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10th July 2017

To,
M/s City Lifespaces Private Limited
913, Arunachal Building, Barakhamba Road,
Connaught Place, New Delhi-110001.
City lifespaces

QUERIST: M/s City Lifespaces Private Limited

Re: Title Search Report in respect of Group Housing Colony, for which the legal opinion is sought, namely "*Oxirich Sanskriti, Phase-II*" being developed on leasehold land situated in Khasra no. 302, 304, 214, 215, 216, 217, 218 & 225 of Village Thada, Tehsil Tijara, District Alwar, Bhiwadi, Rajasthan ad-measuring 35290.21 Sq. Mtrs. (hereinafter referred to as 'Said Land') previously owned by (1) Sh. Kishan Lal, (2) Nihal, (2) Sumer all sons of Ganpat, (4) Sandeep Kumar, (5) Manoj Kumar both sons of Sh. Balla, (6) Ved Prakash, (7) Ramesh Chander both sons of Sh. Prabhati Lal, (8) Anil Kumar, (9) Pradeep Kumar both sons of Abhay Singh, (10) Smt. Ramrati Devi widow of Sh. Abhay Singh, (11) Babu Lal son of Pyare Lal, (12) Smt. Sheela Devi wife of Sh. Late Sh. Biloo Ram, (13) Rinku Kumari, (14) Sharmila both daughters of the Late Sh. Biloo Ram, (15) Pawan son of Late Sh. Biloo Ram, (16) Chotey Lal son of Sh. Phusa, (17) Sajjan Singh son of Sh. Kuda Ram, (18) Smt. Bajanti widow of Sh. Balwant Singh, (19) Smt. Kamla wife of Sh. Prabhati Lal, (20) Vijay Singh, (21) Karan Singh, (22) Bula Ram, (23) Babban Singh, (24) Rajinder all sons of Late Sh. Lala Ram, (25) Smt. Vidhya Devi widow of Late Sh. Lala Ram, (26) Smt. Ram Kala wife of Sh. Nihal Singh, (27) Smt. Kamlesh wife of Sh. Sumer Singh, (28) Smt. Itwari wife of Sh. Kishan Lal, (29) Maman son of Sh. Ram Swaroop, (30) Sh. Devi Dayal son of Sh. Hukum Chand and (31) M/s Shilpkar Housing Pvt. Ltd. (hereinafter collectively referred to as 'erstwhile Owners') and which was then taken over by the Urban Improvement Trust, Bhiwadi (UIT) for approval of land conversion and thereafter leased onto M/s Shilpkar Housing Pvt. Ltd. having its registered office at Shop No. 9, Ground Floor, Edmonton Mall, The Bristol Hotel, M.G. Road, Gurgaon-122001 (hereinafter referred to as 'Lessee') and developed by M/s City Lifespaces Private Limited having its registered office at Flat No-914 9th Floor Arunachal Building, 19, Barakhamba Road, New Delhi-110001(hereinafter referred to as 'Developer').

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Factual Matrix: -

The Querist has requested for conducting title verification in respect of the Said Land in light of the documents provided for verification purposes. Pursuant to the above, we have undertaken a search at the Sub-Registrar's office Bhiwadi & Jhajjar to verify as to whether the documents provided were duly executed or not.

It is submitted that undersigned has not made any internal inspection of the actual site to verify construction or the suitability of the Said Land.

Our Report in this regard is as under:

Description of the Said Land

Land ad-measuring 35290.21 Sq. Mtrs. comprised in Khasra no. 302, 304, 214, 215, 216, 217, 218 & 225 of Village Thada, Tehsil Tijara, District Alwar, Bhiwadi, Rajasthan.

Name of the Lessee

M/s Shilpkar Housing Pvt. Ltd. having its registered office at Shop No. 9, Ground Floor, Edmonton Mall, The Bristol Hotel, M.G. Road, Gurgaon-122001 (hereinafter referred to as 'Lessee')

Documents Scrutinized:

The Copy of the following documents were provided to us:

- i. Copy of the Sale Deed bearing registration no. 2013002189 dated 30.04.2013 executed by Smt. Chandrapati Joje, w/o Sh. Bhup Singh in favour of M/s Shilpkar Housing Pvt. Ltd. for land measuring 1.21 hectare comprised in Khasra No. 214 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- ii. Copy of the Collaboration Agreement bearing registration no. 2013002414 dated 10.05.2013, executed between Devi Dayal, S/o Hukumchand and Sh. Maman, s/o Ram Swarup AND M/s Shilpkar Housing Pvt. Ltd. for land measuring 0.25 hectare comprised in Khasra No. 225 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- iii. Copy of the Collaboration Agreement bearing registration no. 2013002384 dated 09.05.2013 executed between and amongst 1) Sh. Kishan Lal, (2) Nihal, (3) Sumer all sons of Ganpat, (4) Sandeep Kumar, (5) Manoj Kumar both sons of Sh. Balla, (6) Ved Prakash, (7) Ramesh Chander both sons of Sh. Prabhati Lal, (8) Anil Kumar, (9) Pradeep Kumar both sons of Abhay Singh, (10) Smt. Ramrati Devi widow of Sh.

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Abhay Singh, (11) Babu Lal, (12) Bilu Ram both sons of Pyare Lal, (13) Chotey Lal son of Sh. Phusa, (14) Sajjan Singh son of Sh. Kuda Ram, (15) Smt. Bajanti widow of Sh. Balwant Singh, (16) Smt. Kamla wife of Sh. Prabhati Lal, (17) Lala Ram, S/o Anup Singh, (18) Smt. Vidhya Devi w/o Sh. Lala Ram, (20) Smt. Ram Kala wife of Sh. Nihal Singh, (21) Smt. Kamlesh wife of Sh. Sumer Singh, (22) Smt. Itwari wife of Sh. Kishan Lal AND M/s Shilpkar Housing Pvt. Ltd. for land measuring 1.22 hectare comprised in Khasra No. 302 and 304 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.

- iv. Copy of the Collaboration Agreement bearing registration no. 2013002383 dated 09.05.2013 executed between (1) Sh. Kishan Lal, (2) Nihal, (3) Sumer all sons of Ganpat, (4) Sandeep Kumar, (5) Manoj Kumar both sons of Sh. Balla, (6) Ved Prakash, son of Sh. Prabhati Lal, (7) Maman Son of Ram Swarup AND M/s Shilpkar Housing Pvt. Ltd. for land measuring 2.07 hectare comprised in Khasra No. 215, 216 and 217 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- v. Copy of the Supplementary Collaboration Agreement bearing registration no. 2015000013 dated 02.01.2015 executed between (1) Smt. Sheela Devi wife of Sh. Late Sh. Biloo Ram, (2) Rinku Kumari, (3) Sharmila both daughters of the Late Sh. Biloo Ram, (4) Pawan son of Late Sh. Biloo Ram through guardians and mother Smt. Shila Devi AND M/s Shilpkar Housing Pvt. Ltd. for land measuring 1.22 hectare comprised in Khasra No. 302, 304 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- vi. Copy of the Supplementary Collaboration Agreement bearing registration no. 2014005042 dated 31.12.2014 executed between (1) Vijay Singh, (2) Karan Singh, (3) Bula Ram, (4) Babban Singh, (5) Rajinder all sons of Late Sh. Lala Ram, AND M/s Shilpkar Housing Pvt. Ltd. for land measuring 1.22 hectare comprised in Khasra No. 302, 304 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- vii. Copy of the General Power of Attorney bearing registration no. 2015000001 dated 02.01.2015 executed by (1) Smt. Sheela Devi wife of Sh. Late Sh. Biloo Ram, (2) Rinku Kumari, (3) Sharmila both daughters of the Late Sh. Biloo Ram, (4) Pawan son of Late Sh. Biloo Ram through guardians and mother Smt. Shila Devi in favour of M/s Shilpkar Housing Pvt. Ltd. for land measuring 1.22 hectare comprised in Khasra No. 302, 304 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- viii. Copy of the General Power of Attorney bearing registration no. 2014000211 dated 31.12.2014 executed by (1) Vijay Singh, (2) Karan Singh, (3) Bula Ram, (4) Babban Singh, (5) Rajinder all sons of Late Sh. Lala Ram, between M/s Shilpkar Housing Pvt. Ltd. for land measuring 1.22 hectare comprised in Khasra No. 302, 304 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.

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- ix. Copy of the General Power of Attorney bearing registration no. 2013000119 dated 10.05.2013 Executed by Devi Dayal, S/o Hukumchand and Sh. Maman, s/o Ram Swarup in favour of M/s Shilpkar Housing Pvt. Ltd. for land measuring 0.25 hectare comprised in Khasra No. 225 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- x. Copy of the General Power of Attorney bearing registration no. 2013000115 dated 09.05.2013 executed by (1) Sh. Kishan Lal, (2) Nihal, (3) Sumer all sons of Ganpat, (4) Sandeep Kumar, (5) Manoj Kumar both sons of Sh. Balla, (6) Ved Prakash, son of Sh. Prabhati Lal, (7) Maman Son of Ram Swarup in favour of M/s Shilpkar Housing Pvt. Ltd. for land measuring 2.07 hectare comprised in Khasra No. 215, 216 and 217 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- xi. Copy of the General Power of Attorney bearing registration no. 2013000116 dated 09.05.2013 executed between and amongst 1) Sh. Kishan Lal, (2) Nihal, (3) Sumer all sons of Ganpat, (4) Sandeep Kumar, (5) Manoj Kumar both sons of Sh. Balla, (6) Ved Prakash, (7) Ramesh Chander both sons of Sh. Prabhati Lal, (8) Anil Kumar, (9) Pradeep Kumar both sons of Abhay Singh, (10) Smt. Ramrati Devi widow of Sh. Abhay Singh, (11) Babu Lal, (12) Bilu Ram both sons of Pyare Lal, (13) Chotey Lal son of Sh. Phusa, (14) Sajjan Singh son of Sh. Kuda Ram, (15) Smt. Bajanti widow of Sh. Balwant Singh, (16) Smt. Kamla wife of Sh. Prabhati Lal, (17) Lala Ram, S/o Anup Singh, (18) Smt. Vidhya Devi w/o Sh. Lala Ram, (20) Smt. Ram Kala wife of Sh. Nihal Singh, (21) Smt. Kamlesh wife of Sh. Sumer Singh, (22) Smt. Itwari wife of Sh. Kishan Lal AND M/s Shilpkar Housing Pvt. Ltd. for land measuring 1.22 hectare comprised in Khasra No. 302 and 304 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- xii. Copy of the Release Deed bearing registration no. 2014004304 dated 29.10.2014 executed by Vidhya Devi, Krishna Devi, Sabita and Suman in favour of (1) Vijay Singh, (2) Karan Singh, (3) Bula Ram, (4) Babban Singh, (5) Rajinder all sons of Late Sh. Lala Ram.
- xiii. Copy of the Change of Land use order passed by Urban Improvement Trust in case no. 71/13 dated 27.06.2013, whereby land measuring 4.75 hectare comprised in Khasra No. 302, 304, 214, 215, 216, 217, 218, 225 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar converted agriculture to non- agriculture land.
- xiv. Copy of the Lease Deed bearing registration no. 2015000491 dated 18.02.2015 executed between Urban Improvement Trust and Shilpkar Housing Pvt. Ltd. AND (1) Sh. Kishan Lal, (2) Nihal, (2) Sumer all sons of Ganpat, (4) Sandeep Kumar, (5) Manoj Kumar both sons of Sh. Balla, (6) Ved Prakash, (7) Ramesh Chander both sons of Sh. Prabhati Lal, (8) Anil Kumar, (9) Pradeep Kumar both sons of Abhay Singh, (10) Smt. Ramrati Devi widow of Sh. Abhay Singh, (11) Babu Lal son of Pyare Lal,

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(12) Smt. Sheela Devi wife of Sh. Late Sh. Biloo Ram, (13) Rinku Kumari, (14) Sharmila both daughters of the Late Sh. Biloo Ram, (15) Pawan son of Late Sh. Biloo Ram, (16) Chotey Lal son of Sh. Phusa, (17) Sajjan Singh son of Sh. Kuda Ram, (18) Smt. Bajanti widow of Sh. Balwant Singh, (19) Smt. Kamla wife of Sh. Prabhati Lal, (20) Vijay Singh, (21) Karan Singh, (22) Bula Ram, (23) Babban Singh, (24) Rajinder all sons of Late Sh. Lala Ram, (25) Smt. Vidhya Devi widow of Late Sh. Lala Ram, (26) Smt. Ram Kala wife of Sh. Nihal Singh, (27) Smt. Kamlesh wife of Sh. Sumer Singh, (28) Smt. Itwari wife of Sh. Kishan Lal, (29) Maman son of Sh. Ram Swaroop, (30) Sh. Devi Dayal son of Sh. Hukum Chand through M/s Shilpkar Housing Pvt. Ltd. for land measuring 47500 Sq. Mtrs. comprised in Khasra No. 302, 304, 214, 215, 216, 217, 218, 225 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.

- xv. Copy of the Approval of Sanction Plan bearing letter ref. no. 4590/16 dated 31.08.2016 issued by Urban Improvement Trust to M/s Shilpkar Housing Pvt. Ltd. for land measuring 39029.70 Sq. Mtrs. comprised in Khasra No. 302, 304, 214, 215, 216, 217, 218, 225 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- xvi. Copy of the temporary fire NOC bearing letter ref. no. Fire/2568 dated 13.10.2016 Issued by Fire Officer Municipal Corporation Alwar in respect of Group Housing Project Developed by M/s Shilpkar Housing Pvt. Ltd. on Khasra No. 302, 304, 214, 215, 216, 217, 218, 225 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.
- xvii. Copy of the Joint Development Agreement bearing registration no. 45 dated 29.08.2016 executed between M/s Shilpkar Housing Pvt. Ltd. AND (1) Sh. Kishan Lal, (2) Nihal, (2) Sumer all sons of Ganpat, (4) Sandeep Kumar, (5) Manoj Kumar both sons of Sh. Balla, (6) Ved Prakash, (7) Ramesh Chander both sons of Sh. Prabhati Lal, (8) Anil Kumar, (9) Pradeep Kumar both sons of Abhay Singh, (10) Smt. Ramrati Devi widow of Sh. Abhay Singh, (11) Babu Lal son of Pyare Lal, (12) Smt. Sheela Devi wife of Sh. Late Sh. Biloo Ram, (13) Rinku Kumari, (14) Sharmila both daughters of the Late Sh. Biloo Ram, (15) Pawan son of Late Sh. Biloo Ram, (16) Chotey Lal son of Sh. Phusa, (17) Sajjan Singh son of Sh. Kuda Ram, (18) Smt. Bajanti widow of Sh. Balwant Singh, (19) Smt. Kamla wife of Sh. Prabhati Lal, (20) Vijay Singh, (21) Karan Singh, (22) Bula Ram, (23) Babban Singh, (24) Rajinder all sons of Late Sh. Lala Ram, (25) Smt. Vidhya Devi widow of Late Sh. Lala Ram, (26) Smt. Ram Kala wife of Sh. Nihal Singh, (27) Smt. Kamlesh wife of Sh. Sumer Singh, (28) Smt. Itwari wife of Sh. Kishan Lal, (29) Maman son of Sh. Ram Swaroop, (30) Sh. Devi Dayal son of Sh. Hukum Chand through M/s Shilpkar Housing Pvt. Ltd. and M/s City Lifespaces Pvt. Ltd. for land measuring 3.41 acre comprised in Khasra No. 302, 304, 214, 215, 216, 217, 218, 225 situated in revenue estate of village Thada, Tehsil Tijara, District Alwar.

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- xviii. Copy of the Supplementary Agreement dated 27.09.2016 executed between M/s Shilpkar Housing Pvt. Ltd. and M/s City Lifespaces Pvt. Ltd. for Khasra No. 302, 304, 214, 215, 216, 217, 218, 225 situated in revenue state of village Thada, Tehsil Tijara, District Alwar.
- xix. Copy of the Jamabandi/Revenue Records for the Samwat year 2067-2070 for Khasra no. 225 situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar
- xx. Copy of the Jamabandi/Revenue Records for the Samwat year 2067-2070, bearing khewat no. 45, for Khasra no. 302 (0.97 hectare) & 304 (0.025 hectare) situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar.
- xxi. Copy of the Jamabandi/Revenue Records for the Samwat year 2067-2070, for Khasra no. 215(0.86 hectare) & 216(0.48 hectare) situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar.
- xxii. Copy of the Jamabandi/Revenue Records for the Samwat year 2067-2070, for Khasra no. 217(0.38 hectare) & 218(0.35 hectare) situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar.

Opinion on Title of the Said Land

In light of the submissions with regards to the ownership of Land, our opinion and views are summarized as under.

- a. From a perusal of the documents set forth in Annexure, we have observed that the land ad-measuring **1.21 hectare** comprised in **Khasra no. 214** situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar was purchased by the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd. vide sale deed bearing registration number 2013002189 dated 30.04.2013.
- b. That upon review of the Jamabandi/Revenue Records for the Samwat year 2067-2070, vide entry number/ mutation number 545 dated 04.10.2012, land ad-measuring **0.25 hectare** comprised in **Khasra no. 225** situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar were jointly purchased by the erstwhile co-Owners i.e. (i) Devi Dayal son of Hukum Chand and (ii) Sh. Maman son of Ram.
- c. That, erstwhile Owners i.e. **(i) Devi Dayal and (ii) Sh. Maman** executed a registered Collaboration Agreement bearing registration number 2013002414 dated 10.05.2013 with the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd. for development of land 0.25 hectare comprised in khasra no. 225 of village Thada, Tehsil Tijara, District Alwar, Bhiwadi. As per the said agreement, the erstwhile Owners i.e. Devi Dayal and Maman provided their

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aforementioned land to the Lessee for development of Group Housing Project as per the ratio i.e. 45:55 of FAR. The erstwhile owners will be entitled for 45 % of FAR and Lessee will be entitled for remaining 55% FAR. **It is further noted that the 45% FAR will be calculated from the total FAR of the project land which also consist khasra no. 302, 304, 214, 215, 216, 217 & 218 alongwith the aforesaid khasras.** It is further noted that, in case any commercial complex developed by the Lessee that the sharing ratio of FAR will be 50:50 between the erstwhile owners and Lessee.

- d. That the erstwhile Owners i.e. (1) Sh. Devi Dayal and (2) Sh. Maman also executed a general power of attorney bearing registration number 2013000119 dated 10.05.2013 in favour of the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd.
- e. That upon review of the Jamabandi/Revenue Records for the Samwat year 2067-2070, bearing khewat no. 45, (1) Sh. Kishan Lal, (2) Nihal, (2) Sumer all sons of Ganpat, (4) Sandeep Kumar, (5) Manoj Kumar both sons of Sh. Balla, (6) Ved Prakash, (7) Ramesh Chander both sons of Sh. Prabhati Lal, (8) Anil Kumar, (9) Pradeep Kumar both sons of Abhay Singh, (10) Smt. Ramrati Devi widow of Sh. Abhay Singh, (11) Babu Lal & (12) Billu Ram both son of Pyare Lal, (13) Chotey Lal son of Sh. Phusa, (14) Sajjan Singh son of Sh. Kuda Ram, (15) Smt. Bajanti widow of Sh. Balwant Singh, (16) Smt. Kamla wife of Sh. Prabhati Lal, (17) Lala Ram son of Anup Singh, (18) Smt. Vidhya Devi widow of Late Sh. Lala Ram, (19) Smt. Ram Kala wife of Sh. Nihal Singh, (20) Smt. Kamlesh wife of Sh. Sumer Singh, (21) Smt. Itwari wife of Sh. Kishan Lal were the joint owners of land comprised in Khasra no. 302(0.97 hectare) & 304(0.0.25 hectare) situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar.
- f. That, erstwhile Owners i.e. (1) Sh. Kishan Lal, (2) Nihal, (2) Sumer all sons of Ganpat, (4) Sandeep Kumar, (5) Manoj Kumar both sons of Sh. Balla, (6) Ved Prakash, (7) Ramesh Chander both sons of Sh. Prabhati Lal, (8) Anil Kumar, (9) Pradeep Kumar both sons of Abhay Singh, (10) Smt. Ramrati Devi widow of Sh. Abhay Singh, (11) Babu Lal & (12) Billu Ram both son of Pyare Lal, (13) Chotey Lal son of Sh. Phusa, (14) Sajjan Singh son of Sh. Kuda Ram, (15) Smt. Bajanti widow of Sh. Balwant Singh, (16) Smt. Kamla wife of Sh. Prabhati Lal, (17) Lala Ram son of Anup Singh, (18) Smt. Vidhya Devi wife of Late Sh. Lala Ram, (19) Smt. Ram Kala wife of Sh. Nihal Singh, (20) Smt. Kamlesh wife of Sh. Sumer Singh, (21) Smt. Itwari wife of Sh. Kishan Lal were executed a registered Collaboration Agreement bearing registration number 2013002384 dated 09.05.2013 with the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd. for development of land 1.22 hectare comprised in khasra no. 302(0.97 hectare) & 304(0.0.25 hectare) of village Thada, Tehsil Tijara, District Alwar, Bhiwadi. As per the said agreement, the aforesaid erstwhile Owners provided

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their aforementioned land to the Lessee for development of Group Housing Project as per the ratio i.e. 37:63 of FAR. The erstwhile owners will be entitled for 37% of FAR and Developer will be entitled for remaining 63% FAR. **It is further noted that the 34% FAR will be calculated from the total FAR of the project land which also consists of khasra no. 214, 215, 216, 217, 218 & 225 along with the aforesaid khasras.** It is further noted that, in case any commercial complex developed by the Lessee that the sharing ratio of FAR will be 50:50 between the erstwhile owners and Lessee.

- g. That as per the terms of the aforesaid collaboration agreement, the Lessee shall be paid 20,00,000/- (Rs. Twenty Laksh only) as security (which is 1,00,000/-per Bigah) to the erstwhile owners i.e. (1) Sh. Kishan Lal, (2) Nihal, (2) Sumer, (4) Sandeep Kumar, (5) Manoj Kumar, (6) Ved Prakash, (7) Ramesh Chander, (8) Anil Kumar, (9) Pradeep Kumar, (10) Smt. Ramrati Devi, (11) Babu Lal & (12) Billu Ram, (13) Chotey Lal, (14) Sajjan Singh, (15) Smt. Bajanti, (16) Smt. Kamla, (17) Lala Ram, (18) Smt. Vidhya Devi, (19) Smt. Ram Kala, (20) Smt. Kamlesh, (21) Smt. Itwari. **It is noted that we have not been provided the receipt of the aforementioned payment of the security amount.**
- h. That the erstwhile Owners i.e. (1) Sh. Kishan Lal, (2) Nihal, (2) Sumer, (4) Sandeep Kumar, (5) Manoj Kumar, (6) Ved Prakash, (7) Ramesh Chander, (8) Anil Kumar, (9) Pradeep Kumar, (10) Smt. Ramrati Devi, (11) Babu Lal & (12) Billu Ram, (13) Chotey Lal, (14) Sajjan Singh, (15) Smt. Bajanti, (16) Smt. Kamla, (17) Lala Ram, (18) Smt. Vidhya Devi, (19) Smt. Ram Kala, (20) Smt. Kamlesh, (21) Smt. Itwari also executed a general power of attorney bearing registration number 2013000116 dated 09.05.2013 in favour of the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd.
- i. Consequent to the death of Sh. Billu Ram son of Pyare Lal his legal heir i.e. **(i) Smt. Sheela Devi wife of Sh. Late Sh. Biloo Ram, (ii) Rinku Kumari, (iii) Sharmila both daughters of the Late Sh. Biloo Ram & (iv) Pawan (minor and though his mother and natural guardian Smt. Sheela Devi) son of Late Sh. Biloo Ram** were executed an Supplementary Collaboration Agreement bearing registration number 2015000013 dated 02.01.2015 with the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd. whereby all the legal heirs of the late Sh. Billu Ram confirm and agreed with the terms of Collaboration Agreement bearing registration number 2013002384 dated 09.05.2013 and also executed a General Power of Attorney bearing registration number 2015000001 dated 02.01.2015 in favour of the Lessee.
- j. Later, after the death of Sh. Lala Ram son of Sh. Anup Singh his legal heir i.e. **(i) Vijay Singh, (ii) Karan Singh, (iii) Bula Ram, (iv) Babban Singh, (v) Rajinder all sons of Late Sh. Lala Ram,** were executed an Supplementary

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Collaboration Agreement bearing registration number 2014005042 dated 31.12.2014 with the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd. whereby all the legal heirs of the late Sh. Billu Ram confirm and agreed with the terms of Collaboration Agreement bearing registration number 2013002384 dated 09.05.2013 and also executed a General Power of Attorney bearing registration number 2014000211 dated 31.12.2014 in favour of the Lessee.

- k. That upon review of the Jamabandi/Revenue Records for the Samwat year 2067-2070, Kishan Lal, Nihala, Sumer all sons of Ganpat (3/4 share) and Smt. Baijanti (widow), Sandeep Kumar, Manoj Kumar(sons) and Sudesh Kumari daughter of Balla (1/4 share) were the joint recorded owners of the land ad-measuring 1.34 hectare comprised in Khasra no. 215(0.86 hectare) & 216(0.48 hectare) situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar.
- l. As per the entry number/mutation number 558 dated 22.04.2013, some part out of the aforesaid land was sold by co-owner i.e. Kishan Lal to the Sh. Ved Prakash son of Parbhati.
- m. As per the entry number/mutation number 568 dated 04.05.2013, Smt. Baijanti and Sudesh Kumari released/relinquished their share in the aforesaid land to Sh. Sandeep Kumar and Manoj Kumar.
- n. Pursuance to the above, the land ad-measuring **1.34 hectare** comprised in **Khasra no. 215(0.86 hectare) & 216(0.48 hectare)** situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar was jointly owned by the Sh. Kishan Lal, Nihal, Sumer all sons of Ganpat, Sandeep Kumar, Manoj Kumar both sons of Sh. Balla, Ved Prakash, son of Sh. Prabhati Lal.
- o. That upon review of the Jamabandi/Revenue Records for the Samwat year 2067-2070, Nihal & Sumer both sons of Ganpat (2/3 share) and Smt. Baijanti (widow), Sandeep Kumar, Manoj Kumar (sons) and Sudesh Kumari daughter of Balla (1/3 share), Maman son of Ram Swaroop(23/180), Kishan Lal, Nihal & Sumer all sons of Ganpat(1/12), Smt. Baijanti(widow), Sandeep Kumar, Manoj Kumar(sons) and Sudesh Kumari daughter of Balla(1/36 share) were the joint recorded owners of the land ad-measuring 0.73 hectare comprised in Khasra no. 217(0.38 hectare) & 218(0.35 hectare) situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar.
- p. As per the entry number/mutation number 561 dated 22.04.2013, Smt. Baijanti and Sudesh Kumari released/relinquished their share in the aforesaid land to Sh. Sandeep Kumar and Manoj Kumar.

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- q. Pursuant to the above, the land ad-measuring **0.73 hectare** comprised in **Khasra no. 217(0.38 hectare) & 218(0.35 hectare)** situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar was jointly owned by the Sh. Kishan Lal, Nihal, Sumer all sons of Ganpat, Sandeep Kumar, Manoj Kumar both sons of Sh. Balla, Ved Prakash, son of Sh. Prabhati Lal & Maman son of Ram Swaroop.
- r. That, erstwhile Owners i.e. (1) Sh. Kishan Lal, (2) Nihal, (2) Sumer all sons of Ganpat, (4) Sandeep Kumar, (5) Manoj Kumar both sons of Sh. Balla, (6) Ved Prakash, sons of Sh. Prabhati Lal and (7) Maman son of Ram Swaroop were executed a registered Collaboration Agreement bearing registration number 2013002383 dated 09.05.2013 with the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd. for development of land 2.07 hectare comprised in khasra no. 215(0.86 hectare), 216(0.48 hectare), 217(0.38 hectare) & 218(0.35 hectare) of village Thada, Tehsil Tijara, District Alwar, Bhiwadi. As per the said agreement, the aforesaid erstwhile Owners provided their aforementioned land to the Lessee for development of Group Housing Project as per the ratio i.e. 34:66 of FAR. The erstwhile owners will be entitled for 34% of FAR and Developer will be entitled for remaining 66% FAR. **It is further noted that the 34% FAR will be calculated from the total FAR of the project land which also consist khasra no. 302, 304, 214 & 225 alongwith the aforesaid khasras.** It is further noted that, in case any commercial complex developed by the Lessee that the sharing ratio of FAR will be 50:50 between the erstwhile owners and Lessee.
- s. That as per the terms of the aforesaid collaboration agreement, the Lessee shall be paid 15,00,000/- (Rs. Fifteen Laks only) as security (which is 60,000/- per hectare) to the erstwhile owners i.e. (1) Sh. Kishan Lal, (2) Nihal, (2) Sumer, (4) Sandeep Kumar, (5) Manoj Kumar (6) Ved Prakash, and (7) Maman. **It is noted that we have not been provided the receipt of the aforesaid payment of the security amount.**
- t. That the erstwhile Owners i.e. (1) Sh. Kishan Lal, (2) Nihal, (2) Sumer, (4) Sandeep Kumar, (5) Manoj Kumar (6) Ved Prakash, and (7) Maman also executed a general power of attorney bearing registration number 2013000115 dated 09.05.2013 in favour of the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd.
- u. Accordingly, the erstwhile Owners though the Lessee applied for the conversion of the Said Land with the concerned authority i.e. the UIT. Thereafter change of land use order dated 27.06.2013 in case number 71/13 passed by UIT, Bhiwadi for Khasra nos. 302(0.97 hectare), 304(0.25 hectare), 214(1.21 hectare), 215(0.86 hectare), 216(0.48 hectare), 217(0.38 hectare),

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218(0.35 hectare) & 225(0.25 hectare) situated in Village Thada, Tehsil Tijara, District Alwar, Bhiwadi, Rajasthan.

- v. Thereafter, Lessee and erstwhile Owners though the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd. had applied for grant of lease of the Said Land after order of conversion for area ad-measuring 47500 Sq. Mtrs. (4.75 hectare) comprised in Khasra bearing numbers 302, 304, 214, 215, 216, 217, 218 & 225 of Village Thada, Tehsil Tijara, District Alwar to the concerned authority, the land was taken over the by the UIT and leased back to the Lessee. The Lease Deed with regards the same was executed on 18.02.2015 bearing registration no. 2015000491 for development permitted on an area of ad-measuring 39029.70 Sq. Mtrs. (35290.21 Sq. Mtrs. permitted for Residential and 3739.49 Sq. Mtrs. for Commercial).
- w. That as per the Jamabandi/Revenue Records for the Samwat year 2071-2074, the Said Land mutated in the name of UIT and UIT is recorded owner/lessor of the Said Land i.e. land ad-measuring 4.75 hectare comprised in Khasra no. **302, 304, 214, 215, 216, 217, 218 & 225** situated in the revenue estate of Village Thada, Tehsil Tijara & District Alwar including the some others land parcel.
- x. Afterward, the approval of sanctioned building plans of Land admeasuring 39029.70 Sq. Mtrs. was issued by UIT, Bhiwadi on 31.08.2016 vide letter no. 4590/16 for Khasra No. numbers 302, 304, 214, 215, 216, 217, 218 & 225 of Village Thada, Tehsil Tijara, District Alwar to the Lessee. The said approval is valid up to five years from the date of issuance.
- y. Later, the Lessee i.e. M/s Shilpkar Housing Pvt. Ltd. executed a Joint Development Agreement (JDA) bearing registration number 45 dated 29.08.2016 with the Developer i.e. M/s City Lifespaces Private Limited (only with regard to the Group Housing Colony ad-measuring 35290.21 Sq. Mtrs.), whereby assigning the development rights of the project to be constructed on the Said Land in favour of the Developer by the Lessee. **It is noted that erstwhile Owners were also a party of the said JDA and Lessee also signed the said agreement being the lawful attorney of the erstwhile Owners. The said JDA registered before the Sub-Registrar office Jhajjar, Haryana which appears to have been done with a view to potentially avoid a stamp duty incidence in Rajasthan for such arrangements.**
- z. That as per the terms of the JDA, the Lessee and Developer is entitled to retain 50% each of super build up area along with proportionate share of land consisting of RCC framed structure. The commercial component of the Group Housing Colony is to be shared to the extent of 50% each **and the**

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Lessee is liable to discharge its liabilities to allot area to the erstwhile Owners from its 50% share i.e. the Developer is to have no liability towards the erstwhile Owners.

- aa. It is further noted that the as per the terms of the said JDA, Rs. 500,000,- (Rs. Five Lakhs) has been paid by the Developer to the Lessee at or before the execution of the said JDA towards non refundable security amount. It is noted that copy of the payment receipt in terms of the JDA not provided to us for our review.
- bb. Afterwards, an unregistered Supplementary Agreement dated 27.09.2016 was executed between the Lessee and Developer indicating & recording the approved layout plan for the Said Land.
- cc. Based on the lease deed and other documents provided to us, we have verified the same and are of the opinion that all the leasehold rights of the Said Land are in favour of the Lessee i.e. **M/s Shilpkar Housing Pvt. Ltd.;** which rights are prima facie clear and marketable.
- dd. The Developer i.e. **M/s City Lifespaces Private Limited** appears to have the valid development rights in the Said Land and the construction has been approved vide an approved plan which was valid for 5 years from the date of issuance.
- ee. It is submitted that the aforesaid Supplementary Agreements dated 27.09.2016 is a private arrangement and the validity and veracity of the same cannot be verified at present since such private arrangements are not part of any public record.
- ff. In our view, the above verification confirms the fact that the above mentioned registered deeds were duly executed and registered before the appropriate authorities.
- gg. Our report basis the documents provided and verification before the Sub-Registrar office and revenue record. In addition to the above, this report does not opine upon any pending litigation/legal claim and/or dispute that may be subsisting in relation to the Said Land, details whereof are not part of public records.

Our report is as above. In case of any Clarification, please feel free to revert.

Encl.: As above

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Z. Rahman
 Advocate
 18, Lawyer's Chambers Tehsil Building,
 Tis Hazari Court, Delhi-110054

REGISTRATION & STAMPS DEPARTMENT
OFFICE OF THE SUB REGISTRAR
BHIWADI
(Rule 75 & 131)
FEE RECEIPT

Fee Sr. No. : 2015001043 Dated : 18/02/2015
Presenter Name : AJAY JINDAL Face Value : 31454042
Presenter Address : 801 TOWER-12 ORCHID FLAT SECTOR-49 GURGAON
Document Type : Lease deed for local bodies (Patta)
Claimant Name : AJAY JINDAL, 801 TOWER-12 ORCHID FLAT SECTOR-49 GURGAON
Document S.No. : 2015001084 Stamp Value : 1100

Ordinary Registration Fee	: 50000	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandum u/s 61-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 1571610
Surcharge on Stamp Duty	: 157280		
Late Fee u/s 25-34	: 0		

TOTAL : 1779190

-----Already Paid-----

E-Stamp No : / Amount : 0

(Paid) - DD No. : 210382 / Amount : 1779190
DD Drawn Bank : ICICI BANK / 18/02/2015

(Paid) - EGRAS GRN No. : / Amount : 0
Deposit Bank : / Date :

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

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

Amount Rs. Seventeen Lakh Seventy Nine Thousand One Hundred Ninety Only

Cashier

Sub Registrar, BHIWADI

1043



राजस्थान RAJASTHAN

Z 970272

09 JAN 2015



कार्यालय नगर विकास न्यास भिवाडी

पट्टा विलेख

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिके प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

यह विलेख आज वर्ष 2015 के माह फरवरी के 09 के

वे दिन नगर सुधार न्यास भिवाडी (जिन्हें इसके बाद नगर निकाय कहकर संबोधित किया गया है) प्रथम पक्ष मै० शिल्पकार हाउसिंग प्रा० लि० जरिये अधिकृत हस्ताक्षकर्ता श्री अजय जिन्दल पुत्र स्व० श्री पुरुषोत्तम गुप्ता निवासी 801 टावर 12 ओरचिड फ्लेट सैक्टर-49 गुडगावां हरि० व श्री किशन लाल, निहाल, सुमेर पुत्रान श्री गणपत, सन्दीप कुमार, मनोज कुमार पुत्रान श्री बल्ला, व वेदप्रकाश, रमेश चन्द्र पुत्रान श्री प्रभाती लाल व अनिल कुमार, प्रदीप कुमार पुत्रान श्री अभय सिंह, श्रीमती रामरती देवी बेवा श्री अभय सिंह, बाबूलाल पुत्र श्री प्यारेलाल, श्रीमती शीला देवी पत्नी स्व० श्री बिल्लूराम, रिकू

Authorised Signatory
Shilpkar Housing (P) Ltd.
& GPA HOLDER

सचिव
नगर विकास न्यास
भिवाडी (अलवर)

उप पंजीयक, भिवाडी

2701

जयपाल सिंह (मु० वि० ला० नं० 193/05)
भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015
नाम किशन लाल, निहाल, सुमेर
निवासी/पता भावं शडा तह० तिजारा
जिला अलवर वास्ते लिख डीड
जर्ये अजय

ह० स्टाम्प खरीददार

ह० स्टाम्प सेलर
जयपाल सिंह
(मु० वि० ला० नं० 193/05)



जयपाल सिंह (मु० वि० ला० नं० 193/05)
भिवाडी जिला अलवर (राज०)
रजि० नं० 7972 दिनांक 09.02.2015
नाम किशन लाल, निहाल, सुमेर
निवासी/पता भावं शडा तह० तिजारा
जिला अलवर वास्ते लिख डीड
जर्ये अजय
ह० स्टाम्प खरीददार

जयपाल सिंह
भिवाडी जिला अलवर (राज०)

Authorised Signatory
Bhivadi Housing (P) Ltd.
& CPA HOLDER

भिवाडी जिला अलवर (राज०)



राजस्थान RAJASTHAN

7 970273



कुमारी, शर्मिला पुत्रीयांन स्व० श्री बिल्लू राम, श्री पवन पुत्र स्व० श्री बिल्लू राम व छोटे लाल पुत्र श्री फूसा, सज्जन सिंह पुत्र श्री कुडा राम, श्रीमती वजन्ति बेवा श्री बलवन्तसिंह, श्रीमती कमला पत्नि श्री प्रभाति लाल, व श्री विजय सिंह, करन सिंह, बूला राम, बब्बन सिंह, राजेन्द्र पुत्रांन स्व० श्री लालाराम, श्रीमती विधादेवी पत्नी स्व० श्री लालाराम, श्रीमती रामकला पत्नि श्री निहाल सिंह, व श्रीमती कमलेश पत्नि श्री सुमेर सिंह, श्रीमती इतवरी पत्नि श्री किशन लाल, व मामन पुत्र श्री रामस्वरूप, जाति अहीर निवासी ग्राम थडा तह० तिजारा जिला अलवर (राज०) व श्री देवीदयाल पुत्र श्री हुकमचन्द जाति गुर्जर ग्राम मिलकपुर गुर्जर तह० तिजारा जिला अलवर (राज०) जरिये मु०आम मै० शिल्पकार हाउसिंग प्रा० लि० जरिये अधिकृत हस्ताक्षकर्ता श्री अजय जिन्दल पुत्र स्व० श्री पुरुषोत्तम गुप्ता निवासी 801 टावर 12 ओरचिड प्लेट सैक्टर 49 गुडगावां हरि० (जिनको इसके बाद लीजधारक संबोधित किया गया है) द्वितीय पक्ष तथा इस इबारत में जहां कहीं प्रसंग से

Authorised Signatory
Shilpkar Housing (P) Ltd.
& GPA HOLDER

सचिव

नगर विकास न्यास
भिवाडी (अलवर)

उप पंजीयक, मिवाडी

भिवाडी जिला अलवर (राज०)

जर्ये, अजय

ह0 स्टाम्प खरीददार

(मु० वि० ला० नं० १९३/०५)

निवासी, लखनऊ मह



राजस्थान RAIASTHAN



वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबंधक, प्रतिनिधि और मुन्तकिल अलैह भी सम्मिलित होंगे) के मध्य निष्पादित हुआ है।

यह विलेख साक्ष्यांकित करता है कि प्रीमियम तथा विकास शुल्क की रकम जो लीजधारक (पट्टाधारक) के द्वारा अदा कर दी गई है और जिसकी रसीद नगर निकाय के द्वारा स्वीकार कर ली गई है, और इसमें उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे, के एवज में नगर निकाय इनके द्वारा लीजधारक को जमीन का वह तमाम भूखण्ड (जिसे इसके बाद उक्त भूखण्ड कहकर संबोधित किया गया है) प्रदान और लीज करती है जो **योजना आवासीय (गुप हाउसिंग) व व्यावसायिक राजस्व ग्राम थडा खसरा नम्बर 302, 304, 214, 215, 216, 217, 218, 225 कुल किता 08 क्षेत्रफल 47500 वर्गमीटर** भूमि में से तैयार / अनुमोदित साईट प्लान के अनुसार **क्षेत्रफल 35290.21 आवासीय एवं 3739.49 व्यावसायिक कुल क्षेत्रफल 39029.70 वर्ग मी०** में स्थित है और जो अपनी सीमा और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक

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& GPA HOLDER

उप पंजीयक, भिवाड़ी

सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

जयपाल सिंह (मु० वि० ला० नं० 193/05)

भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015

नाम किशन लाल, निहाल, सुमेर

निवासी / पता भावं थडा तह० तिजारा

जिला अलवर वास्ते लिज डीड

जर्ये, अजय

ह० स्टाम्प खरीददार

ह० स्टाम्प सेलर

जयपाल सिंह

(मु० वि० ला० नं० 193/05)

अलवर जिले के तहसील तिजारा में स्थित भावं थडा तहसील में निवासी किशन लाल, निहाल, सुमेर द्वारा जयपाल सिंह से लिज डीड खरीदने का प्रमाण पत्र

किशन लाल, निहाल, सुमेर द्वारा जयपाल सिंह से लिज डीड खरीदने का प्रमाण पत्र

अलवर जिला अलवर (राज०)

दिनांक: 09.02.2015



राजस्थान RAIASTHAN



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

- लीजधारक नगर निकाय के कार्यालय में या ऐसे स्थान पर जिसे नगर निकाय समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त भूखण्ड के संबंध में उक्त नियमों के नियम 20 के उप-नियम (1) के अन्तर्गत निर्धारित किये गये नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) के तौर पर रुपये 427105/- / - अंकेन चार लाख अठ्ठासी हजार पचास पंच रूपय मात्र - एक बारीय नगरीय निर्धारण (शहरी जमाबन्दी या भूमि का किराया) की राशि का 5 गुणा जमा करा दिया गया है। नगरीय निर्धारण की राशि के फलस्वरूप लीजधारक उक्त भूखण्ड पर नगरीय निर्धारण की राशि के संदाय के दायित्व से छूट प्राप्त करने का

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Shlipkar Housing (P) Ltd.
& GPA HOLDER

सचिव
नगर विकास न्यास
भिवाडी (अलवर)

उप पंजीयक, भिवाडी

जयपाल सिंह (मु० वि० ला० नं० 193/05)

भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015

नाम किशन लाल, निहाल, सुमेर

निवासी/पता भावं थडा तह० तिजारा

जिला अलवर वास्ते लिज डीड

जर्ये अजय

ह० स्टाम्प खरीददार

ह० स्टाम्प सेलर

जयपाल सिंह

(मु० वि० ला० नं० 193/05)



CHAL 2 D

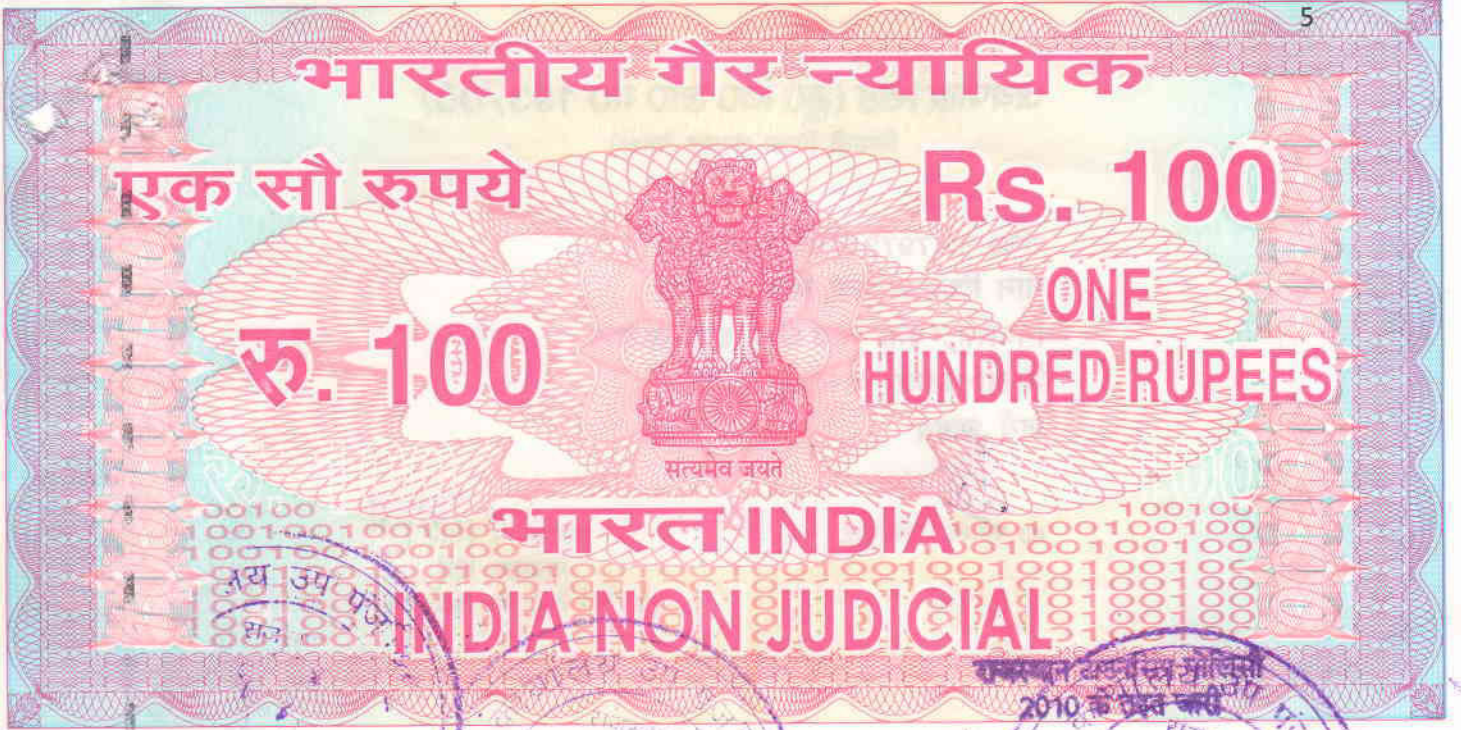
महोदय, मैं आपसे यह कहना चाहता हूँ कि मैंने आपसे जो कुछ भी कहा है, वह सच है। मैंने आपको यह भी बताया है कि मैंने आपसे जो कुछ भी कहा है, वह सच है। मैंने आपको यह भी बताया है कि मैंने आपसे जो कुछ भी कहा है, वह सच है।

मैंने आपको यह भी बताया है कि मैंने आपसे जो कुछ भी कहा है, वह सच है। मैंने आपको यह भी बताया है कि मैंने आपसे जो कुछ भी कहा है, वह सच है। मैंने आपको यह भी बताया है कि मैंने आपसे जो कुछ भी कहा है, वह सच है। मैंने आपको यह भी बताया है कि मैंने आपसे जो कुछ भी कहा है, वह सच है।

जयपाल सिंह

जयपाल सिंह (अलवर) जिला

जयपाल सिंह (अलवर) जिला



अधिकारी होगा। लीज धारक ने उक्त वर्णित नगरीय निर्धारण की राशि के आठ गुणा के बराबर राशि रु. 34,68,431/- अंकेन चौतीस लाख 68 हजार 431/- आठ सौ तेलासीस हजार मात्र जर्ने रसीद संख्या 529/19, 529/20 दिनांक 2010 के प्राप्त की है। अतः इस पेटे अब कोई राशि जमा करानी शेष नहीं है।

2. एक बार नियत किया गया नगरीय निर्धारण या भूमि का किराया प्रत्येक 15 वर्ष के पश्चात् और विक्रय या दान या अन्यथा द्वारा ऐसे अन्तरण पर भी पुनरीक्षण का दायी होगा और ऐसी वृद्धि प्रत्येक अवसर पर ऐसे पुनरीक्षण या, यथास्थिति, अन्तरण के समय नगरीय निर्धारण या भूमि के किराये का 25 प्रतिशत होगी।
3. पट्टे की अवधि :- पट्टाधृति अधिकार 99 वर्ष के लिए होंगे।
4. उक्त भूखण्ड का उपयोग केवल आवासीय (गुप हाउसिंग) व व्यावसायिक प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी

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& GPA HOLDER

उप पंजीयक, भिवाड़ी

नगर विकास न्यास
भिवाड़ी (अलवर)

भिवाडी जिला अलवर (राज०)

जर्ये आजय

(मु० वि० ला० नं० १९३/०५)

काशी
श्रीवादी

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

कार्यालय जिला
राजस्थान

राजस्थान RAJASTHAN

09 JAN

अलवर (राज.)

राजस्थान राज्य सरकार
2010 के अंतर्गत जारी

7 970377



गयी है, के लिए किया जाएगा और इसी प्रयोजन के उपयोग हेतु इस भूखण्ड पर भवन का निर्माण किया जायेगा।

5. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढ़ा दी जावे, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।
6. लीजधारक उक्त भूखण्ड को आगे और अन्तरित या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध, यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानो प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किन्तु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्हीं पृथक् आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें, शासित होंगे।

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Shilpkar Housing (P) Ltd.
& GPA HOLDER

सचिव

नगर विकास न्यास
भिवाड़ी (अलवर)

उप पंजीयक, भिवाड़ी

भिवाडी जिला अलवर (राज०)

जर्ये अजय

(मु० वि० ला० नं० १९३/०५)



राजस्थान RAJASTHAN

Z 970278

09 JAN 2015



7. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम में अन्तरण के लिए नगर निकाय, भिवाड़ी को आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रुपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी : परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कोई फीस प्रभारित नहीं की जायेगी।
8. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज, आन्तरिक/बाह्य विकास प्रभारों का कोई बकाया राजस्थान भू-राजस्व अधिनियम, 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।
9. यदि आवंटन या पट्टा विलेख के निष्पादन के पश्चात् यह पाया जाता है कि आवंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्यपदेशन द्वारा अभिप्राप्त किया गया है या आवंटन

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& GPA HOLDER

उप पंजीयक, भिवाड़ी

सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

भिवाडी जिला अलवर (राज०)

जर्ये अजय

(मु० वि० ला० नं० १९३/०५)





राजस्थान RAJASTHAN

राजस्थान टाउनशिप पोलिसी
2010 के उद्घाटन जारी

Z 970279

या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहृत करेगा जो सभी प्रभारों से रहित नगर निकाय में निहित समझे जायेंगे, और नगर निकाय किसी भी व्यक्ति को कारित किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।

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

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Shilpkar Housing (P) Ltd.
& GPA HOLDER

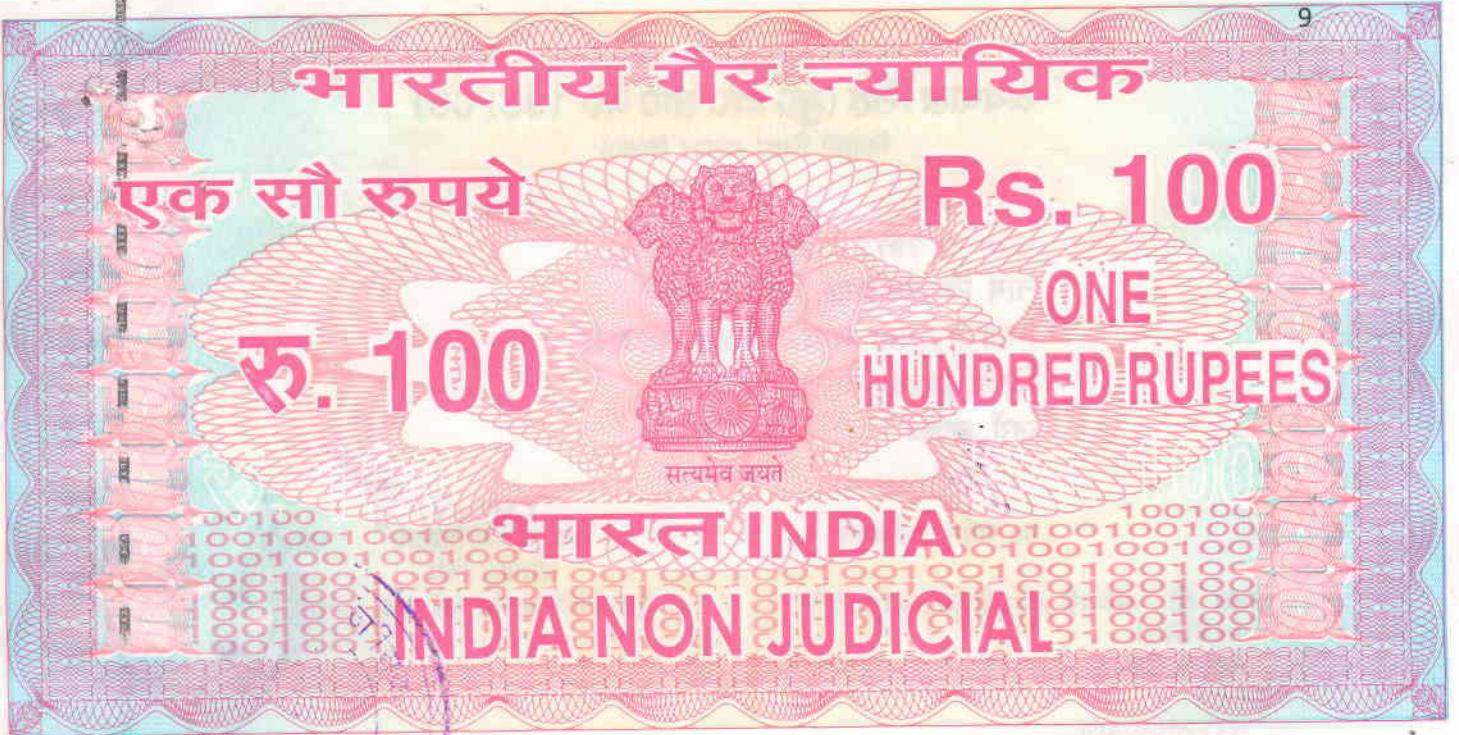
सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

उप पंजीयक, भिवाड़ी

भिवाडी जिला अलवर (राज०)

जर्ये आजय

के मुद्रांकों पर निष्पादित माना जाता है।



राजस्थान RAJASTHAN

राजस्थान टाउनशिप पोस्टल
2010 के तहत जारी

Z 970280

09 JAN 2015

परिशिष्ट

करबे का नाम : भिवाडी

राजस्व ग्राम : थडा खसरा नम्बर 302, 304, 214, 215, 216, 217, 218, 225 कुल क्षेत्रफल 39029.70 वर्गमीटर
सीमा पूर्व : अन्य काश्तकार की कृषि भूमि पश्चिम : अन्य काश्तकार की कृषि भूमि उत्तर : अन्य काश्तकार की कृषि भूमि
सीमा दक्षिण : 60 मीटर चौड़ी सड़क भूमि साईट प्लान संलग्न है।

योजना का नाम : आवासीय क्षेत्रफल 35290.21 व व्यावसायिक क्षेत्रफल 3739.49 ।

विस्तृत नाप सहित क्षेत्रफल 39029.70 वर्गमीटर

इसके साक्षी के रूप में इसके फरीकेन ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने अपने हस्ताक्षर कर दिये हैं।

नगरीय निकाय की ओर से आज सन् 2015.....के माह Feb...के...वे दिन

प्रथम पक्ष

द्वितीय पक्ष

नगर विकास न्यास, भिवाडी
नगर विकास न्यास
भिवाडी (अलवर)

मै0 शिल्पकार हाउसिंग प्रा0 लि0 जर्मि अधिकृत
हस्ताक्षरकर्ता श्री अजय जिन्दल पुत्र स्व0 श्री पुरुषोत्तम गुप्ता निवासी

Authorised Signatory
SANDIP HOUSING (P) Ltd.
& SHILP

टावर 12 ओरचिड फ्लेट सैक्टर-49 गुडगावां हरि0 व श्री किशन लाल, निहाल, सुमेर पुत्रान श्री गणपत, सन्दीप कुमार, मनोज कुमार पुत्रान श्री बल्ला, व वेदप्रकाश, रमेश चन्द्र पुत्रान श्री प्रभाती लाल व अनिल कुमार, प्रदीप कुमार पुत्रान श्री अभय सिंह, श्रीमती रामरती देवी बेवा श्री अभय सिंह, बाबूलाल पुत्र श्री प्यारेलाल, श्रीमती शीला देवी पत्नी स्व0 श्री बिल्लूराम, रिकू कुमारी,

उप पजीयक, भिवाडी

जयपाल सिंह (मु० वि० ला० नं० 193/05)

भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015

नाम किशन लाल, निहाल, सुमेर

निवासी / पता भावं थडा तह० तिजारा

जिला अलवर वास्ते लिज डीड

जर्ये अजय

ह० स्टाम्प खरीददार

ह० स्टाम्प हस्ताक्षर
जयपाल सिंह
(मु० वि० ला० नं० 193/05)

फोटो

अंगूठा

उक्त श्री / श्रीमती / सुश्री (Executant)

1-UIT/UIT

Age:0. Caste-

Ocu:-

R/O-BHIWADI

(And Claimant)

1-AJAY JINDAL/PURSHOTTAM

Age:38. Caste-MAHAJAN

Ocu-BUSIENSS

R/O-801 TOWER-12 ORCHID FLAT SECTOR-49
GURGAON

ने लेख्यपत्र Lease deed for local bodies (Patta)
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिफल राशी रू० 31454042 /- पूर्व में/मेरे
समक्ष/मे से रू० 31454042 /-पूर्व में _____
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री / श्रीमती / सुश्री PRAVEEN

पुत्र / पुत्री / पत्नी श्री PRAHLAD SINGH उम्र 28 वर्ष

जाति AHIR व्यवसाय SERVICE

निवासी VILLAGE KHANPUR TIJARA ALWAR

2. श्री / श्रीमती / सुश्री HIMANSHU

पुत्र / पुत्री / पत्नी श्री RDHEY SHYAM उम्र 22 वर्ष

जाति व्यवसाय JOB

निवासी BHIWADI TIJARA ALWAR ने की है जिनके

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

(2015001084)

(Lease deed for local bodies (Patta))

उप पंजीयक, BHIWADI

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

राजस्थान RAJASTHAN

राजस्थान टाउनशिप पोस्टर
2010 के तहत जारी

Z 970281

09 JAN 2015

शर्मिला पुत्रीयानं स्व० श्री बिल्लू राम, श्री पवन पुत्र स्वर्गीय श्री बिल्लू राम व छोटे लाल पुत्र श्री फूसा, सज्जन सिंह पुत्र श्री कुडा राम, श्रीमती वजन्ति बेवा श्री बलवंतसिंह, श्रीमती कमला पत्नि श्री प्रभाति लाल, व श्री विजय सिंह, करन सिंह, बूला राम, बब्बन सिंह, राजेन्द्र पुत्रानं स्व० श्री लालाराम, श्रीमती विधादेवी पत्नी स्व० श्री लालाराम, श्रीमती रामकला पत्नि श्री निहाल सिंह, व श्रीमती कमलेश पत्नि श्री सुमेर सिंह, श्रीमती इतवरी पत्नि श्री किशन लाल, व मामन पुत्र श्री रामस्वरूप, जाति अहीर निवासी ग्राम थडा तह० तिजारा जिला अलवर (राज०) व श्री देवीदयाल पुत्र श्री हुकमचन्द जाति गुर्जर ग्राम मिलकपुर गुर्जर तह० तिजारा जिला अलवर (राज०) जरिये म०आम म० शिल्पकार हाउसिंग प्रा० लि० जरिये अधिकृत हस्ताक्षकर्ता श्री अजय जिन्दल पुत्र स्व० श्री पुरुषोत्तम गुप्ता निवासी 801 टावर 12 ओरचिड फ्लेट सैक्टर 49 गुडगावां हरि०

ने निम्न की उपस्थिति में (भिवाडी) में हस्ताक्षर किये -

साक्षी :-

1. नाम पुनीत कुमार पुत्र श्री प्रदीप सिंह साक्षी
व्यवसाय जर्जर निवास स्थान श्रीमान पुत्र का राजस्थान टाउनशिप पोस्टर
2. नाम हमनशु पुत्र राजेश कुमार साक्षी
व्यवसाय जर्जर निवास स्थान अलवर (राज०)

आज 09 सन् 2015 के माह जन के 09 वें दिन को निम्नलिखित की उपस्थिति में म० शिल्पकार हाउसिंग प्रा० लि० जरिये अधिकृत हस्ताक्षकर्ता श्री अजय जिन्दल पुत्र स्व० श्री पुरुषोत्तम गुप्ता निवासी 801 टावर 12 ओरचिड फ्लेट सैक्टर-49 गुडगावां हरि० व श्री किशन लाल, निहाल, सुमेर पुत्रानं श्री गणपत, सन्दीप कुमार, मनोज कुमार पुत्रानं श्री बल्ला, व वेदप्रकाश, रमेश चन्द्र पुत्रानं श्री प्रभाती लाल व अनिल कुमार, प्रदीप कुमार पुत्रानं श्री अमय सिंह, श्रीमती रामरती देवी बेवा श्री

Authorised Signatory
Shilpkar Housing (P) Ltd.
& GPA HOLDER

उप पंजीयक, भिवाडी

सचिव
नगर विकास न्यास
भिवाडी (अलवर)

जयपाल सिंह (मु० वि० ला० नं० 193/05)

भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015

नाम किशन लाल, निहाल, सुमेर
निवासी / पता गावं थडा तह० तिजारा
जिला अलवर वास्ते लिज डीड
जर्ये झजय

ह० स्टाम्प खरीददार

ह० स्टाम्प सेलर

जयपाल सिंह
(मु० वि० ला० नं० 193/05)

आज दिनांक 18/02/2015 को

पुस्तक संख्या 1 जिल्द संख्या 454

में पृष्ठ संख्या 146 क्रम संख्या 2015000491 पर

पंजिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 1563

के पृष्ठ संख्या 406 से 413 पर

चस्पा किया गया।

(2015001084) उप पंजीयक, BHAWADI
(Lease deed for local bodies (Patta))

आल अलवर जिला
(अलवर) अलवर

अलवर, काशीचंद पट

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

राजस्थान RAJASTHAN

Z 970282

राजस्थान टाउनशिप पोलिसी
2010 के तहत जारी

09 JAN 2015

अभय सिंह, बाबूलाल पुत्र श्री प्यारेलाल, श्रीमती शीला देवी पत्नी स्व० श्री बिल्लूराम, रिकू कुमारी, शर्मिला पुत्रीयान स्व० श्री बिल्लू राम, श्री पवन पुत्र स्वर्गीय श्री बिल्लू राम व छोटे लाल पुत्र श्री फूसा, सज्जन सिंह पुत्र श्री कुडा राम, श्रीमती वजन्ति बेवा श्री बलवंतसिंह, श्रीमती कमला पत्नि श्री प्रभाति लाल, व श्री विजय सिंह, करन सिंह, बूला राम, बख्शन सिंह, राजेन्द्र पुत्रान स्वर्गीय श्री लालाराम, श्रीमती विद्यादेवी पत्नी स्व० श्री लालाराम, श्रीमती रामकला पत्नि श्री निहाल सिंह, व श्रीमती कमलेश पत्नि श्री सुमेर सिंह, श्रीमती इतवरी पत्नि श्री किशन लाल, व मामन पुत्र श्री रामस्वरूप, जाति अहीर निवासी ग्राम थडा तह० तिजारा जिला अलवर (राज०) व श्री देवीदयाल पुत्र श्री हुकमचन्द जाति गुर्जर ग्राम मिलकपुर गुर्जर तह० तिजारा जिला अलवर (राज०) जरिये मु०आम मै० शिल्पकार हाउसिंग प्रा० लि० जरिये अधिकृत हस्ताक्षकर्ता श्री अजय जिन्दल पुत्र स्व० श्री पुरुषोत्तम गुप्ता निवासी 801 टावर 12 ओरचिड फ्लेट सैक्टर 49 गुडगावां हरि० लीजधारक - द्वितीय पक्ष लीजधारक द्वारा कार्यालय उप पंजीयक में हस्ताक्षर किये गये।

साक्षी :-

1. नाम पुत्र साक्षी
व्यवसाय निवास स्थान
2. नाम पुत्र साक्षी
व्यवसाय निवास स्थान

Authorised Signatory
Shilpkar Housing (P) Ltd.
& GPA HOLDER

उप पंजीयक, भिवाड़ी

सचिव
नगर विकास न्यास
भिवाड़ी (अलवर)

जयपाल सिंह (मु० वि० ला० नं० 193/05)

भिवाडी जिला अलवर (राज०)

रजि० नं० 7972 दिनांक 09.02.2015

नाम किशन लाल, निहाल, सुमेर

निवासी/पता भावं धडा तह० तिजारा

जिला अलवर वास्ते लिज डीड

जर्ये अजय

ह० स्टाम्प खरीददार

ह० स्टाम्प सेलर

जयपाल सिंह

(मु० वि० ला० नं० 193/05)



जयपाल सिंह
जयपाल सिंह
जयपाल सिंह

जयपाल सिंह

सचिव
नगर विकास न्यास
भिवाडी (अलवर)

उप पंजीयक, भिवाडी

उत्पादन टाकसिम पोर्सिसी
2010 के आवर चर्ची

45.0M WIDE MASTER PLAN ROAD

NALA

COMMERCIAL
3739.49 SQMTR

LAND SURRENDER IN ROAD AREA

TO VILL. THADA

60.0M WIDE MASTER PLAN ROAD

TO SH.NO-25

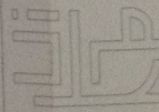
PLOT FOR RESIDENTIAL

1. Total plot area as per revenue = 47500.00 Sqmt.
2. Total plot area as per survey plan = 47485.97 Sqmt.
3. Surrender in 60.0 M and 45.0 M wide road area = 6267.71 Sqmt.
4. Surrender in 12.0m wide nala area = 134.37 Sqmt.
5. Remaining plot area = 47485.97-6267.71-134.37= 41083.89 Sqmt
6. Surrendering area for facilities = 2054.19Sqmt
7. Net Plot Area = 39029.70Sqmt

- a) Residential Area = 35290.21 Sqmt.
- b) Commercial Area = 3739.49 Sqmt

BUILDING PARAMETERS

MINIMUM SET BACKS = 15.0M, 9.0M, 9.0M, 9.0M (For Residential land use)
MINIMUM SET BACKS = 12.0M, 12.0M, 9.0M, 9.0M (For Commercial land use)
MAXIMUM COVERAGE = 35 %
STANDARD FAR = 1.33
OTHER BUILDING PERAMETERS SHOULD BE
AS PER GREATER BHIWADI BUILDING BYE LAWS-2011



SCALE:-
1CM=20M

PROPOSED SITE PLAN FOR RESIDENTIAL GROUP HOUSING (M/s SHILPKAR HOUSING PVT. LTD)
AT KHASRA NO. 302,304,214, 215,216,217, 218, 225 AT VILLAGE - THADA
TEHSIL - TIJARA, DISTT. ALWAR (RAJ.)

 J. E. N. U.I.T. BHIWADI	 A. B. N. U.I.T. BHIWADI	 S. P. N. U.I.T. BHIWADI	 S. P. N. U.I.T. BHIWADI	 S. P. N. U.I.T. BHIWADI	 S. P. N. U.I.T. BHIWADI	 S. P. N. U.I.T. BHIWADI
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URBAN IMPROVEMENT TRUST, BHIWADI

SECTY.
U.I.T. BHIWADI

आज दिनांक 18/02/2015 को
पुस्तक संख्या 1 जिल्द संख्या 454
में पृष्ठ संख्या 146 क्रम संख्या 2015000491 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1563
के पृष्ठ संख्या 406 से 413 पर
चरपा किया गया।



(2015001084) उप पंजीयक, BHIWADI
(Lease deed for local bodies (Pattal))

