

ATULYA MATHUR
Advocate
Rajasthan High Court

Ph.01442343999
34, Arya Nagar, Alwar

Shri Hari Singh and Sh Girraj Singh S/o Sh. Jagmal Singh R/o
Shajapur Teh. Nimrana. (Land Owner)
M/s Neemrana Estate Private Limited
2/275, sector 2 Vidhyadhar Nagar Jaipur (Developers)

Date-

Sub:- Search Report regarding residential(Group
Housing) out of khasra No. 967 and 968
village Chobara Teh. Behror Distt. Alwar
belonging to Sh. Hari Singh and Sh.
Girraj Singh S/o Sh. Jagmal Singh.(Land
Owner). And M/s Neemrana Estate Private
Limited (Developers)

Dear Sir,

I have examined the documents of title regarding residential
Group Housing) out of khasra No. 967 and 968 Chobara Teh.
Behror Distt. Alwar belonging to Sh. Hari Singh and Sh. Girraj
Singh S/o Sh. Jagmal Singh.(Land owner.) And M/s Neemrana
Estate Private Limited (Developers) I got the search of Sub-
Registrar Alwar searched last 13 years. I am giving my report as
under :

A Photo copy of documents submitted for examination:-

- (i) Photo copy Sale Deed dt. 23-03-2004 executed by Sh.
Purshottam in favour of Smt. Shankuntla Devi of khasra No.
968 Rakba 61 heirs. The sale deed was registered by Sub-
Registrar Neemrana Alwar dated 24-03-2004 at searl No. 1403.
- (ii) Photo copy Sale Deed dt. 23-03-2004 executed by Sh. Vinod
Kumar in favour of Smt. Shakutla Devi of khasra No.967 Rakba
71 heirs. The sale deed was registered by Sub-Registrar
Neemrana Alwar. Dated 24-03-2004at searl No. 1402.

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- (iii) Photo copy Notice issued by UIT, Bhiwadi regarding any objection of khasra NO. 967 and 968 for surrender of land dated 23-02-2010.
- (iv) Photo copy Land Allotment letter vide No. 254/2011 dt. 25-04-2011 issued by UIT Bhiwadi under the land revenue Act 1956 u/s sec. 90 B and UIT Act. Sec. 60 in the name of Shakutla Devi under the terms and conditions.
- (V) Photo Copy Lease exemption Certificate letter vide No. 257/11 dt. 25-04-2011 issued by UIT Bhiwadi Alwar in favour of Smt. Shakutla Devi.
- (VI) Photo Copy Possession letter vide No. 256/11 dt. 25-04-2011 issued by UIT Bhawadi Alwar in favour of Smt. Shankutla Devi.
- (VII) Photo Copy Lease Deed with site plan dt. 25-04-2011 executed by Governor Of Rajasthan through UIT Bhawadi Alwar in favour of Smt. Shakutla Devi . The lease Deed was registered by Sub-Registrar Neemrana dated 26-04-2011 at searl No.2011000668. under the terms and conditions.
- (VIII) Photo Copy Development Agreement dated 29-03-2013 executed between Smt. Shankutla Devi and M/s Neemrana Estate Private Limited. The Development Agreement was registered by Sub-Registrar Neemrana dt. 29-03-2013 at searl No. 2013001126 under the terms and conditions.
- (IX) Photo Copy Death certificate of Smt. Shankutla Devi dated 10-04-2013.
- (X) Photo Copy Will dated 26-04-2011 executed by Smt. Shakutla Devi in favour of Sh. Hari Singh and Sh. Girraj Singh S/o Sh. Jagmal Singh. The will was registered by Sub-Registrar Neemrana dt. 26-04-2011 at seral No. 2011000005.
- (XI) Photo Copy Name Transfer order vide No. 1040/13 dated 21-05-2013 issued by UIT Bhiwadi Alwar and entered the name of Sh. Hari Singh and Sh. Girraj S/o Sh. Jagmal Singh in his record.
- (XII) Photo Copy Additional Development Deed dated 12-06-2013 executed between Sh. Hari Singh Sh. Girraj Singh and M/s Neemrana Estate Private Limited. The additional

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Development Agreement was registered by Sub-Registrar Neemrana on 12-06-2013 at seral No. 2013002087.

- (XIII) Photo Copy power of attorney dated 12-06-2013 executed by Sh. Hari Singh and Girraj Singh in favour of M/s Neemrana Estate Private Limited. The power of attorney was registered by Sub-Registrar Neemrana on 12-06-2013 at seral No. 2013000013.
- (XIV) Photo Copy Construction permission vide No. 2686-87/14 dated 12-08-2014 issued by UIF Bhiwadi in the name of Sh. Hari Singh and Sh. Girraj Singh under the terms and conditions.
- (XV) Photo Copy Supplementary Document dated 24-09-2015 executed between Sh. Hari Singh, Sh. Girraj Singh and M/s Neemrana Estate Private Limited

B Description of Property :

That the of land being the Residential (Group Housing) land in khasra No. 967 & 968 village Chobara Teh Behror Distt. Alwar containing by a measurement of 12969.36 Sq. Mt. situated at village Chobra Teh. Behror. Height as per building by laws set back 15m,9.0m,9.0m,9.0m set back all building laws as per Viniyam 2010 will be applicable and bounded as follows- North- Khasra No. 969, south-Road 18Mtr. East khasra No. 974) 983, west-others agriculture land.

C Flow of Title :

The Urban Improvement Trust Alwar is a statutory body constituted by state government for urban development. It acts under statute and all acts done by Urban Improvement Trust Alwar has legal force. The agriculture land khasra No. 968 of 61 heirs was purchased by Smt. Shakutla Devi vide sale deed dated 23-03-2004 from Sh. Purshottom. The sale deed was registered by Sub-Registrar Neemrana Distt. Alwar dt. 24-03-2004. Sh. Vinod Kumar executed the sale deed dt. 23-03-2004 in favour of Smt. Shakutla Devi of khasra No.

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968 Rakba 71 heirs. The sale deed was registered by Sub-Registrar Neemrana Distt. Alwar dated 24-03-2004. The UIT Bhiwadi issued the public notice vide No. 18/10 dt. 23-02-2010 u/s sec. 90 B of Rajasthan Land Revenue Act. and Rajasthan Tenancy Act 1955 regarding any objection of khasra No. 967&968 village Chobra. The UIT Bhawadi issued the Allotment Letter vide No. 254/2011 dated 25-04-2011 u/s sec. 90 B of Rajasthan Land Revenue Act and u/s sec. 60 of UIT Act in the name of Shakutla Devi of khasra No 967&968 measuring 12969.36 Sq. Mtr. Village Chobra Teh. Behror for 99 years and others under the terms and conditions. The UIT Bhiwadi issued the lease exemption Certificate vide No. 257/11 dated 25-04-2011 in the name of Smt. Shakutla Devi. The UIT Bhawadi issued the office order vide No. 256/11 dated 25-04-2011 regarding possession land.

The Governor of Rajasthan through Urban Improvement Trust Bhawadi executed the Lease Deed with site plan dated 25-04-2011 in favour of Smt. Shakutla Devi under the terms and conditions. The lease deed was registered by Sub-registrar Neemrana dated 26-04-2011.

The Development Agreement dated 29-03-2013 was executed between Smt. Shakutla Devi and M/s Neemrana Estate Private Limited. The Development Agreement was registered by Sub-registrar Neemrana dated 29-03-2013.

Smt. Shakutla Devi was expired on 10-04-2013 Smt. Shakutla Devi executed the Will dated 26-04-2011 in favour of his sons Sh. Hari Singh and Sh. Girraj Singh of above land. The Will was registered by Sub-Registrar Neemrana dated 26-04-2011. The UIT Bhiwadi issued the Name transfer Order vide No. 1040/13 dated 21-05-2013 and entered the name of Sh. Hari Singh and Sh. Girraj Singh S/o Sh. Jagmal Singh in his record. The Development Agreement (Additional Deed) executed between Sh. Hari Singh, Sh. Girraj Singh and M/s Neemrana Estate Private Limited under the terms and conditions. The Development Agreement (Additional Deed) was registered by Sub-Registrar Neemrana

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dated 12-06-2013. Sh. Hari Singh and Sh. Girraj Singh executed the power of attorney in favour of Neemrana Estate Private Limited through his Director Sh. Manoj Kumar Yadav. The power of attorney was registered by Sub-registrar Neemrana dated 12-06-2013. The UIT Bhiwadi issued the construction permission vide No. 2686-87/14 dated 12-08-2014 in the name of Sh. Hari Singh and Sh. Girraj Singh under the terms and conditions. The supplementary Document executed between Sh. Hari Singh, Sh. Girraj Singh and M/s Neemrana Estate Private Limited dated 24-09-2015. This Supplementary Document was Notarized dated 24-09-2015 regarding share of plots. Sh. Hari Singh and Sh. Girraj Singh (Land Owner) and M/s Neemrana Estate Private Limited (Developers) have a valid title over the above property.

D Marketability of Title :

Sh. Hari Singh and Sh. Girraj Singh (Land Owner) and Neemrana Estate Private Limited (Developers) have perfect valid title over property subject to the terms and conditions of the Lease Deed. If the above mortgagor deposit the original documents which are mentioned in para A. The above property has no encumbrance. financial assistance can be provided on the basis of above property.

Encl:

One Receipt

Yours faithfully,

Atulya Mathur
(Atulya Mathur,)
Advocate



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प्रिश्य पत्र - 542000) रूपया

327
12/11/24
प्रिश्य पत्र - 542000) रूपया
5-7-24

विशेषता - पुरुषोत्तम उम्र 60 साल पुत्र की स्मृति स्थापना
निवासी शास्वतपुर तहसील बरौड़ जिला अजमेरराजस्थान --

प्रेता - ललितलाल उम्र 65 साल स्त्री की स्मृति स्थापना
निवासी शास्वतपुर तहसील बरौड़ जिला अजमेरराजस्थान

विवरण -- बाराबी खसरा नम्बर 968 रकबा 61 सैर बाव बाड़ी पौके मौजा
बोबारा तहसील बरौड़ में स्थित है इस नम्बर में कोई बुवा को
मकान नहीं है ग्राम की बाबाबी है 2 कि० मी० दूर है झुंड है 3
कि० मी० दूर है इस बाराबी की बावत कोई स्थान बावेल छातुनीरी।

श्रीमान
उप पंजिदर
बीकानेर (राजस्थान)

बो कि बाराबी खसरा नम्बर 968 रकबा 61 सैर बाव बाड़ी पौके मौजा
बोबारा तहसील बरौड़ जिला अजमेर राजस्थान में स्थित है जो मकान बामावन्दी
के रिकार्ड के अनुसार में बाबा साहेब का स्मारक है तथा पौके परमपरा की
स्मृति है उपरोक्त बाराबी को दीर्घकाल मुक्तिकर करने का अधिकार बावेल

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पत्र

पु. 20/11/24



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04AA 509655

है हर प्रकार के भार से मुक्त है कोई घरकारी मतालवा बाकी नहीं है। अब
उपरोक्त काराबी तपरा नम्बर 968 रकबा 61 सैयर बल बाही बाँके मोबा
बोबारा तहसील बरौड़ जिला कन्नर राजस्थान में स्थित है जिसको सु
542000) पाँच लाख बियालीस हजार रुपया में ^{खुदका} ~~बिना~~ देवी स्त्री की
बगमालजिर्न नाति बहीर बिनापी ठाण्वापुर तहसील बरौड़ जिला कन्नर राज0
हो अब माला कलाम कला बौ लिख देता हूँ कि अब पहले उपरोक्त काराबी पर
मेरा ही कला था अब कुछ एक बहुत बाँकेतारी दि० रकबा पर कला हरिद्वार
का मोके पर करा दिया गया है हरिद्वार से बरे कल की कुछ रकबा बैठन कालत
कोडी कोडी प्राप्त कर ली है कोई रकम बाकी नहीं रही है अब कनामा किली
दुका कानुनी बाँके बाती व हकूमत है उपरोक्त काराबी कला हरिद्वार है
निकल बाँकेगी तो बरे कल व रजिस्टरी का कर्ता में बाया कनी बाच बाच बौ
दीगर बायदा है जो करुना काराबी का हकूमत मेरी गैर मौजूदगी में कला
का एक हरिद्वार को होगा और अब कनामा का पनस्त कर्ता हरिद्वार ने ही कने
पास है कला किया है। अब कनामा में लाल 33 व 34 रकबा है।

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सह पंजीयक
दीवराधि (बलपथ)

सुदु घोतक का



व्यक्ताना स्टाम्प किता ३ कैर १ (किमव ३००००) रुपया पर मैं बाया जनी
राजीवुषी होष लाष दुरुस्ती में लिता दिया कि छन रहे समय पर काम बायै
ता ३३-३-२००४ न० मौललाल तारां वपीबागसीध महरौड़ के बाया के लिता
पढकर पुना व छका दिया गया है रजिस्टर नम्बर ३४ पर दर्ज है ताछर
दस्तावेज मविध्य मे दस्पष्ट छं कठनीय हो बायेगा तो पंजियन छं छुकि
विभाग की कोई विम्वेताही नही लेगी । ता०न० १६, मे हब्द काट कर उछे उपर
छुका लिता है बिध पर विम्वेता के दस्तावे ।

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दस्तावे विम्वेता

(Signature)

दस्तावे मुता *(Signature)*

मवाही: *(Signature)*

मवाही: *(Signature)*

(Signature)

(Signature)

(Signature)

(Signature)

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(Signature)
हय पंजियन
वीरगंवा (मकर)



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वी- विषय पर 6305000 रुपये

5/11/2019
विशेष
पंजीयक
कीर्ति कुमार शर्मा
ज्येष्ठ सहायक सचिव
नगरपालिका
काठमाडौं

१ विवेका - विनोद कुमार उम्र 35 साल पुत्र श्री गुरुचोखन शर्मा बाति ब्राह्मण
निवासी बंसीपुर ता.बहापुर तहसील बरौली जिला उत्तर प्रदेश

श्रेता - सुनतादेवी उम्र 65 साल स्त्री श्री ब्रजमालादेवी बाति बहीर
निवासी बंसीपुर ता.बहापुर तहसील बरौली जिला उत्तर प्रदेश

विवरण - बाराही तपरा नम्बर 967 रकबा 71 हेक्टर बाग बाड़ी बाँके
मोना चौबारा तहसील बरौली जिला में स्थित है यह नम्बर में कोई
कृषि भी नहीं है ग्राम की बाबासी से 2 कि० मी० दूर है
पड़क बाँके से 3 कि० मी० दूर है यह बाराही की बागवत को
स्थान बाँके लागू नहीं है ।

कीर्ति कुमार शर्मा
ज्येष्ठ सचिव
नगरपालिका (अ.स.स.)

बो कि बाराही तपरा नम्बर 967 रकबा 71 हेक्टर बाग बाड़ी बाँके मोना
चौबारा तहसील बरौली जिला में स्थित है जो नक्का बहावानी के रिकार्ड के अनुसार
में बाग बाँके काबज है तथा मोना पर एतारा हो गया है । इन तपरा
बाराही को मुक्त करने का अधिकार बाँके है इसका के पार से मुक्त है।

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कि.कुमार



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04AA 509392

१४ बाराबी छपरा नम्बर ९६७ रकमा ७१ रणर बाब बाही पाके मौबरा चौबारा तखील कहरौड़ छालिम रकमा को रुप ६९०६००) इ: बाब तीघ छार पान धो रुपया ने छुनछा पेरी स्त्री की बगनालछिं बाति छीर भिवाधी शाखकापुर तखील कहरौड़ बिला छार रामस्थान को नय माला कलान करता धो छिद देता हूं कि बाब पहले उपरोक्त बाराबी पर मैरा की कल्ला या बाब छुल एक एक बातेमारी दिख्य रकमा पर कल्ला छरीदार का मौके पर करा दिया गया है। छरीदार है जो नय की छुल रकम वैतन कालत अंछी मोठी प्राप्त कर ली है। कोई रकम बाकी नही रही है जार क्यमाना किछी मुकदमा बाबुनी पाके बाही व हकूमत है उपरोक्त बाराबी कल्ला छरीदार है निष्ठ बातेगी तो जो नय व रजिस्टरी का तपान मै पाया कनने बाब बाब धो दीगर बाक्याद है कता करुगा बाराबी का हककात मैरी मैर मौबुदनी मै कल्लाने का एक छरीदार को छोला। एव क्यमाना का जखस्त तपान छरीदार ने ही जमै पाच ऐकदा किया है।

२५ एव क्यमाना मै हाके रु. २ व ३२०० रु. है क्यमाना स्टाप्प किता २

दीपक
 छप पंजियक
 बीनपाया (बलक)

विदेवमरुत



Handwritten notes on lined paper:

27-3-94

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राज की अनेक पुस्तकें खरीदीं

महि (अपेक्षा) देवता माला

इसे - महि (अपेक्षा) देवता माला

1305.00

38.000

रु. 1305.00

रु. 38.000

हो नि

தமிழக அரசு

Only 7 hours

१. महाराष्ट्र का विद्रोह - १९४७-४८
 २. गुजरात का विद्रोह - १९४७-४८
 ३. मद्रास का विद्रोह - १९४७-४८
 ४. बंगाल का विद्रोह - १९४७-४८
 ५. पंजाब का विद्रोह - १९४७-४८
 ६. उत्तर प्रदेश का विद्रोह - १९४७-४८
 ७. मध्य प्रदेश का विद्रोह - १९४७-४८
 ८. राजस्थान का विद्रोह - १९४७-४८
 ९. हरियाणा का विद्रोह - १९४७-४८
 १०. झारखण्ड का विद्रोह - १९४७-४८

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समर्थन

24/3/04
I- विद्युत मशीन-
के ग्राहक माला 102 न
माला माला 102 न
माला 102 न
माला 102 न
माला 102 न
माला 102 न

सप. वरीष्ठक



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32 पैपर 1 कीमत 85000) छठार रुपया पैर में बाया बानी रावी मुषी लोप
बनाम दुरुस्ती में लिखा दिया कि एक रई समय पर काम जावे ता 23-3-2004
को मौलालाल झाँ वकीलानीप बरौहें बने बाया के लिखा पढकर हुना व बनका
दिया गया है रजिस्टर नम्बर 35 पर दर्ज है बाफर वस्त्वान भविष्य में वस्त्व
अं वस्त्वनीय लौ बायेना लौ पंथियन अं मुर्क विभाग की लौरे विस्वारी नही

33 होगी ।
3-20

हस्ता 10 धिरेता

विधिपुत्रवर्मा

हस्ता 10 झा
ज. वि. श्रीमती अनुमता मोहन

गवाही:- ज. वि. श्रीमती अनुमता मोहन 57 मोता मोता मोहन 57 मोता मोता मोहन 57

गवाही:- सुमान

सुमान मन्त्र 57 मोता मोता मोहन 57
2010 + मोता मोता मोहन 57
तो सुमान

हस्ता 10 झा
ज. वि. श्रीमती अनुमता मोहन

हस्ता 10 झा
ज. वि. श्रीमती अनुमता मोहन

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कार्यालय नगर विकास न्यास, भिवाड़ी

क्रमांक 257/11

दिनांक 25/04/11

प्रेषित :-

श्री/श्रीमती शकुन्ता देवी
पति/पत्नी श्री जगमाल सिंह

V.P.O. शाहजहापुर अन्तर्गत (पिन)

प्रमाण-पत्र

1. भू-स्वामी का नाम श्री मती शकुन्ता देवी
2. पिता/पति का नाम श्री जगमाल सिंह
3. भूखण्ड संख्या कृषि शक्ति विभाग जयपुर जिला
4. योजना का नाम 967968 रकबा 12969-38 बीघा
5. क्षेत्रफल 1296938 वर्ग मीटर
6. आवंटन की तिथि
7. कच्चा पत्र जारी होने की तिथि
8. वार्षिक शहरी जमाबन्दी की राशि 12409/-
9. पूर्व की बकाया सीज राशि
10. एक मुश्त शहरी जमाबन्दी की राशि 868635/-
(कालम 8 की 7 गुना राशि)
11. कुल बकाया समस्त जमा राशि 992726/-

उपरोक्त राशि मो. लास बनने लगा सख्त से दवांस हफ्त माल रूपसे रसीद संख्या 377/01 दिनांक 14/2/11 द्वारा जमा करा दिये गये हैं।

अतः आवंटन की शर्त संख्या 1000 में अंकित अवधि के लिए अर्थात् दिनांक

से 99 वर्ष तक के लिए शहरी जमाबन्दी के भुगतान से उक्त भूखण्ड को मुक्त किया जाता है।

(हस्ताक्षर)
निदेशक

राष्ट्रीय राजधानी क्षेत्र परियोजना
एवं सचिव नगर विकास न्यास
भिवाड़ी

क्रमांक

दिनांक

प्रतिलिपि :-

स० लेखाधिकारी नगर विकास न्यास को प्रेषित कर लेख है कि उक्त भूखण्ड की तदनुसार प्रविष्टि अंकित कराने की व्यवस्था करावें।

(हस्ताक्षर)
निदेशक

राष्ट्रीय राजधानी क्षेत्र परियोजना
एवं सचिव नगर विकास न्यास
भिवाड़ी

कार्यालय नगर विकास न्यास, भिलाड़ी

क्रमांक 253/11

दिनांक 25/04/11

प्रेषित :-

श्री/श्रीमती राकेश चंद
पति/पत्नी श्री जगजित सिंह

V.P.O. 2002 जगजित अग्रवाल (संग)

प्रमाण-पत्र

1. भू-स्वामी का नाम श्री मनी संकुमार लोधी
2. पिता/पति का नाम श्री जगजित सिंह
3. भूखण्ड संख्या कृषि क्षेत्र निचला भाग 11 ब्लाक 90
4. योजना का नाम 567948 रजवा 1983-88 की योजना
5. क्षेत्रफल 129833 वर्ग मीटर
6. आवंटन की तिथि -
7. कब्जा पर जारी होने की तिथि -
8. वार्षिक शहरी जमाबन्दी की राशि 124098/-
9. पूर्व की बकाया सीज राशि -
10. एक मुश्त शहरी जमाबन्दी की राशि 868635/-
(कालम 8 की 7 गुना राशि)
11. कुल बकाया समस्त जमा राशि 992726/-

उपरोक्त राशि श्री लाल बानर्जी एजेंट सतलु टापी (कलकत्ता) रुपये
रसीद संख्या 377/01 दिनांक 14/2/11 द्वारा जमा करा दिये गये हैं।

अतः आवंटन की शर्त संख्या एक में अंकित अवधि के लिए अर्थात् दिनांक -
से 99 वर्ष तक के लिए शहरी जमाबन्दी के भुगतान से उक्त भूखण्ड को मुक्त किया जाता है।

निदेशक

राष्ट्रीय राजधानी क्षेत्र परियोजना
एवं सचिव नगर विकास न्यास
भिलाड़ी

क्रमांक _____

दिनांक _____

प्रतिलिपि :-

ब० लेखाधिकारी नगर विकास न्यास को प्रेषित कर लेखा है कि उक्त भूखण्ड की तदनुसार प्रविष्टि
अंकित कराने की व्यवस्था करावें।

निदेशक

राष्ट्रीय राजधानी क्षेत्र परियोजना
एवं सचिव नगर विकास न्यास
भिलाड़ी

कार्यालय नगर विकास न्यास, भिवाड़ी

कार्यालय आदेश

इस कार्यालय के पर डायरेक्ट कृषि विभाग के नियमित के 25/10/11 द्वारा
 श्री/श्रीमती शकुन्तादेवी पु./पति श्री जगमोहन सिंह
 निवासी प.प. 8 साईनगरा प्र. वि. जलगा (सक. 8) को, योजना साईनगरा प्र. वि. जलगा
 में भू-खण्ड/निर्मित भवन संख्या कृषि विभाग क्षेत्रफल 12989-36 वर्ग मीटर वही मीटर लंबाई/चौड़ाई
 गहिराई द्वारा आवंटन/विक्रय किया गया है।

चूंकि उपरोक्त आवंटनी ने जमा भू-खण्ड/निर्मित भवन की पूर्ण राशि रु. 1240000/-
 जमा करा दी है एवं आवंटन की सम्पत्ति अर्पित कर ली है। अतः उपरोक्त आवंटित भू-खण्ड/निर्मित भवन का
 कब्जा इन्हें सुपुर्द कर देने के आदेश एतद् द्वारा प्रदान किये जाते हैं।

निदेशक

राष्ट्रीय राजधानी परियोजना क्षेत्र एवं
 सचिव, नगर विकास न्यास, भिवाड़ी।

क्रमांक 252/11

दिनांक 25/10/11

प्रतिलिपि:-

1. श्री/श्रीमती शकुन्तादेवी पु./पति श्री जगमोहन सिंह
 निवासी प.प. 8 साईनगरा प्र. वि. जलगा (सक. 8)
 को प्रेषित कर निवेदन है कि न्यास के निदेशक/कनिष्ठ अभियन्ता से भीके पर कब्जा 15 दिवस की समयावधि
 में आवश्यक रूप से प्राप्त कर लें। यदि कोई असुविधा हो तो कृपया अवगत करावें। साथ ही यह भी नोट कर
 लें कि यदि आप द्वारा 15 दिन की अवधि में कब्जा प्राप्त नहीं किया गया हो तो आप द्वारा स्वतः ही कब्जा प्राप्त
 करना मान लिया जावेगा।
2. सहायक/कनिष्ठ अभियन्ता श्री/श्रीमती सुप्रीति
 को प्रेषित कर लेख है कि आवंटनी को निर्धारित अवधि में भौतिक कब्जा संभाल कर संलग्न कब्जा
 प्रपत्र आवंटन शाखा में जमा करावें।
3. नगरीय शाखा को सूचनावर्धे।

निदेशक

राष्ट्रीय राजधानी परियोजना क्षेत्र एवं
 सचिव, नगर विकास न्यास, भिवाड़ी।

नगर विकास न्यास, भिवाड़ी

कब्जा प्रपत्र

कार्यालय आदेश क्रमांक _____ दिनांक _____ को अनुपालन में
 भू-खण्ड/निर्मित भवन _____ योजना _____ भिवाड़ी
 आकार _____ का भौतिक कब्जा भीके पर श्री _____
 सहायक/कनिष्ठ अभियन्ता नगर विकास न्यास से आज दिनांक _____ माह _____ वर्ष _____
 को प्राप्त किया।

इसतुलन दिनांक सहित
 (कब्जा प्रदानकर्ता)

इसतुलन दिनांक सहित
 (कब्जा प्राप्तकर्ता)

कार्यालय नगर विकास न्यास, मिवाडी

भू-आवंटन पत्र

(राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90(बी) के प्रावधानों में नगर सुधार अधिनियम की धारा 60 के अन्तर्गत)
क्रमांक:आवंटन/ 251/2011 दिनांक 25/04/17
भूखण्डधारी का नाम : श्रीमती शकुन्तला देवी पत्नि श्री जगमान सिंह
पता : ग्राम शाहजहाँपुर तहसील बहरोड जिला अलवर
खसरा नम्बर : 967 व 968 ग्राम चौबारा तहसील बहरोड
क्षेत्रफल : 12969.36 वर्गमीटर

राजस्थान नगर सुधार न्यास अधिनियम 1956 की धारा 60 एवं राज्य सरकार की स्वीकृति पत्रांक पं. 3 (1141) गविमि/2010 जयपुर दिनांक 12.10.2010 की अनुपालना में आवासीय (ग्रुप हाउसिंग) उपयोग हेतु रूपांतरण कर नियमन दर पर पुनः आवंटित किया जाता है। आवंटन की शर्तें निम्न प्रकार होंगी:-

1. यह आवंटन 99 वर्ष की लीज पर किया जाता है।
2. इस भूखण्ड पर नियमानुसार शहरी जमाबंदी देय होगी जो कि वर्तमान में उस क्षेत्र की नियमन दर/आवृत्ति दर का 2.5 प्रतिशत (यथा लागू) प्रतिवर्ष प्रति वर्गगज है। शहरी जमाबंदी की उक्त राशि की नियमानुसार समय-समय पर बढ़ोतरी की जायेगी।
3. भवन निर्माण का कार्य मानचित्र स्वीकृति जारी होने की तिथि से 3 वर्ष की अवधि में पूर्ण करना होगा।
4. न्यास से भवन के मानचित्र को नियमानुसार स्वीकृत करवाना होगा।
5. बाह्य विकास शुल्क में आवंटनी द्वारा जमा से न्यास द्वारा किया गया वार्षिक व्यय अधिक होने पर आवंटनी द्वारा अन्तर राशि जमा कराई जायेगी।
6. यह आवंटन पत्र भूखण्ड के समूह आवासीय प्रयोजनार्थ है। निर्मित भूखण्ड के सम्बन्ध में राज्य सरकार के आदेश व सदन विनियमों के प्रावधानों के तहत साईट प्लान के अनुसार ही निर्माण नियमित किया जाता है तथा नियमन योग्य व अयोग्य निर्माण के सम्बन्ध में सम्बन्धित विनियमों के अनुसार कार्यवाही की जायेगी।
7. सड़क में आने वाली भूमि न्यास को निशुल्क समर्पित करनी होगी।
8. साईट प्लान मिवाडी भवन विनियम 2010 के अनुसार जारी किया गया है।
9. लीजहोल्ड की अवधि समाप्त होने पर भूखण्ड न्यास में निहित हो जायेगा तथा कोई राशि नहीं लौटाई जायेगी।
10. आवंटनी द्वारा केन्द्रीय भू-जल प्राधिकरण से अनिवारित प्रमाण पत्र लेकर योजना प्रारंभ की जायेगी।
11. प्राचीन के आवेदन अनुसार भूखण्ड पर प्राचीन का कब्जा निर्विवाद मानकर यह आवंटन पत्र जारी किया जा रहा है। अतः कच्चे सम्बन्धित किसी भी प्रकार के विवाद के लिए न्यास जिम्मेदार नहीं होगा।
12. आवंटनी द्वारा भूखण्ड विक्रय करने पर केता द्वारा भूखण्ड का विस्तारण नगर विकास न्यास मिवाडी में नियमों के अनुसार करवाना होगा।

सचिव
नगर विकास न्यास, मिवाडी



राजस्थान RAJASTHAN

M 445945

5

Provided that if the Lessee/Sub-Lessee is desirous of using the said property or, the building thereon for a purpose other than the approved use the Lessor may allow such change or use on such terms and conditions, including payment of additional premium and additional rent as the Lessor may in its absolute discretion determine.

10. If the sum payable towards the premium of the yearly Urban Assessment hereby reserved or any part thereof shall at any time be in arrears and unpaid for one calendar month next after any of the days wherein the same shall have become due whether the same shall have been demanded or not or if it is discovered that this lease has been obtained by suppression of any fact or, by any misstatement, misrepresentation or fraud or if there shall have been in the opinion of the Lessor, whose decision shall be final, any breach by the Lessee or by any person claiming through or under him of any of the covenants or conditions contained herein and on his part to be observed or performed then and in any such case, it shall be lawful for the Lessor, notwithstanding the waiver of any previous cause or right of the entry upon the said plot hereby demised and the building thereon to re-enter upon and take possession of the said plot and the building and fixtures thereon and thereupon this lease and everything therein contained shall cease and determine and the Lessee shall not be entitled to any compensation whatsoever nor to return of any premium paid by him.

Provided that notwithstanding anything contained herein to the contrary, the Lessor may without prejudice to this right on re-entry as aforesaid, and his absolute discretion, waive or condone, breaches, temporarily or otherwise, on receipt of such amount on such terms and conditions as may be determined by him may also accept the payment of the said sum or sums of the urban assessment which shall be arrears as aforesaid together with interest at the rate 12%(percent) per annum.



अ. नि. 2/कुलमा देवी

उप प्रमुख
नगरपालिका (अलखी राजा)

सचिव
नगर पालिका, न्याय, विवादी



दिनांक २१-२-११ पत्र सं० १६१९
श्री अ. कुमलदेवी जी की पताकादि
प्राप्ति २१/२/११
बासो मीर ३५
हस्त

२१/२/११
अ. कुमलदेवी





राजस्थान RAJASTHAN

N 445946

6

11. No forfeiture or re-entry shall be effected until the Lessor has served on the Lessee/Sub-Lessee a notice in writing:

- i. Specifying the particular breach complained of, and
- ii. If the breach is capable of remedy, requiring the Lessee to remedy the breach, and the Lessee fails within such reasonable time as may be mentioned in the notice to remedy the breach if it is capable of remedy, and in the event of the forfeiture or, re-entry the Lessor may in his discretion, relieve against forfeiture on such terms and conditions as he thinks proper.
- iii. In case this Lease has been obtained by suppression of fact and misstatement, misrepresentation or fraud.

12. The Lessee/Sub-Lessee shall be entitled to mortgage the property and shall be entitled to create second charge in favor of Financial Institutions/Banks/any other Institution.

13. All provisions of the Rajasthan Urban Improvement Act, 1959 and the rules made hereunder such as the Rajasthan (Disposal of Urban Land) Rules, 1974, The Rajasthan Urban Areas (Sub-Divisions, Reconstitution and Improvement of plots) Rules, 1975; Building Bye Laws Vinium 2010; Allotment Letter and any notification issued/ to be issued under the said Act by the Department of Urban Development and local self Government of Rajasthan shall be effective on the Lessee.



उप. नि. शकुन्तलादेवी

उप. नि. शकुन्तलादेवी
उप. नि. शकुन्तलादेवी

उप. नि. शकुन्तलादेवी
उप. नि. शकुन्तलादेवी



दिनांक 21-2-11 एमिन सं 1669
श्री अ.पि.अ.कु.ला.देवी श्री अ.पि.अ.कु.ला.देवी
प्राप्ति १५/२/११ २११५२५२
प्राप्ति १५/२/११ १५०
हस्त १५/२/११ १५०



अ.पि.अ.कु.ला.देवी



राजस्थान RAJASTHAN

M 445947

7

14. The Lessor may authorize the Chairman of the Urban Improvement Trust or any other officer to exercise all or any of the powers exercisable by him under this lease.
15. The Urban Assessment hereby reserved is liable to revision after every fifteen years and also any such transfer by sale or gift otherwise but such increase shall not exceed 25% of the Assessment previously charged.
16. All notices, orders, directions, consent or approval to be given under this Lease shall be in writing and shall be signed by such officer as may be authorized by the Lessor and shall be considered as duly served upon the Lessee/Sub-Lessee or any person claiming any right to the aforesaid property if the same shall have been affixed to any building or, erection whether temporarily or, otherwise upon the aforesaid property or shall have been delivered at or sent by post to the then last known residence, office or place of business of the Lessee or such other persons.
17. The expression the Lessor and the Lessee/Sub-Lessee hereinbefore used shall where the context so admits include, in the case of the Lessor, his successors, and assigns and in the case of Lessee/Sub-Lessee, his heirs, executors, administrators or legal representatives and the persons or person whom the leasehold interest hereby created shall be for the time being be vested by assignment or, otherwise.
18. The Lessee shall ensure the provisions related to rain water harvesting in terms of applicable rules Specified Vinyam 2010.
19. The Lessee is required to register this Lease Deed with the concerned sub-registrar and in case of violation of Lessor shall have full right to take back any condition by the Lessee of this Lease Deed and allotment of the plot, the possession of the said plot from the Lessee and in that case the Lessee shall not be entitled for compensation from the Lessor.
20. This Lease Deed is executed in favour of the Lessee for the purpose to develop Motel Project as approved by the UIT Bhiwadi. The usage of the said plot for any other purpose(s) by the Lessee shall require the prior approval of Lessor, otherwise this Lease Deed shall stand cancelled without any further notice.



अ. नि. 2 अक्षर/देवी

उप पञ्चविक
नै.स.स. (अक्षर) राज.

सचिव

नगर विकास समिति, बिरवाडी



राजस्थान RAJASTHAN

N 445948

8

Shri Shakuntla Devi W/o Jagmal Singh, having his address at Village Shahjahanpur Teh. Behror Khatidar of Khassra No.967 & 968 Village Chobara, Teh. Behror Dist. Alwar (Raj.) hereinafter jointly/severally called ("THE LESSEE") has hereunto his hands the day and year first above written.

The Schedule above referred to :

That the plot of land being the Residential (Group Housing) Land in Khassra No.967 & 968 Village Chobara Teh. Behror Dist. Alwar (Raj.) containing by a measurement of 12969.36 Sqmt. situated at Village Chobara Teh. Behror Height as per building by laws set back 15 M, 9.0 M, 9.0 M, 9.0 M. set backs all building laws as per Vinayam 2010 will be applicable and bounded as follows:

North : Khassra No. 969
South : Road 18.0 Mtr wide
East : Khassra No. 974/ 983
West : Other's Agriculture Land

And shown in the annexed plan and marked with its boundaries in red

शपथ पत्रिका
नगरपालिका (अलवर) राजस्थान

Signed by :-

सचिव

नगर विकास न्याय, बिलाही

For and on behalf of the
Governor of Rajasthan/
Urban Improvement Trust, Bhiwadi
(The LESSOR)

Sh. Shakuntla W/o Jagmal Singh
Village Shahjahanpur
Teh. Behror Dist. Alwar
(The LESSEE)

Witnesses



(1)
गिरिज शर्मा 510 सी जगमल सिंह
जाती:- अहीर बी० शाहजहानपुर
त० बहरोड़ जिला:- अलवर
(राजस्थान)

(2) शर्मा
राजेश 510 सी शर्मा
जाती:- बंगाल नि० शाहजहानपुर
त० बहरोड़ जिला:- अलवर
(राजस्थान)



हस्ताक्षर फोटो

अंगूठा

21-2-11
 (Executant)
 1-ULI SHIVARI BY SHKUNTLA DEVI/JAGMAL
 SINGH
 Age: 69, Caste: AHR
 Occ: H.W
 R/O: VILL: SHAHJHANPUR BEHROR

30/11/11
 30/11/11
 30/11/11



(And Claimant)
 1-SHKUNTLA DEVI/JAGMAL SINGH
 Age: 69, Caste: AHR
 Occ: H.W
 R/O: VILL: SHAHJHANPUR BEHROR

30/11/11
 30/11/11
 30/11/11



ने लेखन Lease Deed (for 99 years)
 को पढ़ सुन व समझकर निम्नलिखित करना स्वीकार किया।

सर्वत निम्नलिखित करार की महफूज
 1. श्री/श्रीमती/सुश्री GIRRAJ YADAV
 पुत्र/पुत्री/पत्नी श्री JAGMAL SINGH YADAV उम्र 42 वर्ष
 जाति AHR व्यवसाय SERVICE
 निवासी VILL: SHAHJHANPUR BEHROR

30/11/11
 30/11/11
 30/11/11



2. श्री/श्रीमती/सुश्री RAJENDRA
 पुत्र/पुत्री/पत्नी श्री RONATASH उम्र 28 वर्ष
 जाति CHMAR व्यवसाय FARMER
 निवासी VILL: SHAHJHANPUR BEHROR ने की है जिनके

30/11/11
 30/11/11
 30/11/11



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

(2011000818)
 (Lease Deed for 99 years)
 उप फोटो, NEEMRANA

आज दिनांक 26/04/2011 को
 पुस्तक संख्या 1 जिल्द संख्या 16
 ने पुस्तक संख्या 120 बग संख्या 2011000818 पर
 परिवर्तन किया गया तथा अतिरिक्त
 पुस्तक संख्या 1 जिल्द संख्या 06
 के पृष्ठ संख्या 120 से 138 पर
 किया गया।

(2011000818)
 (Lease Deed for 99 years)
 उप फोटो, NEEMRANA



receipt
REGISTRATION & STAMPS DEPARTMENT
TIRUPATI, PAPERAB
SUDHAKAR
(Rule 75 & 131)
TDS RECEIPT

Fee Ex. No. : 2011000763 Date : 24/04/2011
 Presentor Name : U.L. SHANKAR & SHANKULA DEVI Page Value : 156647
 Presentor Address : VILL. SHANKHAMPUR DEHODUR
 Document Type : Lease Deed for 99 years
 Claimant Name : SHANKULA DEVI, VILL. SHANKHAMPUR DEHODUR
 Document No. : 2011000911 Stamp Value : 820

Ordinary Registration Fee	: 15670	Commission Fee	: 0
Copy/Summing/Inspection Fee	: 380	Custody Fee	: 0
Fee for Memorandum s/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee s/s 57	: 0	Stamp Duty Cash	: 61870
Surcharge on Stamp Duty	: 6270		
Late Fee s/s 25-34	: 0		

TOTAL : 84120

Amount Rs. Eighty four Thousand One Hundred Twenty only

(Signature)
Cashier

(Signature)
Sub Registrar, TIRUPATI
శ్రీమద్రాష్ట్ర (అలసత్) రాజ్యం





दिनांक 21.2.11 तारीख नं. 1689

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www.elsevier.com/locate/jmb

अ.मि.डा. कु-मारी देवी



राजस्थान RAJASTHAN

**I
LEASE DEED**

(As per provisions of Section 90-B (3) of The Rajasthan Land Revenue Act, 1956)

(Residential (Group housing) by Private Party on Converted Agriculture Land)

This indenture made on this 25 day of April Two Thousand Eleven

BETWEEN

The GOVERNOR OF RAJASTHAN THROUGH URBAN IMPROVEMENT TRUST
BHIWADI (RAJASTHAN) HEREINAFTER "THE LESSOR" of the one PART,

AND

Smt. Shakuntla W/o Jagann Singh, having its address situated at Village Shajahanpur Teh. Behror
Distt. Alwar (Raj.) hereinafter jointly/severally called ("THE LESSEE") of the OTHER PART

San
सप पंजीयक
संयोजक/संयोजक राजस्थान


श्री. शकुन्ता देवी

सचिव
सचिव
नगर विकास न्याय, विजयपुरी



दिनांक 21-2-11... 1669
 का. शकुन्तला देवी / जगमल सिंह
 मा. वि. 1669
 ब. म. 1669
 हस्ता. 1669



आज दिनांक 25 मई April सन् 2011 को 15:32 बजे
 श्री/श्रीमती/सुखी UJT BHIMARI BY SHKUNTALA DEVI पुत्र श्री/पत्नी श्री JAGMAL SINGH
 उम्र 40 वर्ष जिला AHIRWAR जिला H.W
 ग्राम VILL. SHAMSHANPUR BEHRO
 ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किए।

हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, NEEMRANA
 (2011000818)
 (Lease Deed (for 99 years))

पंजीयन नं. 2011000763 दिनांक 26/04/2011
 पंजीयन शुल्क रु. 15670/-
 प्रतिनिधि शुल्क रु. 300/-
 पृष्ठांकन शुल्क रु. 0/-
 अन्य शुल्क रु. 6270/-
 कमी रकमा शुल्क रु. 81880/-
 कुल योग रु. 84120/-

(2011000818) उप पंजीयक, NEEMRANA
 (Lease Deed (for 99 years))

धारा 54 के तहत प्रमाण-पत्र
 प्रमाणित किया जाता है कि इस विक्रय पत्र
 की मालिकता रुपये 1560047
 गानते हुए इस पर देय कमी मुद्रांक
 राशि 81880 पर कमी पंजीयन शुल्क
 रुपये 15670 कुल रुपये 84120
 जसिये एसीन संख्या 2011000763 दिनांक 26/04/2011
 में जमा किये गये है।
 अतः दस्तावेज को रुपये 82880
 के मुद्रांकों पर निष्पादित माना जाता है।

(2011000818) उप पंजीयक, NEEMRANA
 (Lease Deed (for 99 years))



राजस्थान RAJASTHAN

M 445942

2

WHEREAS the Lessor has agreed to demise Residential plot of (Group Housing) Land, hereinafter described in the schedule attached to the lease in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the amount of Rs. 1298308/- (Rupees Twelve Lacs Eighty Three Thousand Eight Hundred and Eight only) paid towards Allotment/Regularization etc, before the execution of these presents (the receipt whereof the Lessor hereby acknowledges and of the Urban Assessment hereafter reserved and of the convenient on the part of the Lessee hereinafter contained) the Lessor both hereby demise upto the Lessee that plot of land being the Residential in Khara 967 & 968 Village Chobara (Urban Area Bhiwadi) Tehsil Behror, Dist: Alwar (Raj), containing by a measurement of 12969.35 Sq. Mtrs. situated at Village Chobara Teh. Behror which plot is more particularly described in the schedule hereinafter written and boundaries there of for clearness has been described on plan annexed to these presents (hereinafter referred to as THE PLOT) together with all rights, easement and appurtenances whatsoever to the said plot belonging or appearing to hold the premises hereby demises upto the Lessee for the term of ninety nine (99 years) perpetuity fromday Two Thousand eleven yielding and paid therefore yearly urban assessment for one Year Rs. 1298308/- (Rupees One Lacs Eighty Three Thousand Eight Hundred and Eight only) or such other urban assessment as may hereafter be assessed under the covenants and conditions, hereinafter contained clear of all deductions by yearly payment at the office of the Urban Improvement Trust, Bhiwadi or at such other places as may be notified by the Lessor for this purpose from time to time, the requisite charge has been paid by Lessee before the execution of the presents. Subject always to the exceptions, reservations, covenants and conditions hereinafter contained that is to say as follows:-

श्री. मि. शकुन्ता देवी

उप पञ्चिक
नियन्ता (अन्वय) राज

सचिव
नगर विकास न्याय, विभा



दिनांक 21.03.11 ... 16.19
श्री अ. कुमारी देवी % जगन्नाथ
बापि ... राहुल
माता ... 100
हस्ताक्षर ... 100%



श्री अ. कुमारी देवी



राजस्थान RAJASTHAN

M 445943

3

1. The Lessor accepts and reserves into himself mines, minerals, good washing earth oils and quarries in or under the plot, and full right and power at all types to do all acts and things which may be necessary or expedient for the purpose of searching for working, obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the Residential plot or any building for time being standing thereon, provided always that the Lessor shall pay reasonable compensation to the Lessee/Sub-Lessee for the damage directly occasioned by the exercise of the rights hereby reserved of them.
2. The Lessee for itself/himself, its/ his heirs, executors, administrator, sub-Lessee and assigns, covenants with the Lessor in the manner following that is to say:
 - i. The Lessee Shall pay to the Lessor the Yearly lease rent as per the policy of the Government of Rajasthan.
 - ii. The Lessee shall not deviate in any manner from the approved building plan.
 - iii. The Lessee shall construct the Commercial Project as per approved plan within a period of three years from the date of approved map and complete in all respects, including internal development like road construction, water supply, sewerage, electrification, which may be allowed by the Lessor.
3. The Lessee shall have the right without obtaining any prior permission from the Lessor to sell, assign or give occupation of any or all the units constructed by the Lessee. The Lessor should be informed about all Such cases of transfer. Such occupiers shall be deemed to be the Sub-Lessee of the Lessor and shall be proportionately liable to all the terms and conditions to which the Lessee is bound.


श्री. नि. अ. कुन्तलो देवी


उप पञ्चिक
नगर विकास न्याय, गिरवाडी
मोथराणा (अजमेर) राजस्थान



मार्गिका 21-2-11 दिनांक 1669
वी 21 फरवरी को 1/2 परीक्षा के लिए
बाकि 1/2 को 1/2 परीक्षा के लिए
बाकि 1/2 को 1/2 परीक्षा के लिए
हमें 1/2 को 1/2 परीक्षा के लिए



30 दि: 21 फरवरी को



राजस्थान RAJASTHAN

M 445944

4

4. Whenever the title of the Lessee in this property or any part thereof is transferred in any manner whatsoever the transferee shall be bound by all covenants and conditions contained herein and be answerable in all respect thereof.
5. In the event of the death of the Lessee/Sub-Lessee the person on whom the title of the decedent devolves shall within three months of the devolution give notice of such devolution to the Lessor.
6. The Lessee/Sub-Lessee shall from time to time and at all times pay and discharge all rents, taxes charges and assessments of every description which are now or may at any time hereafter during the continuance of this lease be assessed, charged or imposed upon the property hereby demised or on any buildings, to be erected there upon or on the landlord or tenants in respect thereof.
7. All arrears of Urban assessment and other payment due in respect of the said property hereby demised shall be recoverable in the same manner as arrears of land revenue.
8. The Lessee/Sub-Lessee shall not without sanction in writing of the Urban Improvement Trust, Bhiwadi erect any building or make any alteration to such building on the aforesaid property. Changes/Improvement specified in Building Bye laws by Govt. of Rajasthan are allowed without any permission from Urban Improvement Trust (UIT).
9. The Lessee/Sub-Lessee shall not without the written consent of the Lessor carry on, or permit to be carried on, on the aforesaid plot or, in building thereon any trade or business whatsoever or use the same or, permit the same to be used for any purpose other than the approved use in accordance of the building plan, do or suffer to be done therein any act or thing whatsoever which in the opinion of the Lessor may be nuisance annoyance or disturbance to the Lessor and persons living in the neighborhood.



उप-मि. 2/कुशल देवी

उप मुखियक
मोबा. 98267 8000

सचिव

शहर निकल न्याय, गिवाडी



दिनांक 21-2-11 संख्या 1669
श्री अमृता देवी श्री अमृता देवी
बालिका शिक्षा विभाग
बालिका शिक्षा विभाग
बालिका शिक्षा विभाग



श्री अमृता देवी

Have Signed these presents at the foot of)

Common Seal in the presence of)

WITNESS:

1. Hari Singh

2. Giriraj Singh श्री श्री जगमान सिंह नि. जगमल सिंह नि. जगमल सिंह नि. जगमल सिंह

3. Nitin Singhal श्री श्री अनुपम सिंह नि. गुप्ता

4. Piyush Gupta



RECEIPT

This receipt is part of the agreement signed dated 29th March 2013 at Neemrana between Mrs. Shakuntala Devi W/o Jagmal Singh and M/S Neemrana Estate Pvt Ltd. Jaipur.

I acknowledge that I have received a sum of Rs. 31,00,000 (Thirty one lakhs only) from M/S NEEMRANA ESTATE PVT LTD, JAIPUR THROUGH Cheque no. 186629 dated 29/03/2013, received on account of security deposit towards the development agreement signed on as above.

This receipt is also part of this agreement signed on today dated 29th March 2013



श्री श्री जगमान सिंह नि. जगमल सिंह नि. जगमल सिंह नि. जगमल सिंह

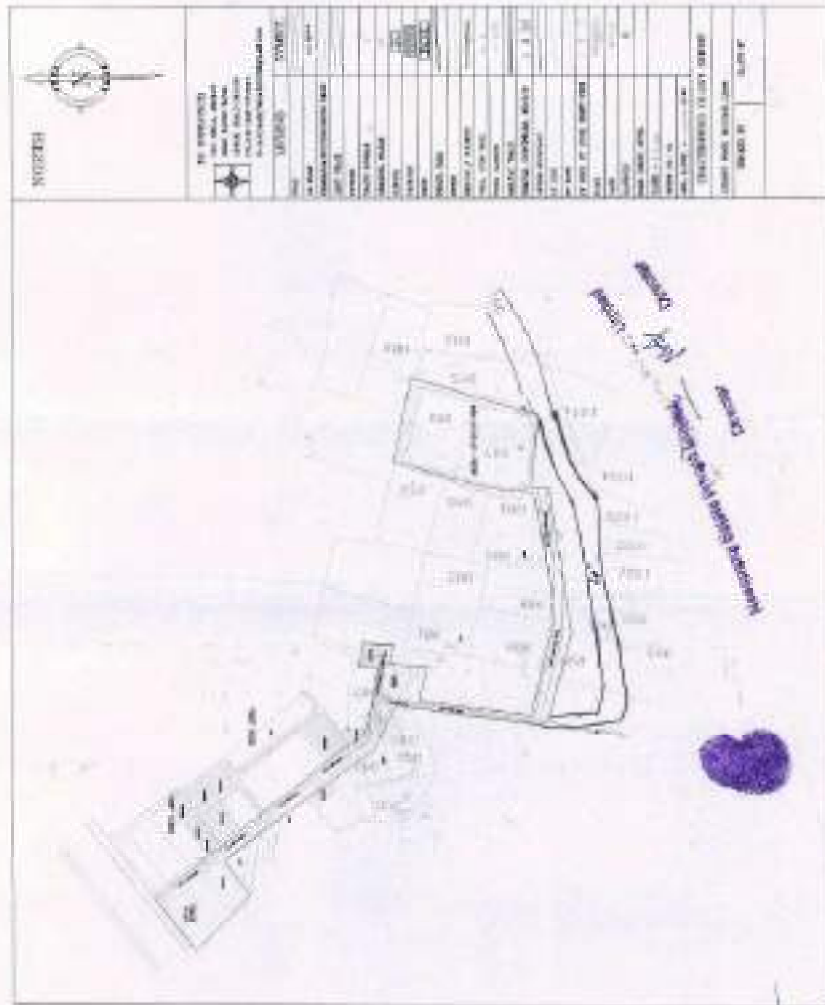
श्री श्री अनुपम सिंह नि. गुप्ता

Shakuntala Yadav W/O Jagmal Singh

श्रीमता (जगमल) यदव

ANNEXURE B

PROPOSED CONFLUENT BRIDGE AT LAND BEHIND KASASA LUT 1621, 1628 AT VILLAGE - CHIMBA, TILH, BETHOT (ALUWA)



for
 (Signature)
 (Name)
 (Title)





[Faint, mostly illegible handwritten text in Ottoman Turkish script, organized into several horizontal lines across the lower half of the page.]

MAP OF THE SITE PLAN KHASRA NO. 965 (SHOWN AS REE) SITUATED AT CHERAKAS (SHAHNAGH PHE) TAL. AGRIKOL
 DIST. NAWAB SHAH OF NAWABSHAH DISTRICT PROVINCE LIMITED 2075. SECTION - 2 MIDHVALDIK NAGAR. JAFER KAN -
 (MORTGAGE AND MORTGAGE AGREEMENT) WITH THE SHARHUNALADENI WIR SH. SH. KANAL. YADAV RO SHAHNAGH
 FOR THE DISTRICT DIST. AGRIKOL

TOTAL AREA: 110000 SQ.MT.
 FLUIT AREA: 100000 SQ.MT.

Date: 29-05-2013
 SCALE: N.T.S.



HARKESH YADAV
 B.Tech (Civil & Architecture)

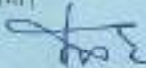
Nawab Shah Private Limited
 SHAHNAGH TO MAIS ROAD TO CHERAKAS

Director

Nawab Shah Private Limited
 Director

31-12-2013

आज दिनांक 29/03/2013 को
पुस्तक संख्या 1 जिल्द संख्या 50
ले पृष्ठ संख्या 183 क्रम संख्या 2913001120 पर
परीक्षण किया गया तथा अधिपेक्षा
पुस्तक संख्या 1 जिल्द संख्या 200
ले पृष्ठ संख्या 143 से 159 पर
परीक्षा किया गया।



2913001420) उप पंजीयक, NEEMRANA
(Agreement of Developer)



"ANNEXURE C"

SR. NO.	DEFINITION	AMENITIES / MATERIALS
1	Steel	TMT Bars from automatic plants
2	Cement	Ultratech, ACC or other available for builder quota of approved automatic plant.
3	Bricks / Wall Paneling	20" Bricks
4	Flooring / Platform / Sinks	
a)	Living Room & Reception	Vitrified Tiles (Kajaria or equivalent)
b)	Kitchen	Spontex / Ceramic / Porcelain
c)	Washroom / Toilets	Anti-Skid Tiles Spontex / Ceramic / Porcelain
d)	Kitchen Platform	Granite / Green Marble
5	Concealed Electrical & Plumbing	
a)	7/12 Copper Wire	Havells, Anchor or Equivalent
b)	MCB / MCB	Indo Kupp or Equivalent
c)	Modular Electrical Switches & Sockets	Havells, Anchor or Equivalent
d)	Earthing Wire	Havells or Equivalent
e)	G.I. Water Pipes / G.I. Fittings	Tata or Prince or Equivalent
f)	Stop Cock / Tap	ISI Mark
6	Water Supply / Drainage	Hand pump or Potteryware or Equivalent
7	Internal Painting	
a)	Exterior	Asian Paints or Berger or Equivalent
b)	All Doors except Washrooms	Flush Doors ISI mark
c)	Washroom Doors	Amusement / Sinter
d)	Front Door Frame	Shesham or equivalent
8	External Amenities	
a)	Elevators	ISI Mark
b)	Water Supply	Hydraulic / Gravity

For Neemrana Estate Pvt. Ltd.

Manoj Yadav
Director

R.C. Gupta
Director

Dr. R.C. Gupta
Director

Dr. R.C. Gupta
Director

Dr. R.C. Gupta
Director

Dr. R.C. Gupta
Director

ANNEXURE C

SRL NO.	DEFINITION	AMENITIES / MATERIALS
1	Steel	TISI Bars from automatic plants
2	Cement	Ultratech, ACC or other available for tender quota of approved automatic plant.
3	Bricks / White Walling	"A" Grade
4	Flooring / Platform / Sink	
a)	Living Room & Bedrooms	Verified Tiles (Kajaria or equivalent)
b)	Kitchen	Spax / Ceramic / Porcelain
c)	Washrooms / Toilets	Anti-Skid Tiles Spax / Ceramic / Porcelain
d)	Kitchen Platform	Granite / Green Marble
5	Concealed Electrical & Plumbing	
a)	7/12 Copper Wire	Havells, Anchor or Equivalent
c)	MCB / ELCB	Indo Kopp or Equivalent
d)	Modular Electrical Switches & Sockets	Havells, Anchor or Equivalent
e)	Earthing Wire	Havells or Equivalent
f)	G.I. Water Pipes / UPV fittings	Tata or Prince or Equivalent
g)	Stop Cock / Tap	ISI Mark
h)	Water System / Sanitary	Hand water in. Butterfly or Equivalent
6	Internal Painting	
a)	Distemper	Asian Paints or Berger or Equivalent
b)	All Doors except Washrooms	Flush Doors ISI mark
c)	Washrooms Doors	Aluminium / Sintex
d)	Front Door Frame	Sheesham or equivalent
7	External Amenities	
a)	Elevators	ISI Mark
b)	Water Supply	Hydraulic / Gravity

For Neemrana Estate Pvt. Ltd.

Manoj Yadav
Director

R. C. Gupta
Director

उप प्रभार
निर्माण (ग्रामी) विभाग

उप प्रभार
निर्माण (ग्रामी) विभाग

निर्माण (ग्रामी) विभाग

निर्माण (ग्रामी) विभाग

(Page 75 of 111)
 FIRE RECEIPT

Date: 29/03/2013
Page No: 0

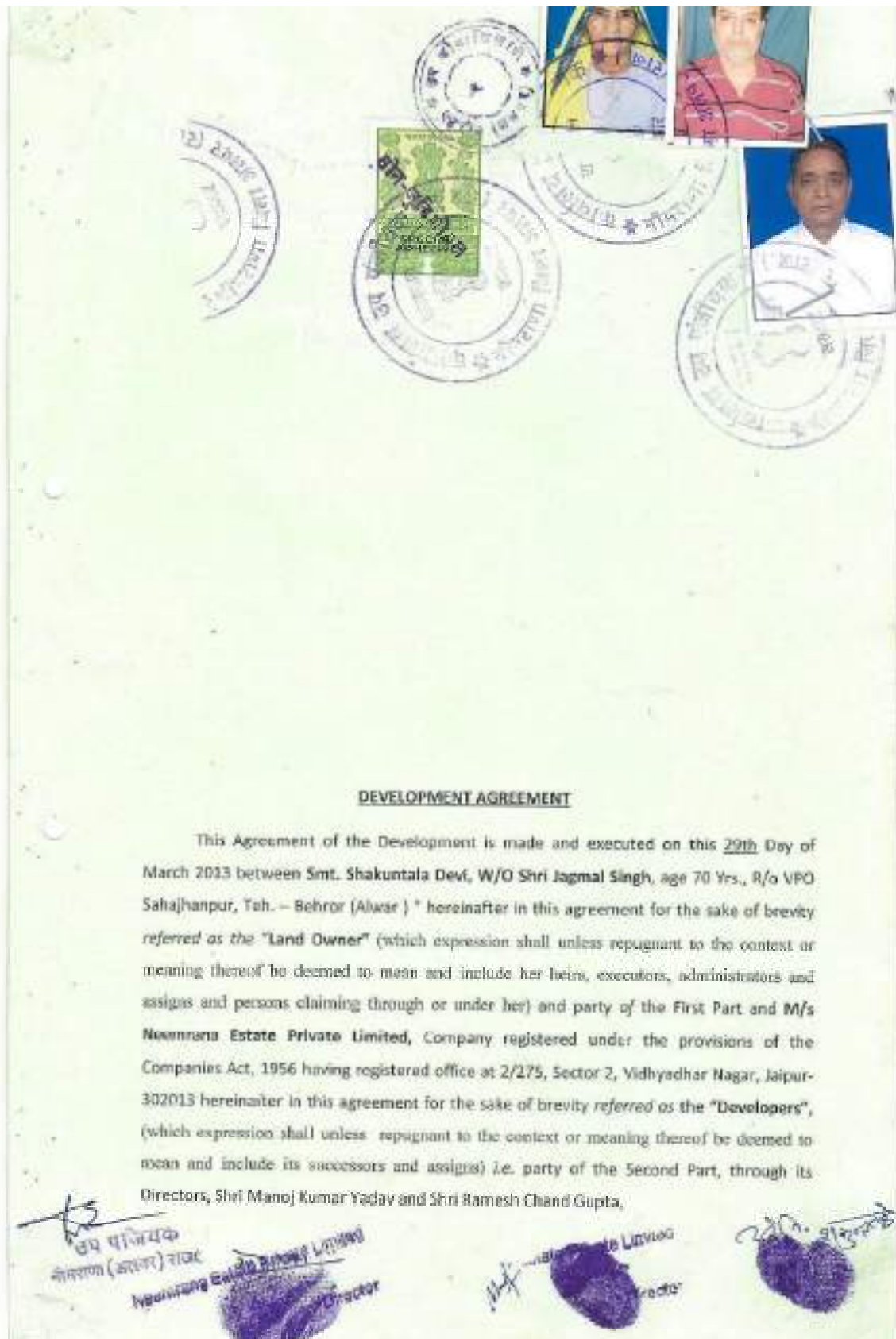
Stamp Value : 100

commission fee 0
Custody Fee 0
Miscellaneous Fee 0
Stamp Duty Cash 707529

TOTAL = 528700

[Signature]

Sub: नीमराणा (असम) राज्य



DEVELOPMENT AGREEMENT

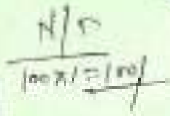
This Agreement of the Development is made and executed on this 29th Day of March 2013 between Smt. Shakuntala Devi, W/O Shri Jagmal Singh, age 70 Yrs., R/o VPO Sahajpur, Teh. - Behror (Alwar) * hereinafter in this agreement for the sake of brevity referred as the "Land Owner" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns and persons claiming through or under her) and party of the First Part and M/s Neemrana Estate Private Limited, Company registered under the provisions of the Companies Act, 1956 having registered office at 2/275, Sector 2, Vidhyadhar Nagar, Jaipur-302013 hereinafter in this agreement for the sake of brevity referred as the "Developers", (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) i.e. party of the Second Part, through its Directors, Shri Manoj Kumar Yadav and Shri Ramesh Chand Gupta,

उप बलिम्बक
नेमरणा (अलवर) राज

Neemrana Estate Private Limited
Director

Manoj Kumar Yadav
Director

Ramesh Chand Gupta
Director

[illegible]

[Handwritten signature]

mean and include its successors and assigns) i.e. party of the Second Part, through its Directors, Shri Manoj Kumar Yadav and Shri Ramesh Chand Gupta,

That the party of the first part is the absolute owner of the land bearing Khasra No. 967, 968 at Village - Chobra, Teh. Behror [Alwar] (herein after referred as the 'said land' for the sake of brevity). The said land is approved for Group Housing Project having total area of 12969.36 Sq. Mtr. The said land is converted by the First Party and registered with the UIT, having its office at Bhiwadi vide Raj. Govt. Consent letter no. - P3(1141)UIT/2010/IAIPUR Dated 12.10.2010 and the Allotment no. 254/2011 dated 25/04/2011. The said land is registered by the Party of the first part at The Registrar office, Neemrana vide Registration no. 2011003668 Book no. 1 Zild no. 15 Page no. 120 dated 26.04.2011. (Copy Attached as Annexure A)

That the Land Owner has assured to the Developers that said properties are clear and free from all encumbrances.

That the party of the First Part want to construct a multi storey building but due to lack of funding and technical knowledge, she had approached Shri Manoj Kumar Yadav, Director of M/s Neemrana Estate Pvt. Ltd. (The Developers) for development of the said property into a residential cum commercial complex. Thereafter the Developer initiated the process of developing and conversion of the land and the developer assured the Land Owner to work together / jointly and make the said project viable and marketable.

It has been further agreed that regarding the access road to the said land of the project (as per Annexure B), due diligence will be followed by the Land Owner and the support of Developers. Both the parties shall be accountable and responsible for this work. This term of this agreement is the essence of this contract / agreement and viability of the project depends on this aspect. Therefore, any loss, which occurs due to the non accessibility of the road, shall be contributed by both the parties equally.

That it has been agreed that the minimum selling price of the residential units shall be decided by the Developers. And the Land Owner shall not be entitled to sell any of the unit below the bare minimum price/rote as decided by the Developers from time to time.

That the Developer consents to develop the said land on the terms and conditions agreed and witnessed as follows:-

134 4114444
श्रीमती (सुनीता) शर्मा

Neemrana Estate Pvt. Ltd.



आज दिनांक 29 मार्च March सन् 2013 को 12:57 बजे
श्री/श्रीमती/सुश्री SHAKUNTALA DEVI पुत्र/पुत्री/पत्नी श्री JAGMAL SINGH
वय 70 वर्ष, जहाँ AHIR छावनाय H.W FORM 60,61
निवासी VPO, SHAHJHAPUR BEHROR ALWAR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, NEEMRANA
(2013001420)
(Agreement of Developer)

रसीद नं० 2013001388 दिनांक 29/03/2013
पंजीयन शुल्क रु० 50000/-
प्रतिलिपि शुल्क रु० 300/-
पृष्ठांकन शुल्क रु० 0/-
अन्य शुल्क रु० 70780/-
कमी स्टाम्प शुल्क रु० 707820/-
कुल योग रु० 828700/-

(2013001420) उप पंजीयक, NEEMRANA
(Agreement of Developer)

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मालियत रूपये 70771457
मानते हुए इस पर देय कमी मुद्रांक
राशि 707820 पर कमी पंजीयन शुल्क
रुपये 50000 कुल रूपये 828700
जसिये रसीद संख्या 2013001388 दिनांक 29/03/2013
में जमा किये गये हैं।
अतः दस्तावेज को रूपये 707720
के मुद्रांकों पर निष्पादित माना जाता है।

(2013001420) उप पंजीयक, NEEMRANA
(Agreement of Developer)

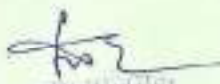
1.28.10
The parties hereto agree that the aforesaid recitals shall form the integral and operative part of the said agreement as if the same are specifically incorporated as the covenants of this agreement.

The Land Owner of the said land do hereby Authorise, nominate, constitute and appoint the Developers herein as the Developers of all that place and parcel of leasehold and ground situate, lying and being at Khasra No. 967, 968 at Village Chobra, Teh. Behror (Alwar), admeasuring 12969 sq. mt. together with the structure standing thereon more particularly described in the Schedule hereunder written and shown in the Plan annexed hereto as Annexure "B" [hereinafter referred to as "the said property"] and inter alia granted and entrusted the development rights for the same for a consideration sated in this document and upon the terms and conditions and in the manner as provided herein.

The expression "Land Owner" and "Developer" shall include their Directors representatives, heirs, executors, administrative representatives, assignees, nominees, attorneys etc. and the terms and conditions of this agreement shall remain binding on all or any such person/s.

1. The Land Owner hereby declare that she, has good and absolute right and title to the said land and that the said land has not been sold, mortgaged, leased or entered into any agreement to sale to any other person/s or party/s. The Land Owner has assured a good marketable title to enter into this agreement with the Developers. Further after execution of this agreement, the Land Owner will not mortgage, sale or transfer the said land under this agreement for any purpose whatsoever without the written consent of the developers. The Land Owner hereby undertake to indemnify and keep indemnified the Developers against any and every part of claim, action and demand whatsoever for with regard to the title of the Land Owner:

- a. that the Land Owner is the sole and exclusive Owner of the said plot of land and that she is therefore solely and absolutely entitled to enter into this agreement with the Developers to the exclusion of one and all and that she has good right, full power and absolute authority to deal with and alienate the said plot of land and every part thereof in the manner thought fit by her in her own absolute discretion and that in token of her such awareness she has signed and executed these presents and assured the Developers of and about the marketability of the title of the said plot fully free from all


श्रीमती (अनार) शर्मा

24/10/2010
Heemang Estate Private Limited
Director
31 Page


Director


Director

हस्ताक्षर

फोटो

अंगूठा

उक्त श्री/श्रीमती/सुश्री : Executant)
1-SHAKUNTALA DEVIJAGMAL SINGH
Age: 76. Caste-AHIR
Occ.-H,W FORM 50,51
R/O-VPO,SHAHJHANPUR BEHROR ALWAR

ने लेखापत्र Agreement of Developer को पढ़े सुने व समझकर निष्पादन करना स्वीकार किया।

उक्त निष्पादन कार्ता की परीक्षण

1. श्री/श्रीमती/सुश्री GIRRAJ YADAV
पुत्र/पुत्री/पत्नी श्री JAGMAL SINGH YADAV उम्र 42 वर्ष
जाति AHIR व्यवसाय SERVICE
निवासी VPO,SHAHJHANPUR BEHROR ALWAR

2. श्री/श्रीमती/सुश्री NITIN SINGHAL
पुत्र/पुत्री/पत्नी श्री ANPUM KUMAR SINGHAL उम्र 39 वर्ष
जाति BHARAJAN व्यवसाय BUSS,
निवासी A104 NABLE FOURTH CROSS LANE LOKHANDWALA COMP. ANDHERI WEST MUMBAI 400 053

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

(2013001420)
(Agreement of Developer)

रूप पंजीयक, NEEMRANA

आज दिनांक 29/03/2013 को
पुस्तक संख्या 1 जिल्द संख्या 50
में पृष्ठ संख्या 166 क्रम संख्या 2013001126 पर
पंजीबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 2003
के पृष्ठ संख्या 143 से 169 पर
बसवा किया गया।

(2013001420) रूप पंजीयक, NEEMRANA
(Agreement of Developer)

encumbrances and clogs of any nature whatsoever beyond the shadow of all reasonable doubts;

- b. That the Land Owner has neither agreed, committed or contracted or entered into any agreement whether by way of sale, assignment, lease, mortgage, development, license or otherwise howsoever nor has she indulged into the creation of any encumbrance or clog on her title or the advancement of creation of any third-party rights in any manner whatsoever in respect of the said property;
- c. That the Land Owner has not done or omitted to do any act, deed or thing whereby or by reason whereof the development of the said property may be prevented or affected in any manner whatsoever;
- d. That there is no suit or any other legal proceeding or proceeding before any tribunal or quasi-judicial authority pending in respect of the said plot of land or likely to affect the said property, nor is there any order of attachment, injunction, Receiver or like order by means whereof the Land Owner is in any way prevented or restrained from entering into this agreement or dealing with and/or developing and causing to develop and/or redevelop the said property or any part thereof under any of the schemes and/or under the Statutory Regulation prevailing for development, or otherwise under any of the laws of the land;
- e. That there is no Lis Pendens registered in respect of the said property or any part thereof with the office of the concerned Sub-Registrar or such other competent Registering Officer appointed under The Registration Act, 1908;
- f. That there is no other impediment in the development of the said plot of land as envisaged by the parties hereto under these presents;
- g. That the Land Owner shall make out a clear and marketable title to the said plot of land entirely to the complete satisfaction of the Advocate of the Developers. The Land Owner have assured and undertaken to make available to the advocate of the Developer all Original Title Deeds and documents in respect of the said plot of land for verification. The Developers shall also be entitled to cause a comprehensive search and investigation of the title of Land Owner to be taken in the various offices of the concerned Registrars and Sub-Registrars and also to cause publication of a Public Notice in two widely circulated newspapers inviting claims and objections from third-


उपेन्द्र कुमार
नीमराणा (अजमेर) राज्

parties in respect of the said plot. The Land Owner shall be liable to clear any encumbrances on title, if any and when found/ discovered at any time thereafter, and to forthwith verify the legitimacy of all such claims etc. as also to settle and/or cause to be settled all such claims etc. the original property papers soon after the agreement will be placed in the joint custody of the Land Owner and the Developers in a bank locker ;

- h. The Land Owner shall remove all and every impediment/s, if any and where applicable, if any obstructions or hindrances are found to be preventing or affecting the possibility of development of the said plot of land or any part thereof or transfer of Development Rights therein including the transfer of any rights in respect of any of the tenanted/ occupied premises contained in the said land or any part thereof and/or any illegal or unlawful part/s thereof, if any and when found to be affecting and/or impacting and/or obstructing the prospects of such development and the Developers shall be free to construct the proposed new flat/s and/or dwelling unit/s to be constructed thereon including by vacating, if necessary, any order of injunction, stay, attachment, Receiver or like order passed in any suit or proceedings before any Court, Tribunal or Authority having jurisdiction to entertain the matter;
- i. The Land Owner shall, upon being required or requested by the Developers, do the needful grant approval/no-objection/consent for the plans to be submitted to the UIT, Bhiwadi or other local authority having authority to sanction plans for the building to be put up on the said property. The LAND OWNER for that purpose undertake to sign and execute all such undertakings, agreements, indemnity bond etc. as may be required for obtaining sanction, permission or consent for the plans and building to be put up on the said property from the UIT, Bhiwadi, or any other local or government authority for the time being authorized to give such sanction, permission or consent.
2. The Land Owner hereby agree that the Developers shall be entitled to construct and complete the buildings on the said land, as agreed to between the parties hereto and the Land Owner undertake to indemnify and keep indemnified the Developers


उप वादिक
श्रीमराणा (अलवर) राज्

Heemra Estate Private Limited

Private Limited
Raj Direct

from all losses, damages, costs, charges and expenses incurred as a result of any breach of this Undertaking.

3. The Land Owner hereby undertakes all the liabilities, if any, regarding clearance of the title of the said land. The Land Owner agrees to sign all requirements and so also the legal requirements regarding development of the said land property. The Land Owner undertakes to sign all the applications, papers, documents, etc., as and when required for any development work, legal purpose and so also for the registration before the Sub-Registrar or any other officer authorized and/or appointed for the purpose.
4. The Land Owner hereby grant exclusive right to the Developers to build multistorey residential-cum-commercial building in accordance with the plan sanctioned by the concerned authorities with such additions or modifications as may be required and approved by the Developers in accordance with the rules of concerning authorities, as the case may be and the Land Owner will consent to the same without raising any objections of whatsoever nature.
5. All applications, required papers and documents shall be submitted by the Developers on behalf of the Land Owner and the respective JDA/Municipal Corporation and other concerned government / semi government department charges and the fees expenses shall be borne by the Developers. The Developers shall get the site and building plans including the layout plans prepared at their own choice, cost and expense.
6. The Developer shall obtain 'NO Objection Certificate (NOC)' from the appropriate government / semi government authorities and shall comply with the formalities relating to approval, passing of maps/designs, Electricity connection etc. for this project at their own cost and the Land Owner shall not contribute for any expenses incurred by the Developers for the said purpose.
7. The Developers shall furnish and submit under the signature of the Land Owner or themselves an authorization by the Land Owner, all blue prints, revised or amended blue prints, applications and obtain all required sanctions, permissions, clearance, approvals for any other authorization as required by the concerned authority, implement the said project of building multistorey residential-cum-commercial buildings. The Land Owner subsequently undertakes also execute a Power of Attorney in the favor of the Developers, to do all the actions, execute, make, files,


प्रतिपादक
नीमराणा (आवास) प्रा.प्रा.


Neerana Estate Private Limited
Director


Neerana Estate Private Limited
Managing Director


Neerana Estate Private Limited

amend, prosecute and or follow-up the same and to do other acts, deeds, matters and things required to be done and to directly collect and receive from the concerned authorities or bodies any refunds or other payments or deposits, made by the Developers or their nominee or nominees and to do all acts to obtain the necessary authorization sanction, permission, clearance and approvals etc whenever and wherever required for the development and execution of the said project.

8. The Land Owner and the Developers agree to develop this project/ site. The Developers shall bear all the expenses for the same. The Land Owner will not incur any expenses on the construction of flats/ completion of project etc. The Land Owner will transfer all the rights to use the land to the Developers for development of the said project on the said land.
9. That from the total constructed area, the Developers and Land Owner shall share built up saleable area in the ratio of 75: 25% on Pro-rata basis. The 25 % built up saleable area will be the share of the Land Owner and the remaining built up area of 75% will be the share of the Developers.
- (i) That both the Land Owner and the Developers, in accordance with the agreement, shall have proportionate rights on all the constructed floors and shall be free to use the same in any manner beneficial to them from total constructed saleable area in the residential building the Developers and Land Owner shall share a built up area in the ratio of 75 : 25% on Pro-rata basis on which the Land Owner and the Developers will have full rights to use, rent out, mortgage, lease, sell or keep for themselves for their own purpose or do any other act on it as they wish. Both the parties will keep each other indemnified for any loss or losses incurred to one due to the fault of other. This clause being important and irrevocable. The Land Owner and the Developers shall be responsible separately for their own I.T. and W.T. liabilities of their earmarked portions/blocks.
- (ii) That it has been agreed that development of the proposed building plans and other layout plans and the supervision of the construction work shall be done by the Architect appointed by Developers.
10. The Developers has paid a commitment guarantee to the Land Owner in the shape of Rs. 31,00,000/- (Rupees Thirty one Lacs only) towards security deposit. The receipt of this separately acknowledge with this agreement.


उप निदेशक
नियंत्रण (अल्प) विभाग


Heemra Estate Private Limited
Director


Heemra Estate Private Limited
Director

The above monies are given as security deposit and the same is interest free refundable security amount / deposit against the development agreement (performance). The said security amount / deposit will be refundable after the completion of the total work at the site. That in case, the Land Owner fails to repay the said security deposit, the same shall be recovered from Land Owner's share of area such as units / flats, at prevailing market rate.

11. That in case if the Second Party fails to fulfill its part of performance and not commence the work within stipulated time i.e. within six months from the date of the agreement, the said amount shall be forfeited by the Land Owner and will not be refunded to the Developers. Further the Land Owner is free to negotiate, sell or mortgage said land as per his choice and the Developers shall have no right over the same.
12. The Developers shall at their own cost, construct and complete the buildings on the said land in accordance with the specifications, materials, fittings, floorings and fixtures as recommended by the Architect and outlined as per 'Annexure C' for the Land Owner's share.
13. The Developers shall also install and provide, water storage tanks and overhead reservoirs and other facilities required for the project i.e. the buildings in terms of the sanctioned building plan or under any applicable authority, bye-laws or regulations or under any consent, sanction or approval, relating to the constructions of the building on the said land, as per plan approved.

(A) That the Developers shall be responsible for providing all necessary and prescribed facilities in the project at their cost to be constructed and completed such as electric sub-station, fire alarms, fire fighting gadgets as may be required by the authorities concerned,

(B) That if any mishap occurs during the construction or after the completion of the construction and occupation of the building due to faulty construction, design, workmanship and material and for want of maintenance etc. the Land Owner shall remain absolved from any liability in this regard and the entire responsibility arising thereof will be that of the Developers till the time that the building is handed over to the Company referred herein.
14. That The Land Owner shall give the Developers exclusive and undisputed right from all sides / aspects for construction of a building or buildings on the said land. The

for
उप प्रधान
निर्माण (अवकाश) समिति

Neeraj Singh
Director

Neeraj Singh
Director

said land made available to the Developers is specifically and only for the purpose of the development as agreed in these presents.

15. The Developers shall during the course of Development be permitted to put up advertisement boards or Boards giving details of the construction being put up on the said property.
16. That The Land Owner shall be entitled to deal with or dispose off or enter into any contract for sale, let out or transfer of the Land Owner's allotted units including receiving of advance installments and similarly the Developers will be entitled for the same i.e. to sell, transfer, let-out or enter into any agreement, or agreement to sale, including receiving of advance installment, in respect of the agreement, as required for the Developers to its Allocation. No further consent or authority shall be required from the Land Owner to enable the Developers to enter into any agreement for sale or transfer of to let out and/or to deal with the said Developers allocation / share and the Land Owner hereby consent to the same and vice versa.
17. That All liabilities in connection with cost, charges, fees, penalties and expenses, for construction on and/or development of the said plot of land shall be paid/borne and discharged by the Developers.
18. The Parties shall bear the costs and fees of their respective Advocates in connection with the drawing up of this agreement and any other documents executed in pursuance hereof.
19. The Developers shall construct and complete the said Owner's share within 2.5 years from the start of the work on site which shall not be later than 6 months from the date of execution of the agreement / receiving of necessary permissions. It is agreed that time is the essence of this agreement. Unless, prevented by the conditions amounting to force majeure and during the period such force majeure continues:
 - (i) Force majeure shall mean only fire, flood and earthquake or any natural goods act in the area of construction or any other happening, which paralyses and actually brings standstill to normal life in the area of operation and in the construction industry on the site of the project and change in the government policies and the fact of which is attested to by government reports and reports in the daily newspapers of National Standing. The period of extension of the project shall not exceed the period of time for which such conditions,

25/11/2011
महेश्वरी (विकास) समिति

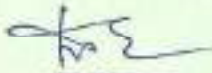
25/11/2011
Hemang Estate Private Limited
Director

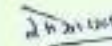
25/11/2011
Hemang Estate Private Limited
Director




or Force Majeure actually exists. If any, legal litigation or any hindrance is caused by the neighborhood or any others or initiated by the Government and any legal authority or any other agency, the set spent time period shall be deemed to be extended for that part of the property only.

- (ii) That in case Developers does not complete the work in time. The Land Owner will enter upon and get the remaining work completed at the cost and expenses of the Developer and the Land Owner will recover the said cost and expenses alongwith interest (at bank rate) from the share of the Developer as per the market value of the flats.
20. That From the date of signing of this agreement all the original documents will be kept in the joint custody of the Land Owner as well as the Developers.
21. That As soon as the building is completed and made fit for occupation, the Developer shall give written notice to the Land Owner requesting them to hand over charge of the Land Owner's allocation in the building and from the date of service of such notice and at all times, thereafter, the Land Owner shall be exclusively responsible for payments of all municipal and property taxes, rates duties and other public outgoings and impositions whatsoever, (hereinafter for the sake of brevity referred to as "THE SAID RATES") payable in respect of the Land Owner's share allocation. The Developers shall also be liable to pay all such, rates on the portion that they retain, as per their share.
22. That Upon completion of the project the said building will be transferred to a company for maintenance purposes nominated by Developers. The said company will look after the services and common facilities of the project.
23. The Developers is hereby authorized and empowered to hold possession of the said remaining constructed portion of their share after completion of the construction as agreed to.
24. The Land Owner shall provide and hereby consent to the same, that the Developers shall be entitled to draw water, electricity and other facilities including storage of materials at the said premises and the Land Owner hereby agree and undertake to make available and assist Developers for the purpose of Development and construction of the Building on the said land of the project and provide all such facilities at the Developers expenses.


उप पालिका
मीनवाडा (अर्वा) तालुका


Housing Board Project Limited
Director


Housing Board Project Limited
Director

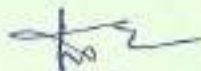
25.

The Land Owner hereby agree to do all acts, deeds, matters, execution and things as may be reasonably required by the Developers for the purpose of operating an equitable mortgage or charges or encumbering the said divided portion of the Developers allocation and at the cost of Developers, to sign and execute all papers and documents as may become necessary from time to time in this regard. It is further agreed that the mortgage ~~if any~~ can be created only after completion of 18 % work of the Total Builtup area (as per the certificate of work completion issued by the Architect of the project).

26.

The Land Owner's allocation in the building shall be subject to the same restrictions on transfer as applicable to the Developers allocation in the building, for the facilities intended for the common use benefits of all the occupiers of the building and shall include the following:-

- (i) The Land Owner and Developers shall not use or permit the use of the Land Owner or Developers allocation in the building or a portion thereof for carrying on any obnoxious illegal or immoral trade or activity, neither use or permit the use thereof for any purpose which may present a nuisance or be hazardous to the other occupiers of the building by any of the flat Owner.
- (ii) The Land Owner and Developers shall not demolish or permit the demolition of any wall or other structure in the Land Owner or the Developer's allocation or any portions thereof or make any structural alterations therein without the previous consent of the Land Owner and Developers or the holding organization in this behalf.
- (iii) The Land Owner and the Developers shall keep the interior and walls, sewers drains, pipes and other fittings and fixtures, and appurtenances, and the ceiling etc. in their respective allocation in the building in good working conditions and repair in particulars, so as not to cause any damage to the building or any part of the other space or accommodation therein and shall protect each other against the consequences of any such breach.
- (iv) The Land Owner and the Developers shall not do or cause or permit to be done, any act or things which may make invalid or violable any of the insurances and facilities in the building or any part thereof and shall keep each other and other occupiers of the building harmless and indemnified from and against the consequences of any breach of the same.


उप निवासक
नीमराणा (वाल्मीकि) राज


Neemrana Estate Private Limited
Director


Neemrana Estate Private Limited
Director

27. The Land Owner and Developer have entered into this agreement purely on a principal to principal basis and nothing stated herein shall be deemed or construed as a partnership between the Developers and the Land Owner or as a Joint Venture or joint ventures between the Developers and the Land Owner nor shall be Developer and Land Owner in any way constitute an association of persons, each party shall keep the other party indemnified from any loss which may arise or occur by any party.
28. That for the smooth working and development and construction of the buildings of the project on the said land by the Developer, various acts, deeds, matters and things not herein specifically referred to may be required to be done by the Developers for which the Developer may require the authority of the Land Owner and the various application and other documents may be required to be signed or made by the Developers relating to which no specific provision has been made herein, the Land Owner authorize the acts, things and undertake upon being required by the Developers in this behalf to execute any such additional application or documents as may be required for the said purpose.
29. As and from the date of completion of the said building the Developer and/or their transferees and the Land Owner and/or their transferees shall each be liable to pay and bear proportionate charges on account of ground rent, wealth-tax and other taxes payable in respect of their respective space.
30. That the Developer shall be entitled to enter into agreement or sale with any person or persons in respect of the Developer allocation and for which no further permission or approval of the Land Owner shall be required.
31. That the Land Owner shall be entitled to enter into agreement for sale with any person or persons in respect of the Land Owner's allocation and for which no further permission or approval of the Developer shall be required.
32. That as and when required the Land Owner will sign documents necessary or required for agreement to sale or registration of residential flats in the Developer allocation.
33. All the disputes in relation to the interpretation of the any terms and conditions of this agreement or any dispute arising out of this agreement shall be referred to Board of Arbitrator wherein each of the party will

उप प्राधिकृत
नोबलिया (अलवर) राज

सहस्र

Heemang Estate Private Limited
Director

Heemang Estate Private Limited
Director



appoint or nominate one person as an arbitrator and both the arbitrator will choose the umpire who will give decision. Arbitration venue will be Jaipur and all the provision of the arbitration & conciliation Act, 1996 will apply.

34. The Land Owner and the Developer willingly agree that the agreement is full and final and will not be changed under any circumstances. However, any change can be made with the mutual consent of both the parties.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal the day and year first hereinabove written

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land containing by admeasurement 15511.35 square yards i.e. 12969.36 square meters or thereabouts bearing bearing Khassra No. 967, 968 at Vill. Chobra, Teh. Behror (Ahwar) and bounded as follows:

On or towards the North by: 469

On or towards the South by: 18 meter Road

On or towards the east by: 974 & 963 & 965 & 967

On or towards the West by: 974, 963 & 974

SIGNED AND DELIVERED

by withinnamed Land Owner

Smt. Shakuntala Devi w/o Jagmal Singh

in the presence of

THE COMMON SEAL OF MESSRS

NEEMRANA ESTATE PVT. LTD.)

Was affixed hereunto pursuant to the

Resolution of the Board of Directors of

The company passed on 21/3/2013

In token whereof two of its directors

1. Manoj Kumar Yadav

2. Ramesh Chand Gupta

उप निदेशक
नीमराना (अवतार) प्रा. लि.

NEEMRANA ESTATE PVT. LTD.

RECEIPT
REGISTRATION & STAMPS DEPARTMENT
TENSIL PALISAR
MEERANA

(Rule 73 & 131)
FEE RECEIPT

Fee Sr. No. : 2013002503
Presenter Name : GIRIRAJ SINGH YADAV
Presenter Address : VPO, SHAMJHANPUR MEERANA, ALMOR
Document Type : POWER OF ATTORNEY (SPECIAL)
Claimant Name : R/S MEERANA ESTATE PVT.LTD BY MANOJ KUMAR YADAV, 2/27'S VIDHANAGAR NAGAR
JAINPUR
Document S.No. : 2013002504

Dated 13/12/06/2013
Page 03/06

Stamp Value : 100

Ordinary Registration Fee	200	Commission Fee	10
Copy/Scanning/Inspection Fee	200	Custody Fee	10
Fee for Memorandum u/s 64-B	0	Miscellaneous Fee	10
Certified Copying Fee u/s 57	0	Stamp Duty Cash	10
Surcharge on Stamp Duty	10		
Late Fee u/s 25-24	0		

TOTAL : 710

Amount Rs. Seven Hundred Ten only

[Signature]
SUB REGISTRAR, MEERANA

One Extra Copy for Sdha Vibhag
Meerana
one copy filed with appd at
25/1/14

18. And also for the better and more effectually doing, effecting and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Attorney may think fit as his substitute or substitutes to do and delegate the powers devolved upon to do execute and perform all or any such matters and things as aforesaid mentions.

19. In general to do all other acts, deeds, matters and things whatsoever in or about the said land, property and affairs or concur with persons jointly interested with ourselves therein in doing all acts, deeds, matters and things herein either particularly or generally described as amply and effectually to all intents as per the development agreement dated 29th March 2013 in conjugation with the Development Agreement (Additional Deed) executed and duly registered simultaneously with the Sub Registrar Neemrana, Teh. Behror, Alwar.

20. AND the said Land Owners do hereby undertake to ratify whatever the Attorney or any substitute or agent appointed or power delegated by them under the power in that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents.

In witness whereof we sign and execute this Power of Attorney on this 12th Day of June, 2013 at Neemrana.

Lease holders / Land owners

Shri Girraj Singh)
S/O Shri Jagmal Singh)
R/O VPO Sahajhanpur, Teh. Behror (Alwar)

Shri Hari Singh)
S/O Shri Jagmal Singh)
R/O VPO Sahajhanpur, Teh. Behror (Alwar)

उप पंजीयक
नेमरणा (अलवर) राज

For Neemrana Estate Private Limited

Neemrana Estate Private Limited
Shri Manoj Kumar Yadav
Director
We accept the above Powers Conferred upon us.

WITNESSES:

पंजीयक, अलवर
पंजीयक, अलवर
पंजीयक, अलवर
पंजीयक, अलवर

राजस्थान



TRUE COPY

Neemrana Estate Private Limited

[Signature]
Director



SPECIFIC IRREVOCABLE POWER OF ATTORNEY

We, Shri Giriraj Yadav s/o Jagmal Singh Yadav and Shri Hari Singh Yadav s/o Jagmal Singh Yadav residing at VPO Sahajhanpur, Tehsil - Bahrar (Alwar) (Legatees as per the "WIL" dated 26.04.2013 of Late Smt. Shakuntala Devi w/o Shri Jagmal Singh Ahir of VPO Sahajhanpur, Tehsil - Bahrar (Alwar)), the holder of Lease / land owner hereinafter in this agreement for the sake of brevity referred as the "Land Owners" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the heirs, executors, administrators and assigns and persons claiming through or under them) party of the First Part do hereby irrevocably Appoint, Nominate and Constitute M/s. Neemrana Estate Private Limited, Jaipur, hereinafter in this agreement for the sake of brevity referred as the "The Attorney" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of and party on the Second Part, through its Directors Shri Manoj Kumar Yadav, S/O Shri Prakash Chand Yadav, aged 43 Yrs, I/O 2/275, Vidhyadhar Nagar, Jaipur and Shri

उप राजवक
महोदय (अवर)

Neemrana Estate Private Limited

[Signature]



दिनांक 18/6/73

संख्या 1267

नमः श्री विवेकानंद मठ

विना श्री विवेकानंद मठ

संकेत 1267/3

द्वितीय (पुनः)

आचार्य श्री विवेकानंद

18-6-73 दिनांक 18/6/73

हस्ताक्षर

हस्ताक्षर

Walchand Jain, s/o Late Shri Mohanraj, aged 58 years, resident of Sachri 9/35 Sant Eknathnagar Society, Part-2, 679/680, Bihwewadi, Pune-411037 as our true and lawful Attorney.

WHEREAS Smt. Shakuntala Devi, W/o Shri Jigmal Singh (hereinafter for the sake of brevity referred to as "the Deceased Original Land Owner") was the sole Owner of the land bearing Khasra No. 967, 968 at Village - Chobara, Teh. Behror [Alwar] (herein after referred as the "said land" for the sake of brevity). The said land is approved for Group Housing Project having total area of 12969.36 Sq. Mtr more particularly described in the First Schedule attached with the said document.

The Deceased Original Land Owner having agreed to grant development rights in respect of the said land to the Developers vide Development agreement dated 29.03.2013 (duly registered) at the Office of The Sub-Registrar of Neemrana dated 29.03.2013 on book no. 1, Zild No. 56, Page No. 168, Serial No. 2013001126 and additional Book No. 1, Zild No. 203, Page No. 143-159, hereinafter for the sake of brevity referred to as "the Development Agreement" for consideration and upon the terms and conditions mutually agreed and decided in the said development agreement.

The Developers herein through their Directors, initiated the process of development of the said land and applied for and are in the process of obtaining the necessary Sanctions and Approvals of and from the concerned bodies and authorities constituted under the laws for the development of lands e.g. U.I.T., covering the said land and for construction of multi-storied buildings i.e. residential cum commercial complex.

Meanwhile, the Deceased Original Land Owner died at Jaipur on 30.04.2013 (death certificate annexed hereto at "Annexure B"). The First Party, being the Legatees / executors of the deceased Original Land Owner as per her Last Will and Testament of the Deceased Original Land Owner dated 26th April, 2011 duly registered with the Sub Registrar Neemrana, Teh. Behror, Alwar, vide Book No. 3, Zild No. 1, Page 45, Serial No. 2011000005 and additional Book No. 3, Zild No. 1, Page 132 to 136 (annexed hereto at "Annexure C") confirmed and continued vide Development Agreement (Additional Deed) dated 12th June 2013 of their continued cooperation, support, commitment and consent in total towards the development rights of the Developers pertaining to the construction/ development of the proposed multi-storied buildings and to abide with all the terms and conditions of the said development agreement.

Neemrana Estate Private Limited

Neemrana Estate Private Limited

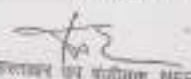
A. K. Sharma



आज दिनांक 12 मई June सन् 2013 को 14:58 बजे
 श्री/ श्रीमती/ सुश्री GABRAJI SINGH YADAV पुत्र/ पत्नी/ पत्नी श्री JAGMAL SINGH
 पुत्र 48 वर्ष वंशति AHR व्यवसाय SERVICE FORM 88, 81,
 निवासी VPO, SHAHIHANPUR NEEMRANA ALWAR
 ने मेरी सम्पूर्ण दस्तावेज पंजीयन हेतु प्रस्तुत किया।

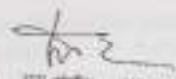


इलाखर इमरानखाना
 (2013002604)
 (Power of Attorney (Special))



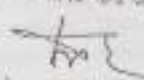
इलाखर उषा पंजीयक, NEEMRANA

हार्मिंग नं 2013002503 दिनांक 12/06/2013
 पंजीयन शुल्क रु 500/-
 प्रतिनिधि शुल्क रु 200/-
 वृत्तान्त शुल्क रु 0/-
 अन्य शुल्क रु 10/-
 अन्य लागू शुल्क रु 0/-
 कुल मीमांसा रु 710/-



(2013002604) उषा पंजीयक, NEEMRANA
 (Power of Attorney (Special))

आज 04 को सहाय प्रमाण-पत्र
 स्थापित किया जाता है कि इस दिनांक पर
 की अभिलेख करने ०
 सन्तति हुए इस पर देव कन्ये मुद्रांक
 राशि 0 पर कन्ये पंजीयन शुल्क
 रुपये 500 कुल मीमांसा 710
 करिये रजिस्ट्रार संख्या 2013002503 दिनांक 12/06/2013
 में जमा किये गये है।
 तथा दस्तावेज को सन्तति 10
 के मुद्रांको पर विभाजित करने जाता है।



(2013002604) उषा पंजीयक, NEEMRANA
 (Power of Attorney (Special))

Now as per the terms of said Development Agreement dated 29th March 2013 and Development Agreement (Additional Deed) dated 12th June 2013, the said Attorney is hereby authorized to represent the Party of the First Part before appropriate authorities and to do all such acts relating to the sanction of project in their name and on their behalf and to do and execute all such acts, deeds and things as hereinafter mentioned.

1. To sign all the papers and necessary documents/ forms etc. relating to the passing of Maps/ Designs at the office of U.I.T. or other Govt. Departments.
2. To sign all the papers and to comply with all the formalities relating to take Power Connection from State Electricity Board and to obtain Water Connection from the appropriate authority.
3. To take any other No Objection Certificate (N.O.C.) from any other Government department like Fire, Pollution, Water Harvesting etc., required for completion of the project.
4. To appoint any fit person to be steward, bailiff, receiver or servant for the management of the said lands.
5. To pay or allow all taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for or on account of our said lands / estates / premises.
6. To use, rent-out, lease, sell, to intending flat/ shops / office purchasers qualified by them or to whomsoever they deem fit and/ or keep for themselves for their own purpose or do any other act on their part as they wish as per their choice or create lien on, the whole or part of, to be constructed / constructed share of the Attorney as provided and subject to the conditions of the development agreement dated 29th March 2013 and development agreement (additional deed) dated 12th June 2013.
7. To appoint Architects, Lawyers, Consultants, Tradesman, Marketing Companies, Maintenance companies, Liaison agents, etc., to fulfill the development of the said land.

उत्तर श्री/श्रीमती/श्री (Exhibitor)
1-GIRIRAJ SINGH YADAV/JAGMAL SINGH
Age:40, Caste-AHIR
OCC-SERVICE FORM 60,81
R/O-VPO, SHAHUHANPUR NEEMRANA ALWAR

2-HARISINGH/JAGMAL SINGH
Age:46, Caste-AHIR
OCC-BUSS FORM 90,81
R/O-VPO, SHAHUHANPUR NEEMRANA ALWAR

(Add Claimant)
1-M/S NEEMRANA ESTATE PVT.LTD BY MANOJ
KUMAR YADAV/PRAKASH CHAND YADAV
Age:44, Caste-AHIR,
OCC-BUSS,
R/O-3275 VIDHADHAN NAGAR JASPUR

2-M/S NEEMRANA ESTATE PVT.LTD BY WALCHAND
MOHANRAJ JAINDOHAN RAJ JAIN
Age:58, Caste-JAIN
OCC-BUSS,
R/O-93 SANT EKNATH NAGAR PUNE-37

मे लेखक Power of Attorney (Special)
को यह पुन व समझकर निष्ठापन करना स्वीकार किया।
अतिरिक्त उल्लेख ८० पूर्ण मे/मे
समय/मे से ८० पूर्ण मे
यहमे समझ प्राप्त करना स्वीकार किया।

उक्त निष्ठापन कार्य की पहचान
1. श्री/श्रीमती/श्री JITENDRA YADAV
पुत्र/पुत्री/पत्नी श्री KADUL CHAND उम्र 32 वर्ष
जाति AHIR व्यवसाय BUSSE,
निवासी NANGAL KHODIA BEHROR ALWAR

2. श्री/श्रीमती/श्री ASHISH JOSHI
पुत्र/पुत्री/पत्नी श्री UPENDER JOSHI उम्र 35 वर्ष
जाति JOSHI व्यवसाय BUSSE,
निवासी VILL, SHAHUHANPUR NEEMRANA ALWAR ने की है विस्तरे

समस्त हस्ताक्षर एवं अंगूठा मे निशान मे सफल सिद्ध होते हैं।

(2013082604)
(Power of Attorney (Special)) उप यजीमान, NEEMRANA

हस्ताक्षर	पहचान	अंगूठा

To prepare a layout by sub-dividing any land into plots and obtain necessary approval of any local authority for the same if required.

9. To enter into any construction contracts / sub-contract / allied contracts with any contractor or construction company authorizing them to develop the said land as mentioned above and to do and execute all acts and deeds as may be required to be done or executed.

10. To pledge, hypothecate or charge or concur in pledging hypothecating or charging with, to or in favour of a Bank or Banks or any other financier body the pro-rata share of the Attorney as per the development agreement dated 29th March 2013, on completion of 10% work of the project as per the Project Architect's certificate.

11. To purchase, take on hire, borrow or otherwise acquire machinery, tools, spare parts, raw materials, merchandise commodities, goods, wares, articles, effects and things and to deal in and with the same and to dispose of the same in such manner and for such consideration as the Attorney may think fit.

12. To borrow any sum of money on such terms and with or without security as the Attorney may think fit for any of the purposes for development of the said land,

13. To engage, employ and dismiss any agents, clerks, servants or other persons in and about the performance of the purposes of these presents as the Attorney shall think fit.

14. To commence any suit, action or other proceedings in any Court of justice and before any public officer or Tribunal for the recovery or enforcement of any debt, sum of money, right, title, interest, property matter or thing whatsoever now due or payable or to become due or payable or in anywise belonging to the share of the Attorneys more clearly defined in the development agreement dated 29th March 2013 and Development Agreement (Additional Deed) dated 12th June 2013 by any means or on any account whatsoever and the same action, suit or proceedings to prosecute or discontinue or become non-suit therein if the Attorney shall see cause. And also to take such other lawful ways and means including proceedings in execution, distress, distraint and the like for

Neemrana Estate Private Limited

Neemrana Estate Private Limited



आज दिनांक 12/08/2013 को
पुस्तक संख्या 4 विषय संख्या 1
में पुस्तक संख्या 90 का नंबर 2013000013 पर
पंजीकृत किया गया तथा अधिलेखित
पुस्तक संख्या 4 विषय संख्या 1
में पुस्तक संख्या 343 से 351 पर
संलग्न किया गया।

(2013002604) उप प्रजिमा, NEEMRANA
(Power of Attorney (Special))

recovering or getting in any such sum of money or other thing whatsoever which shall by the attorney be conceived to be due owing, belonging or payable to us by any person whatsoever and also to appoint any advocates, solicitors and legal advisers to prosecute or defend in the premises aforesaid or any of them as occasion may require And from time to time, them or any of them to remove and other or others to appoint in their place and to pay them such fees and remuneration as the Attorney shall think fit or be advised And for all or any of the purposes aforesaid to sign, execute, deliver, file all necessary vakalatnamas, warrants to act, plaints, petitions, applications, defenses, statements, accounts, declarations, affidavits and other documents, papers and writings at our cost and risk.

15. To defend any suit or legal proceedings taken against us in any court of law / tribunal / competent authority if and as they deem fit and also to file suits, petitions, defend, etc., against any claim arising out against ownership of leasehold rights / land rights and to be constructed /constructed / unconstructed built up area proposed on this land of our share at our cost and risk.

16. And also to appear before the Registrar or Sub - Registrar of any District or Sub-District appointed or to be appointed under any Act or law for the time being in force or otherwise for the registration of deeds, assurances, contracts or other instruments and then and there or at any time thereafter to present and register or cause to be registered any deeds, assurances, contracts or other instruments in which we are or may be by the Attorney deemed to be interested and to pay such fees as shall be necessary for the registration. The same is applicable for the share Attorney only more specifically defined in the Development Agreement (Additional Deed) duly and simultaneously executed and registered jointly by us, with the Sub Registrar Neemrana, Teh. Behror, Alwar.

17. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made, signed, executed, delivered, acknowledged and performed for any of the purposes of these presents or to or in which we are or may be party or in any way interested. The same is applicable for the share of the party of the second part only.

Turns - jays & crows

receipt
REGISTRATION & STAMPS DEPARTMENT
TENSIL PARISAR
NEEMRANA
(Rule 75 & 131)
FEE RECEIPT

Fee Sr. No. : 2013002502
Presenter Name : GIRIRAJ SINGH YADAV
Presenter Address : VPO, SHANJHANPUR NEEMRANA ALWAR
Document Type : Agreement of Developer
Claimant Name : M/S NEEMRANA ESTATE PVT. LTD BY MANOJ KUMAR YADAV & MALCHAND J, 2/275
VIDHADNAR NAGAR JAIPUR
Document S.No. : 2013002603

Dated : 12/06/2013
Face Value : 0

Stamp Value : 100

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	: 707620
Surcharge on Stamp Duty	: 70780		
Late Fee u/s 25-34	: 0		

TOTAL : 828700

Amount Rs. Eight Lakh Twenty Eight Thousand Seven Hundred only

Cashier

Sub Registrar, NEEMRANA

राजस्थान



DEVELOPMENT AGREEMENT
(ADDITIONAL DEED)

THIS DEED is made at Neemrana on this 12 day of June 2013;

BY AND BETWEEN:

(1) Shri Girraj Singh Yadav s/o Shri Jagmal Singh and Shri Hari Singh Yadav s/o Shri Jagmal Singh (Legatees as per the "will" dated 26.04.2011 of Late Smt. Shakuntala Devi w/o Shri Jagmal Singh Ahir of VPO Sahajhanpur, Tehsil - Behror, Alwar) presently residing at VPO Sahajhanpur, Tehsil - Behror (Alwar), the Holders of Lease Rights, hereinafter in this agreement for the sake of brevity referred as the "Legatees of the Deceased Original Land Owner" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assignees and persons claiming through or under them) and called as party of the First Part;

AND

(2) M/S. M...

रजि. प्रमाण



DEVELOPMENT AGREEMENT
(ADDITIONAL DEED)

THIS DEED is made at Neemrana on this 12 day of June 2013;
BY AND BETWEEN:

(1) Shri Giriraj Singh Yadav s/o Shri Jagmal Singh and Shri Hari Singh Yadav s/o Shri Jagmal Singh (Legatees as per the "will" dated 26.04.2011 of Late Smt. Shakuntala Devi w/o Shri Jagmal Singh Ahir of VPO Sahajhanpur, Tehsil - Behror, Alwar) presently residing at VPO Sahajhanpur, Tehsil - Behror (Alwar), the Holders of Lease Rights, hereinafter in this agreement for the sake of brevity referred as the "Legatees of the Deceased Original Land Owner" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assignees and persons claiming through or under them) and called as party of the First Part;

AND

(2) M/S Neemrana Estate Private Limited, Company registered under the provisions of the Companies Act, 1956 having registered office at 2/275, Sector 2, Vidhyadhar Nagar, Jaipur-302013 hereinafter in this agreement for the sake of brevity referred as the "Developers", (which expression shall unless repugnant to the context or meaning thereof be

अप पाजियक
नेमराना (अलवर) राउ



Neemrana Estate Private Limited

Neemrana Estate Private Limited

Joint Director

Director



दिनांक 12/6/13 शताब्दी 1956
मान श्री विश्वनाथ शर्मा जिला श्री जयपुर जिला
जिला जयपुर विभाग शिक्षा
आता शिक्षा मूल्य 1000 जयपुर शिक्षा विभाग
१. शिक्षा २. शिक्षा



deemed to mean and include its successors and assignees) i.e. party of the Second Part, through its Directors Shri Manoj Kumar Yadav and Shri Walchand Jain

WHEREAS:

1. Smt. Shakuntala Devi, w/o Shri Jagmal Singh (hereinafter for the sake of brevity referred to as "the Deceased Original Land Owner") was during her lifetime was the sole Owner of the land bearing Khasra No. 967, 968 at Village - Chobara, Teh. Behror [Alwar] (herein after referred as the 'said land' for the sake of brevity). The said land was purchased by her own sources. After the same, '90 -B' that is, the conversation of the land was also obtained and finally the lease deed was issued in her favour from UIT Bhiwadi, there after the same land was approved for Group Housing Project having total area of 12969.36 Sq. Mtr. more particularly described in the First Schedule hereunder written and more specifically depicted in the site plan annexed hereto at Annexure A.
2. The Deceased Original Owner during her lifetime has granted development rights in respect of the said land to the Developers vide Development agreement dated 29.03.2013 (duly registered)- at the Office of The Sub-Registrar of Neemrana dated 29.03.2013 on book no. 1, Zild No. 50, Page No. 168, Serial No. 2013001126 and additional Book No. 1, Zild No. 203, Page No. 143-159), hereinafter for the sake of brevity referred to as "the Development Agreement" for the consideration and upon the terms and conditions mutually agreed and decided in the said development agreement. According to above development agreement, from the total constructed area, the developers and land owner shall share built-up salable area in the ratio of 75: 25% on Pro-rata basis. The 25% built-up salable area will be the share of the land owner and the remaining built-up area of 75% will be the share of developers. The True copy of the same is annexed here to at "Annexure B" for reference.


उप प्राधिकारी
नियंत्रण (अवकाश) विभाग

The Developers herein through their Directors afore-stated, initiated the process of development of the said land and applied for and are in the process of obtaining the necessary Sanctions and Approvals of and from the concerned bodies and authorities constituted under the laws for land development covering the said land and for construction of a project.

WHEREAS:

1. Smt. Shakuntala Devi, w/o Shri Jagmal Singh (hereinafter for the sake of brevity referred to as "the Deceased Original Land Owner") was during her lifetime was the sole Owner of the land bearing Khasra No. 967, 968 at Village - Chobara, Teh. Behror [Alwar] (herein after referred as the 'said land' for the sake of brevity). The said land was purchased by her own sources. After the same, '90 -B' that is, the conversion of the land was also obtained and finally the lease deed was issued in her favour from UIT Bhiwadi, there after the same land was approved for Group Housing Project having total area of 12969.36 Sq. Mtr. more particularly described in the First Schedule hereunder written and more specifically depicted in the site plan annexed hereto at Annexure A.
2. The Deceased Original Owner during her lifetime has granted development rights in respect of the said land to the Developers vide Development agreement dated 29.03.2013 (duly registered)- at the Office of The Sub-Registrar of Neemrana dated 29.03.2013 on book no. 1, Zild No. 50, Page No. 168, Serial No. 2013001126 and additional Book No. 1, Zild No. 203, Page No. 143-159), hereinafter for the sake of brevity referred to as "the Development Agreement" for the consideration and upon the terms and conditions mutually agreed and decided in the said development agreement. According to above development agreement, from the total constructed area, the developers and land owner shall share built-up salable area in the ratio of 75: 25% on Pro-rata basis. The 25% built-up salable area will be the share of the land owner and the remaining built-up area of 75% will be the share of developers. The True copy of the same is annexed here to at "Annexure B" for reference.
- The Developers herein through their Directors afore-stated, initiated the process of development of the said land and applied for and are in the process of obtaining the necessary Sanctions and Approvals of and from the concerned bodies and authorities constituted under the laws for land development covering the said land and for construction of a multi-storied buildings i.e. residential cum commercial complex.
4. Meanwhile, the Deceased Original Land Owner died her natural death at Jaipur on 10.04.2013 (death certificate annexed hereto

पुणे पालिका
नियंत्रण (अवकाश) एकाई

Neemrana Estate Private Limited

Neemrana Estate Private Limited


Director

Director




at Annexure C"), having made her Last Will and Testament dated 26th April, 2011 and duly registered with the Sub Registrar Neemrana, Teh. Behror, Alwar, vide Book No. 3, Zild No. 1, Page 49, Serial No. 2011000005 and additional Book No. 3, Zild No. 1, Page 132 to 136 (annexed hereto at "Annexure D"), therein making and naming said Shri Giriraj Yadav and Shri Hari Singh Yadav her sons as the Legatees and the only Legal representatives for the said land of said Smt. Shakuntala Devi which is referred as the said land. Thus Shri Hari Singh and Shri Giriraj Yadav became the absolute leasehold rights owner / land owners of the said land as per the said Will.




5. However, after the death of the Deceased Original Land Owner, the legal heirs/ representatives of the deceased Original Land Owner i.e. the said Shri Giriraj Yadav and Shri Hari Singh Yadav, being the Legatees of the deceased Original Land Owner applied with The Secretary, U.I.T., Bhiwadi, for the name transfer of the lease rights of the said land in their joint name as per the last Will and testament. In response to the application The Secretary U.I.T. Bhiwadi has issued a name transfer letter in the name of said Shri Hari Singh and Shri Giriraj Yadav dated 21-05-2013 (copy of the same attached as "Annexure E") with the same terms and condition on which the original allotment was made to their mother. (copy of the same attached as "Annexure F" of these presents)
6. Therefore, the said Shri. Hari Singh and Shri Giriraj Yadav became the absolute lease owner / land owner of the said land with the terms and condition of the original allotment .
7. Shri Giriraj Yadav and Shri Hari Singh Yadav do hereby confirm their continued affirmation, commitment, consent and support in toto towards the development rights of the Developers pertaining to the construction/ development of the proposed multi-storied buildings and bind themselves to abide with all the terms and conditions in the development agreement which was signed, accepted and executed by their mother Smt. Shakuntala Devi duly registered with the Office of The Sub-Registrar of Neemrana and abide themselves to honour and follow the same in toto. That is they confirm that all the rights and liabilities of their mother, on the said land vests in them and will be followed by them in entirety.
8. Vide this Additional Development Agreement deed, the Legatees of the Deceased Original Land Owner desire to accomplish the desire of the deceased, for which they had approached the


उप पंजीयक
नीमरणा (अलवर)

the legal heirs/ representatives of the deceased Original Land Owner i.e. the said Shri Giriraj Yadav and Shri Hari Singh Yadav, being the Legatees of the deceased Original Land Owner applied with The Secretary, U.I.T., Bhiwadi, for the name transfer of the lease rights of the said land in their joint name as per the last Will and testament. In response to the application The Secretary U.I.T. Bhiwadi has issued a name transfer letter in the name of said Shri Hari Singh and Shri Giriraj Yadav dated 21-05-2013 (copy of the same attached as " Annexure E") with the same terms and condition on which the original allotment was made to their mother. (copy of the same attached as "Annexure F" of these presents)


6. Therefore, the said Shri. Hari Singh and Shri Giriraj Yadav became the absolute lease owner / land owner of the said land with the terms and condition of the original allotment .
7. Shri Giriraj Yadav and Shri Hari Singh Yadav do hereby confirm their continued affirmation, commitment, consent and support in toto towards the development rights of the Developers pertaining to the construction/ development of the proposed multi-storied buildings and bind themselves to abide with all the terms and conditions in the development agreement which was signed, accepted and executed by their mother Smt. Shakuntala Devi duly registered with the Office of The Sub-Registrar of Neemrana and abide themselves to honour and follow the same in toto. That is they confirm that all the rights and liabilities of their mother, on the said land vests in them and will be followed by them in entirety.
8. Vide this Additional Development Agreement deed, the Legatees of the Deceased Original Land Owner desire to accomplish the desire of the deceased, for which they had approached the Developers to comply with and to confirm the continuation of the agreement entered into by and between the Developers and the Deceased Original Land Owner during her lifetime in the proportion and manner as is mutually arranged by and between


उप पण्डित
श्रीमता (अलख) देवी

Neemrana Estate Private Limited



Director


Neemrana Estate Private Limited


Director

हस्ताक्षर

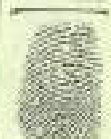


अंगुली

उपरा श्री/श्रीमती/सुश्री (Executant)
1-GIRIRAJ SINGH YADAV/JAGMAL SINGH
Age-40, Caste-AHIR
Occ.-SERVICE FORM 60,81
R/O-VPO,SHAHJHANPUR NEEMRANA ALWAR



2-HARISINGH/JAGMAL SINGH
Age-45, Caste-AHIR
Occ.-BUSS FORM 60,81
R/O-VPO,SHAHJHANPUR NEEMRANA ALWAR



मैं लेखक Agreement of Developer
को पक्का चुन व समझकर निष्पादन करना स्वीकार किया।

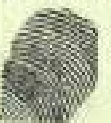
उपरा निष्पादन कर्ता की पहचान
1. श्री/श्रीमती/सुश्री JITENDRA YADAV
पुत्र/पुत्री/पत्नी श्री KABOOL CHAND उम्र 32 वर्ष
जाति AHIR व्यवसाय BUSS
निवासी VILL,NANGALKHODIA BEHROR ALWAR

Jitendra



2. श्री/श्रीमती/सुश्री ASHISH JOSHI
पुत्र/पुत्री/पत्नी श्री UPENDER JOSHI उम्र 35 वर्ष
जाति JOSHI व्यवसाय SERVICE
निवासी VILL,SHAHJHANPUR NEEMRANA ALWAR ने की है शिगके

Ashish Joshi



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

[Signature]

(2013002803)
(Agreement of Developer)

उप पंजीयक, NEEMRANA

आज दिनांक 12/06/2013 को
पुस्तक संख्या 1 जिल्द संख्या 55
में पृष्ठ संख्या 128 क्रम संख्या 2013002807 एवं
पंजीकृत किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 222
के पृष्ठ संख्या 169 से 178 पर
बतथा किया गया।

[Signature]

(2013002803) उप पंजीयक, NEEMRANA
(Agreement of Developer)



to the legatees/legal heirs of the Deceased Original Land Owner internally between themselves as per the development agreement and affirmed to bind themselves by the said development agreement, and the Developers have agreed to do so subject to certain terms and conditions which are acceptable in Toto to the Legatees of Deceased Original Land Owner as set forth hereinafter.

NOW THIS ADDITIONAL DEVELOPMENT AGREEMENT DEED WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- i. In pursuance of the agreement between the parties hereto and in consideration as per development agreement stated hereinwith, the Legatees of the Deceased Original Land Owner are confirming, adopting, consenting and ratifying the contents, subsistence and the scope of Agreement of Development dated 29.03.2013 (registered with the Office of The Sub-Registrar of Neemrana dated 29.03.2013 on book no. 1, Zild No. 50, Page No. 168, Serial No. 2013001126 and additional Book No. 1, Zild No. 203, Page No. 143-159) hereinafter for the sake of brevity referred to as "the Development Agreement"- that stands entered into by and between the Deceased Original Owner Smt. Shakuntala Devi on the One Part thereof, and Neemrana Estate Private Limited on the other part during her lifetime.
- ii. In the afore-said circumstances, the Developers herein have sole and exclusive rights to use, utilize and consume the said land and to construct, market, sell and transfer/mortgage the flats and premises contained in the proposed multi-storied buildings, to any person or persons of their choice for valuable consideration in terms of money or otherwise as per the said Development agreement. The Developers thus have the sole and exclusive right to sell the premises in the said buildings to be constructed on the said land and to enter into agreement/s with the intending purchaser/s/ assignees of premises in the said buildings and to receive the sell price in respect thereof upto the extent of their share in the said buildings;
- iii. Causing both the Legatees / Executors of the Deceased Original Owner, to sign and execute a separate agreement


उप-पंजीयक
नीमराना (जिला) राजस्थान

- i. In pursuance of the agreement between the parties hereto and in consideration as per development agreement stated hereinwith, the Legatees of the Deceased Original Land Owner are confirming, adopting, consenting and ratifying the contents, subsistence and the scope of Agreement of Development dated 29.03.2013 (registered with the Office of The Sub-Registrar of Neemrana dated 29.03.2013 on book no. 1, Zild No. 50, Page No. 168, Serial No. 2013001126 and additional Book No. 1, Zild No. 203, Page No. 143-159) hereinafter for the sake of brevity referred to as "the Development Agreement"- that stands entered into by and between the Deceased Original Owner Smt. Shakuntala Devi on the One Part thereof, and Neemrana Estate Private Limited on the other part during her lifetime.
- ii. In the afore-said circumstances, the Developers herein have sole and exclusive rights to use, utilize and consume the said land and to construct, market, sell and transfer/mortgage the flats and premises contained in the proposed multi-storied buildings, to any person or persons of their choice for valuable consideration in terms of money or otherwise as per the said Development agreement. The Developers thus have the sole and exclusive right to sell the premises in the said buildings to be constructed on the said land and to enter into agreement/s with the intending purchaser/s/ assignees of premises in the said buildings and to receive the sell price in respect thereof upto the extent of their share in the said buildings;
- iii. Causing both the Legatees / Executors of the Deceased Original Owner, to sign and execute a separate agreement for division of the said area duly marked on the on the maps with Blue and Red colour depicting the share of the Land Owners and the Developers respectively, hereinwith once approved with UIT Bhiwadi. The same will be open to exchange with mutual consent of both the parties. The said


उपेन्द्रासिंह
श्रीमता (असह) राय







Neemrana Estate Private Limited

Director

Neemrana Estate Private Limited


Director



प्रमाणित किया जाता है कि श्री [Name] निवासी [Address] द्वारा
[Details of the document or transaction]

दिनांक [Date] को [Details of the document or transaction]

प्रमाणित किया जाता है कि श्री [Name] निवासी [Address] द्वारा
[Details of the document or transaction]

प्रमाणित किया जाता है कि श्री [Name] निवासी [Address] द्वारा
[Details of the document or transaction]



legatees / legal heirs will also execute the power of attorney in favour of the developers in consonance for carrying out unobstructed development work at the said land and to perform all acts, deeds etc. on their behalf.

- iv. To produce all the documents and papers which are transferred in their name due to effect and operation of the will of their mother. They assure that they will provide all the said documents to the developers immediately on receipt of the same by them including the name transfer letter and original Will. A copy of which is annexed here with this deed at annexure F and D.
- v. To sign and deliver unto and for the benefit of the Developer all and whatever papers, documents, undertakings, affidavits etc. as may be required by the Developers/ and/or advised by the legal advisors of the Developers/ and/or warranted by the circumstances and/ or as required by government / semi government/ statutory bodies/ authorities then obtaining post-execution hereof to securitize the development efforts, investments and risks involved on the part of the Developers for successful execution and completion of the project of development on the said land/property. These presents are pertaining more specifically for the title of the said land / property and permissions and sanctions for development of the same.
- vi. To fully co-operate and assist with the Developers during the subsistence of the proposed project of development of the said land in the best and amicable manner as far as possible in keeping with the letters, intent and spirit of the development agreement entered into by the Deceased Original Owner with the Developers in present and in future. To abide in total with all the terms and condition of the development agreement along with the executed power of attorney and the will.
- vii. The Legatees of the Deceased Original Land Owner hereby are confirming, adopting, consenting and ratifying the party of the second part is hereby authorised and empowered by the part of the first part, specifically for the under construction, constructed and/ or to be
- viii. constructed share of the party of the second part as more specifically provided for to in the development agreement dated 29th March 2013, to appear before the Registrar or Sub - Registrar of any District or Sub-District, appointed or to be


उपेय पांडेयक
कैलाश (अलवर) राजस्थान

seller and original will. A copy of which is annexed here with this deed at annexure F and D.

- v. To sign and deliver unto and for the benefit of the Developer all and whatever papers, documents, undertakings, affidavits etc. as may be required by the Developers/ and/or advised by the legal advisors of the Developers/ and/or warranted by the circumstances and/ or as required by government / semi government/ statutory bodies/ authorities then obtaining post-execution hereof to securitize the development efforts, investments and risks involved on the part of the Developers for successful execution and completion of the project of development on the said land/property. These presents are pertaining more specifically for the title of the said land / property and permissions and sanctions for development of the same.
- vi. To fully co-operate and assist with the Developers during the subsistence of the proposed project of development of the said land in the best and amicable manner as far as possible in keeping with the letters, intent and spirit of the development agreement entered into by the Deceased Original Owner with the Developers in present and in future. To abide in total with all the terms and condition of the development agreement along with the executed power of attorney and the will.
- vii. The Legatees of the Deceased Original Land Owner hereby are confirming, adopting, consenting and ratifying the party of the second part is hereby authorised and empowered by the part of the first part, specifically for the under construction, constructed and/ or to be
- viii. constructed share of the party of the second part as more specifically provided for to in the development agreement dated 29th March 2013, to appear before the Registrar or Sub - Registrar of any District or Sub-District, appointed or to be appointed under any Act or law for the time being in force or otherwise for the registration of deeds, assurances, contracts or other Instruments and then and there or at any time thereafter to present and register or cause to be registered


उप माजयके
नीमराणा (अलवर) राज्

Neemrana Estate Private Limited










Director

Neemrana Estate Private Limited


Director



any deeds, assurances, contracts or other instruments in which we are or may be by the Attorney deemed to be interested and to pay such fees as shall be necessary for the registration. The same is applicable immediately on completion of 10% of total work on the site as per the certificate of Architect of the project.

- ix. The said land owners hereby confirm to indemnify and keep indemnified the developer against any or all loss or liability in present or future arising due to any misstatement of the said land owners and to keep the said developers always indemnified and to keep the developers' share intact in all and every circumstances. The said land owners hereby assure and undertake to secure the share of the developer from any claims of future by any person/s or legal entity. Similarly, the said developers hereby confirm to indemnify and keep indemnified the land owners against any or all loss or liability in future arising due to any act / deed of the said developers undertaken for the development of the said land.
- x. The parties hereto have agreed to cause this agreement to be registered under the provisions of The Registration Act, 1908, at the cost of the Developers herein. In light of, the required stamp duty been already paid at the time of execution of development agreement dated 29-03-2013 (Annexure-A) and this is an additional deed by and between the same parties for the same transaction regarding the same said land / property. Since, the Party of the First Part herein are representatives-in-interest being the legatees of deceased original land owner Smt. Shakuntla Devi as well as present leasehold right owners as per name transfer letter of UIT Bhiwadi (Annexure E) cited above, the stamp duty is not dually chargeable on the same transaction.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land containing by admeasurement 15511.35 square yards i.e. 12969.36 square meters or thereabouts bearing bearing Khasra No. 967, 968 at Vill. Chobara, Teh. Behror (Alwar) and bounded as follows:

On or towards the North by Land bearing Khasra No. 967, 968

said land owners and to keep the said developers always indemnified and to keep the developers' share intact in all and every circumstances. The said land owners hereby assure and undertake to secure the share of the developer from any claims of future by any person/s or legal entity. Similarly, the said developers hereby confirm to indemnify and keep indemnified the land owners against any or all loss or liability in future arising due to any act / deed of the said developers undertaken for the development of the said land.

- x. The parties hereto have agreed to cause this agreement to be registered under the provisions of The Registration Act, 1908, at the cost of the Developers herein. In light of, the required stamp duty been already paid at the time of execution of development agreement dated 29-03-2013 (Annexure-A) and this is an additional deed by and between the same parties for the same transaction regarding the same said land / property. Since, the Party of the First Part herein are representatives-in-interest being the legatees of deceased original land owner Smt. Shakuntla Devi as well as present leasehold right owners as per name transfer letter of UIT Bhlwadi (Annexure E) cited above, the stamp duty is not dually chargeable on the same transaction.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

SCHEDULE OF THE PROPERTY


गौरी प्रसाद
अपक्ष (अपक्ष) राबल

ALL THAT piece and parcel of land containing by admeasurement 15511.35 square yards i.e. 12969.36 square meters or thereabouts bearing bearing Khasra No. 967, 968 at Vill. Chobara, Teh. Behror (Alwar) and bounded as follows:

On or towards the North by : Land bearing Khasra number 969

On or towards the South by : 18 meter Road

On or towards the east by : Land bearing Khasra number 965

On or towards the West by : Land bearing Khasra number 974, 983 & 984

Heemrana Estate Private Limited

Heemrana Estate Private Limited

Director

Director



SIGNED AND DELIVERED

by within named Legatees of Late Smt. Shakuntala Devi Lease holders /
Land Owners

(Shri Hari Singh)
Singh)

in the presence of.....)

(Shri Girira)

THE COMMON SEAL OF MESSERS NEEMRANA ESTATE PVT. LTD.

Was affixed here unto pursuant to the Resolution of the Board of
Directors of

The company passed on 12/06/2013
In token whereof two of its directors

Neemrang Estate Private Limited

1. Manoj Kumar Yadav
Director

Neemrang Estate Private Limited

2. Walchand Jain
Director

Have Signed these presents at the foot of)

Common Seal in the presence of

WITNESS:

1.

महोदय (माननीय) अध्यक्ष
नियामक - नगरपालिका
लगायत - नगरपालिका निवासी (माननीय)



2.

महोदय (माननीय) अध्यक्ष
नियामक - नगरपालिका
लगायत - नगरपालिका निवासी (माननीय)



Annexures:


1. Site Plan of the said land along with Certified Copy of Development Agreement dated 29.03.2013 at "Annexure A" and "Annexure B"
2. Death certificate of Smt. Shakuntala Devi in original dated 10.04.2013 "Annexure C"
3. Certified copy of registered last will and testament of Smt. Shakuntala Devi dated 26.04.2011 "Annexure D"
4. Copy of Original Name Transfer letter of leasehold rights issued by The Secretary, U.I.T, Bhiwadi dated 21.05.2013 "Annexure E"

THE COMMON SEAL OF MESSERS NEEMRANA ESTATE PVT. LTD.

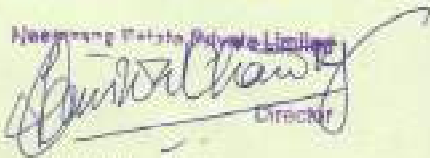
Was affixed here unto pursuant to the Resolution of the Board of Directors of

The company passed on [21/06] 2013
In token whereof two of its directors

Neemrana Estate Private Limited

1. Manoj Kumar Yadav 
Director

Neemrana Estate Private Limited



Director

2. Walchand Jain


Have Signed these presents at the foot of)

Common Seal in the presence of

WITNESS

1. 
शिवजी महाराज गजपती केशवराव
पिताजी - नारायण केशवराव
पत्नी - देवदास शिवराव केशवराव




2. 
अमिताभ जाली गजपती देवदास
पिताजी - देवदास जाली गजपती
पत्नी - अमिता



Annexures:

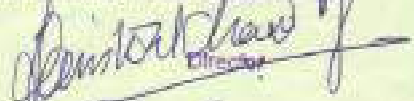
1. Site Plan of the said land along with Certified Copy of Development Agreement dated 29.03.2013, at "Annexure A" and "Annexure B"
2. Death certificate of Smt. Shakuntala Devi in original dated 10.04.2013 "Annexure C"
3. Certified copy of registered last will and testament of Smt. Shakuntala Devi dated 26.04.2011 "Annexure D"
4. Copy of Original Name Transfer letter of leasehold rights issued by The Secretary, U.I.T, Bhiwadi dated 21.05.2013 "Annexure E"
5. Copy of Original Allotment by UIT to Smt. Shakuntala Devi "Annexure F"


राज वशिष्ठ
वैकल्या (अवकाश) एडवोकेट

Neemrana Estate Private Limited

Neemrana Estate Private Limited


Director


Director

REGISTRATION & STAMPS DEPARTMENT
SJS REGISTRAR OFFICE
HEERANA
(Rule 75 & 131)
FEE RECEIPT

Fee St. No. : 2013008623 Dated : 12/01/2015
 Presenter Name : GIRA SINGH YADAV Page Value : 0
 Presenter Address : VPO, BAIKUNTHPUR, HEERANA, ALWAR
 Document Type : Supplementary deed/Correction Deed
 Client Name : YOGESH SHARMA, B-37 TULSI APT. SEC-14 KONEKI PHASE-05
 Document S.No. : 2013008704 Stamp Value : 110

Ordinary Registration Fee	: 200	Commission Fee	: 0
Copy/Submitting/Inspection Fee	: 200	Custody Fee	: 0
Fees for Memorandum s/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee s/s 57	: 0	Stamp Duty Cash	: 0
Surcharge on Stamp Duty	: 0		
Late Fee s/s 25-34	: 0		

TOTAL : 400

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

E-Stamp No. : / Amount : 0

(Paid) - DO No. : / Amount : 0
 DO Drawn Bank : /

(Paid) - SBBSA DO No. : / Amount : 0
 Deposit Bank : / Date :

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

(Paid) - e-Mitra Taken No. : / Amount : 0
 E-Mitra Taken Date :

(Paid) - Specil Receipt No. : / Amount : 0
 Specil Receipt Date :

(Paid) - Cash Receipt No. : CASH / Amount : 400
 Date : 12/01/2015

Amount Rs. Four hundred only.


Cashier


Sub Registrar, HEERANA







Correction Deed

This Correction Deed in Power of Attorney is executed on this Twelfth Day of March 2015, by:-

Shri Giriraj Singh Yadav S/o Shri Jagmal Singh and Shri Hari Singh Yadav S/o Shri Jagmal Singh (Legatees as per the "Will" dated 26-04-2011 of late Smt. Shakuntala Devi w/o Shri Jagmal Singh Ahir of VPO Shanjahanpur, Tehsil - Neemrana, Distt - Alwar presently residing at VPO Sahanjhapur, Tehsil - Neemrana (Alwar), the holders of lease rights, hereinafter in the deed for the sake of brevity referred as the "land Owners" (which expression shall unless repugnant to the context on meaning thereof be deemed to mean and include their heirs, executors, administrators and assignees and persons claiming through or under them)

Whereas:

Handwritten signature

Handwritten signature
उप फंजीवक, नीमराना

The land owners and M/s Neemrana Estate Pvt. Ltd. (A Developer Company) has entered into an additional development agreement (viz: confirmation deed) confirming the terms and conditions set out in the development agreement dated 29th March, 2013 executed by the predecessors of the land owners with



Correspondence

The following correspondence is recorded in the

minutes of the meeting of the Joint Committee on Health and Family Welfare, held on 15th March 1955, at the Department of Health, Government of India, New Delhi. The subject of the meeting was the progress of the work of the Joint Committee since its formation in 1953. The Committee has been working on various projects and has made considerable progress in the field of health and family welfare. The Committee has also been working on the development of health services in the rural areas and has been successful in establishing many health centres and dispensaries. The Committee has also been working on the improvement of the quality of health services and has been successful in introducing many reforms. The Committee has also been working on the development of health services in the urban areas and has been successful in establishing many health centres and dispensaries. The Committee has also been working on the improvement of the quality of health services and has been successful in introducing many reforms. The Committee has also been working on the development of health services in the rural areas and has been successful in establishing many health centres and dispensaries. The Committee has also been working on the improvement of the quality of health services and has been successful in introducing many reforms.

The Committee has also been working on the development of health services in the urban areas and has been successful in establishing many health centres and dispensaries. The Committee has also been working on the improvement of the quality of health services and has been successful in introducing many reforms. The Committee has also been working on the development of health services in the rural areas and has been successful in establishing many health centres and dispensaries. The Committee has also been working on the improvement of the quality of health services and has been successful in introducing many reforms. The Committee has also been working on the development of health services in the urban areas and has been successful in establishing many health centres and dispensaries. The Committee has also been working on the improvement of the quality of health services and has been successful in introducing many reforms. The Committee has also been working on the development of health services in the rural areas and has been successful in establishing many health centres and dispensaries. The Committee has also been working on the improvement of the quality of health services and has been successful in introducing many reforms.

Sub Registrar Neemrana on 12th June, 2013 in book no. 1, Zild no. 55, page no. 129 at serial no. 2013002087 and pasted in book no. 1, zild no. 222 at pages no. 169 to 178.

2. According to the condition no. III of the additional development agreement The land owners has irrevocably nominated and constituted M/s Neemrana Estate Private Limited, (a Company registered under the provisions of the companies Act 1956) hereinafter in this deed for the sake of brevity referred as "**The Attorney**", (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assignees) through its Director Shri Manoj Kumar Yadav S/o Shri Prakash Chand Yadav aged 43 years, R/o 2/275, Sector-2, Vidhyadhar Nagar, Jaipur-302013 and Shri Walchand Jain S/o Sh. Mohanraj aged 58 years R/o Sachi 9/3, Sant Eknath Nagar Society, Part-2, 679/680, Bibwewadi, Pune-411037 as true and lawful attorney and that power of attorney was registered with office of Sub Registrar, Neemrana on 12/06/2013 in Book no. 4, zild no. 1, page no. 50 at serial no. 2013000013 and pasted in book no. 4, zild no. 1, page no. 343 to 351.

3. Now the developer company, being is a juristic person which was acting through their two authorized representatives namely (1) Mr. Maonj Kumar Yadav and (2) Mr. Walchand Jain, has informed the land owners vide their letter dated 09-3-2015 that Board of Directors of the developer Company has replaced Mr. Manoj Kumar Yadav and Walchand Mohanraj Jain by Mr. Yogesh Kandhari and Mr. Madan Keshrimal Sonigara to represent act for "the attorney company" as an authorized representative by a resolution passed by them in the meeting held on 05-01-2015 at

आज दिनांक 12 माह March सन् 2015 को 17:28 बजे
श्री/श्रीमती/सुश्री GIRRA SINGH YADAV पुत्र/पुत्री/पत्नी श्री JAGMAL SINGH YADAV
उम्र 45 वर्ष जाति AHIR व्यवसाय
निवासी VPO, SHAHJHANPUR NEEMRANA ALWAR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
(2015000706)

हस्ताक्षर उप पंजीयक, NEEMRANA
(Supplementary deed/Correction Deed)

रसीद नं० 2015000623 दिनांक 12/03/2015
पंजीयन शुल्क ₹ 200/-
प्रतिलिपि शुल्क ₹ 200/-
पुस्तकन शुल्क ₹ 0/-
अन्य शुल्क ₹ 0/-
कमी स्टाम्प शुल्क ₹ 0/-
कुल योग ₹ 400/-

(2015000706) उप पंजीयक, NEEMRANA
(Supplementary deed/Correction Deed)

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की गालियत रुपये 0
मानते हुए इस पर देय कमी मुद्रांक
राशि 0 पर कमी पंजीयन शुल्क
रुपये 200 कुल रुपये 400
जरिये रसीद संख्या 2015000623 दिनांक 12/03/2015
में जमा किये गये हैं।
अतः दस्तावेज को रुपये 100
के मुद्रांकों पर निष्पादित माना जाता है।

by Mr. Yogesh Kandhari and Mr. Madan Keshrimal Sonigara.

4. That to comply with the decision of the developer company the power of attorney dated 12th June, 2013 as being irrevocable is to be corrected in a manner that Mr. Manoj Kumar Yadav and Walchand Mohanraj Jain, the authorized representative of the developer company cease to continue as an authorized representative of the developer company namely M/s Neemrana Estate Pvt. Ltd and Mr. Yogesh Kandhari and Mr. Madan Keshrimal Sonigara shall be the its lawful authorized representative.

NOW THIS CORRECTION DEED EXECUTED BY THE LAND OWNER WITNESSTH WHERE OF

- I. That Mr. Manoj Kumar Yadav and Walchand Mohanraj Jain now does not stand to be an authorized representative of the M/s Neemrana Estate Pvt. Ltd. Their name appearing in Power of Attorney dated 12th June, 2013 deemed to be deleted and they are replaced by Mr. Yogesh Kandhari and Mr. Madan Keshrimal Sonigara.
- II. That in future, the power of attorney (the developer company) will exercise its power/duties/obligations conferred upon it, through power of attorney dated 12th June, 2013 will be acted upon through its Directors Mr. Yogesh Kandhari and Mr. Madan Keshrimal Sonigara.
- III. This correction deed in power of attorney will remain part the original power of attorney dated 12th June, 2013 Neither party to the original power of attorney is being changed nor any powers/duties/obligation conferred or imposed upon either party is limited or extended through this correction deed.

उम पंजीयक, नीमरान

हस्ताक्षर

फोटो

अंगुठा

उक्त श्री/श्रीमती/सुश्री (Executant)

1-GIRRA SINGH YADAV/JAGMAL SINGH YADAV

Age:45, Caste-AHIR

Occu.-

R/O-VPO,SHAHJHANPUR NEEMRANA ALWAR

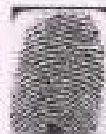


2-HARI SINGH YADAV/JAGMAL SINGH

Age:48, Caste-AHIR

Occu.-

R/O-VPO,SHAHJHANPUR NEEMRANA ALWAR



(And Claimant)

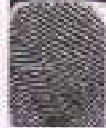
1-YOGESH KANDHARI/KRISHAN CHAND KANDHARI

Age:54, Caste-KANDHARI

Occu.-

R/O-D-37 TULSI APT. SEC-14 ROHINI DELHI-85

Kandhari



2-MADAN LAL SONIGARA/KESHRI MAL SONIGARA

Age:53, Caste-JAIN

Occu.-

R/O-87 EAST MUMBAI PUNA ROAD DEHU ROAD
PUNE -412101

Sonigara



ने लेखपत्र Supplementary deed/Correction Deed
की पढ़ सुन व समझकर निम्नानुसार करना स्वीकार किया।
प्रतिकूल राशी रु० _____ पूर्व में/मेरे
समक्ष/मेरे से रु० _____ पूर्व में _____
यहमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निम्नानुसार कर्ता की पहचान

1. श्री/श्रीमती/सुश्री RAJENDRA SINGH RAJPUT

पुत्र/पुत्री/पत्नी श्री GOKUL SINGH RAJPOOT उम्र 32 वर्ष

जाति RAJPOOT व्यवसाय *

निवासी SARJEEVAN HOUSINGH SOCIETY TRIVENI NAGAR TALWARE PUNE-412109

Rajendra Singh Rajput



2. श्री/श्रीमती/सुश्री RAJESH KUMAR YADAV

पुत्र/पुत्री/पत्नी श्री DHANNARA YADAV उम्र 40 वर्ष

जाति AHIR व्यवसाय *

निवासी VPO,SHAHJHANPUR NEEMRANA ALWAR ने की है जिनके

Chand



समस्त हस्ताक्षर एवं अंगुठा के निशान मेरे समक्ष लिखे गये हैं।

SP

(2015000708)

उप पंजीयक, NEEMRANA

(Supplementary deed/Correction Deed)

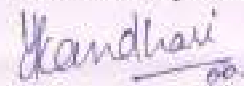
Kumar Yadav and Walchand Mohanraj Jain by its
Directors Mr. Yogesh Kandhari and Mr. Madan
Keshrimal Sonigara.

In witness whereof land owners put their hands and set
on the day date first mentioned above in presence of
fallowing witness.

Signatures of Newly

Authorised Directors of

The Attorney Company


Kandhari

1. (Mr. Yogesh Kandhari)



2. (Mr. Madan Keshrimal Sonigara)

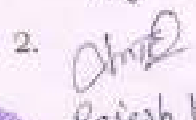
Signature of Land Owner


1. Mr. Hari Singh Yadav


2. Mr. Girraj Yadav

Signature of Witness

1. 
Rajendra Singh Rajput

2. 
Rajesh Kumar Yadav / Shamna Ram Yadav
rpe - Shahajapur Teh.
Meemrana Alwar.


अप पंजीयक, नौराना

आज दिनांक 12/03/2015 को

पुस्तक संख्या 1 जिल्द संख्या 99

में पृष्ठ संख्या 130 क्रम संख्या 2015000503 पर

पंक्तिबद्ध किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 302

के पृष्ठ संख्या 371 से 378 पर

बसया किया गया।

EP

(2015000706) उपाय पंजीयक NEEMRANA
(Supplementary deed/Correction Deed)



भारत INDIA
INDIA NON JUDICIAL

Y 027072

हस्ताक्षर एवं मुद्रांकन के बिना प्रति केत प्रामाणिक किया गया तारीख

12/03/2015

[Signature]

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[Signature]

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[Signature]

[Fingerprint]

[Signature]

[Fingerprint]

[Signature]

भारत गैर न्यायिक, नौमराना

12/3/15

7242

શ્રી રાજ કિં

જશ માલ કિં

કલે

ગાંધી કલે

કલે 110

કલે

100/100 = 100

100/1 = 100

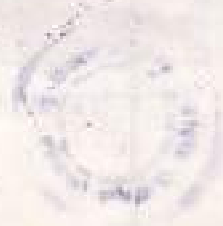
કલે 2 = 110

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કલે 2 = 110

मिशन चेंबरल मौजा तहसील पत्रवेरगे दिहादफद भाउभा रोजस्थान

२७/२/२०

क्र.सं.	वर्गीकरण		मूल		अंशमूल		मूल		वर्गीकरण		मूल		अंशमूल	मूल	अंशमूल
	क्र.सं.	वर्गीकरण	मूल	अंशमूल	क्र.सं.	वर्गीकरण	मूल	अंशमूल	क्र.सं.	वर्गीकरण	मूल	अंशमूल			
६३७	७)४	४२८	७)४	६४६	२)१	४४४	२)१	६८९	३)१	४४४	२)१	६८९	४४४	२)१	६८९
६३८	७)	४४७	७)	६८०	३)३	४४४	३)३	६८२	३)१	४४४	३)१	६८२	४४४	३)१	६८२
६३९	३)२	४२६	३)२	६८९	२)३	४४४	२)३	६८३	२)१	४४४	२)१	६८३	४४४	२)१	६८३
६४०	७)१	४२७	७)१	६८९	३)३	४४४	३)३	६८४	३)१	४४४	३)१	६८४	४४४	३)१	६८४
६४१	२)	४२८	२)	६८९	३)३	४४४	३)३	६८५	३)१	४४४	३)१	६८५	४४४	३)१	६८५
६४२	७)४	४२९	७)४	६८९	३)३	४४४	३)३	६८६	३)१	४४४	३)१	६८६	४४४	३)१	६८६
६४३	७)२	४३०	७)२	६८९	३)३	४४४	३)३	६८७	३)१	४४४	३)१	६८७	४४४	३)१	६८७
६४४	७)३	४३१	७)३	६८९	३)३	४४४	३)३	६८८	३)१	४४४	३)१	६८८	४४४	३)१	६८८
६४५	३)१	४३२	३)१	६८९	३)३	४४४	३)३	६८९	३)१	४४४	३)१	६८९	४४४	३)१	६८९

भिलान चंद्रकल मौज।

Ced. 10/17

तहसील का.बनारस

2018-2019

 NATIONAL SCIENCE FOUNDATION
 OFFICE OF THE DIRECTOR
 400 MICHIGAN AVENUE, N.E.
 WASHINGTON, D.C. 20002

5220

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नमोऽस्मदी (खेवट सुतोनी) प्राण

तदर्थीः च

Figure 1

[illegible]

गजस्थान सम्वत् २०१२ से २०१४ तक

भूमि-क, मूल मूल्य पर जो कर का होता है		मूल मूल्य का जो कर का होता है	मूल्य तथा मूल्य पर जो भूमि मूल्य का होता है		मूल्य का जो कर का होता है	मूल्य का जो कर का होता है
मूल्य का जो कर का होता है	मूल्य का जो कर का होता है		मूल्य का जो कर का होता है	मूल्य का जो कर का होता है		
1	2	3	4	5	6	7

जगन्नाथन्दी (खिचद सुतोनी) ग्राम

संस्कृत

1992

[illegible]

राजस्थान सम्यक् २०१२ सं २०१ १५५

[illegible]

[illegible]

नसबन्दी (सेबद खतोनी) नाम चौकार महसीब महसुल					
कतवी खतबान की कत	नाम खी, खीब व महसुल व नाम खतबान वना वना (Tribute) वा खतबान	खुमि खतबानदी (खतबानदी, खतबानदी वना खतबानदी, खतबानदी वा खतबानदी) खतबानदी खतबान	नाम खतबान खतबान खतबान नाम खतबान	खतबान खतबान	खुमि खतबान
38	गिरीशचन्द्र (गिरीश)	गिरीशचन्द्र (गिरीशचन्द्र, खतबानदी) वना खतबानदी, खतबानदी वा खतबानदी) खतबानदी खतबान	गिरीशचन्द्र (गिरीशचन्द्र, खतबानदी) वना खतबानदी, खतबानदी वा खतबानदी) खतबानदी खतबान	269	9119
89	गिरीशचन्द्र (गिरीश)	गिरीशचन्द्र (गिरीशचन्द्र, खतबानदी) वना खतबानदी, खतबानदी वा खतबानदी) खतबानदी खतबान	गिरीशचन्द्र (गिरीशचन्द्र, खतबानदी) वना खतबानदी, खतबानदी वा खतबानदी) खतबानदी खतबान	269	9119
89	गिरीशचन्द्र (गिरीश)	गिरीशचन्द्र (गिरीशचन्द्र, खतबानदी) वना खतबानदी, खतबानदी वा खतबानदी) खतबानदी खतबान	गिरीशचन्द्र (गिरीशचन्द्र, खतबानदी) वना खतबानदी, खतबानदी वा खतबानदी) खतबानदी खतबान	269	9119

184

जिला Meerut राजस्थान संवत् २०१२ से २०१४ तक

क्र	समय के वाक्य	भूमि-क, एवं कर्मि कर को किस प्रकार दिया जाता है		किस प्रकार का कर्मि कर दिया जाता है	उपरोक्त सभी कर्मि कर को भूमि कर्मि कर के रूप में		कुल भूमि कर्मि कर दिया जाता है	नोट्स
		कर्मि कर	कर्मि		कर्मि कर	कर्मि		
२४		माल २.२१ २.२१ हिवाय २.३४ २.३४ ३.५५						इन्हें ३५५ २४२ नंबर
२५		माल २.४० हिवाय ०.६२ मोटा ३.३५						इन्हें ३५५ २४५ नंबर
२६		माल २.४२ हिवाय ०.६२ मोटा ३.३१						१५५३ १५-५३ १५-३२ २० १५-३१२

का ३५९

राजस्थान सन्धत् २०१२ से २०१ त

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महाराष्ट्र

1. The first step is to identify the problem. In this case, the problem is that the system is not working properly.

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Source: www.bls.gov, Bureau of Labor Statistics, Washington, D.C.

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which has not, as assumed, been

1975-80: 1975, 1976, 1977, 1978, 1979, 1980

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the 1990s, the number of people who have been infected with HIV has increased significantly. In 1990, there were approximately 1.5 million people living with HIV worldwide. By 2000, this number had risen to over 40 million. The increase in the number of people living with HIV is due to a number of factors, including the spread of the virus through sexual contact, blood transfusions, and mother-to-child transmission. The World Health Organization (WHO) estimates that there are currently over 40 million people living with HIV worldwide, with the highest prevalence rates in sub-Saharan Africa and the Caribbean. The WHO also estimates that there are over 10 million people living with AIDS, the most advanced stage of HIV infection. The increase in the number of people living with HIV and AIDS is a major public health concern, and it is important to continue to research and develop new treatments and prevention strategies.

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

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1998, and the 1999-2000 survey was conducted in 1999 and 2000. The 1998 survey was the first survey of its kind in the United States, and the 1999-2000 survey was the first survey of its kind in the United States. The 1998 survey was the first survey of its kind in the United States, and the 1999-2000 survey was the first survey of its kind in the United States. The 1998 survey was the first survey of its kind in the United States, and the 1999-2000 survey was the first survey of its kind in the United States.

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Abstract

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THE NATIONAL ASSOCIATION OF
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ԱՆՈՒՅԻՆ ՇԷՆ

<p>മലയാളം എന്ന ഭാഷ എങ്ങനെ എങ്ങനെ എഴുതും</p> 	<p>മലയാളം എന്ന ഭാഷ എങ്ങനെ എങ്ങനെ എഴുതും</p> 
<p>മലയാളം</p>	
<p>മലയാളം എന്ന ഭാഷ എങ്ങനെ എങ്ങനെ എഴുതും</p> 	<p>മലയാളം എന്ന ഭാഷ എങ്ങനെ എങ്ങനെ എഴുതും</p> 

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1997年12月 第10期

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1. The first step in the process of the development of a new product is the identification of a market need. This is done by conducting market research, which involves gathering information about the current market and the needs of potential customers. This information is then used to develop a product concept that meets the identified need.

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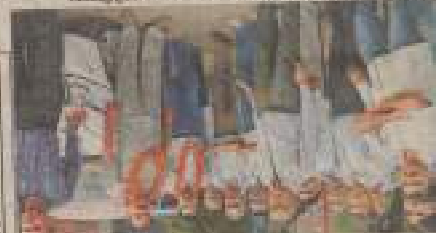
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10. *What is the main purpose of the passage?*
 11. *Which of the following is NOT a reason for the author's interest in the subject?*
 12. *What does the author mean by "the great unknown"?*
 13. *Which of the following is the best title for the passage?*
 14. *What is the author's attitude towards the subject?*
 15. *Which of the following is the best evidence for the author's claim?*
 16. *What is the author's main conclusion?*
 17. *Which of the following is the best evidence for the author's conclusion?*
 18. *What is the author's main point?*
 19. *Which of the following is the best evidence for the author's point?*
 20. *What is the author's main message?*

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कविता की रचना

प्रकाशक री

1. 1962-1963

स्कूल का एक
बाद उद्घाटन

न. अनर्थिक मानकर किया था बंद



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टीका कर्तव्य अथवा अन्य
[प्रमाण विवरण किंचिद् यथा]

मूल्यों में गिरावट के कोडिया से उम्मीदें बढ़ी स्मेलन में स्मारिका का विमोचन

हमारे परिवार की (मन नहीं बर्बाद)।
 असाधारण संवेदनशील हैं और
 पक्षधर और पक्षधर हैं वे बात कि
 संवेदनशील और पक्षधर हैं। अद्वैत
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 कि हमारे पास। असाधारण संवेदनशीलता
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 कि संवेदनशीलता के अनुसार वे हैं कि वे

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शिक्षक देंगे धूम्रपान नहीं करने का संदेश

सिवासा: पुत्रपुत्र लेखने के लिए
उस दिन भी मेरी बुद्धि
विधायी। वह के बीरबलसाल
कालका में अंधकार का वह एक
विशेष कालका में शिवसे ने
पुत्रपुत्र पाठों पर एक अन्धकार का
अन्धकार किया।

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गीतों में और ऐसे इस गीत का
 उपयोग करना है। इस पुस्तक में
 भी विचारों को जो शामिल है।
 गीतों में कोष्ठ-विचारों में
 जो कभी भी सम्बन्धित और
 बिना पर चर्चा वाले दृष्टिकोण में
 हो तो अच्छा। सम्बन्धित में तो
 हुआ कि यही कहानी के साथ
 छात्रों के साथ विचारों परामर्श
 का माध्यम बन भीसकें। कक्षा
 विचारों के साथ सम्बन्धित विचार
 जो विचारों परामर्श, सम्बन्धित
 में सम्बन्धित विचारों परामर्श
 सम्बन्धित विचारों परामर्श
 सम्बन्धित विचारों परामर्श
 सम्बन्धित विचारों परामर्श

शिक्षकों की विभिन्न समस्याओं पर चर्चा

[illegible][illegible]

આચાર્યશ્રીના આશ્રિત સંસ્થાઓમાંથી સંબંધિત સંસ્થાઓના નામો આપવામાં આવ્યા છે.

पाकिस्तान के प्रधानमंत्री का पतला फूँका

[illegible]

S. No.	Sl. No.	Sl. No.	Sl. No.
1	2	3	4

1. *Chlorophyll a* (Chl a) is the primary photosynthetic pigment in most plants and algae. It is a green pigment that absorbs light energy in the blue and red regions of the visible spectrum. Chl a is essential for the light-dependent reactions of photosynthesis, where it converts light energy into chemical energy in the form of ATP and NADPH.

कार्यालय पंचायत समिति, टीक

11. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

સાંપડાની મુલકી

एक वर्षाभर विभिन्न क्षेत्रों में कार्य करते रहने के बाद विमान मनु मिरा ने 2018-19 (विमान) वर्ष 2018 में 13 मार्च 2018 को अमेरिका में गैरविमान क्षेत्र में कार्य करने के लिए वापस आने की घोषणा कर दिया था। मनु मिरा विमान, 2018-19 का आयदा 12,00 करोड़ रुपये का विमान की आय का योगदान देकर विमान क्षेत्र में कार्य कर रहे हैं। मनु मिरा ने विमान क्षेत्र में कार्य करने के लिए वापस आने की घोषणा की थी। मनु मिरा ने विमान क्षेत्र में कार्य करने के लिए वापस आने की घोषणा की थी। मनु मिरा ने विमान क्षेत्र में कार्य करने के लिए वापस आने की घोषणा की थी।

संस्कृत-संज्ञा-संज्ञा

॥ श्रीगणेशाय नमः ॥

पुष्पम, म.स. २०११

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

of the

कार्यालय नगर विकास न्यास, भिवाडी
विज्ञापित

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संक्षेप, नामावली, न्याय, भिन्नता

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[illegible]

क्र. सं. कार्य का विवरण	प्रारंभिक मूल्य (रुपये में)	अंतिम मूल्य (रुपये में)	
		2011	2012
1. 2.	1	4	3

1.	Construction of 6000 sq.ft. Mahadev Arohi Tal, Agre, Dist. Dangshir	1100.20	22.27	5.91
2.	Construction of 6000 sq.ft. Arohi Tal, Agre, Dist. Dangshir	1100.20	22.27	5.91
3.	Construction of 6000 sq.ft. Arohi Tal, Agre, Dist. Dangshir	1100.20	22.27	5.91

These figures are based on the following assumptions:

100

Source: <http://www.census.gov/hhes/education/data/tables/2000/2000.ed.education.attainment.bysexandrace.pdf>

Source: *Journal of the American Statistical Association*, 1997, 92, 1037-1046.

कार्यालय अधीक्षण अभियन्ता, जन सेवा, जमिनी विभाग, मुंबई
निविदा संख्या संख्या - १/२०

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प्रश्न संख्या	प्रश्न का विवरण
1	निम्नलिखित में से एक चुनिए कि वह कौन सा है जो कि एक ही प्रकार के अणुओं से बना होता है। a) पदार्थ b) मिश्रण c) यौगिक d) तत्व
2	निम्नलिखित में से एक चुनिए जो कि एक ही प्रकार के अणुओं से बना होता है। a) पदार्थ b) मिश्रण c) यौगिक d) तत्व
3	निम्नलिखित में से एक चुनिए जो कि एक ही प्रकार के अणुओं से बना होता है। a) पदार्थ b) मिश्रण c) यौगिक d) तत्व
4	निम्नलिखित में से एक चुनिए जो कि एक ही प्रकार के अणुओं से बना होता है। a) पदार्थ b) मिश्रण c) यौगिक d) तत्व
5	निम्नलिखित में से एक चुनिए जो कि एक ही प्रकार के अणुओं से बना होता है। a) पदार्थ b) मिश्रण c) यौगिक d) तत्व
6	निम्नलिखित में से एक चुनिए जो कि एक ही प्रकार के अणुओं से बना होता है। a) पदार्थ b) मिश्रण c) यौगिक d) तत्व
7	निम्नलिखित में से एक चुनिए जो कि एक ही प्रकार के अणुओं से बना होता है। a) पदार्थ b) मिश्रण c) यौगिक d) तत्व
8	निम्नलिखित में से एक चुनिए जो कि एक ही प्रकार के अणुओं से बना होता है। a) पदार्थ b) मिश्रण c) यौगिक d) तत्व
9	निम्नलिखित में से एक चुनिए जो कि एक ही प्रकार के अणुओं से बना होता है। a) पदार्थ b) मिश्रण c) यौगिक d) तत्व
10	निम्नलिखित में से एक चुनिए जो कि एक ही प्रकार के अणुओं से बना होता है। a) पदार्थ b) मिश्रण c) यौगिक d) तत्व

निम्नलिखित में से एक चुनिए जो कि एक ही प्रकार के अणुओं से बना होता है।
1. <http://www.ijwefar.gov.in>
2. www.diponline.org
3. <http://www.apicad-journal.gov.in>

www.ijwefar.gov.in

DIPACANTHAR A/E

समाप्त (१००० पानांनी) ११४

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2007 年 2 月 20 日

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Chicago, IL 60607-7181.
E-mail: mjw@uic.edu

1991-1997	
1998-2000	
2001-2003	
2004-2006	

Source: *U.S. Census Bureau, 1990*

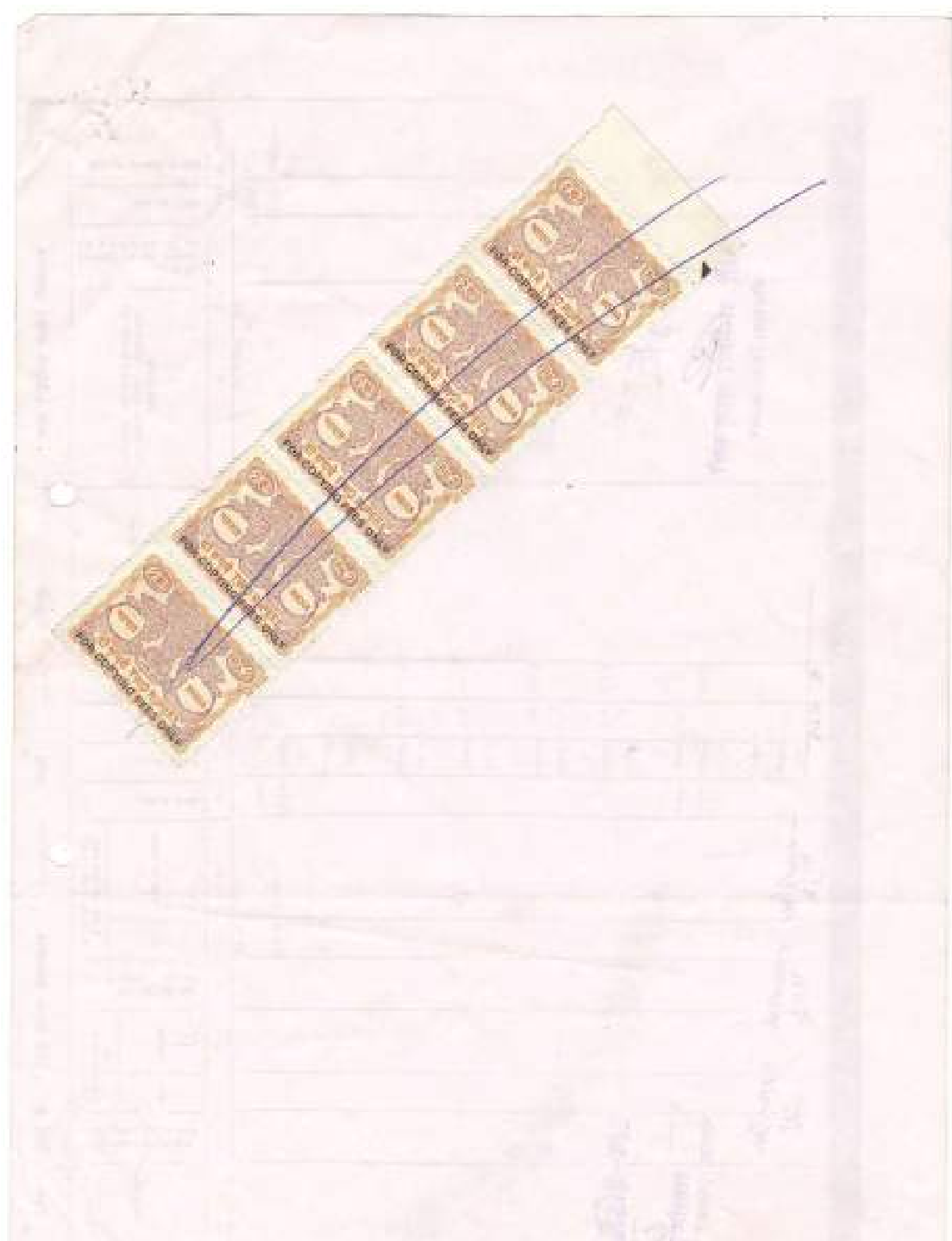
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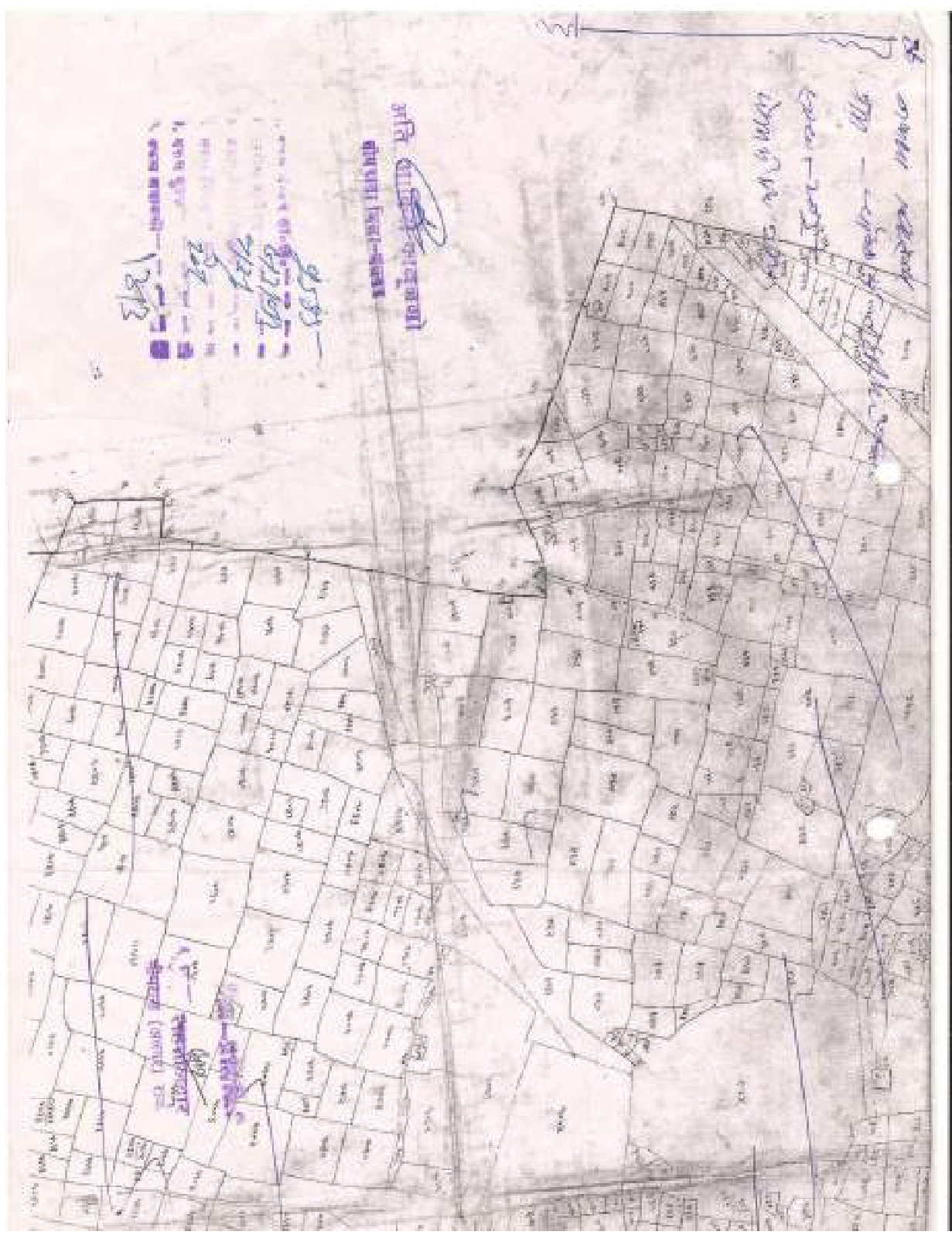
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कार्यालय नगर विकास न्यास, भिवाड़ी

क्रमांक:आयोजना/३०५०/१३

दिनांक २१/०५/१३

नाम परिवर्तन आदेश

ग्राम चौबारा तहसील नीमराणा के खसरा नं० ९६७, ९६८ कुल कित्ता दो क्षेत्रफल १२९६९.३६ वर्ग मी० भूमि की ९०-बी(३) पश्चात आवासीय ग्रुप हाउसिंग हेतु श्रीमती शकुन्तला देवी पति श्री जगमाल सिंह के नाम लीजहोड दिनांक २५.०४.२०११ को जारी की गई थी। श्रीमती शकुन्तला देवी का त्वर्ग्वारा दिनांक १०.०४.२०१३ को हो चुका है मृतका द्वारा मृत्यु से पूर्व अपने दोनों पुत्रों श्री हरिसिंह एवं गिर्राज पुत्रान श्री जगमाल सिंह के नाम दिनांक २८.०४.२०११ को रजिस्टर्ड दसीयत कर दी गई थी। श्रीमती शकुन्तला देवी की मृत्यु पश्चात उनके दोनों पुत्रों द्वारा नामपरिवर्तन हेतु आवेदन किया गया है उक्त क्रम में दो समाचार पत्रों में सार्वजनिक विज्ञप्ति प्रकाशित कराई गई है। जिसमें निर्धारित अवधि के अन्दर कोई आपत्ति प्राप्त नहीं हुई है। आवेदक द्वारा उक्त क्रम में जमा कराने योग्य राशि न्यास कोष में जमा करा दिये गये है।

अतः उक्त ग्रुप हाउसिंग मूखण्ड न्यास रिकार्ड में श्री हरिसिंह एवं गिर्राज पुत्रान श्री जगमाल सिंह के नाम परिवर्तित किया जाता है। प्रथम आवंटी पर लागू समस्त शर्तें यथावत श्री हरिसिंह एवं गिर्राज पुत्रान श्री जगमाल सिंह पर भी लागू रहेंगी।

क्रमांक
प्रतिलिपि:-

०१. श्री हरिसिंह व श्री गिर्राज पुत्रान श्री जगमाल सिंह निवासी शाहजहापुर तहसील नीमराणा जिला अलवर राज०
०२. कार्यालय आदेश पत्रावली।

सचिव
नगर विकास न्यास, भिवाड़ी
दिनांक

५१-
सचिव
नगर विकास न्यास भिवाड़ी

नगर विकास न्यास, भिवाडी

दिनांक: 18/10

दिनांक: 23/2/10

-: विज्ञप्ति :-

नोटिस अन्तर्गत धारा 90 'बी' राजस्थान भूराजधानि अधिनियम 1956
संपादित धारा 83 (1) (ii) राजस्थान कायदाकारी अधिनियम 1955

राजस्थान भूराजधानि अधिनियम 1956 की धारा 90 ख (3) संपादित धारा 83 (1) (ii) कायदाकारी अधिनियम 1955 भिवाडी नगर विकास न्यास क्षेत्र ग्राम चौबारा तहसील बहरोड के निम्नलिखित खसरा नम्बर के खातेदारों व इन नम्बर की भूमि में कोई भी हित रखने वाले व्यक्ति हर खास व आम को नोटिस द्वारा सूचित किया जाता है आवेदक द्वारा ग्राम चौबारा तहसील बहरोड के निम्न खसराओं को समर्पण कर खातेदारी व पर्यावरण को सरकार में पुनर्गठित करने का अनुरोध किया है। भूमि का विवरण निम्न प्रकार है :-

क्र.सं.	नाम ग्राम	खसरा नम्बर	रकबा	खातेदार का नाम
1.	चौबारा	967 व 968	1.32 हेक्टेयर	श्रीमती सकुन्तला देवी पति श्री जगन्नाथसिंह यादव

अतः मैं प्राधिकृत अधिकारी (भूमि पुनर्गठन) नगर विकास न्यास, भिवाडी इस नोटिस के जर्ज सूचित कर आगाह करता हूँ कि उक्त वर्णित खसराओं की सम्पूर्ण भूमि में आपके अधिकार एवं हितों को राजस्थान में राजस्व अधिनियम 1956 की धारा 90 बी संपादित राजस्थान कायदाकारी अधिनियम 1955 की धारा 83 (1) (ii) के अन्तर्गत शक्तियों का उपयोग करते हुए राज्य सरकार के पक्ष में क्यों न पुनर्गठित कर दिया जाए। इस सम्बन्ध में आपको कोई आपत्ति/आक्षेप हो तो सुनवाई की दिनांक 23/2/10 को न्यायालय प्राधिकृत अधिकारी (भूमि पुनर्गठन) नगर विकास न्यास, भिवाडी के कार्यालय समय में उपस्थित होकर अपना पक्ष प्रस्तुत कर सकते हैं। उक्त दिनांक को जवाब/अभिमत/पक्ष प्रस्तुत नहीं करने की स्थिति में धारा 90 बी के अन्तर्गत आपके विरुद्ध एकतरफा कार्यवाही की जाकर उक्त वर्णित भूमि में आपके अधिकार एवं हित समाप्त कर भूमि राज्य हित में पुनर्गठन कर नगर विकास न्यास, भिवाडी के नाम दर्ज कर दी जायेगी।

यह नोटिस आज दिनांक 23.02.2010 को मेरे हस्ताक्षर व न्यायालय की मुहर से जारी किया गया।

प्राधिकृत अधिकारी (भूमि पुनर्गठन)
नगर विकास न्यास, भिवाडी