

Lease No

Annex - 15

Rs. 50/-
FORM "C"

Rajasthan State Industrial Development & Investment Corporation Limited

RICO

LEASE-AGREEMENT

216

(See rule 11 of rico disposal of land rules, 1979)

Industrial Area: SITAPURA - JAIPUR

SP-7

LEASE AGREEMENT made on the 27 day of 04 in the year Two between Rajasthan State Industrial Development & Investment Corporation Ltd., Jaipur, a body Corporate incorporated under the Indian Companies Act, 1956, its Registered Office at Udyog Bhawan, Tilak Marg, Jaipur 302 005 after called the Lessor which expression shall, unless the context does not so admit, in its successor and assigns) OF THE ONE PART AND

So	Aged
Director/Proprietor of the firm	
OF	
So	Aged
So	Aged
So	Aged
So	Aged
So	Aged
Registered partnership firm of	
OR	

incorporated under the Indian Companies Act and having its registered office at

OR "KRISHNA YOGASHRAM TRUST" REGISTERED UNDER TRUST ACT under the Co-operative Societies Act, hereinafter, called the Lessee (which unless the context does not so admit, include his heirs, executors)

Secretary
Cambridge Court College of Education

For Cambridge Court College of Education
Jaipur

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Secretary

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all be recoverable by Lessee

not required to be served by Lessee shall be deemed to have been sufficiently served by Lessee if served by Registered Acknowledgement Due Post and signed by one of the Lessor and the services shall be deemed to have been made at the time the registered letter would in the ordinary course be delivered even though received on account of the refusal by the Lessee or otherwise howsoever. A notice of any decision by the Lessor shall also be served in the same manner as above.

any deposit made with the application for allotment of land shall be refunded to the Lessee after the unit goes into commercial production on an application made by him.

Deposit shall stand forfeited whenever there is a breach of any condition of the lease agreement.

Power exercised by the Lessor under this lease agreement may be exercised by the Director, Rajasthan State Industrial Development & Investment Corporation or such other person (s) authorised in this behalf.

At the expression Managing Director shall include the person who is entrusted with the functions similar to those of the Managing Director.

Any difference or contention touching or arising out of or in respect of this Agreement subject matter thereof shall be referred to the sole arbitration to the Collector wherein the leased plot is situated or any person appointed by him, the decision of arbitrator shall be final and binding on the parties.

All registration charges on this Agreement shall be borne by the Lessee.

HERE OF the parties hereto have set their hands this day 27th of the month of August in the year 2022.

Stamp: RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND INVESTMENT CORPORATION LTD. EPIP JAIPOUR-302022

For and on behalf of: Rajasthan State Industrial Development and Investment Corporation Ltd
Secretary

Lessee

Cambridge Court College of Education
Name: SUSH KUMAR
(in capital letters)
Secretary

Address: 3/62 S.F.S COLONY
ANAND PARI
MAHARAJGARH
JAIPUR - 302020

Secretary

For Cambridge Court College of Education

Secretary

Cambridge Court College of Education

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Secretary

ceed 25% of the rent payable for the period immediately preceding revision. The quantum of rent determined by the Corporation shall be final, conclusive and binding on the plottee and it shall not be questioned in any court of law or otherwise

Provided further that in case the Lessee creates charge in favour of the State Government or Industrial Finance Corporation of India or Rajasthan Financial Corporation or Schedule Banks for any development loan taken by him/it on the security of the premises hereby demised and the building and machineries is built upon or affixed thereto, the first charge of the Lessor shall rank Second to the charge of the State Government or Industrial Finance Corporation of India or Rajasthan Financial Corporation, I.D.B.I. or I.C.I.C.I., L.I.C., IRBI, HDFC, SIOBI, Central Co-operative Banks, Private lending agencies and other Public financial institutions as defined in the Public Financial Institutions Act or Scheduled Banks, provided the State Government or Industrial Finance Corporation of India or Rajasthan Financial Corporation or Scheduled Banks keep a specific clause in their mortgage deed that breach of any of the conditions of these presents (Lease Agreement) shall be treated as a breach of the conditions of their mortgage deed.

Provided however, that the above provision shall not operate where sheds are constructed on the demised premises on hire purchase basis by the Corporation. In such cases, the Lessee could create second charge in favour of State Government or Industrial Finance Corporation of India or Rajasthan Financial Corporation or I.D.B.I. or ICICI or L.I.C. IRBI, HDFC
Collateral security plots for loans to other industrial units would be allowed subject to ensure

- (a) that the Lessee has cleared all the outstanding dues of the Corporation;
- (b) that in case there is a condition of collateral security in the sanction letter of the concerned financial institution, Bank etc. such collateral security may be allowed to be created in favour of parties named in proviso to clause 1 of our Lease Agreement only and not in favour of any other party.

THE LESSEE DOETH HEREBY CONVENANT WITH THE LESSOR IN THE MANNER
FOLLOWING:

That the Lessee will bear, pay and discharge all rates, taxes, charges and assessment of every description which may, during the said term, be assessed, charged or imposed upon either on the landlord or tenant or the occupier in respect of the demised premises or the building to be erected thereupon.

The lessee shall pay the development charges of the plot calculated at the rate prescribed by the Corporation for Industrial Area from time to time. The Corporation reserves the right to enhance the rate of development charges if the compensation payable under an award is not sufficient for any competent court subsequently.

That the Lessee will bear, pay and discharge all service charges, road maintenance charges, street lighting charges, and agriculture charges and other ancillary services, required for the

Cambridge Court College of Education
For Cambridge Court College of Education
Cambridge Court College of Education
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Sikar, RAJASTHAN 321002

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