



Rajasthan State Industrial Development  
& Investment Corporation Ltd.  
(A Rajasthan Government Undertaking)  
CIN : U13100RJ1969SGC001263  
UNIT-II, Rest House Road, RIICO Chowk,  
Bhiwadi.  
Distt. Alwar Rajasthan (INDIA)  
PIN : 301019.  
Telephone : 01493-220811 Fax-220728  
Email : bhiwadi2@riico.co.in

By Regd. A.D. Post

No. : U(17)/2018-19/ 4432  
Date : 27.2.19

Branch Manager  
State Bank of India  
Millenium Plaza, Brach  
Sushaslok Gurgoan-122002.

Sub:- Original Lease Agreement of Industrial Plot No. **G1-125 (B)** at Industrial  
Area **IID Khushkhhera**.

Ref:- Your application/request dated **25.02.2019**.

Dear Sir/Madam,


With reference to above cited letter, kindly find enclosed herewith:

- Original Lease deed executed & registered on dated 10.01.2007 between RIICO & M/s Ghanshyam Nihalani (Containing Sheet No. 1 to 8) Stamp Rs. 17980/-
- Original GPA executed & registered on dated 10.01.2007 between Ghanshyam Nihalani & Sh. Ramesh Chander (Containing Sheet No. 1 to 4) Stamp Rs. 9000/-
- Original Sale Deed executed & registered on dated 28.02.2007 between M/s Ghanshyam Nihalani through its GPA Holder Sh. Ramesh Chander & Sh. Varun Gupta (Containing Sheet No. 1 to 4) Stamp Rs. 29250/-
- Original Sale Deed executed & registered on dated 17.08.2012 between M/s Varun Industries Prop. Varun Gupta & Smt. Sheela Agarwal (Containing Sheet No. 1 to 5) Stamp Rs. 69375/-
- Original Sale Deed executed & registered on dated 27.04.2017 between M/s Sheela Agarwal Prop. Sheela Agarwal & M/s Packwell Industries Prop. Smt. Jaishree Khemka (Containing Sheet No. 1 to 6) Stamp Rs. 269320/-

This NOC is subject to the condition that you will keep a specific clause in your mortgage deed that breach of any of the conditions of the Lease Deed/allotment letter No. **SP20** dated **29.08.2005** of this plot by the lessee shall be treated as a breach of condition of mortgage deed. These documents may be returned to this office after it serves its purpose. Before releasing the loan amount consent of M/s Packwell Industries will be obtained at your level.

Thanking you,

Yours faithfully

  
Regional Manager  
RIICO Ltd., Bhiwadi-II

CO

179

Rs. 50/-

FORM "C"

No. 50751

**LEASE - AGREEMENT**

(SEE RULE 11 OF RIICO DISPOSAL OF LAND RULES, 197

Industrial Area ... KKR (IID (center))Plot No. ... G11-125 B

THIS LEASE AGREEMENT made on the ... 10th day of ... in the year two thousand ... 2005 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 ... GHANSHYAM NEHALANI S/o ... Leela Lal NehalaniAge ... 38 yrs R/o ... A1/115A Paschim Vihar New Delhi - 110063Proprietor of the firm M/s ... GHANSHYAM NEHALANI

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 .....  
a society registered under the Co-operative Societies Act and having its registered office at .....

Astt. Regional Manager  
RIICO  
Bhiwadi



(hereinafter called the Lessee which expression shall, unless the context otherwise admits, include his heirs, successors, executors, administrators, Legal representatives, IDBI, Co-operative Banks and Public Financial Institutions, Agencies (hereinafter called the Lessor) demised and the buildings and the charge of the Lessor for the purpose of setting up of Industrial Area and the said Lessor (Corporation) planned the land into units for leasing out to industrialists for erection/setting up/establishing industrial units.

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 units 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. 61-125B on the terms and conditions hereinafter appearing for the purpose of setting up an industrial unit for manufacturing Corrugation 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 only) 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 I.I.D. Jhushkhera containing by measurement 500 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

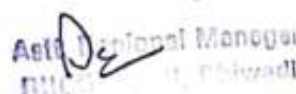
ROAD NO-24.0 M WIDE  
PLOT NO - 125(A)  
PLOT NO - 61-125

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 their appurtenances unto the Lessee for the term of ninety nine years from the 29 Day of 08/2005 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.

Provided further that in case the Lessee creates charge in favour of the State Government or Industrial Financial Corporation of India, Rajasthan Financial



  
Asst. Manager  
Rajasthan Financial Corporation




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रहने वाला का बचक नियमों  
का पालन करना होगा।  
Lessor for the purpose of the land into 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

  
Asst. Regional Manager  
BICO



of these presents or from the date of possession, whichever be earlier, for an extended period as may be allowed by the lessor in writing at its option. Provided that unutilised land of the allotted plot or plots shall revert to the lessor at the 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 assignments 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 calendar 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,



Asst. Regional Manager  
RUC



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at its  
than demised

पट्टे बागे की  
अनुसार एक बिल  
आवर योग्यता  
देना होगा।

force order, certificate or other document of affecting or evidencing such assignment, inheritance or transfer and document as aforesaid accompanying the said 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.

उप पंजीयक, भिवाड़ी



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Asst. Regional Manager  
RIICO  
Bhiwadi



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

- 3 (a) Notwithstanding anything, hereinbefore contained if there shall have been in the opinion of the Lessor any breach by the lessee or by the 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 ... 4% ... 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 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.
- 3 (e) The security deposit made with the application for allotment of land shall be

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

सुद्वारा को सुद्वारा 15... पेड़ लगावे होंगे

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

- 3(g) 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  
.....10<sup>th</sup>..... of the month of .....Jan..... in the year 2012

SM - 2,500.00  
DC - 2,50,000.00  
Sub DC - 23 666.00  
EA - 200.00  
2,76,366.00

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

Signature of Witness :-

Lessee :

Name .....  
(in capital letters)


Address :


Name .....  
(in capital letters)

Address :




आज दिनांक 10 माह January सन् 2007 को 14.30 बजे  
श्री/श्रीमती/सुश्री GHANSHYAM NIHALANI पुत्र/पुत्री/पत्नी श्री LILA RAM NIHALANI  
उम्र 38 वर्ष, जाति SINDHI व्यवसाय BUSINESS  
निवासी A1/115 A PASCHIM VIHAR NEW DELHI-63  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

  
हस्ताक्षर प्रस्तुतकर्ता  
(2007000183)  
(Lease deed for local bodies (Patta))


  
हस्ताक्षर उप पंजीयक, BHIWADI



रसीद नं० 2007000179 दिनांक 10/01/2007  
पंजीयन शुल्क रु० 2770/-  
प्रतिलिपि शुल्क रु० 200/-  
पृष्ठांकन शुल्क रु० 0/-  
अन्य शुल्क रु० 0/-  
कमी स्टाम्प शुल्क रु० 17980/-  
कुल योग रु० 20950/-

  
(2007000183) उप पंजीयक, BHIWADI  
(Lease deed for local bodies (Patta))

धारा 54 के तहत प्रमाण-पत्र  
प्रमाणित किया जाता है कि इस विक्रय पत्र  
की मालियत रुपये 276566  
मानते हुए इस पर देय कमी मुद्रांक  
राशि 17980 पर कमी पंजीयन शुल्क  
रुपये 2770 कुल रुपये 20950  
जरिये रसीद संख्या 2007000179 दिनांक 10/01/2007  
में जमा किये गये हैं।  
अतः दस्तावेज को रुपये 17980  
के मुद्रांकों पर निष्पादित माना जाता है।

  
(2007000183) उप पंजीयक, BHIWADI  
(Lease deed for local bodies (Patta))

-OTTED-

हस्ताक्षर

फोटो

अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)  
1-GHANSHYAM NIHALANI/LILA RAM NIHALANI  
Age 38, Caste-SINDHI  
Occ-BUSINESS  
R/O-A1/115 A PASCHIM VIHAR NEW DELHI-63

*[Signature]*



2-RIICO BHIWADI/NA  
Age 0, Caste-  
Occ-  
R/O-BHIWADI

(And Claimant)  
1-M/S GHANSHYAM NIHALANI/NA  
Age 0, Caste-  
Occ-  
R/O-A1/115 A PASCHIM VIHAR NEW DELHI-63



ने लेख्यपत्र Lease deed for local bodies (Patta)  
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।  
प्रतिफल राशी रू० 276566/- पूर्व में/मेरे  
समक्ष/मे से रू० 276566/-पूर्व में  
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान  
1. श्री/श्रीमती/सुश्री INDERJEET  
पुत्र/पुत्री/पत्नी श्री KHUSHI RAM उम्र 21 वर्ष  
जाति AHIR व्यवसाय BUSINESS  
निवासी BANDRA TEH. TJARA ने की है जिनके

*[Signature]*



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

(2007000183) उप पंजीयक, BHIWADI  
(Lease deed for local bodies (Patta))

आज दिनांक 10/01/2007 को  
पुस्तक संख्या 1 जिल्द संख्या 248  
में पृष्ठ संख्या 136 क्रम संख्या 2007000136 पर  
पंजिबद्ध किया गया तथा अतिरिक्त  
पुस्तक संख्या 1 जिल्द संख्या 746  
के पृष्ठ संख्या 325 से 335 पर  
दस्ता किया गया।

(2007000183) उप पंजीयक, BHIWADI  
(Lease deed for local bodies (Patta))



फोटो

आवाज

21  
(3)

**SITE PLAN OF PLOT No. G-125(B)  
ALLOTTED TO M/s. GHANSHYAM NIHALANI  
AT INDUSTRIAL AREA, I.I.D. KHUSKHERA  
PHASE ..... (Raj.)**

SCALE

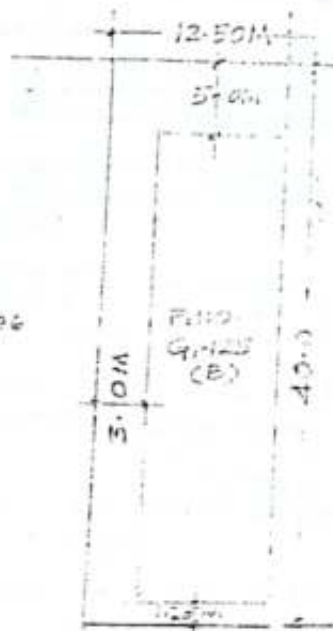
1.00 Cm. = 5.00 M.

PLOT AREA = 500.00

Sum.

ROAD 24.0M WIDE

1. SECURITY ROOM, LT METER ROOM & TIME OFFICE IN FRONT SIDE SET BACK 3.30X5.50 Mtr. OR SECURITY ROOM, HT METER ROOM & TIME OFFICE IN FRONT SIDE SET BACK 3.30X6.0 Mtr.
2. CYCLE, SCOOTER CAR SHED IN SIDE/REAR SET BACK 22.0X15.00 Mtr (WITH THREE SIDES OPEN)
3. TOILET BLOCK IN SIDE/REAR SET BACK 01.50X2.00 Mtr.
4. CHOWKIDAR QUATER IN REAR SET BACK 01.50X2.00 Mtr.



G-125  
(A)

DRAUGHTSMAN

A.S.E.

Asstt. Regional Manager

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT &  
INVESTMENT CORPORATION LTD., BHIMADI ( RAJASTHAN)**

आज दिनांक 10/01/2007 को  
पुस्तक संख्या 1 जिल्द संख्या 248  
में पृष्ठ संख्या 136 क्रम संख्या 2007000136 पर  
पंजीबद्ध किया गया तथा अतिरिक्त  
पुस्तक संख्या 1 जिल्द संख्या 746  
के पृष्ठ संख्या 325 से 335 पर  
चस्पा किया गया।

(2007000183) उप पंजीयक, BHIWADI  
(Lease deed for local bodies (Patta))





RIICO

2

Regd. A.D.

Rajasthan State Industrial Development  
& Investment Corporation Limited  
(A Rajasthan Government Undertaking)  
Rest House Road, RIICO Chowk,  
Bhiwadi, Distt. Alwar - 301019  
Phone : (01493) - 220811, 220728 Fax : 220728  
E-mail : bhiwadi2@riico.co.in  
No. U/5-IIY SP-20  
Date : 29/8/19

M/s GANSHYAM Nihalans  
A-1/115A Pashim Vihar  
New - Delhi - 110062

1

Sub: - Allotment of land for establishment of industry at industrial area CKR (110 Conb)

Dear Sir,

With reference to your application No. 38305 dated 29/8/19 and on payment of Security Money and 25% development charges, the management of the Corporation has been pleased to allot plot No. 115A (Corner) measuring 500.00 Sqm (approx.) at industrial area CKR (110) for setting "Corrugation Box" unit on the following terms and conditions:

1. That you shall deposit in this office the Economic Rent (ER) of the land allotted to you calculated at the rate of Rs 237/- per 4000 sqm per annum depending on the actual size of plot and rounded off to next rupee subject to a minimum of Rs. 100/- per annum within 60 days from the date of issue of this letter and in future at the beginning of each financial year in advance by 31<sup>st</sup> July of the year.
2. That you shall deposit Service Charges (SC) of the land in this office at the rate decided by the Corporation from time to time, which is Rs 2.10 per Sqm/year presently, within 60 days from the date of issue of this order.
2. (a) That in case of failure to pay service charge within 60 days from the date of allotment, then 10% higher rate over Rs 2.10 i.e. Rs. 2.31 per Sqm shall be charged after 60 days. 14% interest shall be charged after 60 days (from the date of allotment) on the outstanding S.C amount calculated on the above rate.
3. (a) That you shall pay the balance 75% development charges calculated @ Rs 1,87,500/- per Sqm amounting to Rs. 1,87,500/- within 60 days from the date of issue of this letter.
- (b) The payment as explained above and detailed below should be deposited in the office of the undersigned within 60 days from the issue of this letter either in cash or through demand draft in favour of RIICO Ltd., Bhiwadi, payable at Bhiwadi.

	Amount (Rs.)
1. Balance amount of D.C.	
2. Economic rent	1,87,500 = 10
3. Service charges	-
4. Site plan	-
5. Others	-
Total:	

Regional Manager  
RIICO LTD. II  
Rest House Road, BHIWADI  
Distt. Alwar-301019

- (c) The corporation reserves the right to enhance the rate of development charges if the rate under an award is enhanced by any competent court subsequently.
- (d) The concession @ ..... in rate of development charges is allowed considering the plot (General rate Rs. .... per Sqm).
4. (a) Regarding possession of plot, the period shall be allowed as per RIICO Disposal of Land Rules, 1979 and its amendments from time to time. You will take physical possession of allotted plot within the period from the date of deposition of 100% development charges from this office. In case the possession is taken within the prescribed period the same shall be deemed to be handed over to you on 91<sup>st</sup> day and the period for commencement of production will be computed from the said day (91<sup>st</sup> day).
- (b) A period of two (2) years from the date of possession or execution of lease deed of said plot, whichever is earlier, shall be allowed for completion of construction (Construction means coverage of at least 20% of the plot area with a pucca structure where roof has been built up) and total period of three (3) years for commencement of production activities. The allottee shall be bound to complete the construction and start production in the said plot within this period.
5. On deposition of the amounts 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 60 days from the date of issue of this letter.
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 reasons, 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 decided by the Corporation shall be paid by the allottee if extension for execution of lease deed / taking over possession / commencement of construction & production is granted by the Corporation. Such an application for extension may be rejected or accepted by the Corporation on terms and conditions it may consider fit.
7. In case there are any wells/trees/structures, compound wall etc on the plot, the cost of it will be paid by you separately, as may be decided by the Corporation.
8. That you would install a dust controller in your industry to avoid dust nuisance in the area (applicable in case of dust producing industries)
9. That you shall contribute towards the expenditure on construction of drainage system for effluents of your industry in desired proportion as may be decided by the Corporation. No disposal of effluent shall be allowed in the storm water drain constructed in the industrial area.
10. The allotment is subject to the condition that the effluent discharge will have to be pretreated to the satisfaction of Rajasthan State Pollution Control and Prevention Board or Central Pollution Control & Prevention Board and you will obtain a No. objection certificate from the Board before starting the unit.
11. The allotment is subject to the condition that before disposal of said sludge you will prefilter as may be required to the satisfaction of Rajasthan State Pollution Control & Prevention Board and other competent authority according to law. Your effluent will be of the order of 6.5 to 7.5 pH value only. No deviation to this range is allowed.
12. In case Power/telephone line is passing through your plot, the Corporation does not undertake any responsibility for its removal. You would be required to plan your construction accordingly leaving prescribed setbacks.
13. Your registered office should be in Rajasthan.
14. You are not permitted to run any illegal trade, business and industry on the said allotted plot. In case of found the same, the allotment of said plot will be treated as cancelled and deposited amount shall be forfeited.
15. You will not dig/bore/drill the open well/land pump/tube well in the plot without the consent of the Corporation.
16. You will plant at least one row of the trees in your plot at the reasonable distance along the boundary wall.
17. The land & building tax and all other taxes an applicable shall be paid by you.
18. Recommendations as per the background of the wards of the khatedars.

Mr. Documents / Mr. Miss. For...

RIICO  
HCO LT.  
Rajasthan  
Jaipur



19. 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.
20. This order of allotment shall form part and parcel of the lease deed.
21. This allotment is also subject to the condition that:
- The plot number being indicative of your preference is subject to change if necessary by the Corporation.
  - That you will comply with the provisions of all Labour Laws. Which are forced in time.
  - Plot is allotted on "As is where is" basis and actual available at site.

The industry of Corrugation will be set up at a project cost of Rs 34.71... Laacs.

Constitution of the firm shall be Proprietorship  
You shall submit following documents within 30 days.

SH. CHAN SHYAM NISHALAN

(a) SST Registration

(b) —

(c) —

(d) —

(e) —

(f) NOC from R.S.P.C.B.

(vii) 10% Extra, charges of the rate of development charges shall be payable in case of allotment of corner plot.

(viii) This allotment letter may be treated as NOC for water & power connection.

(ix) That the allottee shall take step in the plot for harvesting of rainwater to the maximum possible extent.

22. That in case the amount as stated at para 3(a) 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, along with development charges as per prevailing rates of the Corporation and interest deposited or due would be forfeited. The amount of service and economic rent, along with interest if due shall also be deducted as per RIICO Disposal of Land Rules 1979 & its amendment made from time to time.
23. In case the said plot is cancelled due to any of the reason/surrendered by the allottee no payment of construction done by you on the said plot shall be payable. You have to remove such type of construction at your own cost and risk.
24. That if you want to opt installment system for making payment of 75% development charges in quarterly installments in 2 year period along with interest @ 12% p.a, then the option should be submitted by you within 60 days from the date of allotment. The terms and conditions for making 75% development charges in installment system shall be as under.
- 75% balance development charges shall be deposited in 2 years period in 7 quarterly installments along with the interest.
  - First installment shall become payable after 6 months period from the date of allotment however, in case, such a date happens to be different then the last date of any quarter of the financial year in which such a payment becomes due, the payment date would be the last date of the quarter of the financial year i.e. 30<sup>th</sup> June, 30<sup>th</sup> Sept., 31<sup>st</sup> Dec. or 31<sup>st</sup> March as the case may be.
  - Interest @ 12% p.a. shall be levied from 61<sup>st</sup> day of allotment.
  - Interest upto due date of installment shall levied on balance amount of development charges on reducing balance system.
  - In case of default in making payment of installment on due date, interest on installment from due date to the date of payment shall be charged extra @ 14% p.a. In case of payment of lesser amount then the due amount, interest shall be charged first.
  - The allottee shall be required to execute lease deed or take possession of plot within 90 days otherwise the possession of plot shall be deemed to have taken on 91<sup>st</sup> day from the date of allotment or from the date of declaration of industrial area developed whichever is later ( If the allotment of plot has been made prior to development of industrial area) The stipulated date of commencement of construction / production in plot shall be reckoned accordingly.
  - Allottee may also take finance for its project including land from any financial institution mentioned in lease deed but before releasing original lease deed for mortgaging with the said financial institution

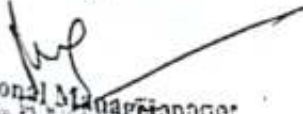
My Documents\W F\Miss\Format2

Dr. F. J. and Manu,  
AUG 22 11  
Post Box 101010  
Dist. 101010

- allottee shall pay all balance development charges and other dues including charges and interest directly to RIICO, the lease deed shall be sent by RIICO to the allottee.
- h) In case of surrender of plot by allottee or cancellation of plot by the Corporation, the development charges deposited shall be refunded as per Corporation rules while the interest paid or payable on balance development charges till the cancellation along with security money, service charges, economic rent and interest on charges, economic rent shall be deducted / forfeited while refunding the amount.
- i) In case of default in payment of installment, the action for cancellation of amount of plot initiated.
25. That you 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 any product/waste and shall take all measures for proper disposal of waste material.
26. That you shall become a member of the Association/Agency created for setting up and operating 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 born by all members of Association/Agency in the proportion decided by Committees of the said Association/Agency.

Thanking you,

Yours faithfully,

  
Regional Manager  
RIICO, P.O. Bhawadi, Jaipur  
Post House Road, THIWADI  
Distt. Alwar-301019



including the  
for payment of  
RICO to the  
the Corporation,  
the rules while  
on rules till the  
charges till the  
the amount.  
cancellation of  
amount of plots  
for dumping/plac  
item or

180

53/2  
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राजस्थान RAJASTHAN



(3)



C 555449

**GENERAL POWER OF ATTORNEY  
KNOW ALL MEN BY THESE PRESENTS**

Mr. Ghanshyam Nihalani S/O Shri Lila Ram Nihalani aged about 38 years R/O- A1/115A Pashim Vihar New Delhi- 110063 (do hereby nominate constitutes and appoints to Ramesh Chander S/O Late Shri Mageram aged about 45 years R/O- H.No. 56, Ram Nagar Nagloy, New Delhi as attorney for me in my name and on my behalf to do execute and perform all or anyone of the following acts, deeds and things with respect to my right and interest over the Proprietor mentioned hereunder.

Whereas our property industrial Plot NO. G1-125B RIICO Industrial Area, Khushkhara Distt. Alwar Rajasthan comprising of land measuring Plot Size 500 Sq. Meters (Approx) allotted by Riico Ltd. Bhiwadi

And whereas for purpose of expediency and on account of my/our personal & business Problems I/We have decided to appoint the aforesaid as our attorney to Act in my/our name and on

(Executor)

उप मंजीयक, भिवाड़ी

(Accepted)

Contd...2

1216

10/11/17

पञ्चम प्रमाणित ४०० अक्षरों में  
पञ्चम विद्युत् प्रेरण

प्रमाणित

General

विद्युत्

४०० अक्षरों में

१०-११-२०१७

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proper pan...  
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in behalf do or execute all or any of the acts or things which we have to do for the execution of a proper partition deed or release deed or sale deed concerning our entire right of the aforesaid properties Industrial plot situated Plot NO. G1-125B (C-2) RIICO Industrial Area, Khushkhera Distt. Alwar Rajasthan comprising of land measuring Plot Size 500 Sq. Meters (Approx) Allotted by Riico Ltd and generally to do all lawful acts necessary for the above- mentioned purpose To manage and control the said Proprietor in all respect and to represent me/us before Each and every concerned authority in this behalf.

And whereas I/we execute this power of attorney of my/our Sale/ joint right and interest over The said industrial plot situated at Plot NO. G1-125B (C-2) RIICO Industrial Area, Khushkhera Distt. Alwar Rajasthan comprising of land measuring Plot Size 500 Sq. Meters (Approx) RIICO Industrial Area, Khushkhera Distt. Alwar Rajasthan allotted by Riico Ltd. to Execute sale deed , sign and present all kinds of suits, plaint complaints written Statement, affidavits and applications etc in proper courts of law and offices and To proceed in all the proceeding filed in my/our name and on my/our behalf.

FURTHER WE HERBY DECLARE AS FOLLOWS:-

The power hereby given to my/our attorney shall be widest and most liberal construction and shall be construed as an express attorney to act and deal With our aforesaid affairs fully, effectually and absolutely for my/our attorney to act and deal with our aforesaid affairs fully, effectually and absolutely as I/we, my/our selves could do .This GPA. is revocable and valid for three years only.


We herby agree to rectify and confirm all and what so ever acts , things deeds instruments matters that my/our attorney a hall do or virtue of this deed

In witness where of I/we have executed this general power of attorney on this 10<sup>th</sup> day of Jan. Two Thousand Seven (10-1-2007) at Bhiwadi (Alwar) and intended to registered

  
(Executor)

Witness

1

  
उप संजीवक, भिलाड़ी


(Accepted)  







51  
2


आज दिनांक 10 माह January सन् 2007 को 14:32 बजे  
श्री/श्रीमती/श्री GHANSHYAM NIHALANI पुत्र/पुत्री/पत्नी श्री LILA RAM NIHALANI  
उय 38 वर्ष, जाति SINDHI व्यवसाय BUSINESS  
निवासी A1/115A PASCHIM VIHAR NEW DELHI-63  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

  
हस्ताक्षर-प्रस्तुतकर्ता  
(2007000184)


  
हस्ताक्षर उप पंजीयक, BHIWADI

(Power of Attorney for Sale of immovable property (other than blood))

रसीद नं० 2007000180 दिनांक 10/01/2007  
पंजीयन शुल्क ₹ 100/-  
प्रतिलिपि शुल्क ₹ 200/-  
पृष्ठांकन शुल्क ₹ 0/-  
अन्य शुल्क ₹ 0/-  
कमी स्टाम्प शुल्क ₹ 8900/-  
कुल योग ₹ 9200/-

  
(2007000184) उप पंजीयक, BHIWADI  
(Power of Attorney for Sale of immovable property (other than blood))

धारा 54 के तहत प्रमाण-पत्र  
प्रमाणित किया जाता है कि इस विक्रय पत्र  
की मालियत रुपये 450000  
मानते हुए इस पर देय कमी मुद्रांक  
राशि 8900 पर कमी पंजीयन शुल्क  
रुपये 100 कुल रुपये 9200  
जरिये रसीद संख्या 2007000180 दिनांक 10/01/2007  
में जमा किये गये हैं।  
अतः दस्तावेज को रुपये 9000  
के मुद्रांकों पर निष्पादित माना जाता है।

  
(2007000184) उप पंजीयक, BHIWADI  
(Power of Attorney for Sale of immovable property (other than blood))



SITE  
AT INDIA  
PH.

हस्ताक्षर फोटो

अंगूठा

ALE

उक्त श्री/श्रीमती/सुश्री (Executant)  
1-GHANSHYAM NIHALANI/LILA RAM NIHALANI  
Age:38, Caste-SINDHI  
Occ.-BUSINESS  
R/O-A1/115 A PASCHIM VIHAR NEW DELHI-63

*[Signature]*



(And Claimant)  
1-RAMESH CHAND/MANGE RAM  
Age:45, Caste-MAHAJAN  
Occ.-BUSINESS  
R/O-RAMNAGAR NAGALOI NEW DELHI

*[Signature]*



ने लेख्यपत्र Power of Attorney for Sale of immovable property (other than blood)  
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।  
प्रतिफल राशी रू० \_\_\_\_\_ पूर्व में/मेरे  
समक्ष/मे से रू० \_\_\_\_\_ पूर्व में \_\_\_\_\_  
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान  
1. श्री/श्रीमती/सुश्रीINDERJEET  
पुत्र/पुत्री/पत्नी श्री KHUSHI RAM उम्र 21 वर्ष  
जाति AHIR व्यवसाय SERVICE  
निवासी BANDRA TEH. TIJARA ने की है जिनके

*[Signature]*



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

(2007000184) उप पंजीयक, BHIWADI  
(Power of Attorney for Sale of immovable property (other than blood))

आज दिनांक 10/01/2007 को  
पुस्तक संख्या 4 जिल्द संख्या 11  
में पृष्ठ संख्या 17 क्रम संख्या 2007000017 पर  
पंजिबद्ध किया गया तथा अतिरिक्त  
पुस्तक संख्या 4 जिल्द संख्या 26  
के पृष्ठ संख्या 123 से 129 पर  
बसया किया गया।

(2007000184) उप पंजीयक, BHIWADI  
(Power of Attorney for Sale of immovable property (other than blood))

20/11

10/11

21  
11

SITE PLAN OF PLOT No. G-125(B)  
ALLOTTED TO M/s. GHANSHYAM NIHALANI  
AT INDUSTRIAL AREA I.I.D. KHUSKHERA  
PHASE (Raj.)

SCALE

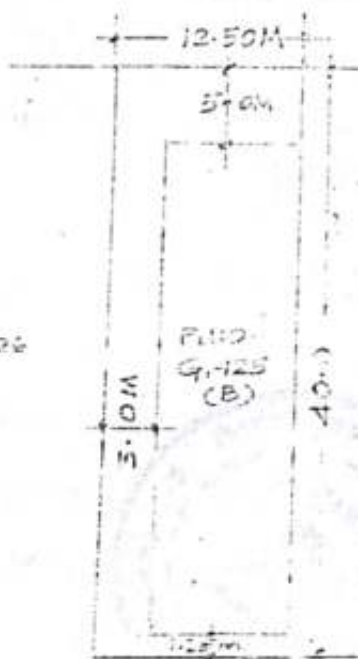
1.00 Cm. = 5.00 M.

PLOT AREA = 500.00

Sq. M.

ROAD 24.0M. WIDE

- PERMITTED FACILITIES
1. SECURITY ROOM, LT METER ROOM & TIME OFFICE IN FRONT/ SIDE SET BACK 5.30X5.50 Mtr. OR SECURITY ROOM, HT METER ROOM & TIME OFFICE IN FRONT/ SIDE SET BACK 3.30X6.0 Mtr.
  2. CYCLE, SCOOTER CAR SHED IN SIDE/ REAR SET BACK 02.0X5.0 Mtr. (WITH THREE SIDES OPEN)
  3. TOILET BLOCK IN SIDE/ REAR SET BACK 01.50X2.00 Mtr.
  4. CHOWKIDAR QUATER IN REAR SET BACK



DRAUGHTSMAN

A.S.E.

Asstt. Regional Manager

9/c

RAJASTHAN STATE INDUSTRIAL DEVELOPMENT &  
INVESTMENT CORPORATION LTD., BHIWADI ( RAJASTHAN)



आज दिनांक 10/01/2007 को  
पुस्तक संख्या 4 जिल्द संख्या 11  
में पृष्ठ संख्या 17 क्रम संख्या 2007000017 पर  
पंजीबद्ध किया गया तथा अतिरिक्त  
पुस्तक संख्या 4 जिल्द संख्या 26  
के पृष्ठ संख्या 123 से 129 पर  
बंसा किया गया।

2

(2007000184) उप पंजीयक, BHIWADI  
(Power of Attorney for Sale of immovable property (other than blood))





राजस्थान R



(4)



689095

विकेय पत्र

व्ययनामा मुब. 4,50,000 / -स्टाम्प मुब. 1000 / -विकेय प्लॉट 500 वर्गमीटर

मैं श्री रमेश चन्द्र पुत्र सर्वो श्री मांगेराम उम्र 45 साल जाति महाजन निवासी हा0न0 56 रामनगर नांगलोई नई दिल्ली का हूँ ।

यह है कि वाके औद्योगिक क्षेत्र खुशखेडा तहसील तिजारा मे एक औद्योगिक प्लॉट जी1-125 बी है । जो कि रिको के द्वारा श्री घनश्याम निहलानी पुत्र श्री लीलाराम निहलानी निवासी ए1/115ए पश्चिम विहार नई दिल्ली का खरीद शुदा है । जिसका क्षेत्रफल 500 वर्गमीटर है ।

उप पंजीयक, भिवाड़ी

*Ramesh*

*Vandana*

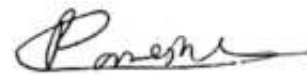


जिरंजना कुमार कौशिक  
 राज्य विप्लव विद्रोही तारिख नं 185/03  
 तारीख 28/2/09  
 12607  
 वरुणा गुप्ता  
 BL-57 शाहीनार बाग दिल्ली 88  
 वयस 38  
 मकान  
 0X/1000/-

*Varun Gupta*



जिसका मैं मुख्तयारआम नियुक्त हूँ। मुख्तयारआम अमी निरस्त नहीं कराया गया है। मुख्तयारआम कर्ता जिवित है। मुख्तयारआम उप पंजीयक निवाडी के द्वारा दिनांक 10/01/07 को पुठा 4 जिल्द सं 26 कस 2007000017 का तस्दीक शुदा है। मुझे उक्त प्लाट को रहन व बय करने का अधिकार प्राप्त है। मुख्तयारकर्ता को वास्ते घर खर्च व दीगर कार्य हेतु मुख्तयार कर्ता को रूप्यो की जरूरत है। इसलिये उक्त प्लाट 500 वर्गमीटर को कुल मुब 4,50,000/- रू 0 अक्षरेन चार लाख पचास हजार रुपये मे श्री वरुण गुप्ता पुत्र श्री बी०के० गुप्ता जाति महाजन निवासी बी०एल० 57 शालीमार पार्क वेस्ट नई दिल्ली को विकय कर दिया है। प्रतिफल स्वरूप बय की समस्त रकम मुब. 4,50,000/- रुपये खरीददार से प्राप्त कर लिये है। तथा मौका पर कब्जा उक्त प्लाट पर खरीदार का करा दिया है। उपरोक्त प्लाट बेचा से मेरा व मुख्तयारकर्ता का कोई वास्ता किसी भी किस्म का नहीं रहा है। जो अधिकार उक्त प्लाट बेचा पर अब तक मुझे व मुख्तयारआम कर्ता को प्राप्त थे वो सभी अधिकार आज से खरीदार को प्राप्त होंगे। खरीदार को उक्त प्लाट को हर तरह से उपभोग व उपयोग करने का पूर्ण अधिकार प्राप्त होगा। खर्चा इस बयनामा का सारा खरीदार ने दिया है। यह है कि उक्त प्लाट में कोई निर्माण नहीं है।





उप पंजीयक, निवाडी





आज दिनांक 28 माह February सन् 2007 को 12:01 बजे  
श्री/श्रीमती/सुश्री RAMESH CHAND पुत्र/पुत्री/पत्नी श्री MANSE RAM  
उम्र 45 वर्ष, जाति MAHAJAN व्यवसाय BUSINESS  
निवासी 56 RAM NAGAR NANGLOI NEW DELHI  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

*P. Manse*

हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, BHIWADI  
(2007001275)  
(Sale Deed (Conveyance deed))

रसीद नं० 2007001263 दिनांक 28/02/2007  
पंजीयन शुल्क रु० 4500/-  
प्रतिलिपि शुल्क रु० 200/-  
पृष्ठांकन शुल्क रु० 0/-  
अन्य शुल्क रु० 0/-  
कमी स्टाम्प शुल्क रु० 28250/-  
कुल योग रु० 32950/-

(2007001275) उप पंजीयक, BHIWADI  
(Sale Deed (Conveyance deed))

घारा 54 के तहत प्रमाण-पत्र  
प्रमाणित किया जाता है कि इस विक्रय पत्र  
की मालियत रुपये 450000  
मानते हुए इस पर देय कमी मुद्रांक  
राशि 28250 पर कमी पंजीयन शुल्क  
रुपये 4500 कुल रुपये 32950  
जरिये रसीद संख्या 2007001263 दिनांक 28/02/2007  
में जमा किये गये हैं।  
अतः दस्तावेज को रुपये 28250  
के मुद्रांकों पर निष्पादित माना जाता है।

(2007001275) उप पंजीयक, BHIWADI  
(Sale Deed (Conveyance deed))

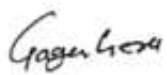

अतः यह विकेय पत्र होश हवास मे किमती स्टाम्प 1/1000/- रु0 व सादा पेपर दो पर लगवा कर लिखवा दिया कि सन्द रहे व वक्त जरूरत पर काम आवें। यह विकेय पत्र चपत विकेता के कहे अनुसार लिखकर पढकर सुना व समझा कर दिया है।  
दिनांक 28/02/07 वार बुधवार ।

माहान स्टाम्प (बसीका नवीम)  
उप नं. 285 दिनांक 28/02/07  
वा 0 नं. 221 दि. 02/03/07

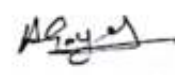
  
हस्ताक्षर विकेता

  
हस्ताक्षर कता

हस्ताक्षर गवाह

  
मो गगन गैस ५० मो लक्ष्मण गैस  
मि. 2 पूरडा लह. तिजाघ  
  
उप नं. 221 दि. 02/03/07

हस्ताक्षर गवाह

  
मो अमृत गोखल १० मो सी. आर. गोखल  
मि. CP-100 पीएमय रिजले  
मि. 2 पूरडा लह. तिजाघ





हस्ताक्षर फोटो

3

उक्त श्री/श्रीमती/सुश्री (Executant)  
1-RAMESH CHAND/MANGE RAM  
Age:45, Caste-MAHAJAN  
Occ.-BUSINESS  
R/O-56 RAM NAGAR NANGLOI NEW DELHI

*Ramesh*



(And Claimant)  
1-VARUN GUPTA/B.K. GUPTA  
Age:20, Caste-MAHAJAN  
Occ.-BUSINESS  
R/O-B.L.57 SHALIMAR PARK WEST NEW DELHI

*Varun Gupta*



मेरे लेख्यपत्र Sale Deed (Conveyance deed)  
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।  
प्रतिफल राशी रु० 450000/- पूर्व में/मेरे  
समक्ष/मेरे से रु० 450000/-पूर्व में  
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान  
1. श्री/श्रीमती/सुश्री GAGAN GERA  
पुत्र/पुत्री/पत्नी श्री B.C. GERA उम्र 27 वर्ष  
जाति PUNJABI व्यवसाय BUSINESS  
निवासी TAPUKARA

*Gagan Gera*

2. श्री/श्रीमती/सुश्री AMRIT GOYAL  
पुत्र/पुत्री/पत्नी श्री C.R. GOYAL उम्र 52 वर्ष  
जाति MAHAJAN व्यवसाय BUSINESS  
निवासी CP-100 PITEMPURA DELHI ने की है जिनके

*Amrit Goyal*

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

(2007001275) उप पंजीयक, BHIWADI  
(Sale Deed (Conveyance deed))

*2*

आज दिनांक 28/02/2007 को  
पुस्तक संख्या 1 जिल्द संख्या 252  
में पृष्ठ संख्या 107 क्रम संख्या 2007000907 पर  
पंजीबद्ध किया गया तथा अतिरिक्त  
पुस्तक संख्या 1 जिल्द संख्या 762  
के पृष्ठ संख्या 54 से 61 पर  
बनवाया गया।

(2007001275) उप पंजीयक, BHIWADI  
(Sale Deed (Conveyance deed))

*2*

21

**SITE PLAN OF PLOT No. 12-125 (B)**  
**ALLOTED TO M/s. GHANSHYAM NIHALANI**  
**AT INDUSTRIAL AREA J.I.D. KHOSKHERA**  
**PHASE (Raj.)**

SCALE

1:00 CM = 25.00 M

DATE 2-1-77

BY

ROAD 24.0M WIDE



1. SECURITY ROOM, LT. 1/2" x 1/2" x 1/2" & TIME OFFICE IN FRONT SIDE SET BACK 5.20M x 5.20M. OR SECURITY ROOM, 4M METER ROOM
2. CYCLE, SCOOTER CAR SHED IN FRONT SIDE SET BACK 3.00M x 4.00M
3. TOILET BLOCK IN SIDE/REAR SET BACK 01.00M x 01.00M
4. CHOWDAR QUATER IN REAR SET BACK

DRAFTSMAN

A.C.E.

SECT. REVISIONS

RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION LTD., BHIVADI (RAJASTHAN)

*P. Patel*

*[Signature]*

*[Signature]*



आज दिनांक 28/02/2007 को  
पुस्तक संख्या 1 जिल्द संख्या 252  
में पृष्ठ संख्या 107 क्रम संख्या 2007000907 पर  
पंजिबद्ध किया गया तथा अतिरिक्त  
पुस्तक संख्या 1 जिल्द संख्या 762  
के पृष्ठ संख्या 54 से 61 पर  
चस्पा किया गया।

2  
(2007001275) उप पंजीयक, BHIWADI  
(Sale Deed (Conveyance deed))



भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु  
10000

भारत



Rs.  
10000

TEN THOUSAND RUPEES

INDIA

राजस्थान RAJASTHAN



APHPG6111L



612201

शीला अग्रवाल

AEIPA6974M



अंकित मूल्य 5,50,000/- स्टाम्प मुब 10,000/- निय प्लॉट 500 वर्गमीटर

यह विलेख मैसर्स वरुण इण्डस्ट्रीज जस्सिये प्रोपराईटर्स वरुण गुप्ता पुत्र श्री बी०के० गुप्ता उम्र 26 साल जाति महाजन निवासी बी०एल०-57, मीमार पार्क वेस्ट, नई दिल्ली जिसे आगे विक्रेता कहा गया है तथा जो इस विक्रेय पत्र का म पक्षकार है।

एवं

श्रीमति शीला अग्रवाल पत्नी स्व० श्री रामप्रकाश अग्रवाल उम्र 75 साल जाति महाजन निवासी 124, पाकेट-1, जसोला विहार, नई दिल्ली-25 जिहागे क्रेता कहा गया है एवं जो इस विक्रेय-पत्र का द्वितीय पक्षकार है, के मध्य निष्पादित विगया हैं।

Defunct

शीला अग्रवाल

उप पंजीयक, मिवाड़ी



श्री लाल प्रगल्भ राक्षस

$$\frac{10000}{10000} = 1$$

जो कि एक औद्योगिक प्लॉट नं० जी१-१२५ (बी) वाले औद्योगिक क्षेत्र खुशखेडा तह०  
तिजारा में ५०० वर्गमीटर का है। जो प्लॉट रिको, भिवाडी के आवंटन पत्र संख्या  
एस०पी०-२० दिनांक २९/०८/०५ के द्वारा मूल आवंटी श्री घनश्याम निहलानी पुत्र श्री  
लीलाराम निहलानी निवासी ए१/११५ ए, पश्चिम विहार, नई दिल्ली का आवंटीत शुदा है।

उक्त प्लॉट की लीजडीड मूल आवंटी के नाम दिनांक १०/०१/०७ को उप  
पंजीयक भिवाडी द्वारा तस्दीक हो चुकी है। उक्त प्लॉट में मौके पर एक आर०सी०सी० शेड  
१००० वर्गफुट का, एक आर०सी०सी० गार्डरूम १०० वर्गफुट का व ५ फुट ऊँची बाऊण्डी वाल  
का निर्माण बना हुआ है।


मूल आवंटी श्री घनश्याम निहलानी ने उक्त प्लॉट के बाबा एक मुख्तयारनामा आम  
दिनांक १०/०१/०७ को पु०स० ४ जिल्द संख्या २६ के क०स० २००७००००१७ पर उप पंजीयक  
भिवाडी के समक्ष श्री रमेश चन्द्र पुत्र स्व० श्री मांगेराम निवासी हा०न० ५६, रागनगर,  
नांगलोई, नई दिल्ली के पक्ष में तस्दीक कराया था।

प्रथम पक्षकार ने उक्त प्लॉट को जरिये रजिस्ट्री बयनामा दिनांक २८/०२/०७ को  
बैहसियत मुख्तयारनामा श्री रमेश चन्द्र से कय किया है। जिसकी रजिस्ट्री बयनामा दिनांक  
२८/०२/०७ को पु०स० १ के जिल्द संख्या ७६२ के क०स० २००७००००१७ पर उप पंजीयक  
भिवाडी द्वारा तस्दीक शुदा है।

उक्त जायदाद को रिको भिवाडी अथवा राजस्थान सरकार द्वारा आवाप्त  
नही किया गया है व न ही अवाप्ति की कोई कार्यवाही गैर तजबीज है। अब उक्त सालिम  
जायदाद के विक्रेता पक्ष स्वयं ही मालिक व काबिज वारिस है। इनके अलावा अन्य किसी  
व्यक्ति का कोई हक व हिस्सा नही है। आज उपरोक्त जायदाद हर भार सरकारी व बाजारी  
से पाक साफ है। किसी भी दीगर जगह रहन बेचान नही है व ना ही मौके पर कोई विवाद  
है। ना ही विक्रेता पक्ष ने मालिक की हैसियत से किसी भी बैंक अथवा वित्तीय संस्थान से  
ऋण लेकर अथवा अदालत में किसी की जमानत देकर बंधक किया है। यानि आज तक के  
हर भार से मुक्त है। विक्रेता पक्ष को उक्त जायदाद को मालिक की हैसियत से बेचान करने  
का पूर्ण अधिकार है।



शीला जगजबाल

  
उप पंजीयक, भिवाडी

आज दिनांक 17 माह August सन् 2012 को 11:16 बजे  
श्री/श्रीमती/सुश्री VARUN GUPTA पुत्र/पुत्री/पत्नी श्री B.K. GUPTA  
उम्र 26 वर्ष, जाति MAHAJAN व्यवसाय BUSINESS  
निवासी BL-67 SHALIMAR PARK WEST NEW DELHI  
ने मेरे सामुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

*[Signature]*

हस्ताक्षर प्रस्तुतकर्ता  
(2012005701)

*[Signature]*  
हस्ताक्षर उप पंजीयक, BHIWADI

(Sale Deed (Conveyance deed))

रसीद नं० 2012005548 दिनांक 17/08/2012  
पंजीयन शुल्क रू० 27750/-  
प्रतिलिपि शुल्क रू० 300/-  
पृष्ठांकन शुल्क रू० 0/-  
अन्य शुल्क रू० 6940/-  
कमी स्टाम्प शुल्क रू० 59375/-  
कुल योग रू० 94365/-

*[Signature]*  
(2012005701) उप पंजीयक, BHIWADI  
(Sale Deed (Conveyance deed))

धारा 54 के तहत प्रमाण-पत्र  
प्रमाणित किया जाता है कि इस विक्रय पत्र  
की मालियत रुपये 2775000  
मानते हुए इस पर देय कमी मुद्रांक  
राशि 59375 पर कमी पंजीयन शुल्क  
रुपये 27750 कुल रुपये 94365  
जरिये रसीद संख्या 2012005548 दिनांक 17/08/2012  
में जमा किये गये हैं।  
अतः दस्तावेज को रुपये 69375  
के मुद्रांकों पर निष्पादित माना जाता है।

*[Signature]*  
(2012005701) उप पंजीयक, BHIWADI  
(Sale Deed (Conveyance deed))

नोट - वाद स्थल निरीक्षण  
प्रतिलिपि की मालियत 2776600/-  
मानी जाकर कमी 69375 5940/-  
+ 510/- प्र. इ. 2020/- कुल  
7570/- पर राशि से 15658  
डि. 23/8/12 से जमा किये गये  
*[Signature]*  
उप पंजीयक, भिवाड़ी





(3)

विक्रेता पक्ष को अपने घर खर्च वास्ते रुपयों सखा जरूरत है , इसलिये प्रथम पक्षकार ने मालिक की हैसियत से अपनी उपरोक्त वर्णित प्लॉट को मुबलिग कुल रकम 5,50,000/- रुपये अक्षरों में पाँच लाख पचास हजार रुपये में क्रेता द्वितीय पक्षकार को विक्रय कर दिया है । तथा जरिये बय कुल रकम 5,50,000/- रु० क्रेता पक्ष से प्राप्त कर लिये है । अब एक नया पैसा लेना बाकि नहीं है । कब्जा उपरोक्त जायदाद का मुताबिक नक्शा के मौके पर विक्रेता पक्ष ने क्रेता पक्ष को दे दिया है । अब इस विक्रय की गयी जायदाद से विक्रेता पक्ष या उसके किसी भी वारिसानो का कोई वास्ता ताल्लुक सरोकार हक व हिस्सा नहीं रहा है व ना ही भविष्य में कोई भी हक व हिस्सा रहेगा । आज के बाद विक्रेता पक्ष के समान कुल हक हकूक मालिकाना , काबिजाना , इस्तेमाली , रिहायशी वगैरह के तमाम हकूक क्रेता पक्ष को हासिल होंगे । विक्रेता पक्ष के द्वारा बेचान की गयी जायदाद साबित नहीं होने पर अथवा विक्रेता पक्ष को बेचान करने का जायज अधिकार नहीं होने पर कब्जा जायदाद का क्रेता पक्ष से निकल जाये अथवा रजिस्ट्री बय की निरस्त हो जाये तो विक्रेता पक्ष क्रेता पक्ष की तमाम कुल लागत जरे बय मय हर्जा खर्चा के सहित अदा करेगा और क्रेता पक्ष को भी विक्रेता पक्ष या उसके वारिसानो से तमाम लागत मय ब्याज बसूली करने का पूर्ण अधिकार व हक प्राप्त होगा । बेचान की गई उक्त जायदाद के बाबत कोई भी दीगर व्यक्ति उज या ऐतराज करेगा तो उसकी समस्त जिम्मेवारी , देनदारी विक्रेता पक्ष की रहेगी ।

विक्रेता पक्ष अथवा उसके किसी भी वारिसानो का कोई भी वास्ता ताल्लुक सरोकार नहीं रहेगा । क्रेता पक्ष इस बयनामे के जरिये जायदाद में नल बिजली का कनेक्शन अपने नाम से विक्रेता पक्ष की गैर हाजिरी में ट्रान्सफर करा लेगे । तथा क्रेता पक्ष इस जायदाद में निर्माणात कराये , नल-बिजली का कनेक्शन अपने नाम से लेवे , किसी दीगर व्यक्ति को रहन बेचान करे तो विक्रेता पक्ष की सहमति पूर्ण से मान्य रहेगी । उक्त जायदाद बाबत आज तक किसी भी प्रकार की ब्याज , पैनल्टी , सरकारी , गैर सरकारी , बाजारी , बैंक अथवा किसी भी वित्तीय संस्थान का कोई भी बकाया नहीं है । व यदि बकाया होगा तो उसकी समस्त जिम्मेवारी , देनदारी विक्रेता पक्ष की रहेगी । व आज के बाद क्रेता पक्ष ही जिम्मेवार रहेगा ।

*Defunct*

21/11/2020

उप पंजीयक, भिवाड़ी

उप पंजीयक, बीएचआईडी  
हस्ताक्षर व अंगूठा के निशान मेरे समक्ष लिये गये हैं।  
पक्ष ने

हस्ताक्षर फोटो अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)  
1-VARUN GUPTA/B.K. GUPTA  
Age: 26, Caste-MAHAJAN  
Occ-BUSINESS  
R/O-BL-57 SHALIMAR PARK WEST NEW DELHI

*Defult*



(And Claimant)  
1-SMT. SHEELA AGGARWAL/LATE SH. RAM  
PRAKASH AGGARWAL  
Age: 75, Caste-MAHAJAN  
Occ-HW  
R/O-124 PKT-1 JASOLA VIHAR NEW DELHI-25

*श्री लता अग्रवाल*



ने लेख्यपत्र Sale Deed (Conveyance deed)  
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।  
प्रतिफल राशी रु० 550000/- पूर्व में/मेरे  
समक्ष/मे से रु० 550000/-पूर्व में  
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान  
1. श्री/श्रीमती/सुश्री PRADUMAN KUMAR  
पुत्र/पुत्री/पत्नी श्री R.P. AGGARWAL उम्र 54 वर्ष  
जाति MAHAJAN व्यवसाय ADV.  
निवासी 124 PKT-1 JASOLA VIHAR NEW DELHI-25

*Praduman*



2. श्री/श्रीमती/सुश्री B.K. GUPTA  
पुत्र/पुत्री/पत्नी श्री SITA RAM GUPTA उम्र 62 वर्ष  
जाति MAHAJAN व्यवसाय BUSINESS  
निवासी BL-57 SHALIMAR BAGH NEW DELHI-88 ने की है जिनके

*B.K. Gupta*



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

(2012005701) उप पंजीयक, BHIWADI  
(Sale Deed (Conveyance deed))

आज दिनांक 17/08/2012 को  
पुस्तक संख्या 1 जिल्द संख्या 384  
में पृष्ठ संख्या 54 क्रम संख्या 2012003654 पर  
पंजिबद्ध किया गया तथा अतिरिक्त  
पुस्तक संख्या 1 जिल्द संख्या 1282  
के पृष्ठ संख्या 32 से 40 पर  
चस्पा किया गया।

(2012005701) उप पंजीयक, BHIWADI  
(Sale Deed (Conveyance deed))



उक्त जायदाद का नाम ट्रांसफर केता पक्ष इस बयानामे के जरिये विक्रेता पक्ष की गैर  
 में कार्यालय रिको भिवाडी से अपने नाम से ट्रांसफर करा लेंगे जिसमें विक्रेता पक्ष या  
 वारिसानो को कोई एतराज नहीं होगा । नाम ट्रांसफर आदि कराने में जो भी खर्चा  
 होगा व राशि जमा होगी तो केता पक्ष ही जमा करायेगे । जायदाद सम्बन्धी समस्त मूल  
 कागजात केता पक्ष को दे दिये है । खर्चा रजिस्ट्री का तमाम केता पक्ष ने दिया है । विक्रेता  
 पक्ष ने इस जायदाद के बाबत पूर्व में कोई मुख्तयारनाम , वसीयतनामा ब्लड रिलेशन में  
 अथवा दीगर व्यक्ति के हक में नहीं कराया है । भविष्य में इस जायदाद के बाबत पूर्व के  
 कोई भी दस्तावेज पाये जाते है , तो केता पक्ष को विक्रेता पक्ष के विरुद्ध कानूनी कार्यवाही  
 करने का अधिकार व हक होगा ।

अतः यह बयानामा हमने हमारी राजीखुशी बढुरुरती होश हवास में स्टाम्प  
 कीमती 1/10,000/- रु० व तीन सादा पेपर पर लिख दिया कि सनद रहे समय पर काम  
 आवे । यह है कि दस्तावेज में सलंग्न स्टाम्प केता ने स्टाम्प विक्रेता श्री अक्षय शर्मा भिवाडी  
 से रजिस्टर क्रमांक 452 दिनांक 17/08/12 से कय किये गये है । यह विक्रय पत्र  
 वसीका नवीस के रजिस्टर न० 1011 पर दर्ज किया गया है । नोट :- बयानामा कहे  
 मुताबिक केता-विक्रेता के लिखा गया पढकर सुनकर सही होना स्वीकार कर अपने हस्ताक्षर  
 इस बयानामे पर किए है । तारीख 17/08/12 वार शुक्रवार

विनोद कुमार गंग बसो नं० ११  
 भिवाडी सब तह- ११/8/12  
 न० नं० 116 (113) 91 दिनांक 17/8/12  
 दि० ११/८/१२

*[Signature]*  
 हस्ताक्षर विक्रेता

शीला अग्रवाल  
 हस्ताक्षर केता

*[Signature]*  
 हस्ताक्षर गवाह  
 Praduman K. Aggarwal  
 124 Pocket 1 Jyoti 4 Delhi-21

हस्ताक्षर गवाह  
*[Signature]*

उप पंजीयक, भिवाडी

B.K. गुप्ता  
 S/O केताबाज गुप्ता  
 B1-57 & लिवाट काग  
 नई दिल्ली-88





①  
SITE PLAN OF PLOT No. G-12/1,  
M/S. GHANSHYAM NIHALANI  
AT INDUSTRIAL AREA, I.I.D. KHOSKHEBA  
PHASE : (Raj.)

PLOT AREA = 5700.00

Sheet

ROAD 24.0M, WIDE



Defunct

शीला प्रगवाल

उप पंजीयक, भिवाड़ी

आज दिनांक 17/08/2012 को

पुस्तक संख्या 1 जिल्द संख्या 384

में पृष्ठ संख्या 54 क्रम संख्या 2012003654 पर

पंजीबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 1282

के पृष्ठ संख्या 32 से 40 पर

चस्पा किया गया।

(2012005701) उप पंजीयक BHIWADI  
(Sale Deed (Conveyance deed))



91-125 B

11D

1048

6

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
रु.1000ONE THOUSAND RUPEES  
Rs.1000

राजस्थान RAJASTHAN

उप कोषाधिकारी  
21 MAR-2017  
विजारा (अलवर) राज

राजस्थान स्टाम्प जर्नल नम्बर - 1000 के अन्तर्गत  
स्टाम्प राशि पर प्रभाति अधिभार

1. आधारभूत अधिसूचना सुविधाओं हेतु  
(घात 3-घा) - 10% प्रमाण.../100
2. नाव और जगहों द्वारा दो संशोधन हेतु  
(घात 3-घा) - 10% प्रमाण.../100

कुल योग 2.00  
हस्ताक्षर राजेश विजारा

D 384264

जयश्री खेमका



ABXPM 6089k

दस्तावेज बयानामा

बयानामा मुब. 38,42,000/- स्टाम्पमुब. 1000/- विक्रेय प्लॉट 500 वर्गमीटर

M/s Sheela Aggarwal जरिये प्रो० श्रीमती शीला अग्रवाल पत्नि श्री रामप्रकाश अग्रवाल उम्र करीबन 80 साल जाति महाजन निवासी 124, पॉकेट - 1, जसोला विहार, नई दिल्ली - 110025 । जिन्हे आगे चलकर पक्षकार न० 1 विक्रेता से सम्बोधित किया गया है ।

एवं

M/s Packwell Industries जरिये प्रो० श्रीमती जयश्री खेमका पत्नी श्री काशी प्रसाद खेमका उम्र करीबन 56 साल जाति खेमका निवासी फ्लैट न० 1202, टावर - 11, विपुल ग्रीन, सोहना रोड, सेक्टर - 48, गुडगावां हरियाणा । जिन्हे आगे चलकर पक्षकार न० 2 क्रेता से सम्बोधित किया गया है ।

शीला अग्रवाल उप पंजीयक, निवासी जयश्री खेमका



मौ० हबीब खान  
स्टाम्प विक्रेता मिवाडी ला० न० 325/11  
रजि० 93 कीमत 1000/- दिनांक 27/04/2017

M/s Packwell Industries जरिये प्रो० श्रीमती जयश्री खेमका पत्नी श्री  
काशी प्रसाद खेमका उम्र करीबन 56 साल जाति खेमका निवासी फ्लैट न० 1202,  
टावर - 11, विपुल ग्रीन, सोहना रोड, सैक्टर -48, गुडगावां हरियाणा  
वास्ते बयनामा जरिये स्वयं

ह० कंता  
Jay Shukla

ह० स्टाम्प विक्रेता  
मौ० हबीब खान  
स्टाम्प विक्रेता मिवाडी

विक्रय किये जा रहे भूखण्ड का विवरण:-

जो कि एक औद्योगिक प्लॉट न० G1- 125 (B) बाके रीको इण्डस्ट्रियल ऐरिया, खुशखेडा तहसील तिजारा जिला अलवर राज० में स्थित है, जो प्लॉट का कुल रकबा 500 वर्गमीटर है ।

उक्त प्लॉट राजस्थान स्टेट इण्डस्ट्रियल डवलपमेन्ट एण्ड इन्वेस्टमेन्ट कॉरपोरेशन लि० से दिनांक 29.08.2005 को आवंटन पत्र क्रमांक एस पी -20 के द्वारा मैसर्स घनश्याम निहलानी जरिये प्रो० श्री घनश्याम निहलानी पुत्र श्री लीलाराम निहलानी निवासी ए1/115 ए, पश्चिम विहार, नई दिल्ली के नाम से आवंटितशुदा है ।

उक्त प्लॉट की लीजडीड रीको द्वारा जारी हो चुकी है उक्त लीजडीड का पंजीयन उप पंजीयक भिवाडी के यहां दिनांक 10/01/2007 को क० स० 2007000136 तस्दीक हो चुकी है

यह है कि मूल आवंटि मैसर्स घनश्याम निहलानी जरिये प्रो० श्री घनश्याम निहलानी पुत्र श्री लीलाराम निहलानी निवासी ए1/115 ए, पश्चिम विहार, नई दिल्ली ने उक्त प्लॉट के बाबत मे एक मु० आम दिनांक 10.01.2007 को पुस्तक संख्या 4 की जिल्द संख्या 26 के क० स० 2007000017 पर उप पंजीयक भिवाडी के समक्ष श्री रमेश चन्द्र पुत्र स्व० श्री मांगेराम निवासी मकान न० 56, रामनगर नांगलोई नई दिल्ली के पक्ष मे तस्दीक कराया था

यह है कि उक्त प्लॉट को मु० आम गृहिता श्री रमेश चन्द्र पुत्र स्व० श्री मांगेराम ने जरिये बयनामा दिनांक 28/02/2007 को श्री वरुण गुप्ता पुत्र श्री बी के गुप्ता जाति महाजन निवासी बी एल 57, शालीमार पार्क वेस्ट नई दिल्ली को विक्रय कर दिया जिस बयनामा का पंजीयन उप पंजीयक भिवाडी के यहां दिनांक 28/02/2007 को पुस्तक संख्या 1 के जिल्द संख्या 762 के क० स० 2007000907 पर तस्दीक हो चुका है ।

यह है कि उक्त प्लॉट को मैसर्स वरुण इण्डस्टीज जरिये प्रो० श्री वरुण गुप्ता ने जरिये बयनामा दिनांक 17/08/2012 पक्षकार न० 1 को विक्रय कर दिया जिस बयनामा का पंजीयन उप पंजीयक भिवाडी के यहां दिनांक 17/08/2012 को जिल्द संख्या 1282 के क० स० 2012003654 पर तस्दीक हो चुका है

श्रीलाल जेठवाल

उप पंजीयक, भिवाडी





#### Presentation Endorsement

आज दिनांक 27 माह 04 मन् 2017 को 01:03 PM बजे  
श्री/श्रीमती/श्री M/S SHEELA AGGARWAL THRU./ SMT SHEELA  
AGGARWAL पुत्र/पुत्री/पति श्री RAM PRAKASH AGGARWAL  
उम्र 80 वर्ष, जाति MAHAJAN , व्यवसाय Business  
निवासी House No.:124 , Colony: JASOLA VIHAR , Area: POCKET-1,  
City: DELHI , Pin code: 110025, District: SOUTH DELHI, State: DELHI  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

27/04/2017

हस्ताक्षर प्रस्तुतकर्ता

201701111002340

हस्ताक्षर उप पंजीयक,  
BHIWARI

Sale Deed (Conveyance Deed)

#### Fees Receipt Endorsement

रसीद नं.	201702111002311
दिनांक	27-04-2017
पंजीयन शुल्क ₹	38430
प्रतिविधि शुल्क ₹	0
पुस्तकन शुल्क ₹	300
अन्य शुल्क ₹	0
बमी स्टाम्प शुल्क ₹	192150
बमी मारबार्ज शुल्क ₹	38440
कुल योग	269320

201701111002340

Sale Deed (Conveyance Deed)

उप पंजीयक, BHIWARI

उक्त प्लॉट कुल रकबा 500 वर्गमीटर है, उक्त प्लॉट में एक आर. सी. सी. शेड व एक गार्ड रूम बना हुआ है जिसका कुल निर्मित रकबा 1481 वर्ग फुट है व उक्त प्लॉट की दो तरफ बाऊण्ड्रीवाल 25 रनिंग मीटर बनी हुई है शेष खाली जगह है।

### विक्रय मूल्य एवं अदायगी

अब पक्षकार न० 1 ने मालिक की हैसियत से आज से पहले किसी भी व्यक्ति को रहन, बय, नहीं कर रखा है, किसी भी प्रकार का कोई विवाद भी नहीं है, याने आज तक के हर भार बाजारी वो सरकारी से पाक साफ है, अब पक्षकार न० 1 को अपने दीगर कार्यो हेतु रुपयो की जरूरत है इसलिए उपरोक्त जायदाद को कुल रकम मु० 38,42,000/-रु० अक्षरेन अडतीस लाख बयालिस हजार रुपयो में पक्षकार न० 2 को विक्रय करके विक्रय की बाबत रकम निम्न प्रकार से प्राप्त कर लिये है।

S.No.	DD /ch./rtgs No.	Amount	Date	Bank's Name
01.	231359	6,50,000/-	24.03.2017	HDFC Bank
02.	011450	31,92,000/-	26.04.2017	HDFC Bank
		<b>Total Amount Rs. 38,42,000/-</b>		

यह है कि पक्षकार न० 1 ने पक्षकार न० 2 से समस्त रकम प्राप्त कर लिये हैं, अब कोई रकम इस विक्रय की बाबत पक्षकार न० 1 को पक्षकार न० 2 से लेनी बाकी नहीं है, विक्रय जायदाद पर कब्जा पक्षकार न० 1 ने पक्षकार न० 2 को वास्तविक रूप से करवा दिया है, आज से पक्षकार न० 2 पक्षकार न० 1 की तरह पूर्ण रूप से मालिक है।

### अन्य विवरण :-

इस विक्रय जायदाद से आज के बाद पक्षकार न० 1 व उसके वारिसान का मालिक की हैसियत से कोई सम्बन्ध नहीं रहा ना आइन्दा आज के बाद कोई सम्बन्ध रहेगा, अगर कोई शक्स किसी भी प्रकार का उजर करेगा तो सरकारी गैर सरकारी कार्यालयो व अदालतों में झूठा माना जायेगा।

2 सिला अज्जाल

उप पंजीयक, भिमाद्री

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पर की मातियत रु 3842900 मानते हुए इस पर  
देय कच्ची मुद्रांक राशि रु 192150 पर कमी पंजीयन शुल्क रु 38430, सरपंचाई राशि 38440 कुल रु 269020 रसोद  
संख्या 2017021111002311 दिनांक 27-04-2017 में जमा किये गये हैं।  
अतः दस्तावेज को रु 192150 के मुद्रांकी पर निष्पादित माना जाता है।

2017011111002340

Sale Deed (Conveyance Deed)

उप निवेदन, BHIWARI





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इस विक्रय जायदाद का कोई अंश या सालिम जायदाद किसी भी प्रकार से पक्षकार न0 1 को मालिक की हैसियत से विक्रय करने का अधिकार प्राप्त न हाने के कारण वो बयनामा किसी भी सक्षम न्यायालय द्वारा खारिज व बेअसर होने की स्थिति में कब्जे पक्षकार न0 2 से निकल जायेगी तो पक्षकार न0 2 पक्षकार न0 1 से व पक्षकार न0 1 के वारिसानो से वो इनकी समस्त चल अचल सम्पत्ति से असल रुपये दिये हुये मय हर्जा खर्चा लागत सहित हर प्रकार से वसूल कर सकेगा, जिसमें पक्षकार न0 1 को कोई आपत्ती नहीं होगी। पक्षकार न0 2 इस बयनामा के आधार पर जायदाद को अपने नाम ट्रान्सफर करवा सकेगा, इस जायदाद से सम्बन्धित समस्त असल कागजात पक्षकार न0 1 ने पक्षकार न0 2 को सुपर्द कर दिये हैं।

यह है कि इस जायदाद पर आज से पहले की किसी भी प्रकार की कोई रकम सरकारी, अर्धसरकारी, गैरसरकारी, बाजारी, बैंक, रीको, डी0आई0सी0, एंव विर्तिय संस्थान का ऋण, सैल्स टैक्स, आयकर, फेक्ट्री एण्ड बायलर कार्यालय, ई0 एस0 आई0, पी0 एफ0, विधुत विभाग, पानी, बिजली, टेलीफोन, एक्सआईज विभाग, पोल्यूशन कन्ट्रोल बोर्ड, उप पंजीयक भिवाडी आदि की बकाया नहीं है, बकाया होगी तो उसे अदा करने की समस्त जिम्मेवारी पक्षकार न0 1 की होगी, आज के बाद समस्त जिम्मेवारी पक्षकार न0 2 की होगी, पक्षकार न0 2 समस्त विभागों में स्वयं के खर्चे से रजिस्ट्रेशन करा सकता है, व इस प्लॉट के समस्त लाईसेन्स जैसे डी0 आई0 सी0 रजिस्ट्रेशन, फैक्ट्री लाईसेन्स, पोल्यूशन कन्ट्रोल बोर्ड की परिचालन सहमति आदि पक्षकार न0 2 स्वयं के खर्चे से रिन्यू करा सकेगा या नये ले सकेगा, जिसमें पक्षकार न0 1 की हर समय पूर्ण सहमति होगी।

यह है कि इस जायदाद की बाबत जो भी शर्तें व शरायते राज्य सरकार की पक्षकार न0 1 पर लागू है, वह समस्त शर्तें व शरायते पक्षकार न0 2 पर लागू होगी। अब पक्षकार न0 2 मालिक की हैसियत से आज के बाद किसी भी व्यक्ति को रहन, बय, दान आदि करे उसे पूर्ण अधिकार होगा।

Jey S. K. K. K.

शीला प्रमुख

उप पंजीयक, भिवाडी



# Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता

- 1 श्री/श्रीमती/शुभ्री M/S SHEELA AGGARWAL THRU / SMT SHEELA AGGARWAL , पुत्र/पुत्री/पति श्री RAM PRAKASH AGGARWAL , व्यवसाय Business जति MAHAJAN House No.:124 , Colony: JASOLA VIHAR , Area: POCKET-1, City: DELHI , Pin code: 110025, District: SOUTH DELHI, State: DELHI
- 2 श्री/श्रीमती/शुभ्री M/S PACKWELL IND. THRU / SMT JAYSHREE KHEMKA , पुत्र/पुत्री/पति श्री KASHI PRASAD KHEMKA , व्यवसाय Business जति KHEMKA House No.:FLAT NO 1202, Colony: VIPUL GREEN SOHNA ROAD , Area: TOWER-11 SECTOR-48, City: GURGAON , Pin code: 122001, District: GURGAON, State: HARYANA

छायाचित्र	अंगूठा	पक्षकारों का प्रकार
		Executant Age : 80 Signature :
		Claimant Age : 56 Signature :

मेरे मेसारेप Sale Deed (Conveyance Deed) को पड गुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 3842000/- पूर्व में / मेरे समझ / में से रु 3842000/- पूर्व में ----- ये मेरे समझ प्राप्त करना स्वीकार किया ।

इस निष्पादन बर्तों की पहचान निम्न व्यक्तियों ने की है , जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समझ लिए गए है।

अनु क्र. पक्षकारों का नाम व पता

- 1 Name: श्री/श्रीमती/शुभ्री KAILASH AGARWAL , पुत्र/पुत्री/पति श्री BABU LAL AGARWAL जति MAHAJAN Age: 61 Add: House No.5 KA 132 , Colony: SHIVAJI PARK , Area: ALWAR , City: ALWAR , Pin code: 301001, District: ALWAR, State: RAJASTHAN
- 2 Name: श्री/श्रीमती/शुभ्री AYUSH KHEMKA , पुत्र/पुत्री/पति श्री KASHI KHEMKA जति KHEMKA Age: 31 Add: House No.:1078, Colony: FARIDABAD , Area: SECTOR-15 , City: FARIDABAD , Pin code: 121004, District: FARIDABAD, State: HARYANA

छायाचित्र	अंगूठा	हस्ताक्षर
		Signature
		Signature

201701111002340

Sale Deed (Conveyance Deed)

उप निदेशक, BHIWARI

अतः-यह बयनामा पक्षकार न0 1 ने व पक्षकार न0 2 ने राजी खुशी व दुरस्ती होश हवास बगैर नशे बगैर दबाये बहकाये स्टाम्प रजिस्टर नं0 93 कीमती 1000/-रु0 स्टाम्प का दिनांक 27.04.2017 व सादा पेपर चार पर तहरीर कर दिया सनद रहे वक्त जरूरत काम आवे। वसीका नवीस के रजिस्टर 22 पर दर्ज है, प्रारूप द्वारा, जितेन्द्र वसीका नवीस उप पंजीयक भिवाडी, कहे पक्षकार न0 1 व पक्षकार न0 2 के यह बयनामा लिखा गया। जिसे पढ़कर, पढ़वाकर, सुनकर, समझकर, सही होना मानकर स्वयं पक्षकार न0 1 व पक्षकार न0 2 ने दस्तखत/अंगूठा निशानी किये। आज दिनांक 27.04.2017 वार गुरुवार

जितेन्द्र वसीका नवीस  
उप पंजीयक कार्यलय भिवाडी परिसर  
ला0 नं0 22/435/12 दि० 27.04.17  
रु० सं० 22 दि० 17

श्रीला अग्रवाल

Jay Shukla

हस्ताक्षर व निशानी अंगूठा पक्षकार न0 1 विक्रेता

हस्ताक्षर व निशानी अंगूठा पक्षकार न0 2 क्रेता

कैलाश अग्रवाल



गवाह

अयुष खेमका



गवाह

<p>श्री कैलाश अग्रवाल पुत्र स्व0 श्री बाबूलाल अग्रवाल निवासी 5 क 132, शिवाजी पार्क अलवर शहर जिला अलवर राज0</p>	<p>श्री अयुष खेमका पुत्र श्री काशी-खेमका निवासी 1078, सेक्टर - 15, फरीदाबाद हरियाणा</p>
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उप पंजीयक, भिवाडी



Registration Endorsement

आज दिनांक 27/04/2017 को  
पुस्तक संख्या 1 खिन्दा संख्या 501 से  
पुस्तक संख्या 131 क्रम संख्या 201703111101048 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 खिन्दा संख्या 1751 से  
पुस्तक संख्या 385 से 394 पर चम्पा किया गया।

2017011111002340

Sale Deed (Conveyance Deed)

उप पंजीयक, BHIWARI



ALLOTTED TO M/s. GHANSHYAM NIHALANI

# SITE PLAN OF PLOT No. G-125(B) AT INDUSTRIAL AREA I.I.D. KHUSKHEZA PHASE (Raj.)

SCALE

1.00 Cm. = 5.00 Mt.

PLOT AREA = 500.00

Sq. Ft.

ROAD 24.0M. WIDE



- PERMITTED FACILITIES
1. SECURITY ROOM, L.T. METER ROOM & TIME OFFICE IN FRONT/ SIDE SET BACK 3.0X5.50 Mtr. OR SECURITY ROOM, HT METER ROOM & TIME OFFICE IN FRONT/ SIDE SET BACK 3.0X6.0 Mtr
  2. CYCLE, SCOOTER CAR SHED IN SIDE/ REAR SET BACK 22.0X15.0 Mtr (WITH THREE SIDES OPEN)
  3. TOILET BLOCK IN SIDE/ REAR SET BACK 61.0X21.00 Mtr
  4. CHOWKIDAR QUATER IN REAR SET BACK

DRAUGHTSMAN

A.S.E.

Asstt. Regional Manager

RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION LTD., BHIWADI (RAJASTHAN)

श्री जी अग्रवाल

Jay Shukla

Registration Endorsement

आज दिनांक 27/04/2017 को  
पुस्तक संख्या 1 जिल्द संख्या 501 में  
पृष्ठ संख्या 131 वर्य संख्या 201703111101048 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1751 के  
पृष्ठ संख्या 385 से 394 पर बरपा किया गया।

201701111002340

Sale Deed (Conveyance Deed)

उप अधिकारी, BHIWARI





RIICO

274 RE (2)

Rajasthan State Industrial Development  
& Investment Corporation Limited  
(A Rajasthan Government Undertaking)  
Rest House Road, RIICO Chowk,  
Bhiwadi, Distt. Alwar - 301019  
Phone : (01493) - 220811, 220728 Fax : 220728  
E-mail : bhiwadi2@riico.co.in  
No. U/5-II) SP-26  
Date : 02/11/17

Regd. A.D.

M/s GUNICHYAM ALI HANANS  
A-1/15A Fashion Vikas  
New-Delhi - 110062

Sub: - Allotment of land for establishment of industry at industrial area S.C.R. (U.D. Conks)

Dear Sir,

With reference to your application No. 38305, dated 29/10/17 and on payment of Security Money and 25% development charges, the management of the Corporation has been pleased to allot plot No. 62-125/1 (Corner) measuring 522.80 Sqm (approx.) at industrial area S.C.R. (U.D.) for setting "Cotton Ginning" unit on the following terms and conditions:

1. That you shall deposit in this office the Economic Rent (ER) of the land allotted to you calculated at the rate of Rs 237/- per 4000 sqm per annum depending on the actual size of plot and rounded off to next rupee subject to a minimum of Rs. 100/- per annum within 60 days from the date of issue of this letter and in future at the beginning of each financial year in advance by 31<sup>st</sup> July of the year.
2. That you shall deposit Service Charges (SC) of the land in this office at the rate decided by the Corporation from time to time, which is Rs 2.10 per Sqm/year presently, within 60 days from the date of issue of this order.
2. (a) That in case of failure to pay service charge within 60 days from the date of allotment, then 10% higher rate over Rs 2.10 i.e. Rs. 2.31 per Sqm shall be charged after 60 days. 14% interest shall be charged after 60 days (from the date of allotment) on the outstanding S.C amount calculated on the above rate.
3. (a) That you shall pay the balance 75% development charges calculated @ Rs 355/- per Sqm amounting to Rs. 1,87,500/- within 60 days from the date of issue of this letter.
- (b) The payment as explained above and detailed below should be deposited in the office of the undersigned within 60 days from the issue of this letter either in cash or through demand draft in favour of RIICO Ltd., Bhiwadi, payable at Bhiwadi.

	Amount (Rs.)
1. Balance amount of D.C.	1,87,500/-
2. Economic rent	-
3. Service charges	-
4. Site plan	-
5. Others	-

Total:

C:\My Documents\word file\More allotment letter 1.doc\My Documents\Word\more format 2

Sr. Regional Manager  
RIICO LTD. - II  
Rest House Road, BHIWADI  
Distt. Alwar-301019

19. The allotment  
20. The allotment

- (c) The corporation reserves the right to enhance the rate of development charges if the compensation payable under an award is enhanced by any competent court subsequently.
- (d) The concession @ ..... in rate of development charges is allowed considering the plot area more than (General rate Rs. .... per Sqm).
4. (a) Regarding possession of plot, the period shall be allowed as per RIICO Disposal of Land Rules, 1979 and its amendments from time to time. You will take physical possession of allotted plot within 60 days from the date of deposition of 100% development charges from this office. In case the possession is not taken within the prescribed period the same shall be deemed to be handed over to you on 91<sup>st</sup> day and the period for commencement of production will be computed from the said day (91<sup>st</sup> day).
- (b) A period of two (2) years from the date of possession or execution of lease deed of said plot, whichever is earlier, shall be allowed for completion of construction (Construction means coverage of at least 20% of the plot area with a pucca structure where roof has been built up) and total period of three (3) years for commencement of production activities. The allottee shall be bound to complete the construction and start production in the said plot within this period.
5. On deposition of the amounts 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 60 days from the date of issue of this letter.
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 reasons, 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 decided by the Corporation shall be paid by the allottee if extension for execution of lease deed / taking over possession / commencement of construction & production is granted by the Corporation. Such an application for extension may be rejected or accepted by the Corporation on terms and conditions it may consider fit.
7. In case there are any wells/trees/structures, compound wall etc on the plot, the cost of it will be paid by you separately, as may be decided by the Corporation.
8. That you would install a dust controller in your industry to avoid dust nuisance in the area (applicable in case of dust producing industries)
9. That you shall contribute towards the expenditure on construction of drainage system for effluents of your industry in desired proportion as may be decided by the Corporation. No disposal of effluent shall be allowed in the storm water drain constructed in the industrial area.
10. The allotment is subject to the condition that the effluent discharge will have to be pretreated to the satisfaction of Rajasthan State Pollution Control and Prevention Board or Central Pollution Control & Prevention Board and you will obtain a No. objection certificate from the Board before starting the unit.
11. The allotment is subject to the condition that before disposal of said sludge you will pre-treat as may be required to the satisfaction of Rajasthan State Pollution Control & Prevention Board and other competent authority according to law. Your effluent will be of the order of 6.5 to 7.5 pH value only. No deviation to this range is allowed.
12. In case Power/telephone line is passing through your plot, the Corporation does not undertake any responsibility for its removal. You would be required to plan your construction accordingly leaving prescribed setbacks.
13. Your registered office should be in Rajasthan.
14. You are not permitted to run any illegal trade, business and industry on the said allotted plot, in case of found the same, the allotment of said plot will be treated as cancelled and deposited amount shall be forfeited.
15. You will not dig/bore/drill the open well/hand pump/tube well in the plot without the consent of the Corporation.
16. You will plant at least one row of the trees in your plot at the reasonable distance along the boundary wall.
17. The land & building tax and all other taxes an applicable shall be paid by you.
18. *Recommendations as per the background of the wards of the khatedars.*

My Documents/2/F/MS/Format2

RIICO LTD  
Rest House Road, Alwar-301003  
Dir. Alwar-301003



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24/5/21

19. 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.
20. This order of allotment shall form part and parcel of the lease deed.
21. This 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 all Labour Laws. Which are forced in time.
  - (iii) Plot is allotted on "As is where is" basis and actual available at site.

The industry of Corrugation will be set up at a project cost of Rs 34.71... Lacs.

Constitution of the firm shall be Proprietorship  
You shall submit following documents within 30 days.

- (a) SST Registration
- (b) -
- (c) -
- (d) -
- (e) -
- (f) NOC from R.S.P.C.B.

Sh. CHAN SHYAM NINHALANI

- (vii) 10% Extra, charges of the rate of development charges shall be payable in case of allotment of corner plot.
- (viii) This allotment letter may be treated as NOC for water & power connection.
- (ix) That the allottee shall take step in the plot for harvesting of rainwater to the maximum possible extent.
22. That in case the amount as stated at para 3(a) 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, along with development charges as per prevailing rates of the Corporation and interest deposited or due would be forfeited. The amount of service and economic rent, along with interest if due shall also be deducted as per RIICO Disposal of Land Rules 1979 & its amendment made from time to time.
23. In case the said plot is cancelled due to any of the reason/surrendered by the allottee no payment of construction done by you on the said plot shall be payable. You have to remove such type of construction at your own cost and risk.
24. That if you want to opt installment system for making payment of 75% development charges in quarterly installments in 2 year period along with interest @ 12% p.a, then the option should be submitted by you within 60 days from the date of allotment. The terms and conditions for making 75% development charges in installment system shall be as under.
  - a) 75% balance development charges shall be deposited in 2 years period in 7 quarterly installments along with the interest.
  - b) First installment shall become payable after 6 months period from the date of allotment however, in case, such a date happens to be different then the last date of any quarter of the financial year in which such a payment becomes due, the payment date would be the last date of the quarter of the financial year i.e. 30<sup>th</sup> June, 30<sup>th</sup> Sept., 31<sup>st</sup> Dec. or 31<sup>st</sup> March as the case may be.
  - c) Interest @ 12% p.a. shall be levied from 61<sup>st</sup> day of allotment.
  - d) Interest upto due date of installment shall levied on balance amount of development charges on reducing balance system.
  - e) In case of default in making payment of installment on due date, interest on installment from due date to the date of payment shall be charged extra @ 14% p.a. In case of payment of lesser amount then the due amount, interest shall be charged first.
  - f) The allottee shall be required to execute lease deed or take possession of plot within 90 days otherwise the possession of plot shall be deemed to have taken on 91<sup>st</sup> day from the date of allotment or from the date of declaration of industrial area developed whichever is later ( If the allotment of plot has been made prior to development of industrial area) The stipulated date of commencement of construction / production in plot shall be reckoned accordingly.
  - g) Allottee may also take finance for its project including land from any financial institution mentioned in lease deed but before releasing original lease deed for mortgaging with the said financial institution

My Documents/W.F/Miss/Format2

Regional Manager  
RIICO LTD. II  
Rest House Road, BHIWADI  
Distt. Alwar-301019



allottee shall pay all balance development charges and other dues including interest, if any to RIICO. However, if allottee provides undertaking from financial institution for payment of balance development charges and interest directly to RIICO, the lease deed shall be sent by RIICO to the financial institution.

- b) In case of surrender of plot by allottee or cancellation of plot by the Corporation, the amount of total development charges deposited shall be refunded as per Corporation rules while refunding the amount. However the interest paid or payable on balance development charges till the date of surrender / cancellation along with security money, service charges, economic rent and interest on unpaid service charges, economic rent shall be deducted / forfeited while refunding the amount.

- i) In case of default in payment of installment, the action for cancellation of amount of plots shall be initiated.

25. That you 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.

26. That you 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 born by all members of Association/Agency in the proportion decided by the Committees of the said Association/Agency.

Thanking you,

Yours faithfully,

  
**Regional Manager**  
RIICO Ltd. Bhiwadi Unit II  
RIICO Ltd.  
Rest House Road, BHIWADI  
Distt. Alwar-301019

RIICO

Rajasthan State Industrial Development  
& Investment Corporation Limited, Unit II  
(A Rajasthan Government Undertaking)  
Rest House Road, RIICO Chowk,  
Bhiwadi, Distt. Alwar - 301019  
Phone : (01493) - 220811 Fax : 220728  
E-mail : [bhiwadi2@riico.co.in](mailto:bhiwadi2@riico.co.in)  
No. U/(S-II)/ 12-68  
Date : 23-06-08

M/s Ghanshyam Nihalani  
A-1/115 A Paschim Vihar  
N. Delhi - 110063

Sub : Transfer of lease hold right of Plot No. G-125(B) at Industrial Area IID Khushi Kheda

Dear Sir,

Please refer to your letter dated 12/5/08 on the above mentioned subject, pursuant to the sale deed executed and registered on dated 28/2/07 between the existing lessee of the plot namely M/s Ghanshyam Nihalani & the purchaser of the plot namely M/s Varun Industries, the corporation is pleased to take note of transfer of lease hold right of plot No. G-125(B) measuring 500 Sqm in favour of M/s Varun Industries. Consequently the lease hold rights of the above mentioned plot i.e. Plot No. G-125(B) at Industrial Area IID KKR now vest with M/s Varun Industries for setting up an industrial unit of Steel Fabrication. The aforesaid transferee of the lease hold right of the plot shall however strictly observe the following stipulation and conditions.

1. That transfer charges 2% of prevailing development charges rate amounting to Rs. 31000/- has been deposited vide CR No. 10293/14 dated 13/06/08.
  2. The purchaser will deposit the annual Economic Rent and Service Charges in advance by 1<sup>st</sup> April of each year at the rate decided by the corporation from time to time.
  3. The purchaser will complete the construction on the plot with 20% covered area by pucca structure where roof has been built up upto 30/9/08 and commencement production of proposed scheme upto 30/9/09 with total project cost of Rs. 15.15 Lac. That purchaser can establish only non polluting & Zero discharge unit on the allotted plot. No water / effluent will be allowed to discharge in RIICO drain.
- 3(a). The plot is not transfer before commencement of production activity.

22



4. The possession of the land of plot No. 97-125(B) at Ind... 110 Khush Kh... has already been obtained by the purchaser from the transferent ent it is
5. The term and conditions of original allotment letter dated 29/8/05 and lease it is executed dated 10/11/07 will be binding upon purchaser. This transfer of allotment made, balance period remaining out of the total 99 years from the original date of allotment. You shall executed the amended lease deed within 30 days.
6. If dues of RIICO are further worked out towards the old allottee of this plot during audit observations then Purchaser i.e. Varun Industries is liable to deposit the same as and when demanded by RIICO.
7. The Purchaser will not dig/bore/drill the open well/hand pump/tube well in the plot without the consent of the corporation.
8. The purchaser will plant at least one row of trees in the plot, at a reasonable distance along the boundary wall.
9. Other taxes as applicable shall be paid by purchaser.
10. That the constitution of the purchaser shall be Prop SA Varun Gupta in the name of M/s Varun Industries
11. The purchaser would install a dust controller in industry to avoid dust, nuisance in the area (applicable in case of dust producing industries).
12. The purchaser shall abide by all terms and conditions as may be laid down in RIICO Disposal of Land Rule 1979 and its amendments made from time to time.
13. The transfer of plots is made exclusively on the risk of the purchaser.
14. The transferee shall pay all the amount towards new electric connection / reconnection / load extension etc. as may be demanded by JVVNL (Power Company) and the Corporation will not bear any such charges.
15. In case Power/ Telephone line is passing through the plot, the Corporation does not undertake any responsibility for its removal. The purchaser would be required to plan his construction leaving prescribed set back applicable for the plot.
16. RIICO shall not be liable for any dues of Govt. Department/ Organization/ Companies or Financial Institutions towards the old allottee. The Purchaser party shall be responsible for any dues Govt. Department/ Organization/ Companies or Financial Institutions.



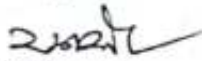


The letter shall also be treated as N.O.C. of the corporation for taking power / water connection in the allotted plot from JVVNL / any concerned department.

18. The purchaser shall abide by the provision of Indian Electricity Act, 1948 and Rules made there under.
19. In case of change in constitution of firm / transfer stamp duty if payable under the stamp law in Rajasthan, the same will be borne by the purchaser.
20. That the purchaser shall take effective steps for rain water harvesting in the allotted plot to the maximum possible extent.
21. That the Purchaser shall obtain NOC & abide by rule / regulation of Local Authorities Administration, Police, Fire Fighting Authority, Airport Authority, Pollution Control Board & other Central / State Govt. Department as per their rules applicable to your unit / project.
22. The lease hold rights are being transferred for a period of 99 year & the period of the lease shall be counted from the date of land allotments to the original allottee. As such the transferee will have the status of an allottee / lessee of the Corporation and all the rules and regulation of the Corporation will apply to the transferee 'Mutatis - Mutandis'. The transferee will be holding the land for the remaining lease period available in balance with the transferor of the land / plot.

Thanking You,

Yours Faithfully



Sr. Regional Manager

RIICO Ltd, Bhiwadi -II

Copy To:

- ✓ 1. M/s. Varun Industries 40 Varun Gupta S/o Sh. B.K. Gupta, BL-5  
Shalimar Bagh West N. Delhi
2. General Manager, DIC, Bhiwadi
3. Regional Office, Rajasthan State Pollution Control Board, Bhiwadi.
4. Branch Manager, RFC, Bhiwadi
5. Asstt. Regional Manager, RIICO Ltd., Bhiwadi Unit-II
6. Office / Master File



Sr. Regional Manager

RIICO

Regd. A.D.

Rajasthan State Industrial Development  
& Investment Corporation Limited, Unit II  
(A Rajasthan Government Undertaking)  
Rest House Road, RIICO Chowk,  
Bhiwadi, Distt. Alwar - 301019  
Phone : (01493) - 220811 Fax : 220728  
No. U/(5-II)/ 3579  
Date :- 19-10-12

✓ M/s Sheela Aggarwal,  
124, Pocket 1, Jasola Vihar,  
New Delhi-25.

Sub: Transfer of lease hold right of Plot No. G1-125(B) at Industrial Area IID Khushkhera,  
Distt-Alwar (Rajasthan).

Ref: Letter M/s Sheela Aggarwal dated 18.10.2012.

Dear Sir,

Pursuant to the sale deed executed and registered on 17.08.2012 between the existing lessee of the plot namely M/s Varun Industries through its proprietor Sh. Varun Gupta and the purchaser of the plot namely Smt. Sheela Aggarwal measuring 500 Sqm. Consequently the leasehold rights of the above-mentioned plot i.e. Plot No. G1-125(B) at Industrial Area IID Khushkhera now vests with M/s Sheela Aggarwal for setting up an industrial unit of "Steel Fabricated Item". The aforesaid transferee of the lease holds right of the plot shall however strictly observe the following stipulation and conditions:-

1. Constitution of the firm shall be proprietorship having proprietor Smt. Sheela Aggarwal.
2. That transfer charges @ 2% of prevailing development charges rate amounting to Rs.36000/- has been deposited vide CR No. 16082/75 dated 18.10.2012.
3. The purchaser will deposit the annual Economic Rent, Service Charges in advance by 31<sup>st</sup> July of each year at the rate decided by the corporation from time to time.
4. That purchaser can establish only non- polluting & zero discharge unit on the allotted plot No. G1-125(B). No Water/ effluent will be allowed to discharge in RIICO drain.
5. The possession of the land and building of plot No. G1-125(B) at industrial area IID Khushkhera has already been obtained by the purchaser from the transferor party.
6. The term and conditions of original allotment letter no. SP-20 dated 29.08.2005 and lease deed executed on 10.01.2007 & transfer order no. 1267-68 dated 23.06.2008 will be binding upon purchaser. This transfer of allotment is being made for balance period remaining out of the total 99 years from the original date of allotment.
7. If dues of RIICO are further worked out towards the old allottee of this plot during audit observations then Purchaser i.e. M/s Sheela Aggarwal is liable to deposit the same as and when demanded by RIICO.
8. The Purchaser will not dig/bore/drill the open well/hand pump/tube well in the plot without the consent of the corporation.
9. Other taxes as applicable shall be paid by the purchaser.



10. That the constitution of the purchaser shall be proprietorship in the name of M/s Sheela Aggarwal having communication address at 124, Pocket 1, Jasola Vihar, New Delhi-25.
11. The purchaser would install a dust controller in industry to avoid dust, nuisance in the area (applicable in case of dust producing industries).
12. Transferee shall obtain consent to establish and consent to operate the unit from Rajasthan State Pollution Control Board.
13. The purchaser shall abide by all terms and conditions as may be laid down in RIICO Disposal of Land Rule 1979 and its amendments made from time to time.
14. The transfer of plots is made exclusively on the risk of the purchaser.
15. The transferee shall pay the entire amount towards new electric connection / reconnection / load extension etc. as may be demanded by JVVNL (Power Company) and the Corporation will not bear any such charges.
16. In case Power/ Telephone line is passing through the plot, the Corporation does not undertake any responsibility for its removal. The purchaser would be required to plan his construction leaving prescribed set back applicable for the plot.
17. RIICO shall not be liable for any dues of Govt. Department/ Organization/ Companies or Financial Institutions towards the old allottee. The Purchaser party shall be responsible for any dues Govt. Department/ Organization/ Companies or Financial Institutions.
18. This letter shall also be treated as N.O.C. of the corporation for taking power / water connection in the allotted plot from JVVNL / any concerned department.
19. The purchaser shall abide by the provision of Indian Electricity Act, 1948 and Rules made there under.
20. In case of change in constitution of firm / transfer stamp duty if payable under the stamp law in Rajasthan, the same will be borne by the purchaser.
21. That the purchaser shall take effective steps for rain-water harvesting in the allotted plot to the maximum possible extent.
22. That the Purchaser shall obtain NOC & abide by rule / regulation of Local Authorities Administration, Police, Fire Fighting Authority, Pollution Control Board & other Central / State Govt. Department as per their rules applicable to your unit / project.
23. It should be the exclusive responsibility of the purchaser to create infrastructure facilities required for the plot/unit. RIICO shall not be responsible for providing & maintenance any infrastructure for the transferred plot / unit.
24. The leasehold rights are being transferred for a period of 99 year & the period of the lease shall be counted from the date of land allotments to the original allottee. As such the transferee will have the status of an allottee / lessee of the Corporation and the rules and regulation of the Corporation will apply to the transferee 'Mutatis - Mutandis'. The transferee will be holding the land for the remaining lease period available with the transferor of the land / plot.
25. That you shall obtain NOC & abide by rule / regulation of local authorities, Fire fighting authority, Airport authority, Pollution Control Board & other Central/State Govt. statutory authorities as per their requirement and applicability to your unit/project.



26. (i) For water conservation and increasing level of ground water the plot allottees of plots having area more than or equal to 500 sqm. shall have to construct Rain water harvesting Structures (RWHS) in their premises to recharge the ground water so as to ensure that all rainwater is effectively harvested and recharged.
- (ii) Plot allottee shall intimate in writing to concerned RIICO Unit office after the construction of RWHS. No industrial units will be recorded as "Under production" without having Physical verification of requisite RWHS in their premises by Unit Head.
27. You shall setup the industrial project on the allotted plot, which is not covered under the category A & B of the notification issued by ministry of environment & Forest Govt. of India on dated 14<sup>th</sup> September 2006 & would not require any Environment impact assessment clearance from the Govt. of India under this Notification.
28. That your project shall not involve any galvanizing / picking at any stage in process of production.
29. If any amount fallen due during the audit purchaser have to deposit the same.
30. Original lease agreement executed on 10.01.07 between RIICO & M/s Ghanshyam Nihalani through its proprietor Sh. Ghanshyam Nihalani and sale deed registered on 28.02.2007 between M/s Ghanshyam Nihalani through its GPA Holder Sh. Ramesh Chander & Sh. Varun Gupta and further sale deed registered on 17.08.2012 between M/s Varun Industries through its proprietor Sh. Varun Gupta & Smt. Sheela Aggarwal. These all documents shall be treated as one document.

Thanking You,

Yours Faithfully



Regional Manager

RIICO Ltd., Bhiwadi-II

**RIICO**  
RAJASTHAN INDUSTRIAL INVESTMENT CORPORATION LTD.

Rajasthan State Industrial Development & Investment Corporation Ltd.  
(A Rajasthan Government Undertaking)  
Unit - II, Rest House Road, RIICO Chowk, Bhiwadi, Distt Alwar, Rajasthan (India), Bhiwadi  
(Unit-II)  
Tele/fax: (01493) 220811 (O) 220141 (R) 220728 (Fax)  
CIN No.: U13100RJ1969SGC001263  
Service Tax Reg. No.:  
Email: bhiwadi2@riico.co.in

**By Regd. A.D. Post**

No.:U(5-17)/2017-2018 43

Date : 19-May-2017

22.5.17

M/S SHEELA AGGARWAL  
B.L.-57, WEST SHALIMAR PARK,  
Delhi

**Sub. : Permission for transfer of lease hold rights of Industrial plot No. G1-125 (B), IID Centre Khushkhera - , Bhiwadi (Unit-II).**

**Ref. : Your application/request dated : 09-May-2017.**

Dear Sir/Madam,

Please refer to your sale agreement executed on **27-Apr-2017** & registered on **27-Apr-2017** on the above noted subject. In this connection The Corporation has been pleased to accord permission for transfer of lease hold rights of Plot No. **G1-125 (B)**, IID Centre Khushkhera, Bhiwadi (Unit-II) measuring **500.00 sqm** in favour of **M/S Packwell Industries** for setting up of an Industrial unit of **Nails (All Type of Nails)** 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 31<sup>st</sup> 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 29-Aug-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 Packwell Industries** will have to start production activity upto 22-May-2019 with fulfillment of following :-
  - i) Completion of requisite 20% built-up area.
  - 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.

**K.K. Kothari**  
Sr. Regional Manager

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 upto 22-May-2019, Retention Charges will be leviable, on rate decided by the Corporation from time to time as per RIICO Disposal of Land Rules, 1979.

6. That the constitution of **M/S Packwell Industries** shall be **Proprietor Firm & Proprietor/Partners/Directors/Members** shall be as under :
- (Proprietor/Partners/Directors)

1. Mrs Jayshree Khemka

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 Packwell Industries** is liable to deposit the same as and when demanded by RIICO.
8. The transferee will not dig/bore/drill the open well/hand pump/tube well in the plot without the consent of the Corporation.
9. The transferee will plant atleast one row of trees in the plot, at a reasonable distance along the boundary wall.
10. The taxes as levied by the Central/State government shall be paid by the transferee.
11. The transferee would install a dust controller in industry to avoid dust, nuisance in the area (applicable in case of dust producing industries).
12. The transferee shall abide by RIICO disposal of land Rules, 1979 and its amendments made from time to time.
13. That the Transfereeshall abide by the condition of undertaking as submitted by him.
14. All other terms & conditions remain same as original allotment letter No. **SP-20 dated 29-Aug-2005**.
15. 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.
16. 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.
17. 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.
18. 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.
19. The stamp duty, if payable, under Stamp Duty Act in Rajasthan, will be borne by the transferee/allottee concerned.
20. 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, urainage, street lights etc.
21. This letter shall also be treated N.O.Cs of the Corporation for taking power/water connection in the allotted plot from concerned department.
22. 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.

  
K.K. Kothari  
Sr. Regional Manager



23. Registered Lease Deed agreement executed on 10-Jan-2007 & registered on 10-Jan-2007 between RIICO and M/S GHANSHYAM NIHALANI. Power of attorney executed on 10-Jan-2007 & registered on 10-Jan-2007 between Mr GHANSHYAM NIHALANI & RAMRSH CHANDER Registered Sale Deed executed on 28-Feb-2007 & registered on 28-Feb-2007 between M/S GHANSHYAM NIHALANI & M/S VARUN INDUSTRIES, Registered Sale Deed executed on 17-Aug-2012 & registered on 17-Aug-2012 between M/S VARUN INDUSTRIES & M/S SHEELA AGGARWAL, Registered Sale Deed executed on 27-Apr-2017 & registered on 27-Apr-2017 between M/S SHEELA AGGARWAL & M/S Packwell Industries above all documents will be treated as one documents.
24. The name of transferee has been entered in the relevant record of plot No. G1-125 (B), IID Centre Khushkhera, Bhiwadi (Unit-II) 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.

Thanking You,

Your Faithfully  
S1  
Unit Head,

C.C. to:

1. M/S Packwell Industries, Flat No. 1202, Tower No.-11, Vipul Greens, Sector-48, Sohna Road, Gurgaon, Haryana
2. RM, RIICO Limited, Bhiwadi (Unit-II) for record for water supply file.

Unit Head  
K.K. Kothari  
Sr. Regional Manager

28.12.2018

Annexure-B

**Report of Investigation of Title in respect of immovable Property**  
(All columns/items are to be completed/commented by the Advocate)

1	a) Name of the Branch/ Business Unit/Office seeking opinion.	SBI, Sushant Lok, Gurugram
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NILL
	c) Name of the Borrower.	M/s Packwell Industries through its Proprietor Sh. Jaishree Khemka W/o Sh. Kanshi Prasad Khemka R/o Flat No. 1202, Tower-11, Vipul Green, Sohna Road, Sector - 48, Gurugram (Haryana)
2.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/s Packwell Industries
	b) Constitution of the unit/ concern / person/ body/ authority offering the property for creation of charge.	- Do -
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower
3.	Complete or full description of the immovable property (ies) offered as security including the following details.	Full description of property provided for equitable mortgage is as below :
	a) Survey No.	Plot No. G1-125 (B), RIICO Industrial Area, Khushkhera, Tehsil Tijara, Distt. Alwar (Rajasthan) area 500 Sq. mtrs.
	b) Door/House no. ( in case of house property)	Plot No. G1-125 (B),
	c) Extent/ area including plinth/ built up area in case	500 Sq. Mtrs.

	of house property				
	d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.				RIICO Industrial Area, Khushkhera, Tehsil Tijara, Distt. Alwar (Rajasthan)
4.	a) Particulars of the documents scrutinized-serially and chronologically. b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. <b>Note:</b> Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.				Sale deed Book No. 1, Jild No. 501, at Page No. 131, Sr. No. 20170311110148 dated 27.04.2017  Original
	Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy , etc.	In case of copies, whether the original was scrutinized by the advocate.
	1. Original - Allotment dated 29.08.2005 2. Original - Lease Agreement bearing Serial No. 2007000136 dated 10.01.2007 registered in the office of Sub-Registrar, Bhiwadi 3. Original - GPA, Book No. 4, Jila No. 11, Page No. 17, Sr. No. 2007000017 dated 10.01.2007 in favour Sh. Ramesh Chand S/o Late Sh. Mange Ram, registered in the office of Sub-Registrar, Bhiwadi 4. Original - Sale deed bearing Sr. No. 2007000907 dated 28.02.2007 Book No. 1, Jild No. 252 at Page No. 107, registered in the office of Sub-Registrar. Bhiwadi 5. Original - Transfer of lease hold rights dated 23.06.2008, Ghanshyam Nihalani S/o Sh. Leela Nihalani in favour of Varun Industries.				



	<p>6. Original - Sale deed bearing Sr. No. 2012003654 dated 17.08.2012, Book No. 1, Jild No. 384 at Page No. 54, registered in the office of Sub-Registrar. Bhiwadi</p> <p>7. Original - Transfer of lease hold rights dated 19.10.2012, M/s Varun Industries in favour of Sheela Aggarwal.</p> <p>8. Original - Sale deed bearing Sr. No. 201703111101048 dated 27.04.2017, Book No. 1, Jild No. 501 at Page No. 131, registered in the office of Sub-Registrar. Bhiwadi</p> <p>9. Original - Permission for transfer of lease hold rights dated 22.05.2017 M/s Sheela Aggarwal in favour M/s Packwell Industries</p> <p>10. Original - Permission to mortgage from RIICO in favour of SBI</p>	
5.	<p>a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)</p> <p>b) i) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?</p> <p>b) ii) Where the certified copies of the title documents are not available, the copy provided should be compared with the original to ascertain whether the total page numbers in the copy tally page by page with the original produced.</p> <p>(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently &amp; cautiously).</p>	<p>Sale deed Book No. 1, Jild No. 501, at Page No. 131, Sr. No. 20170311110148 dated 27.04.2017</p> <p>Yes</p> <p>N.A.</p>
6.	<p>a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?</p>	<p>The copies of original documents are available in the office</p>

		total 99 years from the original date of allotment
	d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Permission for transfer of lease hold rights dated 22.05.2017
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	--
	f) Right to get renewal of the leasehold rights and nature thereof.	--
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	Allotment dated 29.08.2005
	a) grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	N.A.
	b) the mortgagor is competent to create charge on such property?	N.A.
	c) Whether any permission any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Yes
12.	If occupancy right, whether;	N.A.
	a) Such right is heritable and transferable,	N.A.
	b) Mortgage can be created.	N.A.
13.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	N.A. because there is no interest of minor involved
14.	If the property has been transferred by way of Gift/Settlement Deed, whether:	N.A.
	a) The Gift/Settlement Deed is duly stamped and registered;	N.A.
	b) The Gift/Settlement Deed has been attested by two witnesses;	N.A.
	c) The Gift/Settlement Deed transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions?	N.A.
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	N.A.
	f) Whether the Donee is in possession of the gifted property?	N.A.



	g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	N.A.
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
	d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	N.A.
	e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A.
16.	Whether the title documents include any testamentary documents /wills?	N.A.
	a) In case of wills, whether the will is registered will or unregistered will?	N.A.
	b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	c) Whether the property is mutated on the basis of will?	N.A.
	d) Whether the original will is available?	N.A.
	e) Whether the original death certificate of the testator is available?	N.A.
	f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.
	g) (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N.A.
17.	a) Whether the property is subject to any wakf rights?	N.A.



	b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	N.A.
	c) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	N.A.
18.	a) Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	N.A.
	b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
19.	a) Whether the property belongs to any trust or is subject to the rights of any trust?	N.A.
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
	c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
20.	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	N.A. it is Industrial property
	b) In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	N.A.
21.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	Rajasthan State Industrial Development and Investment Corporation Ltd.
22.	a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	Yes

23.	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings?	No
24.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	M/s Packwell Industries (Documents of Firm registration to be obtained)
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Sale deed is registered M/s Packwell Industries through its Proprietor Sh. Jaishree Khemka
25.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Sale deed is registered M/s Packwell Industries through its Proprietor Sh. Jaishree Khemka
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Yes
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	N.A.
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	N.A.
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied?	N.A.



	Yes/No	
26.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
27.	a) Whether any POA is involved in the chain of title?	
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	N.A.
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	GPA dated 10.01.2007 executed by Ghanshyam Nihalini in favour of Ram Chander
	d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	N.A.
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	N.A.
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	Yes
	ii) Whether the POA is a registered one?	Registered at Bhiwadi
	iii) Whether the POA is a special or general one?	General
	iv) Whether the POA contains a specific authority for execution of title document in question?	Yes
	a) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	N.A.
	b) Please comment on the genuineness of POA?	N.A.
	c) The unequivocal opinion on the enforceability and validity of the POA.	N.A.





	satisfaction of charge, if any.	
32.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Rajasthan State Industrial Development and Investment Corporation Ltd.
33.	a) Urban land ceiling clearance, whether required and if so, details thereon. b) Whether No Objection Certificate under the Income Tax Act is required/ obtained?	N.A.
34.	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	N.A.
35.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
36.	a) Whether the property offered as security is clearly demarcated? b) Whether the demarcation/ partition of the property is legally valid? c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes Yes Yes
37.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes N.A. N.A. N.A. N.A.
38.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
39.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the	Yes



	same available to the advocate.)	
40.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	Permission to mortgage form RIICO
41.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	Property is SARFAESI compliant (Y/N)	YES. ✓
42.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	N.A.
43.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A.
44.	Additional aspects relevant for investigation of title as per local laws.	N.A.
45.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Bank should obtain from mortgager (i) latest Electricity bill (ii) Latest Property Tax paid receipt
46.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s Packwell Industries through its Proprietor Sh. Jaishree Khemka W/o Sh. Kanshi Prasad Khemka R/o Flat No. 1202, Tower-11, Vipul Green, Sohna Road, Sector - 48, Gurugram (Haryana)
47.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	N.A.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	N.A.



Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	N.A.
Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	N.A.

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 27.12.2016  
Place: *Chennai*

*[Signature]*  
Signature of the Advocate

Certificate of title

I have examined the Original / Sub-Registrar, Bhiwadi Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1988 to 2018 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, Shri/Smt/M/s. M/s Packwell Industries through its Proprietor Sh. Jaishree Khemka W/o Sh. Kanshi Prasad Khemka R/o Flat No. 1202, Tower-11, Vipul Green, Sohna Road, Sector - 48, Gurugram (Haryana)
9. I certify that Shri/ Smt/ M/s. M/s Packwell Industries through its Proprietor Sh. Jaishree Khemka W/o Sh. Kanshi Prasad Khemka R/o Flat No. 1202, Tower-11, Vipul Green, Sohna Road, Sector - 48, Gurugram (Haryana) has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit

of following original title deeds/ documents would create a valid and enforceable mortgage:

1. Original - Allotment dated 29.08.2005 - SC
2. Original - Lease Agreement bearing Serial No. 2007000136 dated 10.01.2007 registered in the office of Sub-Registrar, Bhiwadi ✓
3. Original - GPA, Book No. 4, Jila No. 11, Page No. 17, Sr. No. 2007000017 dated 10.01.2007 in favour Sh. Ramesh Chand S/o Late Sh. Mange Ram, registered in the office of Sub-Registrar, Bhiwadi ✓
4. Original - Sale deed bearing Sr. No. 2007000907 dated 28.02.2007 Book No. 1, Jild No. 252 at Page No. 107, registered in the office of Sub-Registrar, Bhiwadi ✓
5. Original - Transfer of lease hold rights dated 23.06.2008, Ghanshyam Nihalani S/o Sh. Leela Nihalani in favour of Varun Industries. ✓
6. Original - Sale deed bearing Sr. No. 2012003654 dated 17.08.2012, Book No. 1, Jild No. 384 at Page No. 54, registered in the office of Sub-Registrar, Bhiwadi ✓
7. Original - Transfer of lease hold rights dated 19.10.2012, M/s Varun Industries in favour of Sheela Aggarwal. ✓
8. Original - Sale deed bearing Sr. No. 201703111101048 dated 27.04.2017, Book No. 1, Jild No. 501 at Page No. 131, registered in the office of Sub-Registrar, Bhiwadi ✓
9. Original - Permission for transfer of lease hold rights dated 22.05.2017 M/s Sheela Aggarwal in favour M/s Packwell Industries ✓
10. Original - Permission to mortgage from RIICO in favour of SBI ✓
11. Copy of registration of Firm

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant.

**SCHEDULE OF THE PROPERTY (IES)**

Plot No. G1-125 (B), RIICO Industrial Area, Khushkhhera, Tehsil Tijara, Distt. Alwar (Rajasthan) area 500 Sq. mtrs.

Place : Suraj  
Date : 28.12.2014

[Signature]  
Signature of the advocate



## SCHEDULE – I

### Description of the Chain of Title from the Mother Deed to the latest Title Deed :

Initially Rajasthan State Industrial Development & Investment Corporation Ltd., (RIICO) was owner in possession of above said Industrial Plot No. G1-125 (B), RIICO Industrial Area, Khushkhera, Tehsil Tijara, Distt. Alwar (Rajasthan) area 500 Sq. mtrs. and RIICO allotted the above said Industrial Plot vide Allotment Letter dated 29.08.2005 for setting up an Industrial Unit for manufacturing corrugation / or any other industrial product in favour of Sh. Ghanshyam Nihalani S/o Sh. Leela Nihalani (M/s Ghanshyam Nihalani)

Ghanshyam Nihalani S/o Sh. Leela Nihalani executed a General Power of Attorney in favour of Ramesh Chander S/o Late Sh. Mange Ram R/o House No. 56, Ram Nagar, Nagloy, New Delhi, Book No. 4, Jila No. 11, Page No. 17, Sr. No. 2007000017 dated 10.01.2007 registered in the office of Sub-Registrar, Bhiwadi

Thereafter Sh. Ramesh Chander S/o Late Sh. Mange Ram, sold the said property to Sh. Varun Gupta S/o Sh. B.K. Gupta R/o BL-57, Shalimar Park, West New Delhi vide Sale deed bearing Sr. No. 2007000907 dated 28.02.2007 Book No. 1, Jild No. 252 at Page No. 107, registered in the office of Sub-Registrar. Bhiwadi

Thereafter M/s Varun Industries through its proprietor Sh. Varun Gupta S/o Sh. B.K. Gupta R/o BL-57, Shalimar Park, West New Delhi sold the said property to Smt. Sheela Aggarwal W/o Late Sh. Ram Prakash Aggarwal R/o 124, Pocket 1, Jasola Vihar, New Delhi – 110025 vide Sale deed bearing Sr. No. 2012003654 dated 17.08.2012, Book No. 1, Jild No. 384 at Page No. 54, registered in the office of Sub-Registrar. Bhiwadi.

Thereafter M/s Sheela Aggarwal through its proprietor Smt. Sheela Aggarwal W/o Late Sh. Ram Prakash Aggarwal R/o 124, Pocket 1, Jasola Vihar, New Delhi – 110025 sold the said property to M/s Packwell Industries through its Proprietor Sh. Jaishree Khemka W/o Sh. Kanshi Prasad Khemka R/o Flat No. 1202, Tower-11, Vipul Green, Sohna Road, Sector – 48, Gurugram (Haryana) vide Sale deed Book No. 1, Jild No. 501, at

page No. 131, Sr. No. 20170311110148 dated 27.04.2017 registered in the office of Sub-Registrar. Bhiwadi.

Since then the applicant M/s Packwell Industries through its Proprietor Sh. Jaishree Khemka W/o Sh. Kanshi Prasad Khemka R/o Flat No. 1202, Tower-11, Vipul Green, Sohna Road, Sector – 48, Gurugram (Haryana) is owner in possession of the said property and Has/have absolute clear, marketable title of the schedule property.

Date : Gurugram

Place: 28.12.2018

  
(Sunita Srivastava)

Advocate

Packwell (Ind. Plot No.  
91-125 (B))

Tikwill Expire  
on 28/12/21

Doc.

- ① Org. letter from RICO dt. 27/4/19
- ② Org. lease Agreement dt. 10/1/2007
- ③ Org. Set dt 10/1/27 at 2:30 PM
- ④ On Photocopy <sup>Site Plan</sup> Org. stamp of dep.
- ⑤ Allotment of land for establishment of Ind. at Industrial Area. (Photocopy)
- ⑥ Org. GPA. dt 10/1/07
- ⑦ Org. dt 10/1/07 at 2:32 PM
- ⑧ Same as Site Plan Photocopy with Org. dep. Stamp
- ⑨ Org. विक्रय पत्र dt. 28/2/07
- ⑩ Org. विक्रय पत्र dt. 17/5/12
- ⑪ Org. दस्तावेज बंधनामा dt. 27/04/17
- ⑫ Org. letter to MIS Ghanshyam dt 29/8/05
- ⑬ Org. letter of lease holdright of Plot No. 9-125 (B)  
dt 23.06.08



- ①④ Reg. letter to Sreedha Agg. dt 19/10/12
- ①⑤ Reg. letter to Shella dt 22.5.17
- ①⑥ TIR PySundra Sriwastaw. dt 28/12/18