



Rajasthan State Industrial
Development & Investment
Corporation Limited
Moti Dungri Road, Alwar-301001
CIN No. U13100RJ1969SGC001263
GSTIN.08AABCR4695JIZW,PAN:
AABCR4695J
Tel. No. 0144-2700513- Fax- 0144-2332663
Email: alwar@riico.co.in

By Regd. A.D. Post

No.:U(12)-3/2021-2022/332/4389

Date : 27-Jan-2022

Branch Manager
Punjab National Bank
Mid corporate centre, New Delhi-216, Institutional Area, Hauz Khas,
New Delhi 110016

Sub. : Original Lease Agreement of Plot No F-197, Agro Food Park MIA, Alwar.

Dear Sir/Madam,

With reference to your letter dated **14-Jan-2022**, it is to inform that this office has No Objection if your Bank provides any financial assistance to **M/S PURANCHAND JAIN & SONS PVT LTD** against security of equitable mortgage / collateral security of Industrial Plot No. **F-197, Agro Food Park MIA, Alwar**. The original following documents is also enclosed.

1. Original lease agreement executed on 03 dec 2020 & registered on 23 dec 2020 between RIICO and M/S PURANCHAND JAIN & SONS PVT LTD.

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. 2840-42 dated 23-Nov - 2020** 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 PURANCHAND JAIN & SONS PVT LTD** will be obtained at your level.

Thanking You,
Your faithfully


Unit Head,

Rajasthan State Industrial Development
& Investment Corporation Limited
UDYOG BHAWAN, TILAK MARG, JAIPUR-302005

RIICO

LEASE - AGREEMENT

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

FORM "D"

25051



Industrial Area Agro Food Park M.P.A. Alwar

Plot No. F-197

THIS LEASE AGREEMENT made at on the 03 day of 12 in the year 2020 between Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur, incorporated under the Companies Act, 1956, having its Registered Office at Udyog Bhawan, Tilak Marg, 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 S/o
Age, R/o
Proprietor of the firm M/s
having its office at

OR

1. Shri S/o Age
R/o
 2. Shri S/o Age
R/o
 3. Shri S/o Age
R/o
 4. Shri S/o Age
R/o
- constituting the registered partnership firm M/s

OR

M/s PURANCHAND JAIN & SONS PVT. LTD., a
company registered under the Companies Act, 1956/2013 and having its registered office at
902/290 lane no. 4, Industrial Area, Shalimar, Village For Puranchand Jain & Sons Pvt Ltd
Dehi 110088

Asstt. Regional Manager
RIICO Ltd., Alwar

उप पंजीयक
द्वितीय अलवर

Director

OR

registered Under the Indian Trust Act /Rajasthan Public Trust Act and having its Registered office at.....

OR

M/s society registered under the Rajasthan Societies Registration Act, 1958 and having its registered office at.....

OR

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

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

AND WHEREAS the lessor has agreed to demise and the lessee agreed to take on lease, the piece of land known as plot No. F-137 on the terms and conditions hereinafter appearing for the purpose of setting up an industrial unit for manufacturing Fruit Crushes, Syrups, Spices and Condiments, Juices, Pickles and / or any other industrial product that may be allowed to be manufactured by the Lessor in writing according to the factory bye laws, designs and building plans approved by the competent authorities.

And whereas the lessor had handed over or shall be handing over possession of the demised land to lessee on 03/12/2020 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. 150/- (Rupees One hundred Fifty only /-) towards the annual / one time economic rent (strike out which is not applicable) and 25% development charges, (the receipt whereof the lessor hereby acknowledges) and further agreeing by the lessee to make payment of balance development charges Rs. 53,87,850/- (Rupees Fifty three Lacs, Eighty seven thousand, Eight hundred and fifty only) along with interest in the office of the lessor, on the dates and manner provided in the schedule hereunder written or annexed hereto and not to allow any instalment fall in arrears, the lessor doth hereby demise to the Lessee, the plot numbered as above in Industrial Area Agro Food Park containing by the measurements 199.5 sqm. be the same a little more or less, bounded,

On the North by plot no. F-196

On the South by Plot no. F-198 & 199

On the East by Rico Land

On the West by Road 24.00 m wide

Asstt. Regional Manager
RICO Ltd. Alwar

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 the23..... Day of11..... 2020 except and always reserving to the Lessor :

- (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.
- (b) Full rights and title to all mines and minerals in/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 Corporation, IDBI, ICICI, LIC, IRBI, HDFC, SIDBI, Exim Bank, Co-operative Banks and other Public Financial Institutions as defined in the Public Financial Institution Act or Scheduled Banks or Private Lending Agencies (hereinafter described as 'financing body or bodies') for any development loan taken by him / it on the security of the premises hereby demised and the buildings and machineries built upon or affixed thereto, first charge of the Lessor shall rank second to the charge of the financing body or bodies provided that 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 the these presents (Lease Agreement) shall be treated as breach of the conditions of their mortgage deed.

Provide, However, that the above provisions 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.

Assst. Regional Manager
RICO Ltd., Alwar

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For Puranchand Jain & Sons Pvt Ltd
Director

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 cost of the plot calculated at the rate decided by the Lessor for each Industrial Area. The Lessor reserve the right to enhance the cost of land 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 activities within a period of three years from the date of these presents or from the date of possession, whichever be earlier or within such extended period as may be allowed by lessor in writing at its discretion on payment of retention charges or otherwise.

Provided that unutilised land of the allotted plot or plots shall revert to the lessor on expiry of the prescribed / extended period for starting production / expansion of the 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 (CEPT) 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.

Asstt. Regional Manager
RIICO Ltd., Alwar

(4)

For Puranchand Jain & Sons Pvt Ltd

Director



That 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 the 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 neighbourhood.

- 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, deliver a notice of assignment, inheritance or transfer to the Lessor setting forth names and description of the parties to every probate or a will or letters of administration, decree 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 ₹ 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.

Asst. Regional Manager
RICO Ltd., Alwar

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For Puranchand Jain & Sons Pvt Ltd

Director

- 2(l) That the Lessee will not erect or permit to be erected on any part of the demised premises any 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 Lessee responsible to make good the damage if by fire, tempest, flood or violence of any army or a mutiny 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.
- 2(o) If during the term of the lease the lessee or his workmen or servants :
- injure or destroy any part of building or other structure contiguous or adjacent to the plot of land hereby demised or
 - 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
 - dig any pits near the foundation of any building thereby causing any injury or damage to such buildings,
- the Lessee shall pay such damages therefor 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.

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 his 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 there upon 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 percent per annum and the lessee shall not be entitled to any compensation whatsoever.

Asstt. Regional Manager
RIICO Ltd., Alwar

(6)

For Puranchand Jain & Sons Pvt Ltd

Director



Provided always that the Lessee shall be at liberty to remove and appropriate to himself all buildings, erections and structures, if any made by him and all materials thereof from the demised premises after paying up all outstanding amount including interest upto date and all municipal and other taxes, rents and assessments then due and all damages and other dues accruing to the Lessor and to remove the materials from the demised premises within three months of the determinations 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 plot 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 Acknowledgment 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 refunded to the Lessee after the unit goes into commercial production on an application made by him.
- 3 (f) 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.

Asstt. Regional Manager
RIICO Ltd., Alwar

For Puranchand Jain & Sons Pvt Ltd
Director

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

Instalment No.	Amount of Development Charges	Interest @ ...% P.a. on balance dev. charges	Amount of instalment	Due date of instalment
1.	489805.00	11957.00	501762.00	31-03-2021
2.	489805.00	109904.00	599709.00	30-06-2021
3.	489805.00	100001.00	589806.00	30-09-2021
4.	489805.00	98889.00	578694.00	31-12-2021
5.	489805.00	76087.00	565892.00	31-03-2022
6.	489805.00	65992.00	555747.00	30-06-2022
7.	489805.00	55556.00	545361.00	31-09-2022
8.	489805.00	44445.00	534250.00	31-12-2022
9.	489805.00	32609.00	522414.00	31-03-2023
10.	489805.00	21981.00	511786.00	30-06-2023
11.	489805.00	11111.00	500911.00	30-09-2023
12.				
13.				
14.				
15.				
16.	Ashok Kumar s/o Ramesh Lal		Shyam Lal s/o Madan Lal	
17.	MHA Groundwater Alwar		Scholar & Co. Pvt Nagar Alwar	
18.	9571377990		9772732416	
19.				

IN WITNESS HEREOF THE parties hereto have set their hands this day03.....
of the month of12..... in the year2020.....

Enclosure :

- (1) Site Plan
- (2) Copy of Allotment Letter

Witness :

Signature of Witness :-

Name: ...

Address :

For and on behalf of

1. Rajasthan State Industrial Development
and Investment corporation Limited (Lessor)

Asst. Regional Manager

For and on be hand

RIICO Ltd., Alwar

2. M/s

(Lessee)

Name :

For Puranchand Jain & Sons Pvt Ltd

Director

ue date of
alment

21

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Presentation Endorsement

आज दिनांक 23 माह 12 सन् 2020 को 02:42 PM बजे
श्री/श्रीमती/सुश्री PURANCHAND JAIN AND SONS PVT. LTD TH.
Director Vineet Jain पुत्र/पुत्री/पति श्री Sh Surendra Kumar Jain
उम्र 52 वर्ष, जाति O-Jain, व्यवसाय Business
निवासी House No.:44/UA, Colony: Jawahar Nagar, Area: Jawahar
Nagar, City: Alwar, Pin code: 110007, District: NORTH DELHI, State:
DELHI

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202001070006925

हस्ताक्षर उप पंजीयक,
ALWAR-II

Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB, UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises of the State Government, submitted for registration after revalidation on or before 31.12.2020 and the proper stamp duty payable at the time of execution of such lease deed/ sale deed has been paid (in favour of male)

Fees Receipt Endorsement

रसीद नं.
दिनांक
पंजीयन शुल्क ₹
प्रतिलिपि शुल्क ₹
पृष्ठांकन शुल्क ₹
अन्य शुल्क ₹
कमी स्टाम्प शुल्क ₹
कमी सरचार्ज शुल्क ₹
कुल योग

202002070007036
23-12-2020
89727
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300
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0
0
90030

उप पंजीयक, ALWAR-II

202001070006925

Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB, UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises of the State Government, submitted for registration after revalidation on or before 31.12.2020 and the proper stamp duty payable at the time of execution of such lease deed/ sale deed has been paid (in favour of male)

Endorsement of Execution

Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 7802282 मानते हुए इस पर देय कमी मुद्रांक राशि रु 0 पर कमी पंजीयन शुल्क रु 89727, सरचार्ज राशि 0 कुल रु 89727 रसीद संख्या 202002070007036 दिनांक 23-12-2020 में जमा किये गये हैं।
अतः दस्तावेज को रु 0 के मुद्रांकों पर निष्पादित माना जाता है।

202001070006925

उप पंजीयक, ALWAR-II

Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB, UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises of the State Government, submitted for registration after revalidation on or before 31.12.2020 and the proper stamp duty payable at the time of execution of such lease deed/ sale deed has been paid (in favour of male)





आज दिनांक 23/12/2020 से
पुस्तक संख्या 1, निवृत्त संख्या 242 से
पुस्तक संख्या 126 क्रम संख्या 202003070104258 पर पंजीयन किया गया तथा
अतिरिक्त पुस्तक संख्या 1 निवृत्त संख्या 967 के
पुस्तक संख्या 203 से 213 पर चर्चा किया गया।
202001070006925
Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB, UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises of the State Government, submitted for registration after revalidation on or before 31.12.2020 and the proper stamp duty payable at the time of execution of such lease deed/ sale deed has been paid (in favour of male)

उप पंजीयक, ALWAR-II

Registration Endorsement

अनु क्र. गवाहों का नाम व पता



1 श्री/श्रीमती/सुश्री RIICO LTD , पुत्र/पुत्री/पति श्री Anant Regional Manager , जयसम जाति Anya Sarkari Upkram	स्वायाचित्र	अंगूठा	गवाहों का प्रकार Exccutant Age : 0 Signature :
2 श्री/श्रीमती/सुश्री PURANCHAND JAIN AND SONS PVT. LTD TH. Director Vinod Jain , पुत्र/पुत्री/पति श्री Sh Surendra Kumar Jain , जयसम Bunkhonia जाति 0-Jain House No.:44/UA, Colony: Jawahar Nagar , Area: Jawahar Nagar , City: Alwar , Pin code: 110007, District: NORTH DELHI, State: DELHI			Claimant Age : 52 Signature :

ये लेखपत्र Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB, UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises of the State Government, submitted for registration after revalidation on or before 31.12.2020 and the proper stamp duty payable at the time of execution of such lease deed/ sale deed has been paid (in favour of male) को पत्र सुन व समक्षकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 7802282/- पूर्व में / मेरे समक्ष में से रु 7802282/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र. गवाहों का नाम व पता

1 Name: श्री/श्रीमती/सुश्री Ashok Kumar , पुत्र/पुत्री/पति श्री Sh Pyaro Lal जाति Jatav Age: 29 Add: House No.:Ward no.6, Colony: Goondpur , Area: Goondpur , City: Alwar, Pin code: 301030, District: ALWAR, State: RAJASTHAN	स्वायाचित्र	अंगूठा	हस्ताक्षर Signature
2 Name: श्री/श्रीमती/सुश्री Dheora Poply , पुत्र/पुत्री/पति श्री Sh.Madan Lal poply जाति Khatri Age: 40 Add: House No.:341, Colony: Lalpat Nagar , Area: Lalpat Nagar , City: Alwar, Pin code: 301001, District: ALWAR, State: RAJASTHAN			Signature

उप पंजीयक, ALWAR-II

202001070006925

Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB, UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises of the State Government, submitted for registration after revalidation on or before 31.12.2020 and the proper stamp duty payable at the time of execution of such lease deed/ sale deed has been paid (in favour of male)

OFFICE OF THE SR. REGIONAL MANAGER RIICO LTD.
MOTI DOONGARI, DIC., ALWAR (RAJ.)

SITE PLAN OF PLOT NO. F-197 AT INDUSTRIAL AREA
AGRO FOOD PARK, M.I.A., ALWAR

AREA = 1995.50 SQM

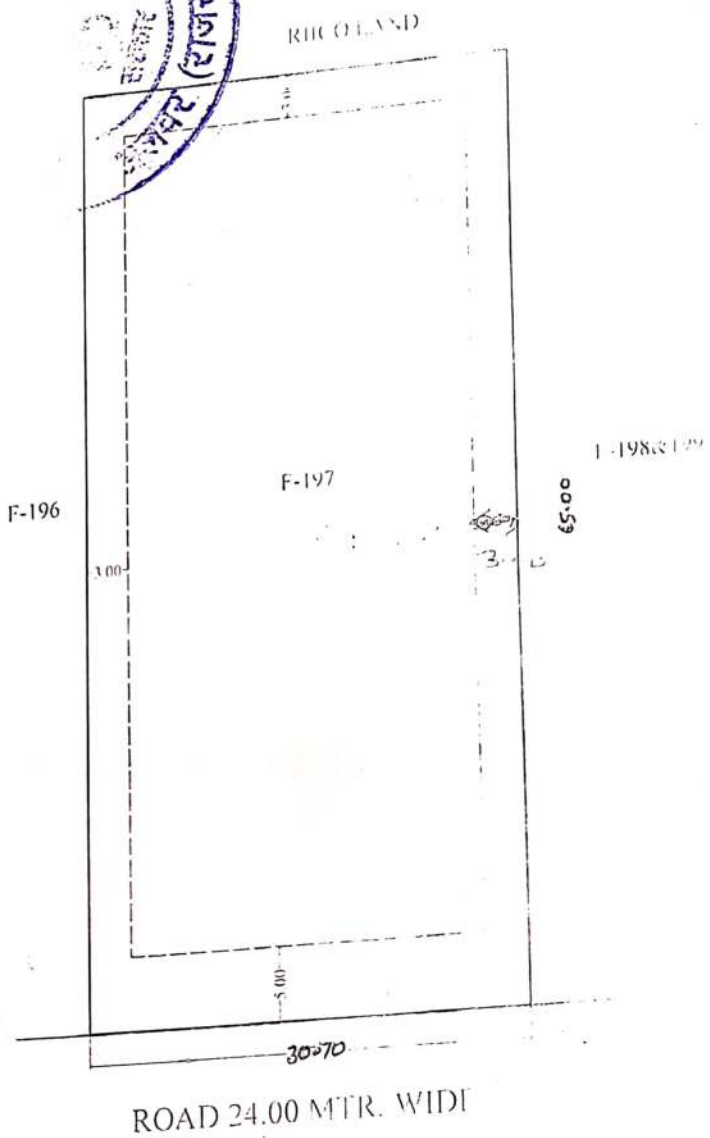
SCALE 1 CM = 5.00 MT.

PERMITTED FACILITIES IN SET BACK AREAS

1. SECURITY ROOM, LT METER ROOM & TIME OFFICE IN FRONT/SIDE SET BACK 1.30X5.50 MTR
2. SECURITY ROOM, HT METER ROOM & TIME OFFICE IN FRONT/SIDE SET BACK 3.00X6.00 MTR
3. CYCLE, SCOOTER CAR SHED IN SIDE/REAR SETBACK 2.00X8.00 MTR
4. TOILET BLOCK IN SIDE/REAR SETBACK 1.50X3.00 MTR
5. CHOWKIDAR QUARTER IN REAR SETBACK 3.00X6.00 MTR

BUILDING PARAMETERS:-

1. SETBACKS AS SHOWN IN SITE PLAN
2. B.A.R. = 1.60 (MAXIMUM)
3. MAXIMUM HEIGHT OF BUILDING = 15.00 M



Asstt. Regional Manager,
RIICO Ltd., Alwar

For Puranchand Jain & Sons Pvt Ltd

Director

D/MAN

ARM

