

LAND A
LETTER

Annex - 6

RIICO

Rajasthan State Industrial Development
& Investment Corporation Ltd.
(A Government Undertaking)
I.P.D. Sector Industrial Area
Jajpur - 751 001 (R.D.B.)
Phone: 211-550004

File No. EPJ (2-57-770)-35
Date: 10 April 1973

M/S. LITA EDGE,
KUMHERA YOGA SEWAKI TRUST,
352 SFS, ACARVAL FARM, DELNALSOMAR,
JAIPUR - 302 002

**SUBJECT: ALLOTMENT OF PLOT FOR ESTABLISHMENT OF SCHOOL AT
I.P.D. INDUSTRIAL AREA SITAPORA, JAIPUR.**

With reference to your application No. 10177 dated 01-03-73 the Management of Corporation has been pleased to allot you plot No. 57-7 measuring 10,000 Sqm in I.P.D. Jaipur for establishing school on the following terms and conditions:

- 1. You shall deposit the service charge (S.C.) of the plot in this office at the rate of Rs. 1000/- per 1000 sqm. for the first year and thereafter Rs. 500/- per 1000 sqm. from the date of allotment of the plot till the beginning of each financial year in advance by 31st July of that year.
- 2. You shall deposit the service charge for the school site in this office at the rate decided by the Corporation from time to time which is Rs. 2/- per sqm. per year in advance from the year 2001 onwards at the beginning of each financial year in advance by 31st July of that year.
- 3. In case this Corporation decides to levy any special maintenance charges for meeting additional cost of maintenance you shall be liable to deposit the same from time to time.

You shall pay the balance of Development charges calculated at the rate of Rs. 164/- per sqm. amounting to Rs. 2,54,946.00 within 60 days from the date of allotment of this plot.

The payments explained above and detailed below may be deposited in the office of the undersigned within in prescribed period either in cash or by demand draft payable to R.D.B. (I.P.D.), Jaipur:

1. Security Money	Rs. 16,400.00 (Already Deposited)
2. Service Development Charges	Rs. 2,54,946.00
3. Within 60 days	
4. Cost of Site Plan	Rs. 60.00 (Already Deposited)
5. One Time deposit	Rs. 9,200.00 (Already Deposited)
6. ...	
Total	Rs. 2,94,946.00

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214

ings to be erected thereupon in order to inspect the same.

(iv) That the Lessee will not make any excavation upon any part of the demised premises (except for foundation or building and for leveling and dressing the area) nor remove any stone, sand, gravel, clay, earth or any other materials therefrom.

(v) That the Lessee will not erect or permit to be erected on any part of the demised premises any stables, sheds or other structures of any descriptions whatsoever for keeping house cattle, dogs poultry or other animals except and in so far as may be allowed by the Lessor in writing.

(vi) That the Lessee will neither exercise his option of determining the lease nor hold the lessor responsible to make good the damage if by fire, tempest, flood or violence of any army or a mob, or other irresistible force, any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for building purpose.

(vii) That Lessee shall construct and complete the said buildings and put the demised premises with the buildings constructed thereon to use hereinbefore mentioned within three years from the date of this agreement or from the date of possession of the said land is handed over to him, whichever is earlier, provided that the Lessor may at its discretion extend the time hereinbefore provided if in his opinion the delay is caused for reasons beyond the control of the lessee.

Provided that unutilised land of the allotted plot or plots shall revert to the corporation on the expiry of the prescribed/extended period for starting production/expansion of the unit.

(b) If during the terms of the lease the lessor or his workmen or servants shall, (i) injure or destroy and part of building or other structure contiguous or adjacent to the plot of land hereby demised.

(ii) Keep the foundation tunnels or other pits on the demised land open or exposed to weather thereby causing any injury or damage to contiguous or adjacent building, or

(iii) Dig any pits near the foundation of any building thereby causing any injury or damage to such building. The Lessee shall pay such damages thereof as may be assessed by the Lessor (whose decision as to the extent of injury or damage, or the amount of damages payable thereof shall be final and binding) on the Lessee unless within three months from the receipt of orders thereof the Lessee prefers an appeal to the arbitrator as hereinafter provided and an appeal is preferred, the decision of the arbitrator shall be binding on the Lessee.

The Lessee shall also abide by other terms and conditions as may be laid down in NICO Deposal of Land Rules, 1979 as amended from time to time.

If the lessee being a registered or unregistered partnership firm or a co-operative society is dissolved and no successor firm is appointed within 60 days of its dissolution the lessor shall be deemed to date of this agreement.

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आज दिनांक 26/11/2004 को
पुस्तक संख्या 1 जिल्द संख्या 451
से पृष्ठ संख्या 91 क्रम संख्या 2004007793 पर
पंजीबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 1409
के पृष्ठ संख्या 554 से 565 पर
चस्पा किया गया।

(2004011272) रूप पंजीयक / SANGANER
(Lease deed for legal bodies (Patta))

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It shall be deemed to be served by Lessor

any notice required to be served hereunder shall be deemed to have been sufficiently served on the Lessee if served by Registered Acknowledgment Due Post and signed by an Officer of the Lessor and the services shall be deemed to have been made at the time at which the registered letter would in the ordinary course be delivered even though returned unserved on account of the refusal by the Lessee or otherwise howsoever. A notification of any decision by the Lessor shall also be served in the same manner as prescribed above.

A security 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.

A security deposit shall stand forfeited whenever there is a breach of any condition stipulated in the lease agreement.

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

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

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

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

WITNESSES HERE OF the parties hereto have set their hands this day 27th of the month of August in the year 2002.

Stamp: EPIP, JAIPUR-302022

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

Lessee Name: MRS. LATA SINGH RAWAT (in capital letters) Address: 3/62, S.F.S. COLONY, ANANDRAO POKH, MAN-ABUVAAR, JAIPUR - 302020

Handwritten signature: Man Singh Rawat

Handwritten text: 1116, 1115, 1114

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