REGISTRATION & STAMPS DEPARTMENT
OFFICE OF THE SUB REGISTRAR
BHIWADI
(Rule 75 & 131)
FEE RECEIPT

Fee Sr. No. : 2012008801 Dated : 24/12/2012
Presenter Name : VED PRAKASH VERMA Face Value : 1963000
Presenter Address : 4 BATTERY LINE RAJPUR RAOD NEW DELHI
Document Type : Sale Deed (Conveyance deed)
Claimant Name : SUNIL M. LANJEWAR, 1023 A G.F BEHIND VIVEKANAND SCHOOL SEC-7 EXT. GURGAON HR
Document S.No. : 2012008993 Stamp Value : 0

Ordinary Registration Fee	: 24880	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandom u/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 124390
Surcharge on Stamp Duty	: 12440		
Late Fee u/s 25-34	: 0		

TOTAL : 162010

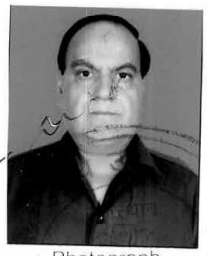
Amount Rs. One Lakh Sixty Two Thousand Ten only

Cashier

Sub Registrar, BHIWADI



8801



Photograph
Authorized Signatory
PAN No. AABCI3667F
PAN No. AAACC0017C



Photograph
Sub Lessee
PAN No. ADJPL8445L

SUB LEASE DEED

This SUB LEASE DEED is made and executed at Bhiwadi (Rajasthan) on this the 24 day of 12 20 12

BETWEEN

M/S. INNOVATIVE COLONISERS PVT. LTD., a Company registered under provisions of the Companies Act, 1956, having its registered office at 4, Battery Lane, Rajpur Road, Civil Lines, Delhi-110054 (hereinafter referred to as the "Developer") and **M/S. COSMOS INFRA ENGINEERING (INDIA) LTD.** (Formerly known as Cosmos Builders & Promoters Ltd), a Company incorporated under the Companies Act 1956 and having its registered office at 4, Battery Lane, Rajpur Road, Civil Lines, Delhi-110054 (hereinafter referred to as the "Co Owner") through their duly Authorized Signatory **Mr. Ved Prakash Verma,** which expression shall, unless otherwise repugnant to the context or meaning thereof, be deemed to include its successors in business, representatives, nominees, owners and assigns), of the **FIRST PART.**

AND

Mr. Sunil M. Lanjewar S/W/D/o Sh. Madhukar M. Lanjewar R/o H. No.1023A, Ground Floor Behind Vivekanand School, Sector-7 Extention Gurgaon-122001 (Haryana) hereinafter jointly and severally, as the case may be referred to as the **SUB-LESSEE** the expression of which shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their heirs, executors, administrators, successors and/or legal representatives) of the **SECOND PART.**

(hereinafter referred to as the '**Sub Lessee**', the expression of which shall, unless it be repugnant to the context or meaning thereof, mean and include his/her/their heirs, executors, administrators, successors and/or legal representatives) of the SECOND PART.

The **Developer, Co Owner** and The Sub **Lessee** are hereinafter referred individually as "Party" and collectively referred as "Parties".

WHEREAS

A The Developer, jointly with Co-Owner, acquired land (measuring 54814 Sq. mtrs. Situated in Village Saidpur, Tehsil, Tizara, Distt. Alwar, Rajasthan comprised in Khasra Nos.522, 527, 534, 535, 543, 544, 546, 547, 548, 549) on lease for 99 years from the State of Rajasthan vide Lease Deed dated 30th March, 2007 (hereinafter referred to as the **Lease Deed**') for development/setting up of Group Housing Complex thereon and more specifically described in the Schedule of Land.

For Innovative Colonisers Pvt. Ltd.

Cosmos Infra Engineering (India) Ltd.

Authorised Signatory

Authorized Signatory

उप पंजीयक, भिवाड़ी

B. The Developer and the Co-Owner entered into a Memorandum of Understanding (MOU) on 30th March, 2007 and thereby expressly entrusted/designated the Co-Owner for undertaking / carrying out all the activities related to promotion, marketing of the Palm & Chinar Apartments in the said Group Housing Complex including execution of all the related agreements / documents on their behalf. But the actual construction & development of the Palm & Chinar Apartment has been done by the Developer.

C. The Developer along with its, Co-Owner had obtained approval of building plan / floor plan vide UIT Meeting Memo No. 1420/07 dated 30th March, 2007 & Memo No. 1700/07 dt. 08.05.2007 and its revisions thereof vide Memo No. 5448/08 dtd. 10.02.08 & Memo No. 2428/09 dt. 20.07.09 from the Urban Improvement Trust, (UIT), Bhiwadi, Rajasthan, and all other required approvals/permissions from the competent Government authorities for development/setting up of the said Group Housing Complex on the above referred land titled as '**COSMOS GREENS**'.

D. The Sub Lessee had inspected all documents including approvals/permissions granted to Developer by respective competent authorities, approved building /floor plans, calculations of common areas and documents related to rights, title and interest of Developer and confirms that he/she is fully satisfied with the rights, title and interest of the Developer in the aforesaid land and its authority to develop the Group Housing Complex thereon.

E. The Developer/ Co-owner vide a "**Agreement to Sub Lease**" **dated 29/06/2011** with the Sub Lessee had agreed to sub lease **Apartment No 906** in **Building Palm** on **Ninth Floor**, in the Group Housing Complex having super built up area of **1235 Sq. Ft.** along with proportionate share of land underneath to The Sub Lessee.

F. The Parties have now agreed to execute the present Sub Lease Deed and to register the same with the appropriate authority, before the delivery of possession of a residential Unit (hereinafter defined in Schedule-I) subject to payment of stamp duty, registration charges, legal expenses and other incidental expenses by The Sub Lessee.

G. The Parties represent and warrant to each other that they have the authority to enter into and perform under this Sub Lease Deed, and the Parties have agreed to honors the covenants of this Sub Lease Deed subject to the terms and conditions of the aforesaid Lease Deed.

NOW, THEREFORE, FOR THE GOOD AND VALUABLE CONSIDERATION SETFORTH HEREIN, THE PARTIES HERETO AGREE, DECLARE AND COVENANT AND THIS SUB LEASE DEED WITNESSETH AS FOLLOWS:

ARTICLE 1: DEFINITION

1.1. '**Sub Lease Deed**' shall mean this Sub Lease Deed, which is entered into between the Developer and the Sub Lessee.

1.2. '**Agreement to Sub Lease**' shall mean agreement entered by Developer/Co-owner and Sub Lessee for allotment of a residential Unit.

1.3. '**Allotment Letter**' shall mean letter issued by Developer/Co-owner to the Sub Lessee against their application for allotment of a residential Unit.

1.4. '**Co-Owner**' shall mean Cosmos Builders & Promoters Ltd. (now known as Cosmos Infra Engineering (India) Ltd.), who jointly with Developer acquired land in Village Saidpur, Tehsil, Tizara, Distt. Alwar, Rajasthan on lease for 99 years and also entered into MOU with Developer on 30th March, 2007. The change in name of the Co-owner as mentioned above is duly approved by Registrar of companies vide certificate of incorporation dt. 13.03.2008.

1.5. '**Consideration**' shall mean & include lease rent, premium, any kind of payment made under the sub-lease and all future payments as demanded by the Government Authorities in connection with the present sub-lease or in connection with the Lease Deed executed by the UIT, Bhiwadi, Rajasthan with the Developer, which the sub-lessee hereby undertakes to pay in terms of present sub-lease deed.

1.6. '**Association**' shall mean the body to be created by the Sub Lessee of the Units.

1.7. '**Group Housing Complex**' shall mean land (measuring 54814 Sq. mtrs situated in Village Saidpur, Tehsil, Tizara, Distt. Alwar, Rajasthan titled as '**COSMOS GREENS**'

Cosmos Infra Engineering (India) Ltd.
Authorised Signatory

For Innovative Colonisers Pvt. Ltd.
Authorized Signatory

उप खण्ड अधिकारी, मिवाड़ी

आज दिनांक 24 माह December सन् 2012 को 14:39 बजे
श्री / श्रीमती / सुश्री VED PRAKASH VERMA पुत्र / पुत्री / पत्नी श्री TIKA RAM VERMA
उम्र 60 वर्ष, जाति VERMA व्यवसाय SERVICE
निवासी 4 BATTERY LINE RAJPUR RAOD NEW DELHI
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, BHIWADI
(2012008993)
(Sale Deed (Conveyance deed))

रसीद नं0 2012008801 दिनांक 24/12/2012
पंजीयन शुल्क रू0 24880 / –
प्रतिलिपि शुल्क रू0 300 / –
पृष्ठांकन शुल्क रू0 0 / –
अन्य शुल्क रू0 12440 / –
कमी स्टाम्प शुल्क रू0 124390 / –
कुल योग रू0 162010 / –

(2012008993) उप पंजीयक, BHIWADI
(Sale Deed (Conveyance deed))

धारा 54 के तहत प्रमाण–पत्र

प्रमाणित किया जाता है कि इस विकय पत्र
की मालियत रूपये 2487681
मानते हुए इस पर देय कमी मुद्रांक
राशि 124390 पर कमी पंजीयन शुल्क
रूपये 24880 कुल रूपये 162010
जरिये रसीद संख्या 2012008801 दिनांक 24/12/2012
में जमा किये गये है।
अतः दस्तावेज को रूपये 124390
के मुद्रांकों पर निष्पादित माना जाता है।

(2012008993) उप पंजीयक, BHIWADI
(Sale Deed (Conveyance deed))

1.8. **'Lease Deed' shall mean** the agreement entered by Developer and Co-Owner with State of Rajasthan for lease of 99 years, commencing from 30th March, 2007

1.9. '**Maintenance Agency**' **shall mean the no**minated agency appointed by the Developer / Co-Owner from time to time for undertaking maintenance activities of the Group Housing Complex.

1.10. '**Maintenance Agreement**' shall mean the agreement to be entered on the date of execution of this Agreement between the Developer or its nominated agency and Sub Lessee.

1.11. '**Occupation Certificate**' shall mean certificate to be issued by Authority on completion of the Unit.

1.12. '**Unit**' shall mean each unit of residency in the clusters, expressly defined hereinafter in the Schedule I



INTERPRETATION :

2.1 This Sub Lease Deed constitutes valid and legally binding obligations of the Parties, enforceable in accordance with its respective terms.

2.2 Any reference in this Sub Lease Deed to any statute or statutory provision shall be construed as including a reference to that statute or statutory provision as from time to time amended, modified, extended or re-enacted whether before or after the date of this Sub Lease Deed and to all statutory instruments, orders and regulations for the time being made pursuant to it or deriving validity from it.

2.3 The headings/captions of the clauses of this Sub Lease Deed are intended for convenience only and shall not in any way affect the meaning or construction of any provision therein.

2.4 The singular shall include the plural and vice versa and words denoting gender shall include all genders.

2.5 references to any agreement shall be construed as references to that agreement as it may be modified, novated, amended or supplemented from time to time;

2.6 When any number of days is prescribed in any document, same shall be reckoned exclusively of the first and inclusively of the last day unless the last day does not fall on a business day in India, in which case the last day shall be the next succeeding day which is a business day;

2.7 any references to day or month shall mean a reference to a calendar month as per the Gregorian calendar; and

2.8 any reference to any period of time shall mean a reference to that according to Indian Standard Time;

2.9 The use of the word "including" followed by a specific example/s in this Sub Lease Deed shall not be construed as limiting the meaning of the general wording preceding it;

2.10 Save and except as provided hereunder, this Sub Lease Deed, including the recitals, attachments and annexure hereto which are incorporated herein by this reference, constitute the complete and exclusive agreement between the Parties with respect to the subject matter hereof, and supersede and replace any and all prior or contemporaneous, communications, discussions, negotiations, understandings and agreements, written and oral, regarding such subject matter.

2.11 the schedules and recitals to this Sub Lease Deed form an integral part of this Sub Lease

For Innovative Colonisers Pvt. Ltd.

Cosmos Infra Engineering (India) Ltd.

Authorised Signatory

Authorized Signatory

उप पंजीयक, बिवाड़ी

हस्ताक्षर फोटो अंगूठा

उक्त श्री / श्रीमती / सुश्री (Executant)
1-COSMOS THU. VED PRAKASH VERMA/TIKA RAM VERMA
Age:60, Caste-VERMA
Ocu.-SERVICE
R/O-4 BATTERY LINE RAJPUR RAOD NEW DELHI





(And Claimant)
1-SUNIL M. LANJEWAR/SH. MADHUKAR M. LANJEWAR
Age:32, Caste-KUNBI
Ocu.-SERVICE
R/O-1023 A G.F BEHIND VIVEKANAND SCHOOL SEC-7 EXT. GURGAON HR





ने लेख्यपत्र Sale Deed (Conveyance deed)
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिफल राशी रू0 1963000 / – पूर्व में / मेरे
समक्ष / मे सें रू0 1963000 / –पूर्व में ————————
यमेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान
1. श्री / श्रीमती / सुश्री JAIVIR YADAV
पुत्र / पुत्री / पत्नी श्री HUKAM SINGH उम्र 30 वर्ष
जाति AHIR व्यवसाय SERVICE
निवासी VPO CHANDWAS REWARI



2. श्री / श्रीमती / सुश्री SWARUP SARKAR
पुत्र / पुत्री / पत्नी श्री BIMAN SARKAR उम्र 30 वर्ष
जाति BRAHAMIN व्यवसाय SERVICE
निवासी 26/11 SUBHASH NAGAR GURGAON ने की है जिनके



समस्त हस्ताक्षर एंव अगूंठा के निशान मेरे समक्ष लिये गयें हैं।

(2012008993) उप पंजीयक, BHIWADI
(Sale Deed (Conveyance deed))

आज दिनांक 24/12/2012 को
पुस्तक संख्या 1 जिल्द संख्या 395
में पृष्ठ संख्या 89 क्रम संख्या 2012005889 पर
पंजिबद्व किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1326
के पृष्ठ संख्या 415 से 428 पर
चस्पा किया गया।

(2012008993) उप पंजीयक, BHIWADI
(Sale Deed (Conveyance deed))

Deed and will be in full force and effect as though they were expressly set out in the body of this Sub Lease Deed

2.12 references to recitals, articles, clauses, sub-clauses, paragraphs, or schedules in this Sub Lease Deed shall, except where the context otherwise requires, mean references to recitals, articles, clauses, sub-clauses and schedules of or to this Sub Lease Deed, and reference to a paragraph shall, subject to any contrary indication, be construed as a reference to a paragraph of this Sub Lease Deed or of the schedule in which such reference appears,

2.13 time shall be of the essence in the performance of the Parties respective obligations. If any time period specified herein is extended, such extended time shall also be of the essence,

2.14 any agreement, consent, approval, authorization, notice, communication, information or report required under or pursuant to this Sub Lease Deed from or by any Party shall be valid and effective only if it is in writing under the hand of a duly authorized representative of such Party , as the case may be, in this behalf and not otherwise;

2.15 The several documents forming this Sub Lease Deed are to be taken as mutually explanatory to one another and, unless otherwise expressly provided elsewhere in this Sub Lease Deed, the priority of the following documents shall in the event of any conflict between them be in the order they are set out

(i) This Sub Lease Deed

(ii) all other agreements or documents forming part hereof or referred to herein,

i.e. document at (i) above shall prevail over the documents at (ii) above

3 ACKNOWLEDGEMENT OF CONSIDERATION AND SUB LEASE OF UNIT

3.1. In pursuance of this Sub Lease Deed and the consideration paid by The Sub Lessee as premium to the Developer / Co-Owner as described in the Schedule III hereunder (receipt whereof the Developer doth hereby admit and acknowledge), the Developer and the Co Owner hereby grant, demise and sub lease unto the and in favour of the Sub lessee all that piece and parcel of the Unit , in the Group Housing Complex known as Cosmos Greens (hereinafter referred to as **'Complex'**) having super built up area of **1235 Sq. Ft.** along with proportionate share of land underneath, together with all ways, paths, passages, rights, liberties, privileges, easements, benefits and advantages or lights or water courses appendages and appurtenances whatsoever to the said Unit mentioned in the Schedule I hereunder to hold the same unto and to the use of The Sub- Lessee and his/her/their successors, heirs, assigns, executors, administrators absolutely and forever subject to the exceptions, reservations, conditions and covenants hereinafter contained in each of them

3.2. It is agreed by the Parties that in the event any Charges are levied after execution of this Sub Lease Deed by the Government Authorities - then the same shall be payable by the Sub Lessee directly to the government authorities, as and when required. However, if such charges are raised on the Developer by the government, such charges shall be payable by The Sub Lessee to the Developer on pro rata basis

4 The Sub Lessee doth hereby covenants with the Developer and Co Owner as follows -

4.1 The Sub Lessee declares and confirms that he/she shall strictly observe and abide by the conditions, directions, issues and regulations of the Developer set out hereunder and agrees and undertakes not to commit any breach thereof so far as it affect the health, safety or convenience of other inhabitants of the Complex and further undertake not do any act or things whereby the Lease Deed may in any manner be endangered or cancelled or terminated before expiry of the term

4.2 To observe and perform and comply with all the terms, covenants and stipulations contained in this Sub Lease Deed for proper habitation, use and enjoyment of the Unit exclusively and common parts of the Complex along with the sub-lesssees of other units

For Innovative Colonisers Pvt. Ltd.

Cosmos Infra Engineering (India) Ltd.

Authorised Signatory

Authorized Signatory

उप पंजीयक, सिवाड़ी

4.3 The Sub Lessee shall be entitled to transfer/assigns/sublet its interest in the Unit, subject to prior written consent of the Developer, provided the subsequent transferee shall comply with all the terms, conditions, and obligations of the Sub lessee stated under this Sub Lease Deed and be solely responsible and liable for all legal, monetary or any other consequences that may arise from such assignments.

4.4 To observe and perform all the terms and conditions, contained in the Lease Deed to the extent the same relates to the Unit and/or the undivided share in the land.

4.5 The Sub Lessee shall from time to time and at all times pay directly to the Government Agency/Semi Government Agency/ Municipality etc, existing or to exist in future all rates, taxes, charges, demands, liabilities and assessments of every description which are now or may at any time hereafter during the validity of this Sub Lease Deed be assessed, charged or imposed upon said Unit.

4.6 The Sub Lessee shall not raise any construction temporary or permanent in the balconies/ terraces / open spaces attached to the said Unit, make any alteration and addition, subdivide, or amalgamate the same.

4.7 The Sub Lessee will not carry on or permit to be carried on, in the said Unit any trade or business whatsoever or use the same or permit the same to used for any purpose other than residential or to do or to be done therein any act or thing whatsoever which in the opinion of the Developer may be nuisance, annoyance or disturbance to the other owners of the said Complex and persons living in neighborhood. In case damage is caused to adjacent unit/flat or common area. The Sub Lessee will get the same repaired at its own cost.

4.8 The Sub Lessee may get insurance of the contents lying in the said Unit at his/her/their own cost and expenses. The Sub Lessee shall not keep any hazardous, explosive, inflammable material in the said Unit or any part thereof. The Sub Lessee shall always keep the Developer or its maintenance agency or resident association/society harmless and indemnified for any loss and/or damages in respect thereof.

4.9 That the Sub Lessee shall, after receiving the possession of the Unit, be solely responsible to maintain the said Unit at his/her own cost, in a good condition and shall not do or cause to be done anything in or to the said Group Housing Complex or the said Unit, or the staircases, lifts, common passages, corridors, common areas, atrium or the compound which may be in violation of any Laws or Rules of any Authority. The Sub Lessee further agrees that he/she shall not change, alter or make additions to the said Unit and keep the said Unit, its walls and partitions, sewers, drains, pipes and appurtenances thereto in good and tenantable condition.

4.10 The Sub Lessee shall abide by the laws of the land, including the local laws and directions of the statutory authorities. In case any penalty or fine is imposed by any government/statutory or other local authority for violations of any law by The Sub Lessee, the same shall be paid by The Sub Lessee.

4.11 The Sub Lessee shall not in any manner whatsoever encroach upon any of the common areas, limited use areas and shall also have no rights to use the facilities and services not specifically permitted. All unauthorized encroachments or temporary/permanent constructions carried out in the said Unit or on car parking space by The Sub Lessee shall be liable to be removed at his/her/their cost by the Urban Improvement Trust, (UIT), Bhiwadi, Rajasthan & the Developer.

4.12 The Sub Lessee shall not put any name or sign-board, neon light, publicity or any kind of advertisement material, hoarding, hanging of clothes etc at the exterior façade of said Unit or building or anywhere on the exterior or on common areas or on road of the said building Complex.

For Innovative Colonisers Pvt. Ltd.

Cosmos Infra Engineering (India) Ltd.

Authorised Signatory

Authorized Signatory

उप खण्डीयक, भिवाड़ी

4.13 The Sub Lessee shall not remove any walls of the said Unit including load bearing walls and all the walls/ structures of the same shall remain common between The Sub Lessee and owners of the adjacent units. The Sub Lessee shall not harm or cause any harm or damage or demolish or caused to be demolished or remove the external façade of the building, peripheral walls, front, side and rear elevations of the said Unit in any form or shall at any time make or cause to be made any new construction of whatever nature in the said building or in the said Complex or any part thereof. The Sub Lessee shall not change the color scheme of the outer walls or painting of exterior side of the doors and windows and shall not carry out any changes in the exterior elevation and design. The Sub Lessee shall not make any addition or alterations of the said Unit without the previous consent in writing of the Developer and the local authority which controls the development of the said land area.

4.14 The Sub Lessee shall abide by the terms and condition of the Maintenance Agreement to be executed with the Developer or its nominated agency from time to time and will adhere to the payment schedule of such maintenance agency.

4.15. The Sub Lessee undertakes not to sell/transfer/deal/assign or create any third party interest in the reserved parking space, that has been permitted by the Developer to be utilized by the Sub Lessee. It is agreed between the Parties that Urban Improvement Trust, (UIT), Bhiwadi, Rajasthan is the owner of the parking space. The Sub Lessee acknowledges and agrees that Urban Improvement Trust, (UIT), Bhiwadi, Rajasthan will be entitled to demolish any construction raised in the parking space on the cost and expenses of the Sub Lessee if the alloted parking space is used for any purpose other than as permitted. The parking space cannot be under any circumstances be transferred/sold or otherwise dealt with independent of the unit in question.

4.16 The Sub Lessee shall pay all additional deposits, charges for bulk supply of electrical energy, any amount spent towards additional transformers, sub-stations or any transmission line to the Complex, additional cost for environment & pollution control board norms compliance as may be demanded by the Developer from time to time.

4.17 The Sub Lessee shall on payment of applicable fee from time to time have to become member of the community center club to be established and run by Developer in the said Complex, in accordance with rules and regulations of the club.

4.18 The Sub Lessee residing outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999, RBI Act and Rules/Regulations/Notifications/Guidelines made/issued there under and all other applicable laws including that of remittance of payment, acquisition/ sale/transfer of immovable properties in India. Whenever there is any change in the residential status of The Sub Lessee subsequent to the signing of this Agreement, it shall be sole responsibility of The Sub Lessee to intimate the same in writing to the Developer immediately.

4.19 The Sub Lessee acknowledges and agrees to abide by and comply with the house rules or such rues and notifications issued from time to time by the Developer or its nominated Agency in the interest of the upkeep, cleanliness, security and maintenance of the Complex and in order to ensure that all other sub lessee are able to utilize and enjoy the use and occupation of their respective unit(s).

4.20 At the time of taking possession Sub lessee has fully satisfied himself/themselves regarding the quality and workmanship of construction. The Sub Lessee agrees and acknowledges that the Developer and the Co owner shall not be liable or responsible to the Sub lessee for any claims, loss and expenses made subsequent to determination of the quality and workmanship by the Sub Lessee.

4.21 The sub-lessee further undertakes to pay the maintenance charges to the nominated maintenance agency as per the bills raised without any default.

5 The Developer and Co owner doth hereby covenant with The Sub Lessee as follow:

Cosmos Infra Engineering (India) Ltd.
Authorised Signatory

For Innovative Colonisers Pvt. Ltd.
Authorized Signatory

उप पंजीयक, भिवाड़ी