

Factual and action taken report in the matter of Rajendra Tiwari V/s Union of India&Ors. (OA No. 151/2023) as per the directions of Hon'ble NGT, Central Zone Bench, Bhopal

Background

In the case filed by Sh. Rajendra Tiwari V/s Union of India &Ors. before the Hon'ble National Green Tribunal, Central Zone Bench, Bhopal, the applicant Sh. Rajendra Tiwari has raised the issue that a commercial establishment is being operated by Respondent No. 13 & 14 in the form of a Hotel/Marriage Garden cum Resort without any authority and it is located at a distance of 50 meters from the boundary of Nahargarh Wildlife Sanctuary and the commercial establishment is being operated without any authority of forest department and without obtaining Wildlife Clearance from National Wildlife Board. As the built-up area of the establishment is 2919.79 sq. mtr, below 20000 sq. mtr. and after that, a detailed report was prepared by the Forest Department where it was found that the area is more than 77062.97 sq. mtr thus, wildlife clearance is mandatory. It is contended that the rules and regulations have not been followed and there are illegal non forest activities in violation of environmental norms.

Order

Hon'ble NGT Central Zone Bench passed an order dated 18.10.2023 which inter-alia says as under: -

"6. We further constitute a committee consisting of: -i. One representative from the Additional Chief Secretary, Forest & Wildlife, Govt. of Rajasthan, Rajasthan ii. One representative from Collector, Jaipur, Rajasthan. iii. One representative from the Central Pollution Control Board, Rajasthan. iv. One representative from Rajasthan State Pollution Control Board.

7. The Committee is directed to visit the place, examine the facts, take remedial measures, and submit the factual and action taken report within four weeks. The State PCB will be the nodal agency for coordination and logistic support."

Field Visit

Office order issued by RSPCB on 11.12.2023 (Copy enclosed **Annexure-1**) for the field visit. The following persons conducted the field visit on 13.12.2023 in connection with this case:

- (i) Sh. Sangram Singh Katiyar, Deputy Conservator of Forests, Wild Life (Zoo), Jaipur.
- (ii) Dr. Sarita Sharma, SDM Amer, Distt. Jaipur.
- (iii) Sh. Praveen Kumar Jain, Scientist-B, Regional Directorate (Central), CPCB, Bhopal
- (iv) Sh. Vijay Sharma, Regional Officer, Rajasthan State Pollution Control Board, Jaipur (North).

Observations

During the field visit and on perusal of records, it was observed that: -

- (i) M/s Inder Colonizers Pvt. Ltd. have a registered lease deed dated 14.09.2007 between M/s Inder Colonizers Pvt. Ltd. and Commissioner, Department of Tourism, Govt. of Rajasthan having the land for "Tourism unit and Hotel & Resort Industry". Copy attached at **Annexure-2**.
- (ii) A marriage garden and a banquet hall are being operated by M/s Elite Banquets, A-42, Khadi Colony, Ajmer Road, Jaipur. Ownership of the land having the marriage garden and banquet hall is of M/s Inder Colonizers Pvt. Ltd., J-5, Himmat Nagar, Gopalpura, Jaipur. A copy of the agreement is attached in **Annexure 3**.
- (iii) Unit had obtained permission from the Jaipur Development Authority for the marriage garden/banquet hall/Resort vide JDA letter dated 16.11.2017 for 73300 sq. Meter area after the surrender of 3792.97 Sq. Meter area. Copy attached at **Annexure-4**.
- (iv) The total land area of the unit owned by M/s Inder Colonizers Pvt. Ltd. is 73300 Sq. Meter out of this, part of the area has been developed as a marriage garden and banquet hall, and the built-up area of the banquet hall is approx. 2900 Sq. Meter.

- (v) Establishment is not required to obtain environmental clearance as per the EIA Notification dated 14.09.2006 and amended up to date. Besides, clearance from NBWL is also not applicable.
- (vi) As per the distance certificates dated 01.09.2023 issued by the DCF, Wildlife (ZOO) (**Annexure-5**), the establishment is located 40 meters from the boundary of the Nahargarh Wild Life Sanctuary (NWLS) and is within the ESZ of the NWLS.
- (vii) Zonal Master Plan of the Nahargarh Wild Life Sanctuary has been approved by the State Government which inter-alia says as under: -

“10.4 Existing Activity/Use

ESZ Notification dated 08-03-2019 prescribed regulations regarding new hotels, resorts, commercial establishments, etc. This leads to the requirement of defining what is “existing.”

For ZMP for the ESZ, hotels, resorts, commercial establishments, etc. shall be considered as existing if they have any of the following issued before 08.03.2019 ESZ Notification of Nahargarh: 1. Electricity connection for non-agricultural use.

2. Approval by the Tourism Department as a tourism unit.

3. Conversion order/Patta for non-agricultural use.

4. Building Plan approval.

5. Order regarding change in land use.

6. Proof of deposition of tax as hotel, resort, commercial establishment, etc.

7. CTE/CTO/Environmental Clearance.”

- (viii) According to the above the unit has 2 documents from the above list (Listed at Sr. No. 3 and 4) issued before 08.03.2019 and the documents are attached as **Annexure-2 & 4**. Accordingly, the establishment was in existence before the issuance of the Notification dated 08.03.2019 defining the ESZ of the NWLS.
- (ix) M/s Inder Colonizers Pvt. Ltd. has applied on 23.10.2023 for consent from the State Pollution Control Board and the application is under consideration and to be decided on merits.

Conclusion

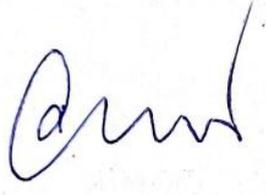
- (i) The establishment is located within the ESZ of the NWLS and was in existence before the publication of the Notification dated 08.03.2019 defining the ESZ of the NWLS.
- (ii) Environmental clearance as per EIA Notification dated 14.09.2006 and clearance from NBWL is not applicable for the present establishment.

Recommendation

- (i) This matter be put up in the next meeting of Zonal Master Plan Monitoring Committee for further examination as no provisions of the Zonal Master Plan are being violated.

Enclosures

- (i) Office order dated 11.12.2023 for field visit issued from RSPCB **(Annexure-1)**
- (ii) Copy of Lease Deed **(Annexure-2)**
- (iii) Copy of agreement **(Annexure-3)**
- (iv) Copy of JDA permission **(Annexure-4)**
- (v) Distance certificate dated 01.09.2023 issued from DCF, WL(Zoo) Jaipur **(Annexure-5)**

			
Vijay Sharma	Praveen Kumar Jain	Dr. Sarita Sharma	Sangram Singh Katiyar
Regional Officer, Rajasthan State Pollution Control Board, Jaipur (North)	Scientist-B, Regional Directorate (Central), CPCB, Bhopal.	SDM, Amer, Distt. Jaipur	Deputy Conservator of Forests, Wild Life (Zoo), Jaipur



REGIONAL OFFICE (NORTH)
RAJASTHAN STATE POLLUTION CONTROL BOARD
 OPP. ROAD NO.5, VKIA, SIKAR ROAD, JAIPUR
 PHONE: 0141-2850100,
 E-MAIL : RORPCB.JAIPUR@GMAIL.COM

Office Order

F.No.RPCB/ROJP/N/Legal-183/1036-1039

Date: 11/12/2023

The Hon'ble National Green Tribunal in OA no. 151/2023, Rajendra Tiwari V/s Union of India & Ors. has passed an order dated 18/10/2023 for constitution of a joint committee. Accordingly, nominations have been received from Central Pollution Control Board, Distt. Administration and Department of Environment and Climate Change, Govt. of Rajasthan. Following members of the joint committee are requested to join for field visit of the area scheduled on 13/12/2023:-

1. Sh. Praveen Jain, Scientist B, Regional Directorate (Central Zone), CPCB, Bhopal
2. Smt. Alka Bishnoi, ADM Jaipur City (North), Jaipur
3. Sh. Sangram Singh Katiyar, DCF, Wildlife (Chidiyaghar), Jaipur

The representatives are requested to make it convenient to reach RSPCB, Regional Office Jaipur (North), Opposite Road No.5, VKIA, Sikar Road, Jaipur at 10:30 AM along with available information and records in this regard.


 (Vijay Sharma)
 Regional Officer
 ac

Copy to following for information:

1. P.A. to Member Secretary, RSPCB, Jaipur
2. Sh. Praveen Jain, Scientist B, Regional Directorate (Central Zone), CPCB, Bhopal
3. Smt. Alka Bishnoi, ADM Jaipur City (North), Jaipur
4. Sh. Sangram Singh Katiyar, DCF, Wildlife (Chidiyaghar), Jaipur


 Regional Officer
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25



राजस्थान RAJASTHAN

राजस्थान भू-राजस्व (औद्योगिक क्षेत्र आवंटन) नियम, 1959

For INDER COLONIZERS

[प्ररूप क]
(नियम 2-क, देखो)
संशोधित पट्टा



आयुक्त पर्यटन विभाग, जयपुर के आदेश क्रमांक: एफ-9 (148) हो/प.वि/2000/6863-69 दिनांक 06.04.04 के अनुसार श्री समित कावडिया पुत्र श्री आई.एस.कावडिया निवासी: डी.सी. 17 वी, शान्ति पथ, तिलक नगर, जयपुर के नाम निष्पादित पट्टा दिनांक 10.1.07 के स्थान पर राजस्थान सरकार पर्यटन विभाग के आदेश क्रमांक: एफ-9 (148) एच/डी.टी/2000/23982-88 दिनांक 08.07.07 के अनुसार मैसर्स इन्दर कॉलोनाइजर्स प्राईवेट लिमिटेड के नाम से संशोधित पट्टा।

यह पट्टा एक पक्षकार के रूप में मैसर्स इन्दर कॉलोनाइजर्स प्राईवेट लिमिटेड रजिस्टर्ड ऑफिस: 601-603 अपेक्स मॉल, लालकोठी, टॉक रोड, जयपुर जिरिये चिदेशक श्री एन.के.गुप्ता पुत्र श्री रुडमल गुप्ता निवासी: सी-9 बरवाड़ा हाउस, सिविल लाईन्स, जयपुर ग्राम: नागल सुसावतान, तहसील आमेर, जिला जयपुर में स्थित खसरा नम्बर 3, 4, 8, 10 से 20, 24 से 27, 136 से 143 किता 26 रकबा 5.16 हैक्टर तथा ग्राम: कस्बा आमेर, तहसील आमेर, जिला जयपुर में स्थित खसरा नम्बर 39, 40, 41, 42, 42/6560 किता 5 रकबा 5 बीघा 8 बिस्वा भूखण्ड का, जिसका विस्तृत वर्णन इसमें संलग्न अनुसूची में किया गया है और जिसे इसमें आगे भूखण्ड कहा गया है, पट्टा इसमें आगे बतायी गई शर्तों पर पट्टेदार को देने के लिए सहमत हो गई है और पट्टेदार पट्टे को स्वीकार करने के लिए सहमत हो गया है। (जिसे इसमें आगे पट्टेदार कहा गया है) और इसके अन्तर्गत जब तक कि सन्दर्भ से अपवर्जित या उसके विरुद्ध नहीं हो, उसके वारिस, उत्तरवर्ती, निष्पादक, प्रशासक और समनुदेशिनी भी है और दूसरे पक्षकार के रूप में राजस्थान राज्य के राज्यपाल (जिसे इसमें आगे पट्टाकर्ता कहा गया है) और इसके अन्तर्गत जब तक कि सन्दर्भ से अपवर्जित या उसके विरुद्ध नहीं हो, उनके पूर्वोत्तरवर्ती और अनुज्ञा प्राप्त समनुदेशिनी भी है, के बीच और तारीख 30.08.2007 को किया गया है।

सक्षे रजिस्ट्रार, जयपुर

For INDER COLONIZERS PVT. LTD.

Director
Department of
Rajasthan
JAYPUR

2002 7 JUL 2007
नाम रमेश काली लखर डा. र. जयसिंह निवासी श्री. सत. के. गुला

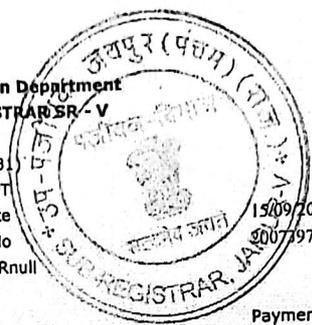
पिता का नाम ...
निवासी ...
प्राक. का पता ...

र. सत. के. गुला

आकाश अग्रवाल
सा. स्टाम्प विप्रेता
जिलाधीश कार्यालय, जयपुर,



Stamps and Registration Department
OFFICE OF SUB REGISTRAR - V
JAIPUR
(Rule 75 & 131)



Fee Receipt No 2007397015075 Date 15/09/2007
Presenter Name N.K. GUPTA Document S. No 2007397014195
Presenter/Property Address 601-603 APEX MALL TONK ROAD JAIPUR null
Document Type Lease deed for local bodies (Patta)

Claiment Name	Face Value	Evaluated Value	Payment Mode	Cash
	13710	0	Stamp Value	100
Ord- registration fee		250	commssion	0
csi_less_50000		0	custody	0
stamp(memorandom)		0	reg(memorandom)	0
Penalty		0	us_57	0
stamp duty		1590	us_62	0
us_25_34		0	others	0
us_64_67		0	Inspection_fee	0
			Total :	1840

One Thousand Eight Hundred Forty Only

Cashier

[Signature]
Sub Registrar JAIPUR-V

56

Stamps and Registration Department
OFFICE OF SUB REGISTRAR SR - V
JAIPUR
(Rule 75 & 131)
FEE RECEIPT



Fee Receipt No 2007397014982 Date 14/09/2007
Presenter Name N.K. GUPTA Document S. No 2007397014195
Presenter/Property Address 601-603 APEX MALL TONK ROAD JAIPUR null
Document Type Lease deed for local bodies (Patta)

Claimant Name	Face Value	Evaluated Value	Payment Mode	Cash
	13710	0	Stamp Value	100
Ord- registration fee	140		commssion	0
cs1_less_50000	100		custody	0
stamp(memorandum)	0		reg(memorandum)	0
Penalty	0		us_57	0
stamp duty	800		us_62	0
us_25_34	0		others	0
us_64_67	0		Inspection_fee	0
			Total :	1040

One Thousand Forty Only

Cashier

Sub Registrar JAIPUR-V

पट्टाकर्ता मैसर्स इन्दर कॉलोनाइजर्स प्राइवेट लिमिटेड रजिस्टर्ड ऑफिस: 601-603 अपेक्का मॉल, लालवोठी, टोंक रोड जयपुर जरिगे निदेशक श्री एन.के.गुप्ता पुत्र श्री रुद्रमल गुप्ता निवारी: सी-9 वरवाडा हाउस, सिविल लाईन्स, जयपुर ग्राम: नांगल सुसायतान, तहसील आमेर, जिला जयपुर में स्थित खसरा नम्बर 3, 4, 8, 10 से 20, 24 से 27, 136 से 143 किता 26 रकबा 5.18 हैक्टर तथा ग्राम: कब्जा आमेर, तहसील आमेर, जिला जयपुर में स्थित खसरा नम्बर 39, 40, 41, 42, 42/6580 किता 5 रकबा 5 बीघा 8 बिरवा भूखण्ड नं. जिसका विस्तृत वर्णन इसमें संलग्न अनुसूची में किया गया है और जिसे इसमें आगे भूखण्ड कहा गया है, पट्टा इसमें आगे बतायी गई शर्तों पर पट्टेदार को देने के लिए सहमत हो गई है और पट्टेदार पट्टे को स्वीकार करने के लिए सहमत हो गया है।

यह विलेख निम्नलिखित बातों पर साक्षी है-

- 1 कि पर्यटन इकाई यथा होटल एवं रिसोर्ट उद्योग जिसके लिए पट्टेदार ने राजस्थान औद्योगिक क्षेत्र आवंटन नियम, 1959 के उपबन्धों के अधीन आवेदन किया था, स्थापित करने के प्रयोजन के लिए पट्टाकर्ता उक्त भूखण्ड को अधिभोग में लेने के लिए सहमत है।
- 2 कि उक्त भूखण्ड का कब्जा पट्टेदार को इसके द्वारा दिया जाता है, को दे दिया गया है।
- 3 कि जिस नगर/करबे/ग्राम में उक्त भूखण्ड स्थित है, उसकी जनसंख्या

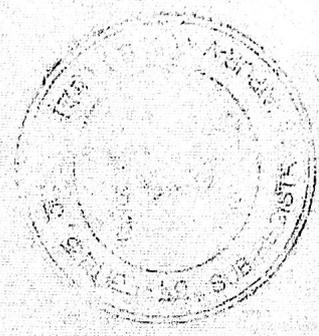
300000 और इससे अधिक है और पट्टेदार उक्त भूखण्ड का किराया 375/- रु. प्रति एकड़ प्रति वर्ष की दरसे संदत्त करने के लिए सहमत है जो उक्त भूखण्ड के सम्बन्ध में कब्जा लेने के ऊपर वर्णित तारीख से प्रारम्भ होकर 375/- रूपये प्रति एकड़ है जो कि 99 वर्ष की अवशेष अवधि के लिए है, संदत्त करने के लिए सहमत है।

- 4 यह कि पट्टेदार, पट्टाकर्ता के साथ निम्नानुसार प्रसविदा करता है-
 - (i) कि पट्टेदार, पट्टाकर्ता या उसके प्राधिकृत अभिकर्ता को उक्त भूखण्ड का अनुबद्ध किराया प्रत्येक कैलेंडर वर्ष जिसके लिए किराया देय है, के सातवें दिन को या उससे पूर्व ऐसे स्थान या स्थानों पर सम्यक् रूप से संदत्त करेगा जो पट्टेकर्ता द्वारा समय-समय पर विहित किये जायें,
 - (ii) उपर्युक्त किराये में ऐसे सभी प्रकार के कर अपवर्जित हैं जो उक्त भूखण्ड के सम्बन्ध में नगरपालिका बोर्ड, पंचायत या किसी भी अन्य सिविल निकाय ने अधिरोपित किये हों या पट्टे की कालावधि के दौरान अधिरोपित करें और पट्टेदार ऐसे कर सम्बन्धित प्राधिकारियों को सीधे ही संदत्त करने के लिए सहमत है,
 - (iii) पट्टेदार, पट्टाकर्ता को किराये के साथ-साथ राजस्थान औद्योगिक क्षेत्र आवंटन नियम, 1959 के नियम 3 के उपबन्धों के अनुसार विकास प्रभारी के रूप में प्रथम वर्ष के लिए 1500 रु. प्रति एकड़ एक मुश्त रूपये की राशि और देने के लिए इसके द्वारा सहमत है।
 - (iv) यह विकास प्रभार प्रार्थी द्वारा पूर्व में एकमुश्त राशि रूपये 24,405=00. द्वारा रसीद नम्बर 1388 दिनांक 11-10-01 के द्वारा तहसीलदार, तहसील -आमेर के कार्यालय में जमा करवाया जा चुका है, अतः इसे पुनः जमा करवाने की आवश्यकता नहीं है।
 - (v) पट्टेदार भूमि का कब्जा लेने की ऊपर वर्णित तारीख से दो वर्ष की कालावधि के भीतर उक्त भूखण्ड पर पर्यटन इकाई यथा होटल एवं रिसोर्ट उद्योग, जिसके लिए पट्टाकर्ता द्वारा उसको भूमि दी गयी है, स्थापित करेगा और ऐसा करने में उसके असफल रहने पर उक्त भूखण्ड पट्टाकर्ता को प्रतिवर्तित हो जायेगा, यदि पट्टाकर्ता द्वारा विधिमान्य आधारों पर दो वर्ष की कालावधि को बढ़ाने न दिया गया हो।
 - (vi) साझेदार उक्त भूखण्ड पर केवल ऐसे भवन, शेड और संरचनाएँ, जो उपर्युक्त उद्योग स्थापित करने के लिए उसके द्वारा अपेक्षित हैं, और ऐसे अन्य आवासीय क्वार्टर, जैसे पहरा-निगरानीकर्ता जो ऐसे कारखाने में लगे हुए या लगने वाले व्यक्तियों के लिए अपेक्षित हो सन्निर्मित, परिनिर्मित और निर्मित करेगा।
 - (vii) पट्टेदार उक्त भूखण्ड या उसके किसी भाग पर ऐसी कोई संरचना या भवन सन्निर्माण या निर्मित न करने के लिए सहमत है जिसका उद्देश्य उपर्युक्त उद्योग, जिसके लिए उक्त भूखण्ड पट्टे पर दिया गया है, से भिन्न किसी वाणिज्यिक उपक्रम के रूप में उपयोग में लेना हो।
 - (viii) पट्टेदार पट्टाकर्ता की पूर्व लिखित सहमति के बिना पट्टा विलेख के अधीन अपने पट्टाघृति को न तो अवर पट्टे, उप-पट्टे पर देगा या न ही बेचेगा:

सब रजिस्ट्रार, जयपुर
पंचम

For INDER COLONIZERS PVT. LTD.

(DIRECTOR) Department of Land,
GOVT. OF RAJASTHAN
JAIPUR



स्थापित पट्टेदार को इसके द्वारा पट्टान्तरित अपने पट्टेदायिता अधिकार को उद्योग के ,
जिसके लिए उक्त भूमि पट्टेदार को पट्टे पर दी गई है, विवेक के लिए वित्तीय संस्थान या
संस्थाओं से सहायता, जिसमें प्रत्याभूतियां सम्मिलित हैं, प्राप्त करने के प्रयोजनों के लिए ऐसी
वित्तीय संस्थाओं के पक्ष में समनुदेशित करने या बंधक रखने का अधिकार होगा और उक्त
वित्तीय संस्था या संस्थाएँ विधि के अधीन बंधकदारों के रूप में अपने अधिकारों, को प्रवृत्त कराने
और पट्टाघृत सम्पत्ति का वैध एक हस्तान्तरित करवाने के शर्तत्र होगी:

परन्तु यह और कि पट्टेदार उसके द्वारा किन्हीं वित्तीय संस्थाओं के पक्ष में किये गये किसी
बंधक या समनुदेशन के बारे में बंधक या समानुदेशक की तारीख से तीन माह की कालावधि के
भीतर पट्टाकर्ता को सूचित करेगा।

- (ix) यथापूर्ववत् वार्षिक किराया प्रत्येक तीस वर्ष के पश्चात् पुनरीक्षण के अधीन होगा और
ऐसे प्रत्येक पुनरीक्षण पर किराये में वृद्धि ऐसे पुनरीक्षण के ठीक पूर्व की कालावधि के
लिए संदेय किराये के 25 प्रतिशत से अधिक नहीं होगी। पट्टेदार उपर्युक्त पुनरीक्षण के
परिणामस्वरूप इस प्रकार बढ़ा किराया पट्टाकर्ता को संदत्त करने के लिए इसके द्वारा
सहमत है।
- (x) पट्टेदार को पट्टे की वर्तमान अवधि के अवसान के पश्चात् उक्त पट्टे को 99 वर्ष की
और कालावधि के लिए नवीनीकृत कराने का विकल्प होगा।
- (xi) यदि पट्टेदार द्वारा उपर्युक्त निर्बंधनों और शर्तों के बारे में कोई भी व्यतिक्रम किया
जाता है तो उक्त भूखण्ड पट्टाकर्ता को प्रतिवर्तित हो जायेगा और पट्टेदार को उसके
द्वारा उस पर सन्निहित सभी भवनों और संरचनाओं को वहाँ से अपने खर्च पर हटाना
होगा। उसके द्वारा ऐसा करने में असफल रहने पर पट्टाकर्ता को उक्त संरचनाओं और
भवनों को, अपनी इच्छानुसार किसी भी रीति से व्यनित (dispose) करने का और
पट्टेदार से शोध्य (due) सभी राशियों वसूल करने के पश्चात् शेष बचे आगम
(proceeds) पट्टेदार को वापस करने का अधिकार होगा।

5 स्टाम्प शुल्क को सम्मिलित करते हुए इस पट्टे को तैयार करने, उसके निष्पादन और
रजिस्ट्रीकरण से आनुषंगिक खर्च और व्यय का वहन और संदाय पट्टेदार द्वारा किया
जायेगा।

इसके साक्ष्य स्वरूप इसके पक्षकारों ने इसमें इसके पूर्व लिखी तारीख को इस पर अपने
हस्ताक्षर कर दिये हैं।

उक्त पट्टेदार द्वारा हस्ताक्षर किये।

राजस्थान के राज्यपाल के लिए
और उनकी ओर से हस्ताक्षर किये।
Commissioner
Department of Tourism,
GOVT. OF RAJASTHAN
JAIPUR

मेसर्स ~~INDIA~~ ~~UNDER~~ ~~COOPERATIVE~~ ~~TRUSTS~~ PVT. LTD.
रजिस्टर्ड ऑफिस: 601-603, ~~INDIA~~ ~~UNDER~~ ~~COOPERATIVE~~ ~~TRUSTS~~ लिमिटेड
लालकोठी, टॉक रोड जयपुर
जरिये निवेशक श्री एन.के.गुप्ता पुत्र श्री रूडमल गुप्ता
निवासी: सी-9 बरवाड़ा हाउस, सिविल लाईन्स, जयपुर

साक्षी _____
1 I. S. Poonia
601-603, Apex Mall
Tonic Road, Jaipur
2 _____
601-603, Apex Mall
दिनांक..... Tonic Road, Jaipur

साक्षी _____
1 _____
2 सब रजिस्ट्रार, जयपुर
पंचम



अनुसूची-1
भूखण्ड का विवरण

पर्यटन विभाग के आदेश क्रमांक: एफ-9 (148) एच./डी.टी./2000/23982-80 दिनांक 03.07.07 के अनुसार में गैरर्स इन्टर कॉलोनाइजर्स प्राइवेट लिमिटेड के नाम अनुसूची मैसर्स इन्टर कॉलोनाइजर्स प्राइवेट लिमिटेड रजिस्टर्ड ऑफिस: 601-603 अपेक्स मॉल, लालकोठी, टॉक रोड जयपुर जारिये निदेशक श्री एन.के.गुप्ता पुत्र श्री रुडमल गुप्ता निवासी: सी-9 बरवाड़ा हाउस, सिविल लाईन्स, जयपुर ग्राम: नांगल सुसावतान, तहसील आमेर, जिला जयपुर में स्थित खसरा नम्बर 3, 4, 8, 10 से 20, 24 से 27, 136 से 143 किता 26 रकबा 5.16 हैक्टर तथा ग्राम: कस्बा आमेर, तहसील आमेर, जिला जयपुर में स्थित खसरा नम्बर 39, 40, 41, 42, 42/6560 किता 5 रकबा 5 बीघा 8 बिस्वा भूमि का पर्यटन इकाई तथा होटल एवं रिसोर्ट उद्योग हेतु भूमि का आवंटन का विवरण:-

ग्राम: नांगल सुसावतान, तहसील आमेर, जिला जयपुर में स्थित

1	भूमि का क्षेत्रफल :-	5.16 हैक्टर
2	आराजी खसरा नं. :-	3, 4, 8, 10 से 20, 24 से 27, 136 से 143 कुल किता: 26
3	उत्तर :-	ग्राम- चिमनपुरा के कास्तकार
	पूर्व :-	ग्राम- नांगल सुसावतान की खातेदारी सोनी पत्नी राम कुमार मीणा
	दक्षिण :-	ग्राम- नांगल सुसावतान खातेदार बी.एल.कावट की भूमि
	पश्चिम :-	नेशनल हाईवे नं. 8

ग्राम: कस्बा आमेर, तहसील आमेर, जिला जयपुर में स्थित

1	भूमि का क्षेत्रफल :-	5 बीघा 08 बिस्वा
2	आराजी खसरा नं. :-	39, 40, 41, 42, 42/6560 कुल किता: 5
3	उत्तर :-	ग्राम- चिमनपुरा के कास्तकार
	पूर्व :-	ग्राम- नांगल सुसावतान की स्वयं की खातेदारी भूमि
	दक्षिण :-	ग्राम- नांगल सुसावतान की स्वयं की खातेदारी भूमि
	पश्चिम :-	नेशनल हाईवे नं. 8

उक्त पर्यटन विभाग द्वारा हस्ताक्षर किये।

मैसर्स **INDIA CONCRETE PVT. LTD.**
कॉलोनाइजर्स प्राइवेट लिमिटेड
रजिस्टर्ड ऑफिस: 601-603 अपेक्स मॉल
लालकोठी, टॉक रोड जयपुर (DIRECTOR)
जारिये निदेशक श्री एन.के.गुप्ता पुत्र श्री रुडमल गुप्ता
निवासी: सी-9 बरवाड़ा हाउस, सिविल लाईन्स, जयपुर

राजस्थान के राज्यपाल के लिए
और उनकी ओर से हस्ताक्षर किये।

Commissioner
Department of Tourism
GOVT. OF RAJASTHAN

साक्षी

1 I.S. PODWIS
601-603, Apex Mall
Tone Road, Jaipur

2 Sushil
601-603, Apex Mall
Tone Road, Jaipur

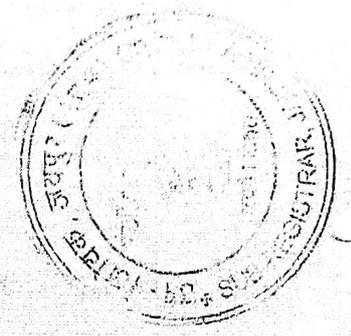
दिनांक.....

साक्षी

1 Sushil
Tone Road, Jaipur

2

सब रजिस्ट्रार, जयपुर
पंचम



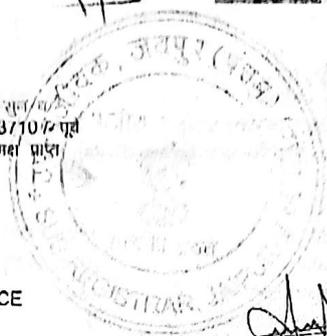
उत्त श्री/श्रीमती/शुश्री (Executant)
1-N.K. GUPTA / SHRI RUDMAL GUPTA
उम -45 वर्ष जाति - MAHAJAN, व्यवसाय -BUSINESS
बिचारी - 601-603 APEX MALL TONK ROAD JAIPUR AS DIR,
M/S INDER COLONIZERS PVT. LTD.

Signature Photo Thumb



(And Claimant)

ने लेखपत्र Lease deed for local bodies (Patta) को पाठ पढ़ कर
समाप्त कर निष्पादन करना स्वीकार किया। प्रतिपक्ष वाली सः 13/10/पूर्व
ने/नेरेसगल, ने सः 13710/- पूर्व ने --- नेरे सगल प्राप्ता
करना स्वीकार किया।



उक्त निष्पादन कार्या श्री परधान
1- श्री/श्रीमती/शुश्री SAMRAT BHARDWAJ
पुरु पुरी, पत्नी श्री SHRI RAM PAL JI SHARMA
उम -24 वर्ष जाति-BRAHMIN व्यवसाय -PRIVATE SERVICE
बिचारी PURANI BASTI JAIPUR.,



ने की है जिनके समस्त हस्ताक्षर एंव अर्गुटा के निशान मेरे समक्ष लिये
गये हैं।

(2007397014195)

उप पंजीयक, JAIPUR-V

Lease deed for local bodies (Patta)

सब रजिस्ट्रार, जयपुर
पंचम

आज दिनांक 14/9/2007 को
पुस्तक संख्या 1 जिल्द संख्या 141
में पृष्ठ संख्या 11 "म संख्या 2007397008881 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 561
के पृष्ठ संख्या 104 से 114
पर चर्चा किया गया।

(2007397014195)

उप पंजीयक, JAIPUR-V

Lease deed for local bodies (Patta)

पंचम

धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस लेख पत्र
की मालियत रूपये 13710
मानते हुए इस पर देय कमी मुद्रांक
राशि 2390 पर कमी पंजीयन शुल्क रूपये 390 कुल रूपये 2780 जरिये रसीद संख्या
[2007397014982, 2007397015075]
दिनांक [14-9-2007, 15-9-2007] में जमा किये गये है।
अतः दस्तावेज को रूपये 900
के मुद्रांकों पर निष्पादित माना जाता है।

(2007397014195)

उप पंजीयक, JAIPUR-V

(Lease deed for local bodies (Patta))

जयपुर

आज दिनांक 14 ग्राह शिवाब्बर रग्न 2007 को 02:47 PM बजे
श्री/श्रीमती/सुश्री N.K. GUPTA पुत्र/पुत्री/पत्नी श्री SHRI RUDMAL GUPTA
उम 45 वर्ष, जाति MAHAJAN व्यवसाय BUSINESS
निवासी 601-603 APEX MALL TONK ROAD ' JAIPUR null
ने मेरे सम्मुख वसतावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर-प्रस्तुतकर्ता
(2007397014195)

(Lease deed for local bodies (Patta))

हस्ताक्षर उम श्रेणीयक,
JAIPUR

सब रजिस्ट्रार, जयपुर
पंचम

रसीद नं०	[2007397014982]
दिनांक	[14-9-2007]
पंजीयन शुल्क रु०	140
प्रतिलिपि शुल्क रु०	0
पृथंकन शुल्क रु०	100
अन्य शुल्क रु०	0
कमी स्टाम्प शुल्क रु०	800
कुल योग रु०	1040

(2007397014195) उपपंजीयक JAIPUR-V
(Lease deed for local bodies (Patta))





राजस्थान RAJASTHAN

M 820174



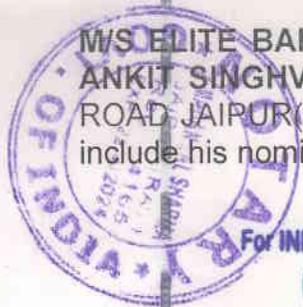
MANAGEMENT CUM LEAVE & LICENSE AGREEMENT

This Rent Agreement is entered on this 1ST day of November, 2020 by and between:

INDER COLONIZERS PRIVATE LIMITED (PAN:-AABCI3187L) through its Director **AJAY SHARDA** having registered office address J-5 Himmat Nagar Gopalpura Jaipur (herein after referred to as the Lessor which expression shall mean and include his nominees, heirs, legal representatives, and assigns) of the First Part

AND

M/S ELITE BANQUETS (PAN - AAUHA2746R) a HUF concern through its Member **ANKIT SINGHVI [HUF]** having its registered office at A 42 KHADI COLONY AJMER ROAD JAIPUR (hereinafter referred to as the lessee, Which expression shall mean and include his nominees, heirs, legal representatives, and assigns) of the second part.



For INDER COLONIZERS PRIVATE LIMITED

For ELITE BANQUETS

Ajay Sharda

 DIRECTOR

ATTESTED

[Signature]
 MADAN LAL SHARMA
 NOTARY PUBLIC
 GOVT OF INDIA, JAIPUR

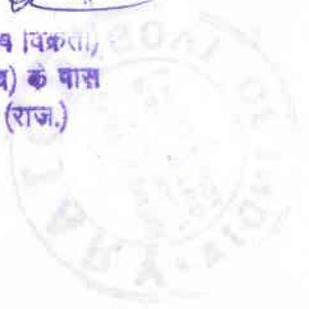
21 NOV 2020

क्रमांक 2188 दिनांक 27/11/2020
 पुस्तक का मूल्य बास्ती
 क्रेता का नाम 14
 पिता/पति का नाम S-21 41 11 15 41 10 11
 निवास स्थान जयपुर
 क्रेता के हस्ताक्षर :-



राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत स्टाम्प एक्टि वर प्रचलित अधिभार	
1. आधारभूत आकस्मिकता सुविधाएं हेतु (भाग 2-क)-10% कागद	<u>100</u>
2. अतिरिक्त मूल्य के लक्षण और लक्षण हेतु (भाग 3-ब)/आवृत्तिक आकस्मिकता (एन एनएन) नियमित आकस्मिकता के निष्पत्ति हेतु-20% कागद	<u>15</u>
हस्ताक्षर स्टाम्प क्रेडिट	कुल योग <u>115</u>

श्री राजकुमार अ
 ब्ला. नं. 58, 57 (स्टो-9 विक्रता),
 मकर निम्न (मुख्यालय) के पास
 डॉक रोड, जयपुर (राज.)



MANAGEMENT CUM LEAVE & RESERVE AGREEMENT

The undersigned hereby certifies that the above mentioned person is a permanent employee of the Government of Rajasthan and is entitled to the benefits of the Government of Rajasthan. This agreement is made between the undersigned and the person mentioned above on the date mentioned above.

FOR THE DIRECTOR, INCHARGE OF ARMA, GOVT. OF RAJASTHAN, JAIPUR

ATTESTED
 DIRECTOR, INCHARGE OF ARMA, GOVT. OF RAJASTHAN, JAIPUR

FOR INCHARGE COLONIZERS PRIVATE LIMITED
 DIRECTOR





WHEREAS the Lessor is in exclusive possession of Kundanwan Marriage Garden And Banquet located at Delhi Road, Jaipur (hereinafter referred to as said premises).

AND WHEREAS the Second party, who is engaged in the business of leasing of marriage garden and banquets ,caterers, event management etc. and who is in need of premises for its business, has approached to the lesser to take on rent to which the lesser agreed subject to terms and conditions appearing

And whereas a enclosed Annexure – I of Scheduled Property along with all details of premises and its furnitures & fixtures , Plant & Machinery and other equipment installed by Lessor) shall be the integral part of this lease deed, and shall take care by the lessee of these all items installed in the premises.

NOW THIS AGREEMENT OF LEASE WITNESSETH AS FOLLOWS:

1. NATURE OF USAGE OF THE PREMISES

The premises must be used by the Lessee mainly for leasing of marriage hall and banquets , organizing events as well as for office purpose and storage the goods which is used in the events purpose.

2. GRANT OF RENT

In consideration of the Rent agreed to be paid by the Lessee to the Lessor as set out in this Agreement and the Lessee complying with the covenants and conditions mentioned herein, the Lessor hereby grants and demise by way of lease unto the Lessee, the scheduled property.

3. TERM OF LEASE

The term of the lease shall be for a period of **11 (Eleven) Months** from the date of Rent Agreement of the Leased premises, subject to the terms and conditions set out herein.

4. COMMENCEMENT OF LEASE

It is agreed between the parties that the lease shall commence from **01.11.2020** and continue until **30.09.2021** unless terminated in accordance with the terms of this Agreement.

5. RENEWAL

After the expiry of the total term of lease period of the leased premises, Lessor may at its own discretion/option to renew the lease agreement, subject to the mutual agreement of rent and on execution of a new lease agreement with fresh terms and conditions.

For INDER COLONIZERS PRIVATE LIMITED

Ajay Sharda

DIRECTOR

121 NOV 2020
ATTESTED For ELITE BANQUETS

Madan Lal Sharma
MADAN LAL SHARMA
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR



6. RENT

In consideration of the use of the Said Premises under this lease, the Lessee agrees to pay 80% amount of every booking, and the amount shall be deposited by the Lessee to the Lessor once finalized the booking, and for this purpose the lessee shall maintain a book/ register for all booking and shall provide the register copy to the lessor every month without any call.

In case of non booking could not be done during the month, then in that case lessee shall give Rs.1.00 Lac (Rs. One Lac only) as minimum guarantee to the the Lesseeor the GST and other tax shall be applicable extra on and above amount.

The Rent shall be payable in advance only for the running month on or before 10th.

That the above minimum Rent Terms have been decided for 11 months only, due to reason of COVID, and after completion of the said agreement period i. e. from 1st Nov 2020 to 30th Sep. 2021 (11 - Months) the Rent shall be revised, subject to circumstances at that time.

That, the Lessee shall deduct TDS as applicable statutorily norms. The Lessee also agrees to pay GST as applicable, on the above monthly rent. The rent shall be payable in advance by 10th day of each month.

7. SECURITY DEPOSIT:

The Lessee shall deposit rupees 5,00,000/- (Rupees in words Five Lac Only) as interest free security deposit which shall be refund to lessee in case of early termination of lease agreement or expiry of the said agreement.

The Security amount may shall have increased in the next session subject to renewal of agreement and Lessor and lessee mutual understating on the security and future decided rent part.

8. LESSOR'S REPRESENTATIONS AND WARRANTIES:

The Lessor represents and warrants to the Lessee as follows:-

For INDER COLONIZERS PRIVATE LIMITED

Ajay Sharma
DIRECTOR

For ELITE BANQUETS

ATTESTED

[Signature]
MADAN LAL SHARMA
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

[Signature]
[21 NOV 2020]



- a) The Lessor is sufficiently seized and possessed of the Said Premises with rights to sell, lease or dispose of the same in the manner its deems fit.
- b) The said property is free from all encumbrances, charge, mortgage, lien, *pendent*, which is likely to impair the lease term or prejudice the rights of the Lessee;
- c) The Lessor shall indemnify and keep indemnified the Lessee against all costs, damage, expenses, proceedings, suits, attachments, etc. that the Lessee may suffer, sustain or incur on account of any defect in the ownership rights of the Lessor and also the rights of the Lessor in granting the lease of the Said Premises.
- d) Permanent electricity and sewerage connections have been provided to the Said Premises. Water facilities shall be managed by Lessee from their owned resources.
- e) The Lessor will pay all the property taxes and such other charges as may be payable to the statutory authorities in respect of the Said Premises during the term of this agreement and in the event the Lessor fails to pay the said amount, the Lessee is at liberty to pay such amount to protect its interest in the Said Premises and deduct the same from the rent or any other amount due and payable to the Lessor. The Lessor shall indemnify the Lessee for the same.
- f) The Lessee, its agents, representatives, employees and guests/visitors shall have unimpaired access to and use of the Said Premises at all times, during the day or the night during the entire term of the agreement.
- g) The Lessee, its agents, representatives and employees will be entitled to store such products of the Lessee as it may deem from time to time during the term of this agreement or any renewed term thereafter and shall also be entitled to carry out loading and unloading of any products from truck to the storage area of the Said Premises.
- h) The Lessee, on paying the rent, electricity and other charges on the due dates thereof and in the manner herein provided and on observing and performing the covenants, conditions and stipulations herein contained



For INDER COLONIZERS PRIVATE LIMITED

Ajay Sharda

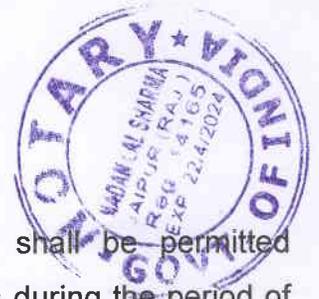
DIRECTOR

ATTESTED

For ELITE BANQUETS

Madan Lal Sharma
MADAN LAL SHARMA
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

121 NOV 2020



and on its part to be observed and performed, shall be permitted unimpeded use and occupation of the Said Premises during the period of the Agreement without any let, obstruction, eviction, interruption and/or disturbance, claim and demand whatsoever by the Lessor or any person or persons lawfully or equitably claiming by, from, under or in trust for it. The Lessee shall pay electricity charges for the actual consumption by them as per reading of the meter installed at the said Premises and bill shall be raised by JVVNL on respected property, and as well water bill.

- i) The lessors shall under no circumstances grant lease/license/rent of any part of the premises which is analogous and or contiguous to the present premises to any organization engaged in same line of business activity of the lessee without obtaining prior written consent of lessee. Notwithstanding anything contained in the present agreement a violation of the present clause by the lessor shall amount to a material breach of contract resulting termination of the present agreement forthwith by the lessee.

9. LESSEE'S REPRESENTATIONS AND WARRANTIES

- a) The Lessee shall pay the Rent on or before the 10th day of current month in advance.
- b) The Lessee shall always observe and perform all the terms and conditions of this lease agreement.
- c) The Lessee shall not in any manner carry out any unlawful, illegal or dangerous activity in the Said leased Premises and shall be solely responsible for the affluent treatment and/or any pollution related issue at the leased premises.
- d) The Lessee shall use the Said Premises For Organizing Events Like Marriages, Official Parties Etc., For Catering Business, For Office Purpose and Storing Goods in Storage Area in the said premises.
- e) The Lessee shall allow the Lessor or its authorized representatives at any time in the said Leased Premises during working day / working hours without any prior call or prior written intimation to the lessee.



For INDER COLONIZERS PRIVATE LIMITED

Ajay Sharma

ATTESTED

For ELITE BANQUETS

[Signature]

MADAN LAL SHARMA
NOTARY PUBLIC
DIRECTOR GOVT OF INDIA, JAIPUR

121 NOV 2020



- f) And whereas a enclosed Annexure – I of Scheduled Property along with all details of premises and its furniture & fixtures , Plant & Machinery and other equipment installed by Lessor) shall be the integral part of this lease deed, and Lessee shall take care of the premises and the all items installed in the premises.
- g) The Lessee shall keep the Said Premises including electrical, sanitary and other installations therein in good and working condition and on the expiry of the lease or on vacating the premises shall handover the possession of the premises in the same condition as at the time of taking possession.
- h) There should not be any damage done to the walls/ceiling, etc. by way of nailing, pasting or hammering. The carpet protector on the existing carpet shall be laid before the fabrication of stalls. No pasting should be done on the granite area or on the steps or on the existing carpet of the hall. All the safety steps including fire regulations as stipulated by the fire department shall be observed. The Lessor in no case shall be liable for any damage done to the goods of the organizers. However, any damage to the Lessor's property by any means will have to be indemnified by the Lessee only.
- i) In case of any damage to the property of Lessor the Lessee shall bear the cost as shall repair or replace by their own cost.
- j) Any licenses including occasional liquor license from excise department required for carrying out the activities as proposed by the lessee are to be taken and obtained by the lessee before commencement of their operation.
- k) Whenever any temporary structure/hangar is to be erected for trade exhibitions/events at lawns/open areas, necessary permissions from the local authorities should be obtained by the Lessee well before the start of the event. Fire retardant material shall be used and all the safety precautions/guidelines issued by the fire department should be observed by the Lessee.
- All the requisite permissions from the local authorities for organizing the event shall be taken by the Lessee well before the event and a copy of all these permissions to be maintained at the Leased premises always. Likewise Music/DJ in the halls and open area/lawns shall be permitted only up to 10.00 pm OR Smoking is not allowed at the venue condition as per Govt norms
- m) That it shall be the obligation of the lessee to seek/apply for, peruse and obtain such clearance, permits, approvals, licenses, registrations as may be required from various authorities, local bodies, Governmental authorities, Govt. Depts. or required under any law,



For INDER COLONIZERS PRIVATE LIMITED

Ajay Sharma
DIRECTOR

ATTESTED

For ELITE BANQUETS

[Signature]
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NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

[Signature]
21 NOV 2020



enactment, regulations etc. for operating event / marriages or for sale/service of Beer/Alcoholic drinks in private parties on specific occasions and bear the expenses charges, license fee etc. for the same.

- n) That the Lessee shall follow the all rules, regulation and directions issued by various authorities, local bodies, Govt. authorities, Govt. Dept or required under any law enactment regulations etc. in case music system is used in any function in leased premises.
- o) The Lessor in no case shall be responsible for any damage/loss caused in any manner. The security should be deployed by the Lessee around these areas to ensure safety. Adequate personnel will be deputed by the Lessee for maintaining the cleanliness of such temporary structures/hangars. The open areas will be brought to their original level of cleanliness by the Lessee after dismantling or completion of an even.
- p) That the Lessee shall use the Leased premises only for the purpose mentioned in the Lease deed and for no other purpose whatsoever. The Leased premises shall not be used for residential purposes at all.
- q) The Lessee shall also make necessary and effective measures for disposal of waste and obtain necessary clearance from authorities concerned at his own expenses.
- r) That the Lessee shall make available original or photocopy of all the receipts of Electricity Bills and other regular bill payment of the local Govt. Authority for verification of the local authority of any respective dep't. or in case of Lessor verification.
- s) That the authorised representative of the Lessor shall have right to enter into and inspect the Leased premises to inspect the facilities provided therein, including equipment's kitchen, kitchenware and other equipments etc. in order to ensure proper running/operation of Leased premises in accordance with terms & conditions of the Lease agreement and such other laws enactment's or regulations/by-laws framed by any development authority, Govt. Dept. prescribed authority, local body etc
- t) If during such inspection, any act or omission is found which tantamount to contravention of the terms & conditions of Lease, or any such things which is detrimental or unhygienic the Lessor shall be free to issue such instructions as it deems necessary to the Lessee, and the Lessee shall be under obligation to act according to the said instructions within the time stipulated by the Lessor. If the Lessee does not follow the said directions within the stipulated time, the Lessor shall have the right to terminate the Lease and enter into and take possession of the Leased premises and the Lessee shall not be entitled to claim any compensation from the Lessor for the termination of Lease
- u) That the Lessee shall make adequate arrangements for the proper upkeep, maintenance and cleanliness of the Leased premises.
- v) The Lessee shall not have any right to make any alteration/ modification/change in the permanent structure of the Leased premises.



For **INDER COLONIZERS PRIVATE LIMITED**

Ajay Sharda
DIRECTOR

ATTESTED FOR ELITE BANQUETS

Madan Lal Sharma
MADAN LAL SHARMA
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

121 NOV 2020



- w) The Lessee shall keep open the Leased premises during the lawful working hours and conduct the Business in a lawful & orderly manner and shall not manage or conduct the Business in violation of statutory provisions or regulations for the time being in force.
- x) The fabricated structure should not be constructed permanently for the whole period and should not make any hindrance to enter the passage as well as fascia of the Leased premises
- y) That if due to any untoward incident, accident or due to any reason or chance, any employee, visitor patron, customer, whosoever is injured at the Leased premises and claim compensation/damages or compensation becomes due under any law, the Lessee alone shall be liable to pay the same and the Lessee shall not have any right to claim the amount from the Lessor. The Lessee undertakes to keep the Lessor indemnified for the above or any loss to Lessor due to any act or omission on the part of Lessee, its workmen or employees etc.
- z) That the Lessee shall not carryout or permit to be carried out any unlawful activity or activity which tantamount to offence involving obscenity and moral turpitude in the Leased premises. The Lessee/its employees/hired workers etc. shall not commit any act in or upon the Leased premises which is a punishable offence under any law or in any manner adversely affects the reputation of the Lessor. The Lessee or his employees etc. shall not misbehave with any visitor, tourist, patron etc. at the Leased premises.
- aa) That the Lessee at his own expenses shall take a comprehensive insurance policy regarding the property/assets at the Leased premises, for the entire period of the Lease and it shall be the obligation of the Lessee to deposit regular premium amounts under the policy at his own expenses and cost.
- bb) That it shall be the obligation of the Lessee to maintain necessary fire extinguishing equipment, first aid kits as may be required by any law, enactment or regulations/by-laws of any authority or local bodies etc.
- cc) That in case any court of law or any Govt. Dept., Development Authority, prescribed authority or local body etc. has issued or in future issues any directives/orders regarding the operation of restaurant or facilities at the Leased premises or connected to the Leased premises, the Lessee shall be obliged to act in accordance with such order/directions and the Lessee shall not be entitled to claim any amount/compensation from the Lessor on account of implementation of above mentioned orders/directives.
- dd) That it shall be the obligation the Lessee to act in accordance with any law or enactment relating to pollution and prevention of Food Adulteration Act etc. including any rules/regulations framed under the said laws/enactments as may be in-force from time to time. Further that the food stuff should be of high quality to the satisfaction of the Lessor. The Lessee shall obtain all Leases for sale of food etc. in its own name and Lessee alone shall be liable for any breach or contravention of any term or condition of such Lease.
- ee) Further that the expenses on publicity and advertisement for operation of the Leases



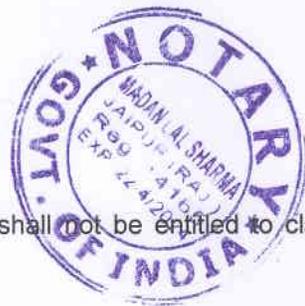
For INDER COLONIZERS PRIVATE LIMITED

Ajay Sharda
DIRECTOR

ATTESTED

Madan Lal Sharma
MADAN LAL SHARMA
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

For ELITE BANQUETS



premises shall be borne by the Lessee and the Lessee shall not be entitled to claim reimbursement of such expenses from the Lessor.

- ff) That in the event of expiry of Leased period or earlier termination of Lease, the Lessee shall immediately put an end to all activities connected to or relating to the operation at the Leased premises and shall within such time as may be prescribed in the in this regard by the Lessor, remove all his equipment, kitchenware, employee/ hired workers, raw material etc. at its own expenses, without entitlement to claim any reimbursement from the Lessor and Lessee shall hand over vacant and peaceful and unhindered possession of the Leased premises to the Lessor within the time stipulation/intimated by the Lessor.
- gg) That the Lessee shall not be entitled to create any encumbrances, mortgage, charge etc. on the Leased premises.
- hh) The Lessee shall indemnify and keep indemnified the Lessor against all cost, damage, expenses, proceedings, suits, attachments, etc. that the Lessee may suffer, sustain or incur on account of or in relation to running of its business activities in the said leased premises.

10. TERMINATION OF LEASE:

This Lease shall stand terminated in the event of any of the following:

- a) Expiration of the term of the Lease by efflux of time unless request for renewal is sent by the Lessee to the Lessor in writing at least 30 days before the term herein expires.
- b) The Lessor may terminate the Agreement in the event the Lessee fails to pay the rent for a period of Two (2) successive months or Lessee fails to manage the property or the Lessee commits a breach of this agreement provided the Lessee has failed to rectify such breach within 15 days of being notified by the Lessor in writing.

The Lessee may terminate this agreement without assigning any reason by giving written prior notice at least 30 days in advance or rent in lieu thereof. In the event of breach of any of the terms by the Lessor, the Lessee may terminate this agreement forthwith if the Lessor fails to cure such breach within 15 days of being notified by Lessee in writing.

11. REPAIRS AND MAINTENANCE

All the necessary external as well as internal repairs and maintenance expenses that arises apart from the natural wear and tear of the premises, if any, shall be borne the Lessee.

12. LESSOR'S RESPONSIBILITIES

For INDER COLONIZERS PRIVATE LIMITED

Ajay Sharda
DIRECTOR

ATTESTED

For ELITE BANQUETS

Madan Lal Sharma
MADAN LAL SHARMA
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

21 NOV 2020



Power connection has already been provided to the lessee, the utilization/ consumption charges of electricity shall be deposited by the Lessee as and when it will due.

13. SIGNAGE

- a) The Lessee shall be at liberty to display in connection with its business signboards, name boards etc. at dedicated display area only on the exterior façade or in the interior of the Said Premises limited to the area or facade leased by the lessee as shown in the Annexure
- b) The Lessee shall also be entitled to affix furniture and fixtures of its choice in the Said Premises for its convenience and proper enjoyment of the property and at the end of the term granted herein or earlier termination thereof have the same removed.

14. NOTICE

Any notice required to be given under this agreement shall be deemed to be duly served:

- a) in case of notice to the Lessor, if it is sent to the Lessor or by hand delivery /registered post with acknowledgement due at the following address:

INDER COLONIZERS PRIVATE LIMITED
J-5, HIMMAT NAGAR, GOPALPURA BYPASS,
TONK ROAD,
JAIPUR 302018 (RAJASTHAN)

- b) in case of notice to the Lessee, if it is sent to the Lessee by hand delivery /registered post with acknowledgement due at the following address:

Elite Banquets

A-42, Khadi Colony near ESI Hospital ajmer road jaipur.

For INDER COLONIZERS PRIVATE LIMITED

Ajay Sharda

DIRECTOR

ATTESTED For ELITE BANQUETS

MADAN LAL SHARMA
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

[Signature]
121 NOV 2020



15. **ATTORNTMENT**

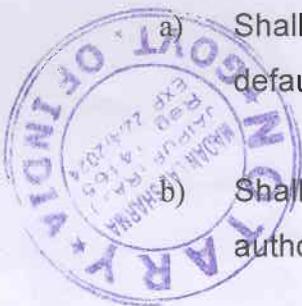
If the Lessor at any time during the period of this Lease sells and transfers its rights in the said property as a whole or in part thereof to any one person or more than one person then in that event the Lessee shall attorn to such transferee or transferees on the same terms and conditions as are contained herein. In such an event if a new lease agreement is required to be executed and registered, the expenses towards stamp duty, registration charges, legal fees of advocates etc., shall be borne by the purchaser/assignee or the Lessor. The terms and conditions of agreement shall not be modified in such event and the New Lessor shall not ask the lessee to vacate the said property under such circumstances.

16. **FORCE MAJEURE**

If at any time during the lease period the Said Premises is damaged or destroyed by fire, storm, flood, tempest, earthquake, enemies, war, riot, civil commotion or any other irresistible force, act beyond the control of the Lessee or act of God ("Force Majeure") so as to make the same unfit for use and occupation for a period exceeding sixty (60) days, then in that event, the Agreement hereby created may be terminated by either Party by giving thirty (30) days written notice. The Lessee is not liable to pay the Rent for its occupation of the Said Premises during the period of force majeure.

17. **WAIVER**

Waiver by either party of any default by the other party in the observance and performance of any provision of or obligations under this agreement:



- a) Shall not operate or be construed as a waiver of any other or subsequent default hereof or of other provisions or obligations under this Agreement;
- b) Shall not be effective unless it is in writing and executed by a duly authorized representative of such party; and
- c) Shall not affect the validity or enforceability of this Agreement in any manner.

18. **AMENDMENTS**

For **INDER COLONIZERS PRIVATE LIMITED**

Ajay Sharda
DIRECTOR

ATTESTED

[Signature]
MADAN LAL SHARMA
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

For **ELITE BANQUETS**

[Signature]

121 NOV 2020



This Agreement shall constitute a complete and exhaustive understanding of the terms of the agreement between the parties on the subject hereof and no amendment or modification hereto shall be valid and effective unless agreed to by both the parties hereto and evidenced in writing.

19. PARTIAL INVALIDITY

If at any time, any provision of this Agreement shall become or be held illegal, invalid or unenforceable in any respect under any law, then the legality, validity or enforceability of the remaining provisions shall not in any way be thereby affected or impaired. Any invalid or unenforceable provisions of this Agreement shall be replaced with a provision which is valid and enforceable and most nearly reflects the original intent of the invalid or unenforceable provision.

20. LANGUAGE

All notices required to be given under this agreement and all communication, documentations and proceedings which are in any way relevant to this Agreement shall be in writing and in English Language.

21. COUNTERPARTS

This Agreement is executed in two counterparts, each of which shall constitute as original of this Agreement but shall together constitute one and only the agreement.

22. JURISDICTION

Any dispute arising out of this agreement shall be referred to the jurisdictional courts in Jaipur.

That provision of Arbitration & conciliation Act, 1996 as amended from time to time or re-enacted shall apply and the venue of arbitration shall be at Jaipur (Rajasthan) and Court at Jaipur (raj.) alone shall have jurisdiction.



For INDER COLONIZERS PRIVATE LIMITED

Ajay Sharda
DIRECTOR

[Signature]

For ELITE BANQUETS

ATTESTED

MADAN LAL SHARMA
NOTARY PUBLIC
GOVT OF INDIA, JAIPUR

21 NOV 2020

जयपुर विकास प्राधिकरण, जयपुर।

ज.वि.प्रा./स.स/बी.पी.सी.(बी.पी)/2017/डी-2547

दिनांक-16/11/2017

श्री अजय शारदा,

निदेशक,

फॉर इन्डर कॉलोनाइजरी प्रालि,

जे-7, हिममत नगर, टीक रोड, जयपुर।

विषय:- खसरा नम्बर 3, 4, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24, 25, 26, 27, 136, 137, 138, 139, 140, 141, 142, 143, 49, 50, 51, 52, 53, 3, 9, 20, 21, 22, 23, 24, ग्राम नांगल सुसावतान, तहसील आमेर, दिल्ली एन.एच. 8, जयपुर के प्रस्तावित रिपोर्ट भवन के भवन मानचित्र अनुमोदन बाबत।

महोदय,

आपका प्रार्थना पत्र दिनांक 27.03.2017 के संदर्भ में जो प्रस्ताव खसरा नम्बर 3, 4, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24, 25, 26, 27, 136, 137, 138, 139, 140, 141, 142, 143, 49, 50, 51, 52, 53, 3, 9, 20, 21, 22, 23, 24, ग्राम नांगल सुसावतान, तहसील आमेर, दिल्ली एन.एच. 8, जयपुर में स्थित भूखण्ड (कुल क्षेत्रफल 77062.97 वर्गमीटर, 3792.97 वर्गमीटर सड़क मार्गाधिकार में समर्पित, शेष भूखण्ड का क्षेत्रफल = 73300.00 वर्गमीटर क्षेत्रफल) पर 8.38 मीटर ऊँचाई के रिपोर्ट के भवन मानचित्र अनुमोदन के लिए प्रस्तुत किये गये थे, उनकी स्वीकृति भवन मानचित्र समिति (बी.पी.) की 196वीं बैठक दिनांक 05.09.2017 के निर्णयानुसार निम्न शर्तों के साथ दी जाती है:-

1. यह भवन अनुज्ञा माह अक्टूबर-2024 तक प्रभावी है।
2. भवन निर्माण स्वीकृत मानचित्र के अनुसार ही किया जावेगा तथा किसी भी प्रकार का उल्लंघन (डेवियेशन) नहीं किया जायेगा।
3. भूखण्ड के स्वामी एवं मानचित्र तैयार करने वाले तकनीकीविज्ञ का कर्तव्य होगा कि वो यह सुनिश्चित कर ले कि स्वीकृति मानचित्र प्रचलित मास्टर प्लान/जोनल प्लान/भवन विनियमों के अनुरूप है। यदि कोई उल्लंघन प्राधिकरण की जानकारी में आया तो प्राधिकरण को भवन मानचित्रों की दी गयी अनुज्ञा रद्द करने का अधिकार होगा तथा प्राधिकरण से प्रार्थी को किसी भी प्रकार की क्षतिपूर्ति का हक नहीं होगा।
4. आप द्वारा भवन विनियम 2010 की धारा 15.2 के अनुसार भवन निर्माण प्रारम्भ करते समय एक सूचना पट्ट मौके पर लगाया जायेगा। जिसमें संबंधित आयुक्त/उपायुक्त संबंधित जोन व प्रवर्तन अधिकारी के टेलीफोन नम्बर इत्यादि अंकित किये जाने होंगे व अनुमोदित मानचित्र की सूचना व अनुमोदन की शर्तें अंकित की जायेगी। निर्माण के दौरान अनुमोदित मानचित्र की एक प्रति आवश्यक रूप से निर्माणकर्ता द्वारा मौके पर रखी जायेगी।
5. निर्माण कार्य प्रारम्भ करने से पूर्व आप अधोहस्ताक्षरकर्ता एवं उपायुक्त जोन-10 प्राधिकरण को निर्धारित प्रपत्र में सूचना प्रस्तुत करेंगे।
6. आप द्वारा भवन विनियम 2010 की धारा 15.3 के अनुसार भवन निर्माण द्वारा स्निथ लेवल तक का निर्माण पूर्ण होने की सूचना निर्धारित प्रपत्र में आवश्यक रूप से उपायुक्त जोन 10 को दी जाती होगी, यदि इसकी अनुपालना भवन निर्माता द्वारा नहीं की जाती है तो जारी अनुज्ञा का वापस ले लिया जायेगा।
7. भवन विनियम 2010 की धारा 15.6 के अनुसार भवन विनियम के अपेक्षाओं के अनुरूप भवन निर्माण करने की जिम्मेदारी भवन निर्माण अनुज्ञाधारी की होगी।
8. उक्त स्वीकृति के कारण यदि जयपुर विकास प्राधिकरण को किसी न्यायालय, सक्षम अधिकारी तथा नगर भूमि (अधिकतम सीमा एवं विनियम) अधिनियम के तहत नियुक्त अधिकारी के समक्ष किसी कार्यवाही में कोई भी खर्च, नुकसान, गुआवजा देना पड़े या देने योग्य हो तो प्रार्थी उनकी इस क्षति को पूर्ण करने के लिए बाध्य होगा।
9. दरवाजे एवं खिड़कियाँ इस प्रकार लगाए जायें कि वो सड़क की ओर निकले हुए नहीं हों।
10. स्वामी प्रत्येक गजिल के लिए स्वीकृत रिपोर्ट ईकाई से अधिक का निर्माण नहीं करेगा।
11. ऊपर वर्णित शर्तों एवं अन्य कोई संबंधित शर्त का पालन नहीं होने पर भवन अनुज्ञा रद्द मानी जायेगी।
12. स्वामी भवन के परिसर को स्वीकृत उपयोग के अनुसार ही उपयोग में लेगा।

13. तकनीकीविज्ञ के निरीक्षण में स्वामी निर्माण कार्य करवायेगा जिसके संबंध में सूचना प्राधिकरण को पूर्व में देनी होगी। यदि तकनीकीविज्ञ को बदला जाता है तो इसकी सूचना 48 घन्टे के अन्दर यथोचित प्रमाण-पत्र में प्राधिकरण को देनी होगी।
14. स्वीकृत मानचित्र को प्राप्ति दिनांक से राज्य स्तर के समाचार-पत्र में एक सप्ताह में प्रकाशित करने होंगे।
15. स्वीकृत मानचित्र गौके पर उपयुक्त स्थान पर बोर्ड लगाकर उस पर स्पष्ट रूप से दर्शाने होंगे।
16. आवेदक द्वारा पार्किंग क्षेत्र की पालना भवन विनियम 2011 के विनियम 10.1.8 के अनुसार सुनिश्चित की जानी होगी।
17. भवन परिसर में ही आगन्तुकों की पार्किंग करवाई जावे तथा आगन्तुकों हेतु निःशुल्क वाहन पार्किंग का बोर्ड लगवाया जावे।
18. निर्माण स्थल पर स्वीकृति का विवरण अर्थात् अनुमोदित मानचित्र, उपलब्ध पार्किंग की सूचना एवं भवन में सुरक्षा एवं निकास प्लान (Escape Plan) का नक्शा भी प्रदर्शित (Display) उपयुक्त स्थान पर प्रदर्शित किया जावे।
19. भवन का उपयोग प्रारंभ होने पर एक केयर टेकर की नियुक्ति की जावे जिसके पास भवन का मानचित्र, सुरक्षा एवं निकास प्लान (Escape Plan) उपलब्ध रहें। इस प्रकार नियुक्त केयर टेकर के मोबाईल नंबर एवं Land Line Number भी लिये जाकर पुलिस आयुक्त जयपुर महानगर व अधोहस्ताक्षरकर्ता को सूचना उपलब्ध करवाई जावे ताकि किसी भी दुर्घटना की स्थिति में बचाव कार्य प्रभावी रूप से किये जा सकें।
20. भवन विनियम 2010 की धारा 17.3 की अनुपालना में "गलत तथ्यों पर प्राप्त की गई अथवा तथ्यों को छुपाकर प्राप्त की गई स्वीकृति स्वतः निरस्त मानी जायेगी एवं ऐसी निर्माण स्वीकृति प्राप्त करने के लिए आवेदनकर्ता को दोषी माना जायेगा।"
21. प्रश्नगत प्रकरण किसी भी न्यायालय में यदि लंबित है तो उसकी समस्त जिम्मेदारी आवेदक की ही होगी। यदि मानचित्र जारी होने के पश्चात यह अवगत हुआ कि किसी भी माननीय न्यायालय में प्रकरण लंबित है अथवा विपरीत निहित है तो मानचित्र स्वतः ही निरस्त समझे जावेंगे।
22. अनुमोदित भवन मानचित्रों को भवन निर्माण शुरू किये जाने के समय भवन निर्माता द्वारा एक बोर्ड पर सम्पूर्ण ब्याँरा सहित जो पठनीय हो, को ऐसे स्थल पर (मुख्य सड़क की ओर) लगाया जावे, जिससे सभी लोगों को निर्मित किये जाने वाले भवन के अनुमोदन की पूर्ण जानकारी प्राप्त हो सके।
23. भवन निर्माण के समय निर्माण सामग्री से आसपास के भवनों के निवासकर्ताओं को किसी प्रकार की असुविधा न हो, इस हेतु भवन निर्माण के दौरान चारों ओर पर्दे लगवाये जावें।
24. निर्मित भवन के प्रवेश द्वार के पास भवन में अनुमोदित व उपलब्ध चार पहिया व दो पहिया वाहनों के पार्किंग की सूचना का बोर्ड (डिस्प्ले) लगवाया जावे।

संलग्न:- मानचित्रों की प्रति का 1 सेट (09 मानचित्र)

 भवदीय
 10/11/17
 अतिरिक्त मुख्य नगर नियोजक,
 भवन मानचित्र समिति (बी.पी.)
 जयपुर विकास प्राधिकरण, जयपुर।

प्रतिलिपि :- सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

1. मुख्य नियन्त्रक (प्रवर्तन), जयपुर विकास प्राधिकरण, जयपुर को मानचित्रों की प्रति (09 मानचित्र) संलग्न कर अग्रिम कार्यवाही हेतु प्रेषित है।
2. उपायुक्त, जोन-10, जयपुर विकास प्राधिकरण, जयपुर को मानचित्रों की प्रति (09 मानचित्र) संलग्न कर अग्रिम कार्यवाही हेतु प्रेषित है।
3. सहायक नगर नियोजक, जोन-10, जयपुर विकास प्राधिकरण, जयपुर को मानचित्रों की प्रति (09 मानचित्र) संलग्न कर अग्रिम कार्यवाही हेतु प्रेषित है।
4. सहायक नगर नियोजक, बीपीसी-बीपी, जविप्रा, जयपुर को साईट निरीक्षण पत्रावली हेतु मानचित्रों की एक प्रति (09 मानचित्र) संलग्न कर अग्रिम कार्यवाही हेतु प्रेषित है।

अतिरिक्त मुख्य नगर नियोजक,
 भवन मानचित्र समिति (बी.पी.)
 जयपुर विकास प्राधिकरण, जयपुर।

जयपुर विकास प्राधिकरण, जयपुर
(जमाकर्ता की प्रति)

प्रजोष्ठ : Additional Chief Town Planner (BPC-BP)

चालान संख्या 567599

खाता सं. **675401700500**

दिनांक 30/10/2017 Valid upto
29/11/2017

जमाकर्ता/आवेदनकर्ता AJAY SHARDA DIR. INDER
का नाम COLONIZERS PVT LTD.

KHASRA NO. 3,4,8,10 TO 20, 24 TO 27, 136 TO 143, &
OTHERS, VILLAGE-NAGAL SUSAWTAN, TEH-AMER.

जमा की जाने वाली राशि का विवरण

Code	Head	Rupees
1020303	Map Release Fees	1464000.00
1010306	Maiva Deposit	10000.00
1030371	Security Deposit (Rain Water Harvesting)	500000.00
कुल योग (अंकों में)		1974000.00

Amount (Rs.)=19,74,000.00

(valid upto 29/11/2017)

Name of Bank HDFC BANK

Payment Mode-Cheque No. 000042 Date 30/10/2017

चालान पर अंकित

J.D. SHARMA & CO., JAIPUR
वचनबद्धता
30 OCT 2017
SUBJECT TO CLEARING

उपरोक्त जमा खाताई गई राशि मात्र से जमाकर्ता को विद्युत के दिवस
किसी प्रकार कोई विधिक अधिकार प्राप्त नहीं होगा यह जमा राशि बैंक
स्वनिर्धारण के अनुसार जमाकर्ता को वापस करने के लिए
में स्थान उपरदायक रहेगा।

चालान संख्या 567599

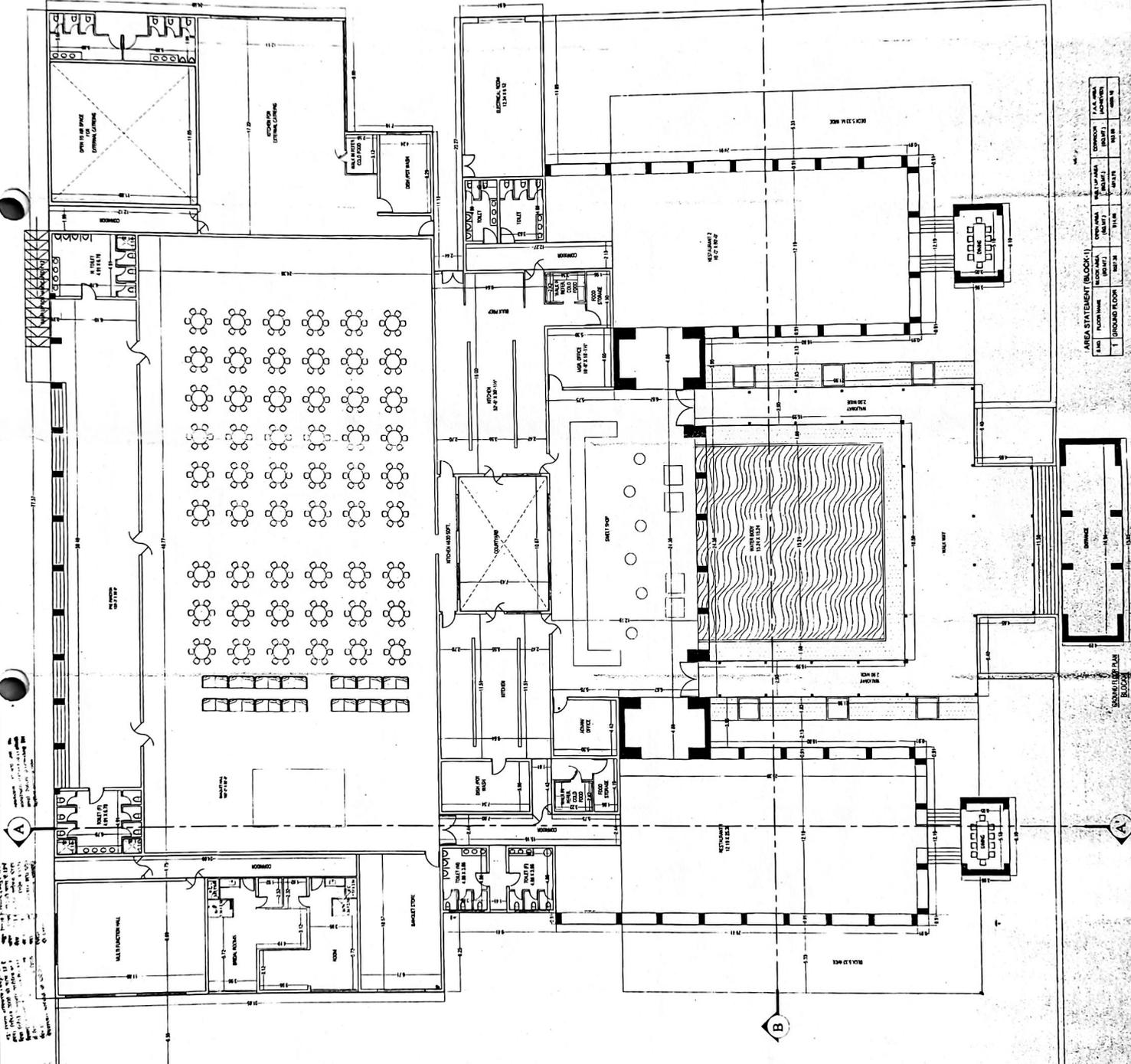
Contact No. 9828016800

अधिकार जमाकर्ता

19/1/2012
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PROPOSED RESORT ON KHASIA NO. 1
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AREA STATEMENT (BLOCK-1)

AREA	FLOOR NAME	AREA (SQ. METRE)	PERCENTAGE	TOTAL AREA (SQ. METRE)
1	GROUND FLOOR	311.00	100.00	311.00
2	FIRST FLOOR	100.00	32.15	411.00
3	SECOND FLOOR	100.00	32.15	611.00
4	THIRD FLOOR	100.00	32.15	811.00
5	FOURTH FLOOR	100.00	32.15	1011.00
6	FIFTH FLOOR	100.00	32.15	1211.00
7	SIXTH FLOOR	100.00	32.15	1411.00
8	SEVENTH FLOOR	100.00	32.15	1611.00
9	EIGHTH FLOOR	100.00	32.15	1811.00
10	NINTH FLOOR	100.00	32.15	2011.00
11	TENTH FLOOR	100.00	32.15	2211.00
12	ELEVENTH FLOOR	100.00	32.15	2411.00
13	TWELFTH FLOOR	100.00	32.15	2611.00
14	THIRTEENTH FLOOR	100.00	32.15	2811.00
15	FOURTEENTH FLOOR	100.00	32.15	3011.00
16	FIFTEENTH FLOOR	100.00	32.15	3211.00
17	SIXTEENTH FLOOR	100.00	32.15	3411.00
18	SEVENTEENTH FLOOR	100.00	32.15	3611.00
19	EIGHTEENTH FLOOR	100.00	32.15	3811.00
20	NINETEENTH FLOOR	100.00	32.15	4011.00
21	TWENTIETH FLOOR	100.00	32.15	4211.00
22	21ST FLOOR	100.00	32.15	4411.00
23	22ND FLOOR	100.00	32.15	4611.00
24	23RD FLOOR	100.00	32.15	4811.00
25	24TH FLOOR	100.00	32.15	5011.00
26	25TH FLOOR	100.00	32.15	5211.00
27	26TH FLOOR	100.00	32.15	5411.00
28	27TH FLOOR	100.00	32.15	5611.00
29	28TH FLOOR	100.00	32.15	5811.00
30	29TH FLOOR	100.00	32.15	6011.00
31	30TH FLOOR	100.00	32.15	6211.00
32	31ST FLOOR	100.00	32.15	6411.00
33	32ND FLOOR	100.00	32.15	6611.00
34	33RD FLOOR	100.00	32.15	6811.00
35	34TH FLOOR	100.00	32.15	7011.00
36	35TH FLOOR	100.00	32.15	7211.00
37	36TH FLOOR	100.00	32.15	7411.00
38	37TH FLOOR	100.00	32.15	7611.00
39	38TH FLOOR	100.00	32.15	7811.00
40	39TH FLOOR	100.00	32.15	8011.00
41	40TH FLOOR	100.00	32.15	8211.00
42	41ST FLOOR	100.00	32.15	8411.00
43	42ND FLOOR	100.00	32.15	8611.00
44	43RD FLOOR	100.00	32.15	8811.00
45	44TH FLOOR	100.00	32.15	9011.00
46	45TH FLOOR	100.00	32.15	9211.00
47	46TH FLOOR	100.00	32.15	9411.00
48	47TH FLOOR	100.00	32.15	9611.00
49	48TH FLOOR	100.00	32.15	9811.00
50	49TH FLOOR	100.00	32.15	10011.00
51	50TH FLOOR	100.00	32.15	10211.00
52	51ST FLOOR	100.00	32.15	10411.00
53	52ND FLOOR	100.00	32.15	10611.00
54	53RD FLOOR	100.00	32.15	10811.00
55	54TH FLOOR	100.00	32.15	11011.00
56	55TH FLOOR	100.00	32.15	11211.00
57	56TH FLOOR	100.00	32.15	11411.00
58	57TH FLOOR	100.00	32.15	11611.00
59	58TH FLOOR	100.00	32.15	11811.00
60	59TH FLOOR	100.00	32.15	12011.00
61	60TH FLOOR	100.00	32.15	12211.00
62	61ST FLOOR	100.00	32.15	12411.00
63	62ND FLOOR	100.00	32.15	12611.00
64	63RD FLOOR	100.00	32.15	12811.00
65	64TH FLOOR	100.00	32.15	13011.00
66	65TH FLOOR	100.00	32.15	13211.00
67	66TH FLOOR	100.00	32.15	13411.00
68	67TH FLOOR	100.00	32.15	13611.00
69	68TH FLOOR	100.00	32.15	13811.00
70	69TH FLOOR	100.00	32.15	14011.00
71	70TH FLOOR	100.00	32.15	14211.00
72	71ST FLOOR	100.00	32.15	14411.00
73	72ND FLOOR	100.00	32.15	14611.00
74	73RD FLOOR	100.00	32.15	14811.00
75	74TH FLOOR	100.00	32.15	15011.00
76	75TH FLOOR	100.00	32.15	15211.00
77	76TH FLOOR	100.00	32.15	15411.00
78	77TH FLOOR	100.00	32.15	15611.00
79	78TH FLOOR	100.00	32.15	15811.00
80	79TH FLOOR	100.00	32.15	16011.00
81	80TH FLOOR	100.00	32.15	16211.00
82	81ST FLOOR	100.00	32.15	16411.00
83	82ND FLOOR	100.00	32.15	16611.00
84	83RD FLOOR	100.00	32.15	16811.00
85	84TH FLOOR	100.00	32.15	17011.00
86	85TH FLOOR	100.00	32.15	17211.00
87	86TH FLOOR	100.00	32.15	17411.00
88	87TH FLOOR	100.00	32.15	17611.00
89	88TH FLOOR	100.00	32.15	17811.00
90	89TH FLOOR	100.00	32.15	18011.00
91	90TH FLOOR	100.00	32.15	18211.00
92	91ST FLOOR	100.00	32.15	18411.00
93	92ND FLOOR	100.00	32.15	18611.00
94	93RD FLOOR	100.00	32.15	18811.00
95	94TH FLOOR	100.00	32.15	19011.00
96	95TH FLOOR	100.00	32.15	19211.00
97	96TH FLOOR	100.00	32.15	19411.00
98	97TH FLOOR	100.00	32.15	19611.00
99	98TH FLOOR	100.00	32.15	19811.00
100	99TH FLOOR	100.00	32.15	20011.00

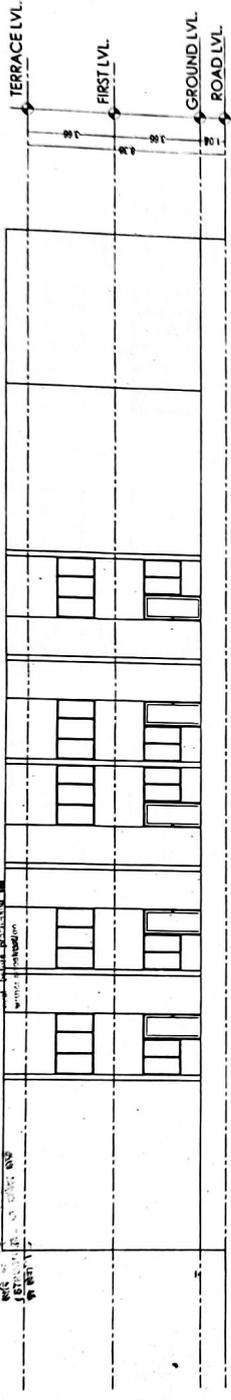
NOTES:
 1. ALL DIMENSIONS ARE IN METRES.
 2. ALL WALLS ARE 200 MM THICK UNLESS OTHERWISE SPECIFIED.
 3. ALL DOORS ARE 900 MM WIDE UNLESS OTHERWISE SPECIFIED.
 4. ALL WINDOWS ARE 1200 MM WIDE UNLESS OTHERWISE SPECIFIED.
 5. ALL ROOFS ARE FLAT UNLESS OTHERWISE SPECIFIED.
 6. ALL FLOORS ARE CONCRETE UNLESS OTHERWISE SPECIFIED.
 7. ALL CEILING ARE PLASTERED UNLESS OTHERWISE SPECIFIED.
 8. ALL LIGHTING IS TO BE AS PER ARCHITECT'S SCHEDULE.
 9. ALL SANITARY FITTINGS ARE TO BE AS PER ARCHITECT'S SCHEDULE.
 10. ALL MECHANICAL SERVICES ARE TO BE AS PER ARCHITECT'S SCHEDULE.
 11. ALL ELECTRICAL SERVICES ARE TO BE AS PER ARCHITECT'S SCHEDULE.
 12. ALL STRUCTURAL SERVICES ARE TO BE AS PER ARCHITECT'S SCHEDULE.
 13. ALL FINISHES ARE TO BE AS PER ARCHITECT'S SCHEDULE.
 14. ALL MATERIALS ARE TO BE AS PER ARCHITECT'S SCHEDULE.
 15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE ARCHITECT'S INTENT.
 16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
 17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODES.
 18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODES.
 19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BEST PRACTICES.
 20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE STATE OF THE ART.

SECTION A-A
 SECTION B-B
 SECTION C-C
 SECTION D-D
 SECTION E-E
 SECTION F-F
 SECTION G-G
 SECTION H-H
 SECTION I-I
 SECTION J-J
 SECTION K-K
 SECTION L-L
 SECTION M-M
 SECTION N-N
 SECTION O-O
 SECTION P-P
 SECTION Q-Q
 SECTION R-R
 SECTION S-S
 SECTION T-T
 SECTION U-U
 SECTION V-V
 SECTION W-W
 SECTION X-X
 SECTION Y-Y
 SECTION Z-Z

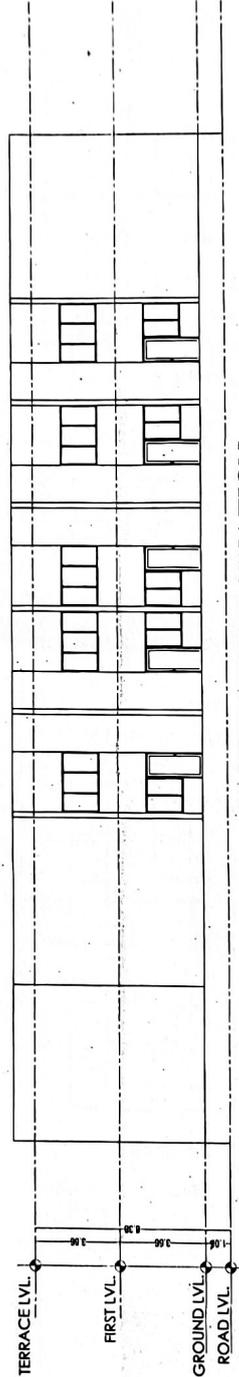
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 14/11/2017
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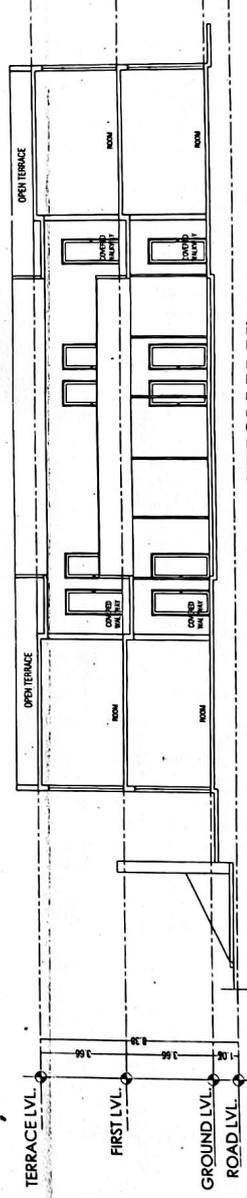
(8) B4



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION



SECTION Y-Y

Scale: 1:100
 PROJECT NAME: RESORT ON KILANGA NO. 1, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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पर-पर
औषधि योजना

कार्यालय उप वन संरक्षक वन्यजीव जयपुर

रामनिवास बाग, जयपुर

Phone: 0141-2617319

E-mail: dcfwl.zoo.forest@rajasthan.gov.in

क्रमांक एफ16(1)FCA/उवसंवजी/जू/2023-24/ 6731
निमित्त,

दिनांक:- 01.09.23

Inder Colonizers Private Limited
Village Chimanpura, Tehsil Amer,
Delhi Road, Jaipurविषय:- Issuance of certificate stating distance of our existing project with GPS
Coordinates According to project kml from Nahargarh wildlife sanctuary.
संदर्भ:- आपका पत्रांक दिनांक 08.05.2023 के क्रम में।

महोदय,

उपरोक्त विषयान्तर्गत लेख है कि आप द्वारा Inder colonizers private limited village Nagal susvatan Tehsil amer Delhi road jaipur की नाहरगढ वन्यजीव अभयारण्य व ईको-सेन्सिटिव जोन की सीमा से दूरी चाही गई है। क्षेत्रीय वन अधिकारी, नाहरगढ वन्यजीव अभयारण्य व सर्वेयर की संयुक्त सर्वेक्षण रिपोर्ट दिनांक 25.07.2023 के अनुसार उक्त आवेदित स्थल की नाहरगढ वन्यजीव अभयारण्य एवं ईको-सेन्सिटिव जोन से दूरी की सूचना (नाहरगढ अभयारण्य एवं पारिस्थितिकी संवेदी जोन की अधिसूचना की GPS की KML अनुसार) निम्नानुसार है।

S.No.	Observation	Reply		
		Pillar No.	Latitude	Longitude
	Longitude and Latitude of the proposed project.	1	27 00 54.65	75 52 48.67
		2	27 00 58.48	75 52 49.73
		3	27 00 56.46	75 52 57.51
		4	27 00 52.77	75 52 56.43
	Distance of the proposed project from boundary of Nahargarh Wildlife Sanctuary.	0.040 K.m. Approx		
	Distance of the proposed project from Eco- Sensitive Zone of Nahargarh Wildlife Sanctuary	This land/plot falling in Eco-sensitive Zone of Nahargarh Wildlife Sanctuary		

भवदीय

(वी. केतन कुमार)IFS
उप वन संरक्षक
वन्यजीव, जयपुर

Signature valid

Digitally signed by Vankooth Ketan
Kumar
Designation : Deputy Conservator Of
Forest
Date: 2023.09.01 11:41:31 IST
Reason: Approved

RajKaj Ref No. : 4605356