

Mobile No. 98290 73760

RAJEEV JOSHI
Advocate

Phone : 0145 - 2640760 (R)
(Off.) 44, K.C. Complex, Opp.
Daulat Bagh, AJMER (Raj)
(Res.) A-488, Near Rotary Club,
Panchsheel Nagar AJMER,

SPECIAL REPORT ON TITLE

ANNEXURE -IV

Date : 23.02.2015

To+

The Chief Manager,
Punjab National Bank,
Kutchery Road, Ajmer

Ref.: Search cum Opinion report in respect to the residential Property Plot No. G -5 Known as "DYANSTY" admeasuring 13811 Sq. mt. situated at Kotra residential scheme, Ajmer belonging to Sankalp Realmart Pvt. Ltd.. The loan shall be granted to 'Proposed Purchaser'.

Dear Sir,

A. PARTICULARS

COUNSEL'S STATEMENT

1. Name of the Borrower with address
2. Name of the person offering Mortgage with parentage/ constitution and address :
3. Details of the property to be mortgaged. As per title deed..As per present position

Proposed Purchaser

Proposed Purchaser

The Concern Flat No.--- built up area sq. ft. 'Dyansry' Plot No. G 5 admeasuring 13811 Sq. mt. situated at Kotra residential scheme, Ajmer

B. INVESTIGATIONS

1. Details of the title deeds/ documents (including Link Deeds Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration.)

(1) Photostate copy of Letter of Auction Acceptance cum Demand dt. 15.03.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.

(2) Photostate copy of Letter dt. 12.04.2013 in f/o the Secretary issued by RIICO.

(3) Photostate copy of Letter dt. 03.10.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.



- (4) Photostate copy of Letter of Possession dt. 07.06.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by UIT.
- (5) Photostate copy of Lease deed (Patta) Group Housing alongwith Site Plan dt. 12.04.2014 in f/o Sankalp Realmart Pvt. Ltd. executed by the UIT. The Lease Deed (Patta) has been registered in Book. No. 1, Vol. No. 337, Page No. 6, S.No. 2013003137 and also has been pasted in Addl. B.No. 1, Vol. No. 1345, Page No. 54 to 63 on 15.04.2013 by the Office of the Sub registrar, Ajmer No. 2, Ajmer.
- (5) Photostate copy of Sanction Map with forwarding letter dt. 04.03.2014 in f/o Sankalp Realmart Pvt. Ltd. issued by the Dy. Town Planner of UIT.
- (6) Duly sworn affidavit in respect to Property by Shri Pavitra Kothari Director of Sankalp Realmart Pvt. Ltd.
2. Whether documents given to the counsel are original one or mere copies of documents ? Photostate.
3. Whether documents given as original title deeds raise any doubt or suspicion ? No
4. Whether the registration particulars number and date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office? Yes
- Whether the registration particulars numbers & date and page particulars as given in the title deed Yes



tally with the particulars as stated in the certified copy as obtained from the registrar's office ?

6. Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photographs seen in the certified copy as obtained from the registrar's office ? Yes
7. Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office ? If not, variations be specified. what is its effect ? Yes
8. Whether the property has been mutated in the name of the person offering the mortgage ? N/a at present,
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situate? Yes
10. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgage ? (In some states, there are legal restrictions on creation of the mortgage of agricultural property for non agricultural purposes). No
11. Whether there are any restrictions regarding sale of the property to be mortgaged ? (In some States, there are restrictions for sale of property to residents outside the State). No
12. Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained ? If not obtained, what are such sanction, approvals and clearances yet to be obtained ? N/a



13. Whether the property is ancestral or under joint ownership or the minor is having interest in the property? Is so, its effect thereof. N/a

14. Whether the property to be mortgaged has been acquired under Land Acquisition Act 1894? No

15. Whether Urban Land Ceiling Act is applicable in the state where the property is located? N/a

16. In case of Lease hold property, whether permission/ Noc from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained? N/a

What is the rate of sharing of unearned income with lessor, in the event of sale of the property? N/a

Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease? N/a

Whether terms & condition given in the lease deed have been complied with? If any condition is violated, effect thereof. N/a

17. Whether any permission of Income Tax Authorities/ Assessing officer is required under the provisions of income tax act for creation of mortgage or any certificate is to be submitted to the Bank to show that no-dues are outstanding to the Income Tax Department? N/a



Your Sincerely

(RAJEEV JOSHI)
Advocate

18. In respect of agriculture land, whether land is declared surplus or underconsolidation of holdings? N/a

19. Whether certified copies of Revenue records has been obtained and examined to confirm that no dues are outstanding towards the mortgage? N/a

To
The Chief Manager,
Punjab National Bank,
Kutchery Road, Ajmer

Your Sincerely

(RAJEEV JOSHI)
Advocate

Dear Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars number, date and page particulars etc as shown in the original title deed and contents thereof tally with the information as stated in the records of office of sub registrar of assurance as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photographs of previous owner and of intending mortgagor affixed/ seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of sub registrar/ registrar of assurance and also from the records of other appropriate authorities.

(1) Photostate copy of Letter of Auction Acceptance cum Demand dt. 15.03.2013 in to Sankalp Realmart Pvt. Ltd. issued by the CIT.

(2) Photostate copy of Letter dt. 12.04.2013 in to the Secretary issued by RIICO.

(3) Photostate copy of Letter dt. 03.10.2013 in to Sankalp Realmart Pvt. Ltd. issued by the CIT.

Mobile No. 98290 73760

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Advocate

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(Res.) A-488, Near Rotary Club,
Panchsheel Nagar AJMER,

ANNEXURE - V

CERTIFICATE

Date : 23.02.2015

To

The Chief Manager,
Punjab National Bank,
Kutchery Road, Ajmer

Ref.: Search cum Opinion report in respect to the residential Property Plot No. G -5 Known as "DYANSTY" admeasuring 13811 Sq. mt. situated at Kotra residential scheme, Ajmer belonging to Sankalp Realmart Pvt. Ltd.. The loan shall be granted to 'Proposed Purchaser'.

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I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars number, date and page particulars etc as shown in the original title deed and contents thereof tally with the information as stated in the records of office of sub registrar of assurance as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photographs of previous owner and of intending mortgagor affixed/ seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of sub registrar/registrar of assurance and also from the records of other appropriate authorities.

- (1) Photostate copy of Letter of Auction Acceptance cum Demand dt. 15.03.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.
- (2) Photostate copy of Letter dt. 12.04.2013 in f/o the Secretary issued by RIICO.
- (3) Photostate copy of Letter dt. 03.10.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.



(4) Photostate copy of Letter of Possession dt. 07.06.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by UIT.

(5) Photostate copy of Lease deed (Patta) Group Housing alongwith Site Plan dt. 12.04.2014 in f/o Sankalp Realmart Pvt. Ltd. executed by the UIT. The Lease Deed (Patta) has been registered in Book. No. 1, Vol. No. 337, Page No. 6, S.No. 2013003137 and also has been pasted in Addl. B.No. 1, Vol. No. 1345, Page No. 54 to 63 on 15.04.2013 by the Office of the Sub registrar, Ajmer No. 2, Ajmer.

(5) Photostate copy of Sanction Map with forwarding letter dt. 04.03.2014 in f/o Sankalp Realmart Pvt. Ltd. issued by the Dy. Town Planner of UIT.

(8) Duly sworn affidavit in respect to Property by Shri Pavitra Kothari Director of Sankalp Realmart Pvt. Ltd.

The search report of which is annexed hereto conducted by me for the period from 2013 to 20153 does not disclose any encumbrances at stated therein except a lien of dues over the project of RIICO.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder :

- | | |
|---|----------------------|
| (a) Name of lender | Bank of Baroda |
| (b) Date of opinion & reference no.(if any) | Dt. 16.06.2014 |
| (b) Remarks | Opinion for customer |

I find no defects in the title of the person offering mortgage :-

I hereby certify that Sankalp Realmart Pvt. Ltd have a clear, valid and marketable title over the above said property which has lien of equitable mortgage of RIICO they are competent to sell the property subject to submission of NOC issued by RIICO in respect to said Flat. After purchasing of said Flat the Proposed Purchaser shall be competent to create said property into the equitable mortgage.

The valid mortgage can be created by deposit of the following original title deeds and said title deeds are original and genuine and are not duplicate or fake as observed by me. The valid mortgage can be created by deposit of the following original title deeds and documents.

- (1) Original Proposed Sale deed in f/o Proposed Purchaser executed by Sankalp Realmart Pvt. Ltd.. through it's Director Shri Pavitra Kothari.
- (2) Original Agreement to Sale in f/o Proposed Purchaser executed by Sankalp Realmart Pvt. Ltd.. through it's Director Shri Pavitra Kothari.
- (3) Original NOC in respect to concern flat in f/o PNB issued by the RIICO.

(To be obtained)

- (4) Photostate copy of Letter of Auction Acceptance cum Demand dt. 15.03. 2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.



- (5) Photostate copy of Letter dt. 12.04.2013 in f/o the Secretary issued by the RIICO.
- (6) Photostate copy of Letter dt. 03.10.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.
- (7) Photostate copy of Letter of Possession dt. 07.06.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by UIT.
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- (9) Photostate copy of Sanction Map with forwarding letter dt. 04.03.2014 in f/o Sankalp Realmart Pvt. Ltd. issued by the Dy. Town Planner of UIT.
- (10) Duly sworn affidavit in respect to Property by Shri Pavitra Kothari Director of Sankalp Realmart Pvt. Ltd.
- (11) Board Resolution in respect to agreement, sale and execution of Property documents in f/o Purchaser. **(To obtained)**
- (12) Obtained copy of Memorandum of Association. (To obtained)

Brief History on Title

Originally the UIT has sold the aforesaid residential plot under auction to Sankalp Realmart Pvt. Ltd.. Accordingly the UIT has issued Letter of Auction Acceptance cum Demand No. Nyas/P.S./2011/403 dt. 06.04.2012 in f/o Sankalp Realmart Pvt. Ltd.. After depositing of required amount the UIT has executed a Lease deed alongwith Site Plan on 27.04.2012 in f/o Sankalp Realmart Pvt. Ltd., the Lease Deed has been registered on 27.04.2012 by the Office of the Sub registrar, Ajmer No. 2, Ajmer. So that the property has come legally into hands of Sankalp Realmart Pvt. Ltd. The UIT has handed over a possession of plot vide Letter of Possession bearing No. Nyas/Yojna/Kotra/G-3/2682 dt. 01.05.2013 to Sankalp Realmart Pvt. Ltd.. Finally the Dy. Town Planner of UIT has approved a sanction map for apartment in f/o Sankalp Realmart Pvt. Ltd. on 13.06.2012 In conformity to sanction map Sankalp Realmart Pvt. Ltd is constructing flats over the land. Sankalp Realmart Pvt. Ltd has obtained loan from the RIICO, which is still continuing. After issuing of NOC of RIICO in respect to flat Sankalp Realmart Pvt. Ltd shall be entitle to sale and execute the sale deed of said flat in conformity to board



resolution. Then finally the Proposed Purchaser shall be entitle to create said flat into equitable mortgage in f/o PNB.

I have returned the photostate deed to property owners and obtained affidavit in respect to same and other documents shown to me to returing to the branch official against receipt.

SEARCH REPORT

Account: Sankalp Realmart Pvt. Ltd.

BO: Kutchery Road, Ajmer

Your Sincerely



(RAJEEV JOSHI)

Advocate

Search report relates to searche made in

- | | |
|--------------------------|-----|
| a) Sub-registrar, Office | Yes |
| b) Company Registrar | N/a |
| c) Court | N/a |
| d) Other office | N/a |

a) Office of the Co-operative Society

b) Development Authority (DDA/HUDA/ and the like) N/a

e) Any other documents

f) Receipt for payment of Municipal Taxes etc. N/a

1. Sub Registrar/Registrar of Assurance office

The encumbrance certificate was obtained from the Sub registrar, for the period from to and the same disclosed following encumbrances (Certificate enclosed) N/A

As per practice and procedure of Subregistrar of assurance in Rajasthan the receipt of inspection is duly signed by the competent authority and upon inspection of record by me the non encumbrance certificate is issuing.

2. Besides obtaining encumbrance certificate from the sub registrar, personal search was carried out by me for the purpose. Inspection was made on 13.06.2014 for the period from 2013 to 2013 at the following sub registrar/ offices :-

a) Sub Registrar, Ajmer

b)

The search report disclosed the following encumbrances :-

The outstanding balance of loan a/c of RLICO

3. The ownership of the property being of a company, search was made conducted

Mobile No. 98290 73760

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(Res.) A-488, Near Rotary Club,
Panchsheel Nagar AJMER,

Annexure V A

SEARCH REPORT

Account : Sankalp Realmart Pvt. Ltd.

BO : Kutchery Road, Ajmer

Search report relates to searches made in :

- | | | |
|--|-----|-----|
| a) Sub-registrar, Office | Yes | |
| b) Company Registrar | N/a | |
| c) Court | N/a | |
| d) Other office | N/a | |
| | | |
| a) Office of the Co-operative Society | | |
| b)----- Development Authority. | | N/a |
| (DDA/HUDA/ and the like) | | |
| | | |
| e) Any other documents | | |
| i) Receipt for payment of Municipal Taxes etc. | | N/a |

1. Sub Registrar/Registrar of Assurance office
The encumbrance certificate was obtained from the Sub registrar, -----
for the period from ----- to ----- and the same disclosed following
encumbrances (Certificate enclosed) - N/A

As per practice and procedure of Subregistrar of assurance in Rajasthan the receipt of inspection is duly signed by the competent authority and upon inspection of record by me the non encumbrance certificate is issuing.

2. Besides obtaining encumbrance certificate from the sub registrar, personal search was carried out by me for the purpose. Inspection was made on 13.06.2014 for the period from 2013 to 2015 at the following sub registrar/ offices :-
a) Sub Registrar, Ajmer
b)

The search report disclosed the following encumbrances :-
The outstanding balance of loan a/c of RIICO.

3. The ownership of the property being of a company, search was made conducted in the following offices of the registrar of companies :-



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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 16-02-2015

Fee Receipt No	: 201502001002656	Receipt Date	: 16/02/2015
Name	: RAJEEV JOSHI ADVO., RAJEEV JOSHI ADVO.	Document S. No.	: 201501001002538
Address	: AJMER		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 150
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 150
From Year 2013 To Year 2015		Total Amount	: ₹ 150

Mode of Payment (#Mode Number Amount #)

Agency RJ1616261502068 ₹ 150

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

Details of documents perused	
(1)	Photostat copy of Letter of Auction Acceptance dated 05.12.2013 in Pk Sankalp Realmart Pvt. Ltd. issued by the UIT.
(2)	Photostat copy of Letter dt. 12.09.2013 in Pk. Secretary issued by RDCV.
(3)	Photostat copy of Letter dt. 01.10.2013 in Pk Sankalp Realmart Pvt. Ltd. issued by the UIT.
(4)	Photostat copy of Letter of Permission dt. 07.08.2013 in Pk Sankalp Realmart Pvt. Ltd. issued by UIT.
(5)	Photostat copy of Tax deed (Patta-Griha) Housing alongwith Sale Plan dt. 12.04.2014 in Pk Sankalp Realmart Pvt. Ltd. executed by the UIT. The 1 page Deed (Patta) has been registered in Book No. 1, Vol. No. 337, Page No. 6, S. No. 2013063137 and the has been parted in Addl. H.No. 1, Vol. No. 1743, Page No. 54 to 61 on 1.04.2014 by the Office of the Sub-Registrar, Ajmer No. 2, Ajmer.
(6)	Photostat copy of Revenue Map with forwarding letter dt. 04.03.2014 in Pk Sankalp Realmart Pvt. Ltd. issued by the Dy. Town Planner of UIT.
(7)	Duly sworn affidavit in respect to Property by Mr. P. V. K. Kishan Director of Sankalp Realmart Pvt. Ltd.

Yours Sincerely

(RAJEEV JOSHI)

Advocate

3. The ownership of the property being of a company , search was made conducted in the following offices of the registrar of companies :-

The search made out in the office of Registrar of companies disclosed :

ROC	INFORMATION
N/a	

4. Inspection of court records disclosed

Name of Court	Date of Order	Nature of order
N/a		

5. Searches made / inspection carried out in the following offices disclosed

Office	Date of Search/ inspection	Information
S.R. Ajmer	16.02.2015	O.K.

6. A study of the following documents disclosed O.K.

Details of documents perused
(1) Photostate copy of Letter of Auction Acceptance cum Demand dt. 15.03.2013 in f/o Sankalp Realmart Pvt. Ltd. issued by the UIT.
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Your Sincerely

(RAJEEV JOSHI)
Advocate

REGISTRATION & STAMPS DEPARTMENT

AJMER-2

AJMER-2

(Rule 75 & 131)

FEE RECEIPT

Fee Sr. No. : 2013004188
 Presenter Name : PAVITRA KOTHARI
 Presenter Address : THR DIRECTOR SANKALP REAL MART PVT LTD JAIPUR RESI AT NAYA BAZAR A
 Document Type : LEASE DEED (MORE THAN EQUAL TO 20 YEARS)
 Claimant Name : UIT . UIT AJMER
 Document S.No. : 2013003801

Dated : 15/04/2013

Face Value : 82394024

Stamp Value : 6797522

Ordinary Registration Fee	: 50000	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandum u/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 0
Surcharge on Stamp Duty	: 0		
Late Fee u/s 25-34	: 0		

TOTAL : 50300

Amount Rs. Fifty Thousand Three Hundred only

Cashier

Sub Registrar. AJMER-2

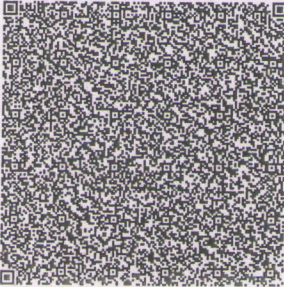


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ00680675603182L
Certificate Issued Date : 12-Apr-2013 03:57 PM
Account Reference : SHCIL (FI)/ rjshcil01/ AJMER I/ RJ-AJ
Unique Doc. Reference : SUBIN-RJRJSHCIL0100707825345611L
Purchased by : Sankalp Real Mart Pvt Ltd Th Dir Pavitra Kothari
Description of Document : Article 33 Lease Deed (more than equal to 20 years)
Property Description : G-5 Group Housing Plot at Kotra Ajmer
Consideration Price (Rs.) : 12,35,91,237
 (Twelve Crore Thirty Five Lakh Ninety One Thousand Two Hundred And Thirty Seven only)
First Party : UIT AJMER
Second Party : Sankalp Real Mart Pvt Ltd Th Dir Pavitra Kothari
Stamp Duty Paid By : Sankalp Real Mart Pvt Ltd Th Dir Pavitra Kothari
Stamp Duty Amount(Rs.) : 67,00,000
 (Sixty Seven Lakh only)



-----Please write or type below this line-----

P. Kothari



P.
उप पंजीयक अजमेर द्वितीय

ZK 0004195142

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

आज दिनांक 15 माह April सन् 2013 को 17:24 बजे

श्री/श्रीमती/सुश्री PAVITRA KOTHARI पुत्र/पुत्री/पत्नी श्री DAULAT RAJ KOTHARI

उम्र 34 वर्ष, जाति JAIN व्यवसाय PVT

निवासी THR DIRECTOR SANKALP REAL MART PVT LTD JAIPUR RESI AT NAYA BAZAR AJMER
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2013003801)

हस्ताक्षर उप पंजीयक, AJMER-2

(LEASE DEED (MORE THAN EQUAL TO 20 YEARS))

रसीद नं० 2013004188 दिनांक 15/04/2013

पंजीयन शुल्क रू० 50000/-

प्रतिलिपि शुल्क रू० 300/-

पृष्ठांकन शुल्क रू० 0/-

अन्य शुल्क रू० 0/-

कमी स्टाम्प शुल्क रू० 0/-

कुल योग रू० 50300/-

Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection centre. (2013003801) उप पंजीयक, AJMER-2 (LEASE DEED (MORE THAN EQUAL TO 20 YEARS))

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and subtle Logo images, Complex ornamental design borders, Anti-copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



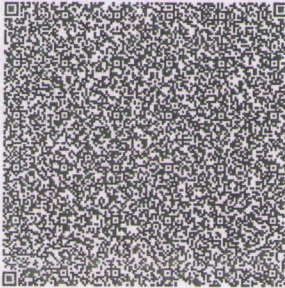


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No. : IN-RJ00680687990227L
Certificate Issued Date : 12-Apr-2013 04:02 PM
Account Reference : SHCIL (FI)/ rjshcil01/ AJMER I/ RJ-AJ
Unique Doc. Reference : SUBIN-RJRJSHCIL0100708178945918L
Purchased by : Sankalp Real Mart Pvt Ltd Th Dir Pavitra Kothari
Description of Document : Article 33 Lease Deed (more than equal to 20 years)
Property Description : G-5 Group Housing Plot at Kotra Ajmer
Consideration Price (Rs.) : 12,35,91,237
(Twelve Crore Thirty Five Lakh Ninety One Thousand Two Hundred And Thirty Seven only)
First Party : UIT AJMER
Second Party : Sankalp Real Mart Pvt Ltd Th Dir Pavitra Kothari
Stamp Duty Paid By : Sankalp Real Mart Pvt Ltd Th Dir Pavitra Kothari
Stamp Duty Amount(Rs.) : 97,522
(Ninety Seven Thousand Five Hundred And Twenty Two only)



.....Please write or type below this line.....

P. Kothari



पंजीरक अजमेर द्वितीय

ZK 0004195143

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

हस्ताक्षर

फोटो

अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)

1-PAVITRA KOTHARI /DAULAT RAJ KOTHARI

Age:34, Caste-JAIN

Ocu.-PVT

R/O-THR DIRECTOR SANKALP REAL MART PVT LTD
JAIPUR RESI AT NAYA BAZAR AJMER



(And Claimant)

1-UIT /UIT

Age:0, Caste-

Ocu.-

R/O-UIT AJMER

ने लेख्यपत्र LEASE DEED (MORE THAN EQUAL TO 20 YEARS)
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री/श्रीमती/सुश्री VINOD PANCHOLI
पुत्र/पुत्री/पत्नी श्री NARENDRA SINGH उम्र 25 वर्ष

जाति TELI व्यवसाय SERVICE

निवासी PUSHKAR ROAD AJMER

2. श्री/श्रीमती/सुश्री PRAMOD JAIN
पुत्र/पुत्री/पत्नी श्री AMBA LAL JAIN उम्र 40 वर्ष

जाति JAIN व्यवसाय BUSS

निवासी RAM NAGAR AJMER ने की है जिनके

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

"This document contains security features like coloured background with Lacey Geometric Flexible Patterns and Subtle Logo images, Complex design, hard to copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."

(2013003801) उप पंजीयक, AJMER-2
(LEASE DEED (MORE THAN EQUAL TO 20 YEARS))



कार्यालय नगर सुधार न्यास, अजमेर



लीज डीड (पट्टा) ग्रुप हाउसिंग आवासीय भूखण्ड हेतु

यह इकरारनामा जो आज दिनांक 12/04/13
सुधार न्यास, जिन्हें इसके बाद न्यास कहकर संबोधित किया गया है दूसरी ओर रियलमार्ट प्रा. लि. जरिये निदेशक पवित्र कोठारी (जिनको इसके लीज धारक कहकर संबोधित किया गया है।

इस बात का साक्षी है कि रुपये 12,29,17,951=00 शब्दों में (बारह लाख बीस नव हजार बीस हजार नौ सौ पचास मात्र) की रकम निम्न रूप से नगर सुधार न्यास, अजमेर में जमा कराई गई है :-

क्र.सं.	राशि	रसीद नं.	दिनांक
1.	2500000=00	99206	27/02/13
2.	2,82,29,475=00	99273	06/03/13
3.	921 88 476=00	995/99498	12-4-13
4.			
कुल योग	12,29,17,951=00		

की सम्पूर्ण राशि उपरोक्तानुसार लीजधारक के द्वारा अदा कर दी गई है, और जिसकी रसीद नगर सुधार न्यास द्वारा स्वीकार कर ली गई है। और इसके उल्लेखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जायेंगे के एवज में नगर सुधार न्यास इसके द्वारा लीज धारक को जमीन का वह तमाम (जिसे इसके बाद जमीन कह कर संबोधित किया गया प्रदान और लीज करती है जो योजना कोटडा में स्थित है और अपनी सीमाओं और क्षेत्रफल के साथ इसके अन्तर्गत लिखे गये परिशिष्टि में अधिक पूर्णरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शों में लाल रंग से दिखलाया गया है, शर्तों और करारों के आधेन खरीददार अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात् :-

- लीजधारक नगर सुधार न्यास के कार्यालय में या अन्य ऐसे स्थान पर जिसे न्यास समय-समय पर इस हेतु नियम कर दे, प्रत्येक वर्ष अप्रैल के प्रथम दिन उक्त जमीन के संबंध में शहरी जमाबन्दी के तौर पर रुपये 336643=00 शब्दों में (तीन लाख छत्तीस हजार छः सौ तेयसीस मात्र) पेशगी अदा करेगा।

प्रथम पक्ष
(योजना प्रभारी अधिकारी)
नगर सुधार न्यास, अजमेर
नगर सुधार न्यास, अजमेर

उप पंजीयक अजमेर द्वितीय

द्वितीय पक्ष

Signature and Fingerprint of the second party.

2. लीजधारक द्वारा उक्त जमीन के लिये देय शहरी जमाबन्दी कम से कम 99 वर्ष की उपरोत्तर अवधि के अन्त में दोहराई जा सकेगी। किन्तु ऐसे किसी पुनरीक्षण के समय कोई बढ़ोतरी हो तो वह उस शहरी जमाबन्दी की रकम से जो उसे तुरन्त पूर्व अवधि में काबिल अदा थी, जिसके संबंध में ऐसी दोहराने की कार्यवाही की गई है, पच्चीस प्रतिशत से अधिक नहीं होगी। नियमान्तर्गत यदि भूमि का हस्तान्तरण, गिफ्ट आदि किसी भांती से होने पर शहरी जमाबन्दी की राशि ऐसे प्रत्येक संशोधन या हस्तान्तरण के साथ 25 प्रतिशत बढ़ जावेगा।
3. उपरोक्त तारीख तक किसी रकम या परिवर्धित रकम या उसके किसी अंश की जो शहरी जमाबन्दी के कारण वाजिब हो, अदायगी न करने पर न्यास ऐसी रकम या अंश को उसके तरीके से जो उस मालगुजारी की बकाया की वसूली की वसूली के लिए निर्देशित किया गया है, वसूल करेगी और वसूल करने के लिए सक्षम होगी
4. उक्त जमीन का उपयोग केवल ग्रुप हाउसिंग प्रयोजन हेतु किया जावेगा एवं उस पर केवल ग्रुप हाउसिंग उपयोग हेतु निर्माण किया जावेगा।
5. इस तहरीर दस्तावेज की तारीख से दो वर्ष या ऐसी अतिरिक्त अवधि के भीतर जो एतदर्थ न्यास द्वारा बढ़ा दी जावे खरीददार उक्त इमारत को नगर सुधार न्यास द्वारा स्वीकृत नक्शे या नक्शों के अनुसार इमारत बनवाने के ऐसे नियमों का पूर्णतया पालन करते हुए, बनवाकर पूरा कर लेगा जो उक्त समय, क्षेत्रफ या स्थल पर जिसमें या जहाँ उक्त जमीन स्थित हो लागू होते हैं, और तब तक इस तरीके पर उक्त जमीन पर इमारत न बना लेगा लीजधारक उक्त जमीन का न्यास के अलावा किसी को बेचान या बंधन या हिवा नहीं कर सकेगा।
6. लीजधारक उक्त जमीन या उस पर बनवाई गई इमारत या इमारतों या उन दोनों के किसी भाग के किसी ऐसे आशय के लिये पिछले पद में निर्देशित आशय के असंगत है बिना न्यास की लिखित स्वीकृति के न तो उपयोग में लावेगा और न उपयोग में लाने की अनुमति ही देय होगा।
- लीजधारक सक्षम अधिकारी को सीधे व तमाम साधारण विशेष और स्थानीय कर मय ब्याज और लागत अदा करेगा जो उक्त जमीन या उसके किसी भाग के संबंध में या उस पर बनाई गई किसी इमारत या इमारतों, बाह्य गृहों या बाड़ियों अन्य तामीरों के संबंध में या उस पर समय आमद किये या लगाये गये हो और काबिल अदा हों।
8. यदि नजराना अथवा शहरी जमाबन्दी नियत तिथी तक जमा नहीं की गई तो बकाया रकम पर नियमानुसार समय-समय पर राज्य सरकार/न्यास द्वारा निर्धारित दर से ब्याज व शास्ति देय होगी।
9. यह भूखण्ड रीको व आ.एफ.सी. के पास उनके ऋण पेटे रहन रखा जा सकता है।

नोट :- इस प्लॉट की सालाना शहरी जमाबन्दी 336,643=00 शब्दों में (.....) होती है। अतएव स्टाम्प में स. बहसियत बैचान इसके साथ लगाये जाते हैं।

प्रथम पक्ष
(योजना प्रभारी अधिकारी)
नगर सुधार न्यास, अजमेर

उप पंजीयक अजमेर द्वितीय

द्वितीय पक्ष

Signature



परिशिष्ट

कस्बे का नाम :-

पूर्व :-

पश्चिम :-

क्षेत्रफल

सीमा उत्तर :-

दक्षिण :-

योजना का नाम कोटा मानचित्र संलग्न है।

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

न्यास की और से
आज सन् के वें दिन

1. राजेंद्र सिंह
व्यवसाय जोशी नगर मध्याह्न आगरे
निवास स्थान मोहनपुर लोहवा प्रान्त नगर
मन्डि

राजेंद्र सिंह
साक्षी

2. चरनजीत मल्ल
व्यवसाय नगर सुधार मन्डि अजमेर
निवास स्थान अजमेर जलपट्टी मन्डि डेवाण लोहवा प्रान्त

चरनजीत मल्ल
साक्षी

आज शुक्रवार सन् 2013 के 12/4 वें दिन को

निम्नलिखित की उपस्थिति में उक्त

श्री पवित्र कोटारी

लीज धारक द्वारा कार्यालय नगर सुधार न्यास में हस्ताक्षर किये गये :-

साक्षी :- विनोद पेकोली

1. रामनगर, पुल्कट राड
निवास स्थान अजमेर

विनोद पेकोली
साक्षी

2. भूकेश कुमार
364/31 जल वि. ला.
निवास स्थान अजमेर



भूकेश कुमार
साक्षी

प्रथम पक्ष
(योजना प्रमारी अधिकारी)
नगर सुधार न्यास, अजमेर

द्वितीय पक्ष

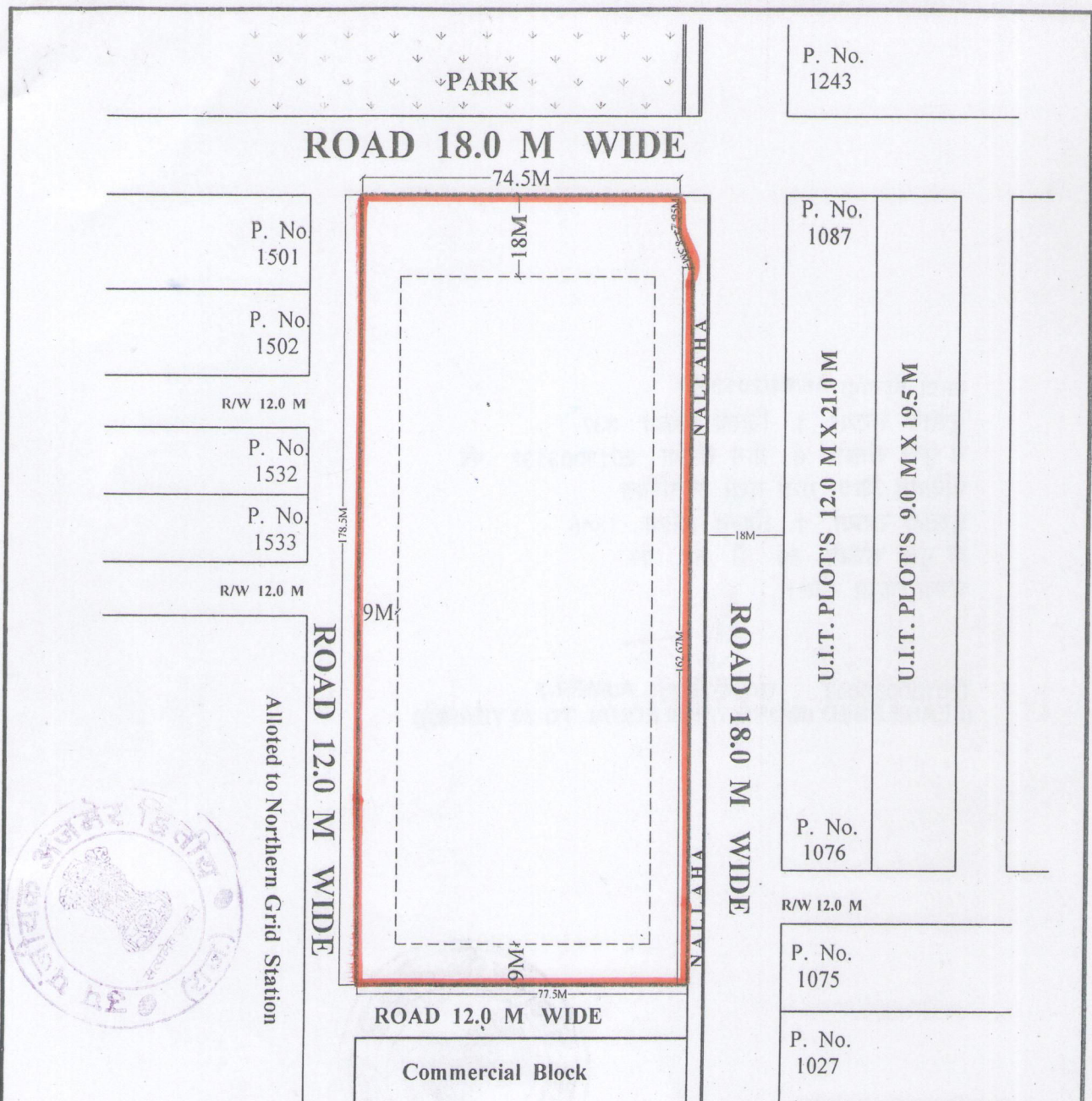
भूकेश कुमार



आज दिनांक 15/04/2013 को
पुस्तक संख्या 1 जिल्द संख्या 337
में पृष्ठ संख्या 6 क्रम संख्या 2013003137 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1345
के पृष्ठ संख्या 54 से 63 पर
चस्पा किया गया।

(2013003801) उप पंजीयक, AJMER-2
(LEASE DEED (MORE THAN EQUAL TO 20 YEARS))

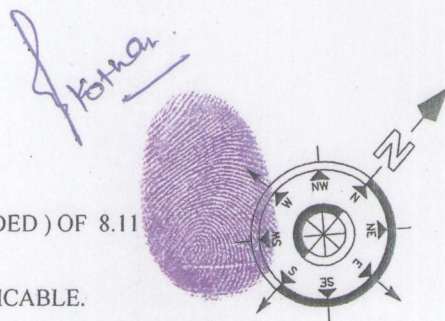




NOTE :-

1. PLOT SIZE & AREA :- = 13811.00 SQ. Mtrs.
2. PLOT SHOWN IN RED
3. MIN. SET BACKS :- 18.0 M, 9.0 M, 9.0 M, 9.0 M,
4. PERMISSABLE COVERAGE :- 35 %
5. F.A.R. :- 1.33, MEX :- 2.25
6. MAX. HIGHT = AS PER BUILDING BYELAWS 2010 (AMENDED) OF 8.11
7. WATER HARVESTING IS COMPULSORY AS PER LAW

ALL BUILDING BYELAWS 2010 (AMENDED) WILL BE APPLICABLE.



DRN BY :-

[Signature]
10/4/13

SCALE :- 1CM = 15.0 Mtrs

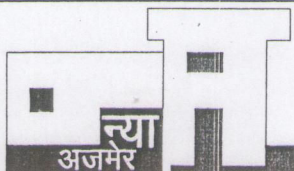
CHECKED

[Signature]
10.4.13

DRAUGHTSMAN

Jr. ENGINEER

ASST. TOWN PLANNER



SITE PLAN OF (GROUP HOUSING) PLOT No. G - 5
AT KOTRA RESIDENTIAL SCHEME, AJMER.

URBAN IMPROVEMENT TRUST, AJMER. 305006

आज दिनांक 15/04/2013 को
पुस्तक संख्या 1 जिल्द संख्या 337
में पृष्ठ संख्या 6 क्रम संख्या 2013003137 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1345
के पृष्ठ संख्या 54 से 63 पर
चस्पा किया गया।

(2013003801) उप पंजीयक, AJMER-2
(LEASE DEED (MORE THAN EQUAL TO 20 YEARS))

