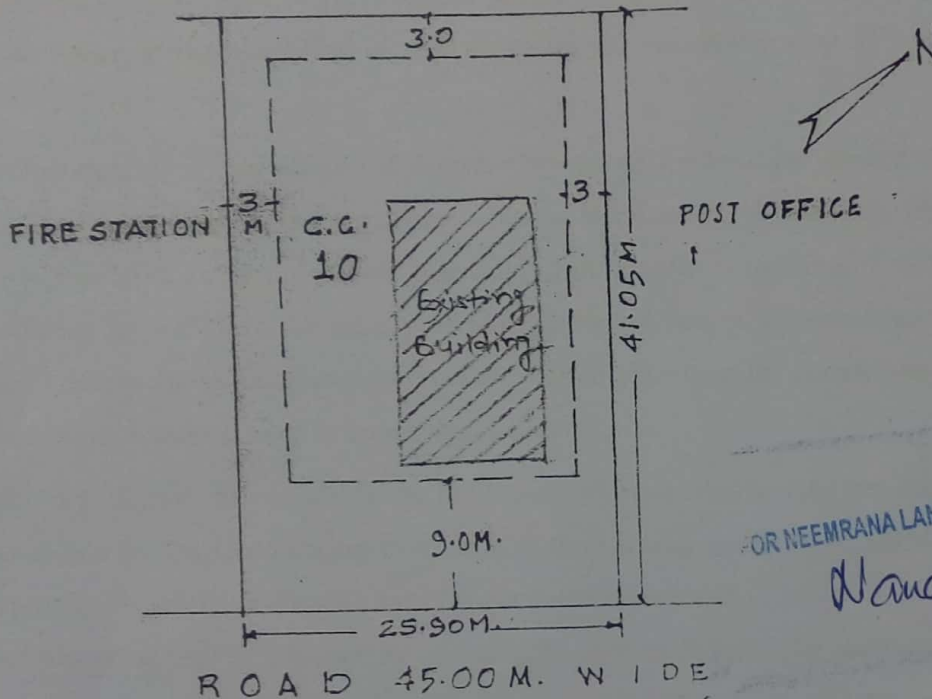
REAR = 3.00 MTS.

MAXIMUM GROUND COVERAGE = 40%

MAXIMUM F.A.R. = 1.75

MAXIMUM BUILDING HEIGHT = 30 M.

OPEN RIICO LAND PARKING REQUIREMENT = 50 SQ.M.
per EGS.



FOR NEEMRANA LAND PRIVATE LIMITED
Nansen Varma
DIRECTOR

SR. A.S.E. Asstt. Regional Manager RIICO Ltd. LESSEE
Shahjahanpur, Distt. Alwar
RIICO

Asstt. Regional Manager RIICO Ltd.
Shahjahanpur, Distt. Alwar

Tel No 01494-35237

FAX 01494-35369

No. RM/SJPR/ 2040

Date 24/6/05

Mr. Rahul Baxi
 SDDA Complex
 Azad Apart, Aurobindo Marg,
 New Delhi.

Sub.: Allotment of plot NoCC-10 alongwith constructed building existing thereon for commercial complex at industrial area Neemrana

Dear Sir,

With reference to auction held on 17/6/05 and you are being the highest bidder, the Corporation is pleased to give you allotment of **Plot No.CC-10 measuring 1063 SQM** with 190.19 sqm. constructed area at Industrial Area Neemrana at the total cost of Rs.1700000.00 for setting up Commercial complex permissible under law on the following terms and conditions:

1. That you shall deposit in this office Economic Rent of the land allotted to you @ Rs. 237/- per year for every 4,000 SQM or part thereof within 60 days from the date of issue of this letter and in future at the beginning of each financial year in advance by 31st July of that year.
2. That you shall deposit in this office the Service Charges of the land per annum at the rates decided by the Corporation from time to time which is **Rs. 4.20 SQM** presently, minimum to Rs. 500/-, within 60 days for the current year and in future at the beginning of each financial year in advance by 31st July. In case of failure, Service Charges on rate higher by 10% alongwith 14% interest on increase rates from 61st day of allotment for current year and from 1st August of each financial year in future shall be levied.

- 2.(a) That you shall deposit in this office the fire station charges of the land per annum at the rates decided by the Corporation from time to time which is **Rs. 0.60 SQM** presently, minimum to Rs. 100/-, within 60 days for the current year and in future at the beginning of each financial year in advance by 31st July. In case of failure, fire station Charges on rate higher by 10% alongwith 14% interest on increase rates from 61st day of allotment for current year and from 1st August of each financial year in future shall be levied

- 3(a) That you have already deposited -

1.	Development Charges	Rs. 534000.00
2.	Economic Rent year /one time Economic Rent	Rs. 0.00
3.	Services charges for the year	Rs. 0.00
4.	Fire station charges	Rs. 0.00
5.	Cost of site plan	Rs. 0.00
	Total	Rs. 534000.00

Asstt. Regional Manager RIICO Ltd.
 Shahjahanpur, Distt.- Alwar

FOR NEEMRANA LAND PRIVATE LIMITED
 Nandan Verma
 DIRECTOR

That you shall pay the balance 75% Development Charges amounting to Rs.2194070.00 within 60 days from the date of issue of this letter

The payment as explained above totaled as hereunder may be deposited in the office of the undersigned either in cash or in the shape of demand draft in favour of RIICO Ltd., Shahjahanpur payable at Shahjahanpur within prescribed time.

1.	75% Development Charges	Rs.	1166000.00
2.	Economic Rent for the year (2005-06)	Rs.	1000.00
3.	Service Charges for the year (2005-06)	Rs.	3721.00
4.	Service charges for fire station charges	Rs.	319.00
5.	Site Plan	Rs.	150.00

TOTAL : Rs. **1171190.00**

If the above amount is not deposited within a period of 60 days then the amount deposited by you shall be forfeited.

- 4 After depositing the amount within 60 days from the date of issue of this letter, you will take possession of plot on the same day from our Asstt. Regional Manager, RIICO Ltd., Shahjahanpur in case the possession is not taken it will be deemed to have been taken over by you with effect from 31st day of the date of payment
- 5 On deposition of the amount as above you will get the Lease Deed of plot executed and get it registered at your cost and take the possession from our Asstt. Regional Manager within 90 days from the date of issue of this letter
- 5 (A) That you shall complete the construction within 24 months from the date of possession or date of lease deed which ever is earlier and make it fit for use within a period of 36 month from the date of possession or date of lease deed whichever is earlier. For this purpose the construction would mean covering at least 20% of the plot area with a pucca structure where roof has been built
- 6 In case of any extension of time limit is required for depositing the Economic Rent, balance 75% Development Charges, or execution of Lease Agreement/taking over possession of plot/commencement of construction and production etc. Then application stating, the cogent reason, should reach the undersigned within time limit prescribed for each of those items. Extension for payment of dues, if granted, would be with payment of interest as decided by the Corporation from time to time which is 14% per annum presently. Retention Charges as decide by the Corporation shall be paid by the allottee if extension for execution of Lease Deed/taking over possession of construction & production is granted by the Corporation. Such an application for extension may be rejected or accepted by the Corporation on terms & conditions it may consider fit

Asstt. Regional Manager RIICO Ltd.
Shahjahanpur, Distt.- Alwar

FOR KEEMRANA LAND PRIVATE LIMITED
Naveen Kumar
DIRECTOR

you shall contribute towards the expenditure on construction of sewerage system for effluents of your Plot in desired proportion as may be decided by the Corporation.

The allotment is subject to the condition that before disposal of sludge you will pre-treat as may be required to the satisfaction of Rajasthan State Pollution Control and prevention Board.

- 9 The allotment 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 Board before starting the Unit.
- 10 This allotment letter shall also be treated N.O.Cs of the Corporation for taking power/water connection in the allotted plot from JVVNL/any concerned department.
- 11 The land use of this plot is commercial. Allottee has to follow the building parameters of RIICO & other department before starting construction well in time. Any construction activity shall not be allowed before approval of maps RIICO shall not be responsible for required permission.

11(A) The Building para-meters for the plot shall be applicable as under:

Minimum Set Backs				Max. Ground Coverage	F.A. R	Max. Height of the Bldg.	Parking Requirement
Front	Side (Road side)	Side (other than Road side)	Rear				
09 meter	03 meter	3 meter	3 meter	40%	1.75	30m	1 ECS per 50 sqm floor area.

12. The land & building tax and all other taxes as applicable shall be paid by the allottee.

13 That you will employ atleast one person from those whose land has been acquired on our recommendations.

14 The allottee shall abide by other terms and conditions as may be laid down in RIICO Disposal of land Rules, 1979 and its amendments made from time to time.

15 This order of allotment shall form part and parcel of the Lease Deed.

16. The allotment is also subject to the condition that

- i) The plot number being indicative of your preference is subject to change, if necessary, by the Corporation.
- ii) That you will comply with the Provisions of Child Labour Laws.
- iii) Plot is allotted on "As is where is basis" & actual area available at site.

Asstt. Regional Manager, RIICO Ltd.
Chhat Jahanpur, Distt. Alwar

FOR NEEMRAV LAND PRIVATE LIMITED
Nishu Verma
DIRECTOR

- (i) Constitution of the firm Prop Sh Rahul Bakshi
(x) Please submit the following documents within 15 days.

- 1) Copy of Project report.
- 2) Copy of partnership deed and its registration.
- 3) Copy of memorandum and article of association and its registration.

17. The allottee shall abide by the provisions of Indian Electricity Act 1956 and Rules made thereunder in reference to H.T overhead power line passing adjacent to the plot.

18. That in case the amount as stated at para 3 above is not paid, construction/production not started within the period prescribed above or there is a breach of any of the conditions mentioned herein, the allotment would automatically be treated as cancelled and Security Money, alongwith 6.25% Development Charges would be forfeited. Interest deposited by allottee for delay in payment of Development Charges shall not be refunded and if interest for non-payment of Development Charges in time as per allotment letter is levied/leviable, then the same shall also be deducted from refundable amount. The amount of Service Charges and Economic Rent, alongwith interest, if due, shall also be deducted as per RIICO Disposal of Land Rules 1979 & its amendment made from time to time.

19. In case of power telephone line passing from the plot the corporation does not undertake any responsibility for its removal. You would be required to plan construction accordingly leaving the prescribed distance.

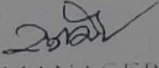
20. Your registered office should be in Rajasthan

21. You will plant at least 50 trees in your plot

22. That the allottee shall take steps in the plot for harvesting of rain water to the maximum possible extent

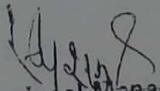
23. The plot shall be used for the purpose for which it is being allotted. Approval of corporation shall be required for any specific project

Thanking you,
Yours faithfully


REGIONAL MANAGER

Copy to:-

1. G M DIC Bhiwadi / Alwar
2. Branch Manager RFC Bhiwadi Alwar
3. ARM RIICO Ltd. Shahjahanpur Behrou


Asstt. Regional Manager RIICO Ltd. Regional Manager
Shahjahanpur, Distt. Alwar

FOR NEW AND PRIVATE LIMITED
Vema

DIRECTOR



A 597093

राजस्थान RAJASTHAN

दस्तावेज बयनामा

मालियत बयनामा 2,23,23,000 / - रुपये स्टाम्प कीमती 50,000 / - रुपये

I 1- राहुल बक्शी उम्र 31 साल पुत्र श्री राजेन्द्र बक्शी जाति ब्राह्मण 5 डी0डीए0 मार्केट, आजाद, अपार्टमेन्ट, अरविन्दो मार्ग, नई दिल्ली -110016 निवासी मकान नं. 133, वेगमपुर, मालवीय नगर, नई दिल्ली-110017
पेन नम्बर AKAPB8980G मोबाईल नं. 9899805559

---तिकेता

एवम्

लैण्ड प्रा0 लि0, रजिस्टर्ड ऑफिस 94, शिवाजी नगर, सिविल लाईन्स, जयपुर (राजस्थान)-302006 पेन नम्बर AAFCN3364G जरिये अधिकृत हस्ताक्षरकर्ता अश्वनी कुमार उम्र 32 साल पुत्र श्री विजयपाल निवासी सी0 - 39, आशियना बगीचा, अलवर बाईपास, भिवाडी जिला अलवर राज0 मोबाईल नं. 9672500007

---क्रेता

क्रेता एवं विक्रेता सम्बन्धित जानकारी:-

1-यह है कि क्रेता नीमराना लैण्ड प्रा0 लि0 कम्पनी अधिनियम, 2013 के तहत एक प्रा0 लि0 पंजीकृत कम्पनी है। क्रेता कम्पनी ने अपनी ओर से बयनामा हस्ताक्षरित एवं

FOR NEEMRANA LAND PRIVATE LIMITED

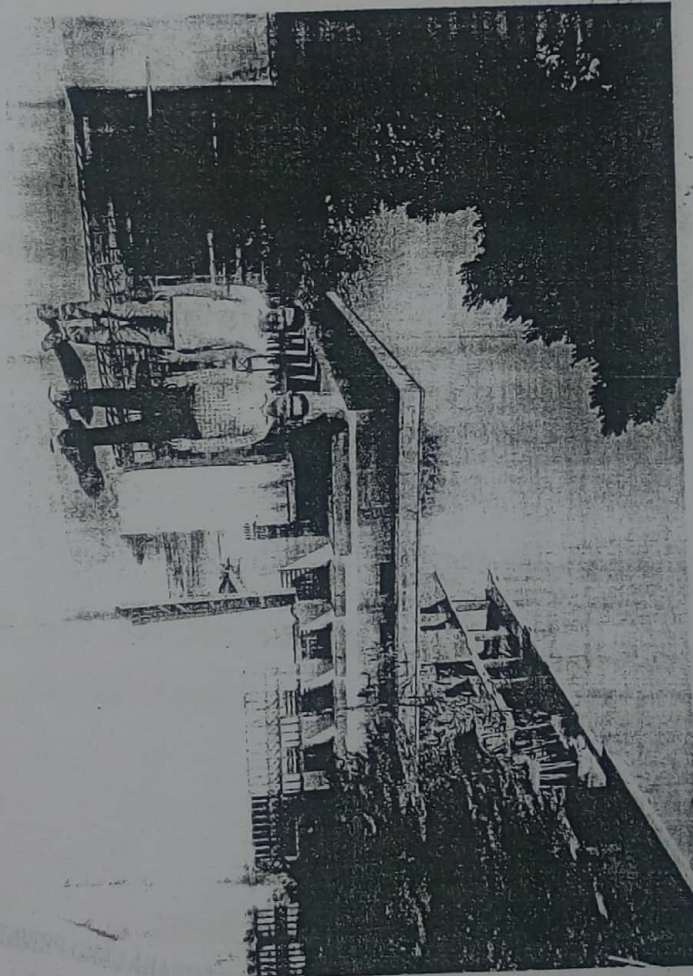
DIRECTOR

उप बजायक, नीमराना

FOR NEEMRANA LAND PRIVATE LIMITED
Naveen Verma
DIRECTOR

મુખ્ય મંત્રીશ્રી કુશલ ધાતુ અંગણ પત્ર સ0-543/12
 સ્ટામ્પ નં. 3887 તારીખ 21/10/2015
 શ્રી- વીમલના લે. 05 રૂ. 10 આ. મિ. સુ. પ. રિ. વા. જી. નં. 12
 સેવા- સિવિલ બાંધકામ બાંધકાર
 સરિય ડા. રવિનીકાંત 10.000/-
 સી. જી. પાલિકા નં. 12/2015
 સહી:

$$\frac{10.000 \times 5}{50.000} = 1/-$$



ગુજરાત જિલ્લો અમદાવાદ



राजस्थान RAJASTHAN
पंजीबद्ध करने के लिए श्री अश्वनी कुमार को बोर्ड ऑफ डायरेक्टर्स की मिटिंग दिनांक 10.10.2016 में रेज्यूलेशन पारित कर अधिकृत किया है। A 597094

2-यह है कि विक्रेता द्वारा स्वयं व्यक्तिगत हैसियत से बयनामा हस्ताक्षरित एवं पंजीबद्ध किया जा रहा है।

3-यह है कि विक्रेता एवं विक्रेता में वो स्वयं, उनके विधिक प्रतिनिधि, उत्तराधिकारी सम्मिलित समझे जायेंगे।

विक्रय की जा रही सम्पत्ति का विवरण:-

रीको औद्योगिक क्षेत्र, नीमराना फैंज प्रथम जिला-अलवर (राजस्थान) में स्थित वाणिज्यिक भूखण्ड संख्या सीसी-10, माप 1063 वर्गमीटर, जिसकी माप में उत्तरी भुजा 41.05 मीटर, दक्षिणी भुजा 41.05 मीटर, पूर्वी भुजा 25.90 मीटर एवं पश्चिमी भुजा 25.90 मीटर है, जिसके हद्दअर्बों में तरफ उत्तर में निर्माणधीन अस्पताल, तरफ दक्षिण में रीको फायर बिग्रेड ऑफिस, तरफ पूर्व में 45 मीटर रोड जिस पर प्लॉट का निकास जारी है एवं तरफ पश्चिम में रीको की पडत जमीन है। प्लॉट की किस्म वाणिज्यिक है। प्लॉट में 230 वर्गमीटर की एक मंजिल बिल्डिंग बनी हुई है और प्लॉट की चार दीवारी की हुई है।

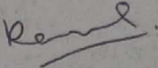
29 विक्रय की जा रही सम्पत्ति निम्नलिखित निबंध में विक्रेता की घोषणा:-
FOR NEEMRANA LAND PRIVATE LIMITED

DIRECTOR

FOR NEEMRANA LAND PRIVATE LIMITED
Naman Verna
DIRECTOR

सूचना विभाग कक्षा-10, दिल्ली-110054
सं. 543/12
21/10/2016
8887
श्री. नीमराणा ली. 03 श्री. नि. आनिस उपशिवानी नगर
नेमराणा- सिविल ला. 10000
वर्ग 10.000
अरवली कुमार

आज दिनांक 21 माह October सन् 2016 को 14:11 बजे
श्री/श्रीमती/सुश्री RAHUL BAKSHI पुत्र/पुत्री/पत्नी श्री RAJENDRA BAKSHI
उम्र 31 वर्ष, जाति/विवरण MAN व्यवसाय AKAPB8980G
निवासी HN.133 BEGAMPUR MALVIYA NAGAR NEW DELHI
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।



हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, NEEMRANA
(2016004609)
(Sale Deed (Conveyance deed))

रसीद नं 2016004004 दिनांक 21/10/2016
पंजीयन शुल्क रू 223230/-
प्रतिलिपि शुल्क रू 300/-
पृष्ठांकन शुल्क रू 0/-
अन्य शुल्क रू 0/-
कमी स्टाम्प शुल्क रू 1066240/-
सरचार्ज 223230/-
कुल योग रू 1513000/-

रसीद नं 4004 21/10/16 राशि 1513000
बैंकर बैंक/पे आउ नं. 0000722
बैंक AXIS Bank 21/10/16 से जमा करी गये।


(2016004609) उप पंजीयक, NEEMRANA
(Sale Deed (Conveyance deed))

उप पंजीयक, नीमराणा

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मालियत रुपये 22323000
मानते हुए इस पर देय कमी मुद्रांक
राशि 1066240 पर कमी पंजीयन शुल्क
रुपये 223230 कुल रुपये 1513000
जरिये रसीद संख्या 2016004004 दिनांक 21/10/2016
में जमा किये गये हैं।
अतः दस्तावेज को रुपये 1116150
के मुद्रांकों पर निष्पादित माना जाता है।


(2016004609) उप पंजीयक, NEEMRANA
(Sale Deed (Conveyance deed))



राजस्थान RAJASTHAN

यह है कि प्लॉट सं. सीसी-10, विक्रेता को रीको नीमराना द्वारा जरिये आवंटन पत्र क्रमांक -आर एम /एस जे पी आर /2040 दिनांक 24.06.2005 द्वारा आवंटित किया गया है, जिसकी किस्म वाणिज्यिक है। जिसकी रजिस्टर्ड लीज दिनांक 17.07.2007 को उप पंजीयक नीमराना में पुस्तक स0-01 जिल्द स0 07 के पृष्ठ सख्या -180 व कम स0-1454 पर रजिस्टर्ड है तथा अतिरिक्त जिल्द स0 07 के पृष्ठ स0-572 से 583 पर चस्पा की गई है। जिस रजिस्टर्ड लीज से मन विक्रेता उपरोक्त वाणिज्यिक प्लॉट का रजिस्टर्ड मालिक काबिज वो दाखिल हूँ। जिस वाणिज्यिक प्लॉट को बेचान करने का मन विक्रेता को पूर्ण अधिकार हासिल है। विक्रेता ने प्लॉट पर किसी भी निगम, निकाय, बैंक, वित्तीय संस्था, सरकारी, अर्ध सरकारी अथवा गैर सरकारी संस्था से कोई ऋण नहीं लिया हुआ है। उक्त प्लॉट पर किसी भी निगम, निकाय, बैंक, वित्तीय संस्था, सरकारी अर्ध सरकारी अथवा गैर सरकारी संस्था का कोई ऋण, भार अथवा प्रभार बकाया नहीं है। प्लॉट के सम्बंध में किसी भी न्यायालय में कोई वाद विवाद विचाराधीन नहीं है। ना ही कोई रथगन आदेश जारी है। विक्रेता ने उक्त प्लॉट का पूर्व में बेचान का कोई सौदा, ईकरारनामा आदि दीगर किसी ब्यक्ति से नहीं लिया हुआ है। प्लॉट का टाइटल बिलकुल पाक-साफ है। यदि प्लॉट के टाइटल के सम्बंध में कोई नुक्स या कगी निकलती है तो उसके लिए विक्रेता जिम्मेदार रहेगा और ऐसे नुक्स या कगी से कारित क्षति का भुगतान विक्रेता, क्रेता को करेगा। बयाना की दिनांक से पूर्व प्लॉट पर किसी भी निगम, निकाय, बैंक, वित्तीय संस्था, सरकारी अर्ध सरकारी अथवा गैर सरकारी संस्थाओं का ऋण, भार-प्रभार बकाया

FOR NEEMRANA LAND PRIVATE LIMITED

DIRECTOR

FOR NEEMRANA LAND PRIVATE LIMITED
Nandini Verma
DIRECTOR



राजस्थान RAJASTHAN

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2016

है और उसका भुगतान विक्रेता करेगा।
विक्रेता प्लॉट का सम्पूर्ण मालिक है और विक्रेता प्लॉट बेचने का पूर्ण अधिकार है।

खरीद की जा रही सम्पत्ति के सम्बन्ध में क्रेता की घोषणा:-

यह है कि सम्पत्ति के सम्बन्ध में विक्रेता द्वारा की गई घोषणा पर विश्वास करके क्रेता द्वारा उक्त सम्पत्ति खरीद की जा रही है।

जो कि विक्रेता को अपनी पारिवारिक एवं व्यावसायिक आवश्यकताओं के लिए रूपयों की आवश्यकता है, इसलिए विक्रेता ने अपने उपरोक्त वर्णित प्लॉट संख्या सीसी-10 माप 1063 वर्गमीटर मय निर्मित बिल्डिंग "जैसा मौके पर है वैसे सहित" का बेचान क्रेता को कुल 2,23,23,000/-रुपये (दो करोड तेइस लाख तेइस हजार रुपये शब्देन) में कर दिया है और क्रेता से सम्पूर्ण प्रतिफल राशि निम्नलिखित सारणी के अनुसार प्राप्त कर ली है:-

	दिनांक	भुगतान का प्रकार	राशि (रुपये में)
1.	07.09.2016	RTGS UTIBH16251062176	15,00,000/-
2.	12.09.2016	RTGS UTIBH16256052172	15,00,000/-
3.	17.09.2016	RTGS UTIBH16261081445	10,00,000/-
4.	21.09.2016	RTGS UTIBH16265068835	40,00,000/-

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FOR NEEMRANA LAND PRIVATE LIMITED

DIRECTOR

FOR NEEMRANA LAND PRIVATE LIMITED
Neemrana
DIRECTOR

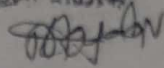
पुस्तक विक्रीत प्रमाण पत्र सं-५४३/१२
पुस्तक सं- ३८८७ दि. २१/१०/२०१६

प्री- गीतरांग लीड्स प्रि. लि. आम्बाला प्रप. सिवलीनगर

मेमो- सिविल लाइन जम्हूर

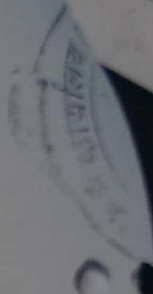
परिच- अश्वनी कुमार १०.०००/-

रि. प्रमाण पत्र



प्रमाणित





दस हजार रुपये

रु.
10000

Rs.
10000

TEN THOUSAND RUPEES

INDIA

राजस्थान

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5.	27.09.2016	RTGS UTIBH16271086457	35,00,000 / -
6.	07.10.2016	RTGS UTIBR52016100700353650/1388	35,00,000 / -
7.	18.10.2016	DD NO. 001795	20,99,770 / -
8.	19.12.2016	PDC CHQUE NO. 096920	25,00,000 / -
9.	26.12.2016	PDC CHQUE NO. 096921	25,00,000 / -
10.	18.10.2016	T.D.S. (THROUGH CHALLAN NO. 45363)	02,23,230 / -
कुल राशि			02,23,23,000 / -

नोट :- प्रतिफल राशि का भुगतान केता कम्पनी ने अपने एक्सिस बैंक शाखा सिविल लाईन्स, जयपुर स्थित खाता सं. 916020051955690 से विक्रेता के एच.डी.एफ.सी. बैंक शाखा गीतांजली एनक्लेव नई दिल्ली के खाता सं. 06141000003752 में जरिये आर.टी.जी.एस. / बैंक / डी0डी0 से किया है और कुल प्रतिफल राशि का 1 प्रतिशत टी.डी.एस. का भुगतान किया है। इस तरह विक्रेता ने सम्पूर्ण प्रतिफल राशि केता से प्राप्त कर ली है। विक्रेता ने मौके पर केता को प्लॉट का कब्जा दे दिया है। बयाना के बाद विक्रेता अथवा विक्रेता के वारिसान, विधिक प्रतिनिधि का प्लॉट से कोई सम्बन्ध व सरोकार भविष्य में नहीं बचेगा। केता को प्लॉट के सम्बन्ध में वो समस्त अधिकार प्राप्त होंगे जो बयाना में से पूर्व विक्रेता को प्राप्त थे। बयाना के बाद विक्रेता को प्लॉट का किसी भी रूप में उपयोग-उपभोग करने किस्म रूपतिरण करवाने अथवा रीको से अपने नाम ट्रांसफर करवाने का पूर्ण अधिकार होगा। बयाना के बाद भी केता को प्लॉट के सम्बन्ध में किसी निगम, निकाय, सरकारी

FOR NEEMRANA LAND PRIVATE LIMITED

DIRECTOR

FOR NEEMRANA LAND PRIVATE LIMITED
Naman Verma
DIRECTOR

प्रमाण पत्र
क्रमांक 3887 21/10/2016

प्रति- श्री- श्रीमती लीला हा. लि. सुप्रसिद्ध-पु. शिवाजी-नगर
नेवाली- सिविल लाइन्स जम्पुरा
वरिष्ठ- अ. 29 गी. 10000

दिनांक 21/10/2016
[Signature]

स्थान
[Signature]

गणेश गैर सरकारी

अथवा गैर सरकारी संस्था में कागजी कार्यवाही के लिए विक्रेता की कोई आवश्यकता महसूस होती है तो विक्रेता बगैर शर्त हाजिर होने, हस्ताक्षर करने के लिए पाबंद रहेगा।

पंजीयन योग्य जानकारी:-

- 1-यह है कि विक्रय किये जा रहे प्लॉट की किस्म वाणिज्यिक है।
- 2-यह है कि विक्रय किया जा रहा प्लॉट 45 मीटर रोड़ पर स्थित है व प्लॉट का निकास एक तरफ पूर्व में है।
- 3-यह है कि विक्रय किये जा रहे प्लॉट में 230 वर्गमीटर की एक मंजिला बिल्डिंग बनी हुई है और प्लॉट की चार दीवारी की हुई है।
- 4-यह है कि मालियत बयनामा में प्लॉट की डी.एल.सी. एवं निर्मित बिल्डिंग का मूल्यांकन सम्मिलित है।
- 5-इस बयनामा में स्टाम्प आदि का समस्त खर्चा क्रेता ने ही वहन किया है तथा स्टाम्प अपनी स्वयं की रकम से खरीद किये हैं।

अतः यह बयनामा स्टाम्प किता 5 मुबलिंग 50,000/-रुपये के स्टाम्पो पर व दो पाईप पेपरों पर तहरीर किया गया है। लिहाजा यह बयनामा मन विक्रेता ने अपनी राजी

96 खुशी व पूर्ण होश हवास से सचेत अवस्था में बिना किसी नशों व दबाव के स्वस्थ चित्त व

FOR NEEMRANA LAND PRIVATE LIMITED

DIRECTOR

FOR NEEMRANA LAND PRIVATE LIMITED
Naveen Verma
DIRECTOR

उपपंजीयक, नीमराना

अलवर

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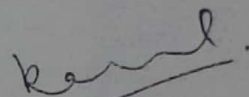
स्वस्थ्य मस्तिष्क से सुन व समझकर सही लिखा दिया है कि सनद रहें समय पर काम आवें। दिनांक 21.10.2016 बकलम शेरसिंह यादव वसीकानवीस तहसील नीमराना कहे विक्रेता कें यह बयनामा लिखा एवं पढकर सुनाया व समझाया गया। सुन व समझकर सही मानकर अपने हस्ताक्षर किये। इस बयनामा में ~~101~~ लाईन व ~~1010~~ शब्द है जो 101 वसीकानवीस कें रजिस्टर संख्या 555 पर दर्ज किया गया है।

नोट:- यदि यह दस्तावेज भविष्य में अस्पष्ट एवं अपठनीय हो गया तो मुद्रांक एवं पंजीयन विभाग कि कोई जिम्मेवारी नहीं होगी।

हस्ताक्षर केता

FOR NEEMRANA LAND PRIVATE LIMITED

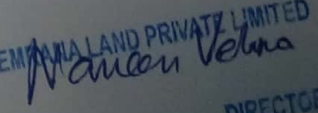
DIRECTOR


हस्ताक्षर विक्रेता

हस्ताक्षर गवाहान :-

- 1-कंवर सिंह यादव उम्र 38 साल पुत्र श्री अमीलाल जाति अहीर निवासी खोहरी तहसील बहरोड जिला अलवर राज0 ।
- 2-संजय जैन उम्र 50 साल पुत्र श्री कोमल प्रसाद जाति जैन निवासी बी -36 केन्द्रीय बिहार सैक्टर -6 विद्याधर नगर जयपुर राज0 ।

अप पंजीयक

FOR NEEMRANA LAND PRIVATE LIMITED

DIRECTOR

संजय जैन
(गवाह)
दिनांक 21.10.2016 को

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