

REGISTRATION & STAMPS DEPARTMENT  
OFFICE OF THE SUB-REGISTRAR - I, KOTA

KOTA-I  
(Rule 75 & 131)  
FEE RECEIPT

Fee Sr. No. : 2012002333  
Presenter Name : DR. ZAFAR MOHD  
Presenter Address : BEHIND AKASHWANI NAYAPURA KOTA  
Document Type : Lease Deed (more than equal to 20 Years)  
Document S.No. : 2012002454

Dated : 09/03/2014  
Face Value : 22913072  
Stamp Value : 572000

Ordinary Registration Fee	: 50000	Commission Fee	: 0
Copy/Scanning/Inspection Fee	: 300	Custody Fee	: 0
Fee for Memorandum u/s 64-67	: 0	Miscellaneous Fee	: 0
Certified Copying Fee u/s 57	: 0	Stamp Duty Cash	: 830
Surcharge on Stamp Duty	: 57290		
Late Fee u/s 25-34	: 0		

TOTAL : 108420

Amount Rs. One Lakh Eight Thousand Four Hundred Twenty only

Cashier

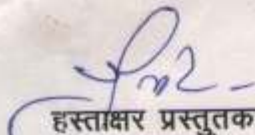
*[Signature]*  
Sub Registrar, KOTA



आज दिनांक 9 माह March सन् 2012 को 16:21 बजे  
श्री/श्रीमती/सुश्री DR. ZAFAR MOHD पुत्र/पुत्री/पत्नी श्री RASUL MOHD  
उम्र 54 वर्ष, जाति MUSLIM व्यवसाय BUSINESS  
निवासी BEHIND AKASHWANI NAYAPURA KOTA  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।


①

1488

  
हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, KOTA  
(2012002454)  
(Lease Deed (more than equal to 20 Years))

रसीद नं० 2012002333 दिनांक 09/03/2012  
पंजीयन शुल्क रू० 50000/-  
प्रतिलिपि शुल्क रू० 300/-  
पृष्ठांकन शुल्क रू० 0/-  
अन्य शुल्क रू० 57290/-  
कमी स्टाम्प शुल्क रू० 830/-  
कुल योग रू० 108420/-



  
(2012002454) उप पंजीयक, KOTA  
(Lease Deed (more than equal to 20 Years))

हस्ताक्षर फोटो अंगूठा

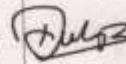
उक्त श्री/श्रीमती/सुश्री (Executant)  
1-SAMAJ KALYAN & ANUSANDHAN SAMITI TH DR.  
ZAFAR MOHD/RASUL MOHD  
Age:54, Caste-MUSLIM  
Ocu.-BUSINESS  
R/O-BEHIND AKASHWANI NAYAPURA KOTA





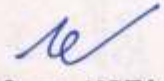
ने लेख्यपत्र Lease Deed (more than equal to 20 Years)  
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान  
1. श्री/श्रीमती/सुश्री DILIP PARETA  
पुत्र/पुत्री/पत्नी श्री DINESH KUMAR PARETA उम्र 29 वर्ष  
जाति KALAL व्यवसाय JOB  
निवासी 1-DHA-17 DADABADI EXTN KOTA ने की है जिनके





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

  
(2012002454) उप पंजीयक, KOTA  
(Lease Deed (more than equal to 20 Years))

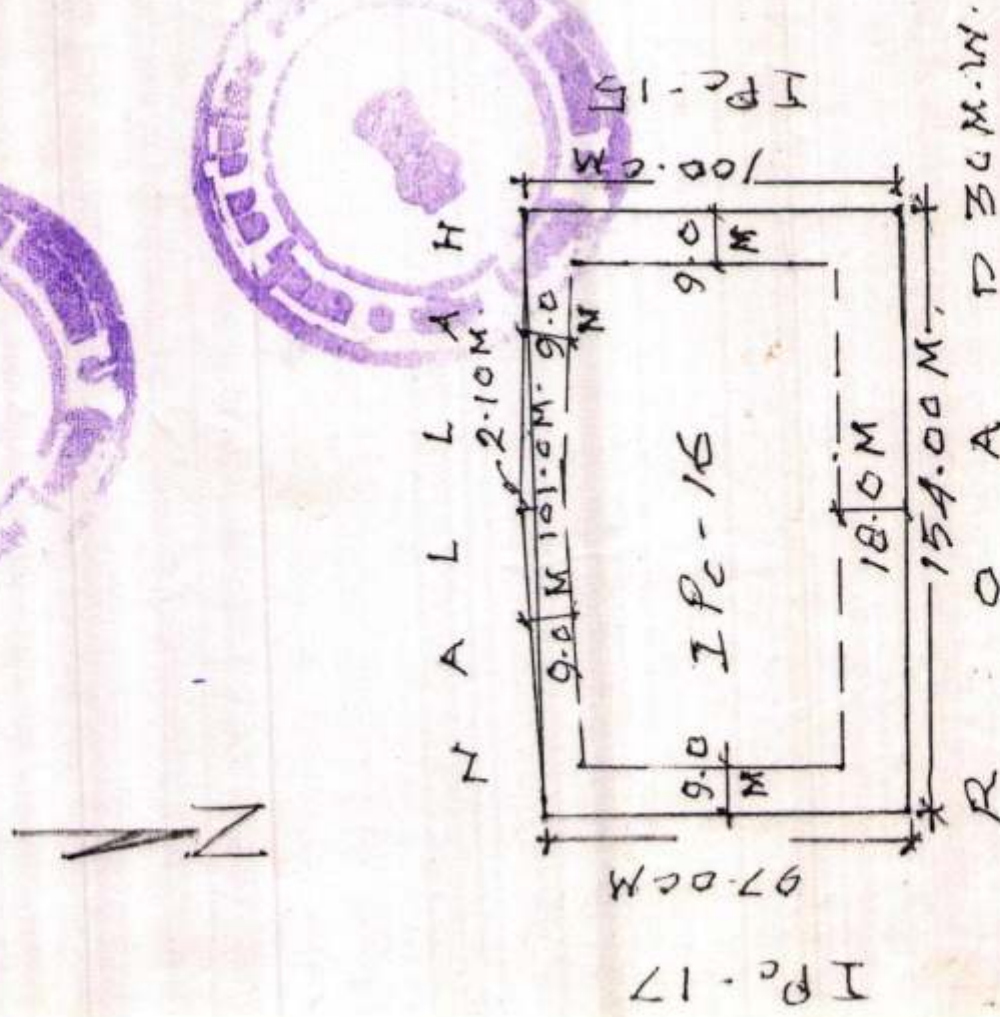


1 GROUND COVER AGE - 35 %  
2 SET-BACKS - ASPERSHOWER HALL  
3 MAX. HEIGHT - 30.00 M -  
4 F.A.R. - 1.00  
5 PARKING -

*John*

SITE PLAN OF PLOT NO. IF<sub>C</sub>-16  
AT INSTITUTIONAL AREA  
RANPUR, KOTA  
AREA - 15275.050 Mt.  
SCALE - 1:2000

PL. Ass't.	ARM	RM
R. 1. 1. Co	KOTA	



Asstt. Regional Manager  
RICO Ltd., Ranpur, Kota (Raj.)



**Rajasthan State Industrial Development  
& Investment Corporation Limited**  
UDYOG BHAWAN, TILAK MARG, JAIPUR-302005

21396

RIICO

**LEASE - AGREEMENT**

(SEE RULE 11 OF RIICO DISPOSAL OF LAND RULES, 1977)

Industrial Area Institutional Area Ranpur KOTAPlot No. IPC - 16

THIS LEASE AGREEMENT made at on the 6<sup>th</sup> day of March in the year two thousand and 2012 between Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur, incorporated under the Companies Act, 1956, having its Registered Office at Udyog Bhawan, Tilak Marg, Jaipur - 302005 (hereinafter called 'the Lessor' which expression shall, unless the context does not so admit, includes its successors and assigns) of the ONE PART AND

Shri ..... S/o .....  
Age ..... R/o .....  
Proprietor of the firm M/s .....  
having its office at .....

OR

1. Shri ..... S/o ..... Age .....  
R/o .....
  2. Shri ..... S/o ..... Age .....  
R/o .....
  3. Shri ..... S/o ..... Age .....  
R/o .....
  4. Shri ..... S/o ..... Age .....  
R/o .....
- constituting the registered partnership firm M/s .....

OR

M/s ..... a



उप पंजीयक प्रथम  
कोटा (राज.)



OR

M/s Sangaj Kalyan and Anusandhan Samiti, a society registered under the Co-operative Societies Act and having its registered office at 29, Behind Akashwani Colony Nayapura-KOTA (hereinafter called 'the Lessee' which expression shall, unless the context does not so admit, include his heirs, successors, executors, administrators, Legal representatives and permitted assigns) OF THE OTHER PART

WHEREAS the State of Rajasthan handed over the land to the Lessor for the purpose of setting up of Industrial Area and the said Lessor (Corporation) planned the said land into plots for leasing out to industrialists for erection/setting up/establishing industrial units.

AND WHEREAS the lessor has agreed to demise and the lessee agreed to take on lease, the piece of land known as plot No. IPC - 16 on the terms and conditions hereinafter appearing for the purpose of setting up an industrial unit for manufacturing Professional, Technical, Educational Institute and / or any other Course industrial product that may be allowed to be manufactured by the Lessor in writing according to the factory bye laws, designs and building plans approved by the competent authorities.

And whereas the lessor had handed over or shall be handing over possession of the demised land to lessee on ..... or in due course of time.

① DC = 2,29,12,500/-  
② ERx2 = 296/-  
2,29,12,796/-

NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:

- In consideration of the covenants and agreement herein contained and on payment by the Lessee of Rs. 57,28,125/- (Rupees Fifty Seven lac Twenty Eight Thousand One Hundred and Forty Eight) towards the annual / one time economic rent (strike out which is not applicable) and 25% development charges, (the receipt whereof the lessor hereby acknowledges) and further agreeing by the lessee to make payment of balance development charges Rs. 1,71,84,375/- (Rupees One Crore Seventy One lac Eighty four thousand Three Hundred Seventy five) only) along with interest in the office of the lessor, on the dates and manner provided in the schedule hereunder written or annexed hereto and not to allow any instalment fall in arrears, the lessor doth hereby demise to the Lessee, the plot numbered as above in Institutional Industrial Area Rajpur, Kota containing by the measurements 15275 sqm. be the same a little more or less, bounded,

On the North by

Road

On the South by

Nallah

On the East by

IPC-17

On the West by

IPC-15

and the said plot of land is more clearly shown in the attached site plan, TO HOLD the said plot of land (hereinafter referred to as 'the demised premises') with their appurtenances unto the Lessee for the term of ninety nine years from the 2nd Day of August 2010 except and always reserving to the Lessor :



- (7)
- 1 (a) A right to lay water mains, drains, sewers or electric wires under or over the demised premises, if deemed necessary by the Lessor, in developing the area.
- 1 (b) Full rights and title to all mines and minerals in/under the demised premises or any part thereof.
- 1 (c) Yielding and paying thereof unto the lessor by 31st day of July in each year in advance the yearly rent. The lessor reserves the right to revise the rate of economic rent every 5 years, provided, however the enhancement in rent at each revision shall not exceed 25% of the rent payable for the period immediately preceding revision. The quantum of rent determined by the lessor shall be final, conclusive and binding on the lessee 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 Financial Corporation of India, Rajasthan Financial Corporation, IDBI, ICICI, LIC, IRBI, HDFC, SIDBI, Exim Bank, Co-operative Banks and other Public Financial Institutions as defined in the Public Financial Institution Act or Scheduled Banks or Private Lending Agencies (hereinafter described as 'financing body or bodies') for any development loan taken by him / it on the security of the premises hereby demised and the buildings and machineries built upon or affixed thereto, first charge of the Lessor shall rank second to the charge of the financing body or bodies provided that financing body or bodies obtain prior permission from lessor for mortgaging the lease-deed and keep a specific clause in their mortgage deed, that breach of any of the conditions of the these presents (Lease Agreement) shall be treated as breach of the conditions of their mortgage deed.

Provide, However, that the above provisions shall not operate where land is allotted on instalment system or 100% development charges of plot are not paid by lessee and / or sheds are constructed and allotted on hire purchase basis by the lessor. In such cases, the lessee could create first charge in favour of financing body or bodies on land / or building as the case may be, with the condition that the balance development charges and / or cost of shed, as the case may be, shall be remitted to the lessor by the financing body or bodies in whose favour the charge has been created if the allottee fails to make payment of the balance amount of development charges and / or cost of shed in time. In case, the allottee fails to make payment of the balance amount of development charges and / or the cost of shed then the Lessor shall have right to resume possession of the land irrespective of first charge of the financing body or bodies on the plot.

Provided further that the collateral security of plots for loans for any purpose for himself or others would be allowed to be created only in favour of financing body / bodies mentioned in proviso to clause 1 of this Lease Agreement subject to ensuring that the Lessee has cleared all the outstanding dues of the Lessor and there is a condition of collateral security in the sanction letter of the concerned financing body or bodies.

उप पंजीयक प्रथम  
कोटा (राज.)



(8)

AND THE LESSEE DOTH HEREBY COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING :

- 2(a) That the Lessee will bear, pay and discharge all rents, taxes, charges and assessment of every description which may, during the said term, be assessed, charged or imposed upon either the landlord or tenant or the occupier in respect of the demised premises or the building erected or to be erected thereupon.
- 2(aa) The lessee shall pay the development charges of the plot calculated at the rate decided by the Lessor for each Industrial Area. The Lessor reserve the right to enhance the rate of development charges if the compensation payable under an award is enhanced by any competent court subsequently.
- 2(b) That the Lessee will bear pay and discharge all service charges required for the upkeep of the Industrial Areas which may during the said term be assessed, charged, levied or imposed and revised by the Lessor.
- 2(c) That the Lessee will obey and submit to the rules of Municipal or other competent authority now existing or thereafter to exist so far as they relate to the immovable property or affect health, safety, convenience of the other inhabitants of the place.
- 2(d) That the Lessee will erect the industrial unit on the demised premises in accordance with the site plan and will complete construction activities within a period of two years and start commercial production activities within a period of three years from the date of these presents or from the date of possession, whichever be earlier or within such extended period as may be allowed by lessor in writing at its discretion on payment of retention charges or otherwise.
- Provided that unutilised land of the allotted plot or plots shall revert to the lessor on expiry of the prescribed / extended period for starting production / expansion of the unit.
- 2(e) That the Lessee shall not use any space in the industrial area other than demised premises for dumping / placing any construction material / raw material required for construction of factory or manufacturing item or for any product / waste and shall take all measures for proper disposal of waste material.
- 2(ee) The lessee shall become a member of the Association / Agency created for setting up and operating the Common Effluent Treatment Plant (CEPT) and Solid Waste (hazardous and non-hazardous) Disposal System (SWDS). All the Capital & Revenue expenses relating to acquisition, operation and maintenance of CETP & SWDS shall be borne by all members of Association / Agency in the proportion decided by the Committees of the said Association / Agency.
- 2(f) That the Lessee shall take all measures, which are required for Pollution Control and shall strictly adhere to the stipulations, imposed by Rajasthan State Pollution Control Board and other statutory pollution laws of the State for the time being inforce.
- 2(g) That the Lessee will provide and maintain in good repairs a properly constructed approach road or path across drain to the satisfaction of the Lessor / Local Municipal Authority leading from the public road to the demised premises.



(9)


**ANNEXURE – 2 OF LEASE AGREEMENT**

- Clause 2 (P) The lessee shall also abide by the terms and conditions of the letter of allotment RIICO Disposal of Land Rules 1979 and other terms & conditions as may be laid down in these rules from time to time.
- Clause 2 (PP) The lessee shall also comply with provision of Child Labour Laws.
- Clause 2 (R) The letter of allotment shall be part and parcel of the lease agreement.
- Clause 2 (S) The lessee shall take all measures which are required for Pollution Control and shall strictly adhere to the stipulation imposed by Rajasthan State Pollution Control Board and other Statutory Pollution Laws of the state for the time being inforce.

Where ever dumping sites have been provided for disposal of solid waste, the lessee will ensure that the waste generated by his unit is dumped in the said dumping size and at no other places in the Industrial Area. In the event of violation of the condition RIICO shall be at liberty to impose suitable penalty on lessee.

“The lessee shall abide by the provisions of Indian Electricity Act, 1948 and Rules made there under.”

  
सचिव  
समाज कल्याण एवं अनुसंधान समिति  
कोटा (राज.)

  
For and or behalf of  
Rajasthan State Industrial Development  
And Investment Corpn. Ltd.  
Asstt. Regional Manager  
RIICO Ltd., Ranpur, Kota (Raj.)



2 (h) That Lessee will not carry on or permit to be carried on, on the demised premises any obnoxious trade or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than for the Industrial purposes as aforesaid without the previous consent in writing of the Lessor and the Local Municipal Authority and the subject to such terms and conditions as the Lessor / Local Municipal Authority may impose and will not do or suffer to be done, on the demised premises or any part thereof any act or thing which may be or grow to be a nuisance, damage, annoyance or inconvenience to the Lessor or Local Municipal Authority or the owner or occupiers of other premises in the neighbourhood.

2 (i) The Lessee will not without the previous consent in writing of the Lessor, transfer, sub-lease, sublet, relinquish, mortgage, sub-divide, or assign his interest in the demised premises or the building standing thereon or both as a whole and every such transfer assignment, relinquishment, mortgage, sub-division, sub-leasing or subletting shall be subject to the condition that the transferee, assigns shall be bound by all the covenants and conditions herein contained and be answerable to the lessor in all respect thereof.

Provided further that if at any time the financing body or bodies mentioned above decide(s) to take over, sell, lease or assign the mortgaged assets in the demised premises in exercise of any rights vesting in it by virtue of deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans or under any will for the time being in force, the sale, lease or assignment will be subject to the written consent of the Lessor.

Provided further that the Lessee will so often as the said premises shall by assignments or by death or by operation of law or otherwise howsoever become assigned, inherited or transferred during the term of lease hereby granted within one calendar month from the date of such assignment, inheritance or transfer, deliver a notice of assignment, inheritance or transfer to the Lessor setting forth names and description of the parties to every probate or a will or letters of administration, decree order, certificate or other document of affecting or evidencing such assignment, inheritance or transfer and document as aforesaid accompanying the said notice which shall remain for 7 days at the office of the Lessor AND it is hereby covenanted that failure to carry out this condition will without prejudice to the right of the Lessor to determine this Lease Agreement for breach of this covenant entail penalty of ₹ 1000 to be paid by the Lessee. However, if the lessee's firm is dissolved and no 'successor' in interest is there or appointed within 60 days of its dissolution, the lessor shall be entitled to determine this Agreement.

2 (j) That Lessee will permit the members, officers, subordinates of the Lessor and their employed workmen and persons at all reasonable times of the day to enter into and upon the demised premises and the buildings erected thereupon in order to inspect the same.

2 (k) That the Lessee will not make any excavation upon any part of the demised premises except for foundation of building and for leveling and dressing the area.



- 12
- 2 (l) 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 description whatsoever for keeping house cattles, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
- 2 (m) 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 if wholly or partly destroyed or rendered substantially or permanently unfit for building purpose.
- 2 (n) That the Lessee shall apply for permission for any change in the product or production capacity or process of manufacturing to the lessor. If no communication is received by lessee from lessor within 30 days, request shall be deemed as accepted.
- 2 (o) If during the term of the lease the lessee or his workmen or servants :
- (i) injure or destroy any part of building or other structure contiguous or adjacent to the plot of land hereby demised or
  - (ii) Keep th foundation trenches or other pits on the demised land open or exposed to weather thereby causing any injury or damage to contiguous or adjacent buildings or
  - (iii) dig any pits near the foundation of any building thereby causing any injury or damage to such buildings,
- the Lessee shall pay such damages thereof within three months as may be assessed by the Lessor whose decision as to the extent of injury or damage or the amount of damages payable therefor shall be final and binding on the Lessee.
- 2 (p) That the Lessee shall also abide by the terms and conditions of the letter of allotment, RIICO Disposal of Land Rules, 1979 and amendments made therein from time to time. The letter of allotment shall form part and parcel of the Lease Agreement.

**AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS :**

- 3 (a) Notwithstanding anything, hereinbefore contained if there shall have been in the opinion of the Lessor any breach by the lessee or by the person claiming through or under him of any of the covenants or conditions herein before contained and on his part to be observed and performed and in particular without prejudice to the generality of the sub-clause, subject to exceptions or if any amount including interest due to the lessor remaining unpaid for a period of 90 days after the same shall have been demanded by the Lessor or if the Lessee or the persons in whom the terms hereby created / vested is adjudged insolvent and if this Agreement is determined as hereinbefore specified, it shall be lawful for the Lessor without prejudice to any other right of action of the Lessor in respect of any breach of this Agreement to re-enter without taking recourse to a court of law upon the demised premises or any part thereof in name of whole and there upon this demise shall absolutely CEASE and determine and the money paid by the Lessee by virtue of these presents shall stand forfeited to the Lessor without prejudice to rights of the Lessor to recover from the Lessee all money that may be payable by the lessee hereunder with interest thereon at .....14%..... percent per annum and the lessee shall not be entitled to any compensation whatsoever.



Regd.A.D.

No:U (16)-3( )/10-11/ 508.

Dated: - 02<sup>nd</sup> August, 2010

✓ M/s. Social Welfare & Research Society,  
Dr. Zafar Mohd. (Secretary)  
Behind Akashwani Colony,  
Nayapura, Kota (Raj.)

**Sub:- Allotment of land for establishment of Professional & Technical Educational Institution at Institutional Area, Ranpur, Kota.**

Dear Sir,

With reference to your application form no. 58242 dated 24.2.2010, the management of the Corporation is pleased to give you allotment of Plot No. IPC-16 measuring area 15275.00 Sqm. land at Institutional Area, Ranpur, Kota to establishment of **Professional & Technical Educational Institution for Courses MBA, BBA, BCA, M.Ed., B.Pd., M.Pd., B.Ed., S.T.C.**, on the following terms and conditions:-

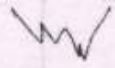
- 1 That you shall deposit in the office, the one time economic rent of the land allotted to you at @ Rs. 387/- Per 4000 Sqm. or part thereof per year (equivalent to 10 times of one time economic rent) amounting to Rs.14780.00 (1478 x 10 times) within 60 days from the date of issue of this order.
- 2 That you shall deposit in this office the service charges at the rates decided by the corporation from time to time. These charges would have to be deposited at the beginning of each financial year in advance by 31st July of that year. Service tax would also be charged on the amount of service charges at the rates prescribed by government from time to time.
- 3 That you shall pay 75% of development charges at the rate of Rs.1500/- Per Sqm. amounting to Rs. 17184375/- in 7 equal quarterly installments until and unless it is opted by you to pay the development charges within 60 days of allotment through Pay Order/Banker's Cheque/Bank draft in favour of RIICO Ltd., Kota. The first installment of the development charges shall become due on fixed date falling after 5 months from the date of allotment and 12% interest shall be charged from 61<sup>st</sup> day of the allotment. Fixed dates for payment of the installment with interest shall be 31<sup>st</sup> December, 31<sup>st</sup> March, 30<sup>th</sup> June, & 30<sup>th</sup> September of the year. Details are as under:-

A.	Development Charges 75%	17184375.00
B.	Economic Rent (One Time)	14780.00
C.	Service Charges (six times for 10 Fin.yrs.)	252038.00
D.	Service tax @ 10.30% on service charges	25960.00
E.	Cost of Site Plan & Lease Agreement Form	300.00
	<b>Total:-</b>	<b>17477453.00</b>
- 4 That the installment will be paid on due date (as mentioned above) alongwith interest calculated on remaining development charges on due date. In case of default in installment payment, further interest at the rate higher by 2% over and above the normal rate shall be levied on due principle amount of the installment from the due date of installment to the date of actual payment. While depositing the amount, payable interest shall be credited first.
- 5 On deposition of the amount you will have to execute the lease agreement of the plot and get it registered at your own cost and take possession of the plot within 90 days of the issue of this letter, failing which allotment would be liable for cancellation.
- 6 You shall have to commence construction work of the building over allotted plot within 12 months from the date of issue of allotment letter and complete it as fit for use and start functioning of Institute within a period of three years from the date of execution of lease agreement or from the date of possession of the plot which ever is earlier. For this purpose, you shall intimate by registered letter to this office after completion of the construction of the building and functioning of Institute, which could be recorded subject to verification.
- 7 In case any extension of time limit is required for depositing installment of development charges/balance 75% development charges, economic rent, service charges, signing and executing the lease agreement, taking over of possession of land or any of it then application stating the cogent reasons thereof would reach to the undersigned within the time limit prescribed for each of these items. The application for extension may be accepted by the corporation on the terms and conditions it may consider fit.
- 8 The allottee should take effective steps for establishment of the Institute to the satisfaction of the State Government / RIICO within two years of allotment, otherwise the allotment will be liable to be cancelled and amount equivalent to keenness money or keenness money deposited, as the case may be, would be forfeited.
- 9 The proposed institute should have the approval of AICTE (Govt. of India) the State Government and be got affiliated with the University of Rajasthan . RTU Kota & submit the same to this office.
- 10 The fees pattern of the institute shall be as per guidelines of AICTE / ICMR / State Government /




Supreme Court Orders.

- 11 The Governing Council/Board of the Institute should have one nominee of RIICO/State Government.
- 12 Keenness Money:
  - a. You will have to seek NOC from State Govt. or any other concerned agency within six months from the date of allotment. In those cases in which the State Govt. does not issue NOC to the applicant within six months from the date of allotment then RIICO will refund keenness money without any deductions.
  - b. If the applicant abandons the project or surrenders the land then the amount equivalent to keenness money will be forfeited.
  - c. Keenness money shall be refunded after commencement of functioning of Institute , without interest.
- 13 That you would install a dust controller in your campus to avoid dust nuisance in the area (applicable in case of dust producing activities).
- 14 The allottee shall get the construction plans approved by RIICO.
- 15 In case there are any wells/trees/structures/compound wall etc. on the plot, the cost of the same will be paid by you separately as may be decided by the corporation.
- 16 That you shall contribute towards the expenditure of construction of drainage system for effluents of your Institute in the desired proportion as may be decided by the corporation.
- 17 This allotment is subject to the condition that before disposal of sludge, if any, you will have to pre-treat it to the satisfaction of **State Water Pollution Control & Prevention Board**.
- 18 In case power/telephone line is passing through this plot, the corporation does not undertake any responsibility for its removal. You should be required to plan your construction accordingly leaving prescribed set backs.
- 19 You will plant one tree on investment of every Rs. 1000/-.
- 20 This allotment is also subject to the condition that the plot number indicative of your preference is subject to change if deemed necessary by corporation. Plot is allotted on **AS IS WHERE IS** basis and actual area available at site. The plot area is indicative only. Actual area of the plot will be as per the site plan to be issued to you separately.
- 21 That you will not transfer the allotted land or part thereof before the same is utilized for the purpose.
- 22 That you will employ at least one person from those whose land has been acquired on our recommendation.
- 23 This allotment letter shall be treated as NOC (**No Objection Certificate**) of RIICO for Power/Water connection by concerned department.
- 24 In case the amount as stated at para 3 above is not paid, construction is not started/completed, functioning of the Institute is not started within the period prescribed as above or there is a breach in any conditions provided above, then this allotment would automatically be treated as cancelled and keenness money shall stand forfeited and the amount of development charges recovered from you, shall be refunded after deducting the due amount of Service charges, economic rent, interest on unpaid Service Charges/Economic Rent & service tax.
- 25 That you will abide by the provisions of Indian Electricity Act, 1948 & 1956 and rules made there under.
- 26 That you will take effective steps for harvesting of rain water.
- 27 That you would abide by RIICO DISPOSAL OF LAND RULES, 1979 as amended from time to time.

  
**Regional Manager**  
**RIICO Ltd., Ranpur, Kota**

CC to:-

1. The Collector, Kota.
2. The Advisor (Infra), RIICO Ltd., Jaipur.
3. A.G.M. (B.P.) RIICO Ltd., Udyog Bhawan, Jaipur
4. General Manager, DIC, Kota
5. Asstt. Regional Manager (S.K.), RIICO Ltd., Ranpur, Kota to hand over the physical possession within the scheduled time period.

  
**Regional Manager**  
**RIICO Ltd., Ranpur, Kota**



कार्यालय क्षेत्रीय प्रबंधक रीको लिमिटेड, रानपुर औद्योगिक क्षेत्र कोटा

क्रमांक यू (16) - 3 / 10-11 / 543  
दिनांक:- 06/08/10

कार्यालय आदेश

भूखण्ड संख्या IPC-16, क्षेत्रफल 15275 वर्गमीटर इन्स्टीट्यूशनल एरिया, रानपुर कोटा का आवंटन मैसर्स सोशल वेलफेयर एण्ड रिसर्च सोसाइटी, डॉ. जफर मोहम्मद (सचिव), नयापुरा कोटा के नाम से इस कार्यालय के पत्र क्रमांक यू (16)-3 ( ) 10-11 / 508-513 दिनांक 04.08.10 को जारी किया गया था। आवंटी के प्रार्थना पत्र दिनांक 06.08.10 के अनुक्रम में आवंटी संस्थान का नाम मैसर्स सोशल वेलफेयर एण्ड रिसर्च सोसाइटी, के स्थान पर [मैसर्स समाज कल्याण एवं अनुसंधान समिति M/S SAMAJ KALYAN AND ANUSANDHAN SAMITI] पढ़ा जावे। आवंटन पत्र की अन्य शर्तें यथावत रहेगी।

क्षेत्रीय प्रबन्धक  
रीको लि० रानपुर, कोटा

प्रतिलिपि निम्न को सूचनार्थ:-

1. समाज कल्याण एवं अनुसंधान समिति द्वारा डॉ. जफर मोहम्मद (सचिव), 29, आकाशवाणी कॉलोनी के पीछे, नयापुरा, कोटा
2. वरिष्ठ प्रबंधक, रीको लि० कोटा
3. जिला कलेक्टर, कोटा
4. सलाहकार (इन्फ्रा), रीको लि०, जयपुर
5. ए.जी.एम. (बी.पी.), रीको लि०, उद्योग भवन, जयपुर
6. जनरल मैनेजर, डी.आई.सी., कोटा
7. सहायक प्रबंधक, (एस.के. आर्य) रीको लि० रानपुर, कोटा

क्षेत्रीय प्रबन्धक  
रीको लि० रानपुर, कोटा



# REVISED CALCULATION SHEET OF 19 INSTALLMENT FOR PLOT NO. IPC-16 INSTITUTIONAL AREA, RANPUR, KOTA (RAJ.)

**Name of Allottee**

M/S Samaj Kalyan & Anusandhan Samiti  
Dr. Zafar Mohd. (Secretary)  
29, Behind Akashwani Colony,  
Nayapura, Kota (Raj.)

Date of allotment :- 02.08.10

Area of Plot = 15275.00 Sqm

Rate of D.C. 1500/- P.Sqm.

Principal Amount :- Rs. 22912500.00

25% D.C. :- Rs. 5728125.00

75% D.C. :- Rs. 17184375.00

No. of Installmen	Principal amount	Due Date of Installment	Amount of Installment	@ 12% Intt.	Day	Total
1	2	3	4	5	6	7
1.	17184375	31.03.11	904441	1022588	181 Days	1927029
2.	16279934	30.06.11	904441	488398	Quarterly	1392839
3.	15375493	30.09.11	904441	461265	Quarterly	1365706
4.	14471052	31.12.11	904441	434132	Quarterly	1338573
5.	13566611	31.03.12	904441	406998	Quarterly	1311439
6.	12662170	30.06.12	904441	379865	Quarterly	1284306
7.	11757729	30.09.12	904441	352732	Quarterly	1257173
8.	10853288	31.12.12	904441	325599	Quarterly	1230040
9.	9948847	31.03.13	904441	298465	Quarterly	1202906
10.	9044406	30.06.13	904441	271332	Quarterly	1175773
11.	8139965	30.09.13	904441	244199	Quarterly	1148640
12.	7235524	31.12.13	904441	217066	Quarterly	1121507
13.	6331083	31.03.14	904441	189932	Quarterly	1094373
14.	5426642	30.06.14	904441	162799	Quarterly	1067240
15.	4522201	30.09.14	904441	135666	Quarterly	1040107
16.	3617760	31.12.14	904441	108533	Quarterly	1012974
17.	2713319	31.03.15	904441	81400	Quarterly	985841
18.	1808878	30.06.15	904441	54266	Quarterly	958707
19.	904437	30.09.15	904437	27133	Quarterly	931570
	<b>Total</b>		<b>17184375</b>	<b>5662368</b>		<b>22846743</b>

Note :-The installments will be paid on due date (as mentioned above) along with interest calculated on remaining development charges on due date. In case of default in installment payment, further interest at the rate higher by 2% over & above the normal rate shall be levied on due principal amount of installment from the installment due date to the payment date. While depositing the amount, payable interest shall be deposited first.

S.I.

Dy. M.(Infra)

R.M.



paying up an outstanding amount including interest upto date and all municipal and other taxes, rents and assessments then due and all damages and other dues accruing to the Lessor and to remove the materials from the demised premises within three months of the determinations of lease and in case of failure on the Lessee's part to do so, the buildings and erections standing on the demised premises and all materials thereof shall vest in the Lessor and Lessee shall then have no right to claim for the refund of any money paid by him to the Lessor upto that time or to claim any compensation for the structures and materials put up by him on the demised premises.

Provided further and always the right of re-entry and determination of the lease of the plot shall not be exercised if the financing body or bodies remedy the breach within a period of 90 (ninety) days from the date of notice issued or served by the Lessor on the financing body or bodies regarding said breach or breaches.

- 3 (b) All legal proceedings for breach of the aforesaid conditions, shall be lodged in courts situated at Jaipur and not elsewhere.
- 3 (c) Any loss suffered by the lessor on a fresh grant of the demised premises for breach of aforesaid conditions on the part of the Lessee or any person claiming through or under him shall be recoverable from the lessee.
- 3 (d) Any notice or communication 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 of which the registered letter would in the ordinary course be delivered even though returned un-served on account of the refusal by the Lessee or otherwise howsoever.
- 3 (e) The 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.
- 3 (f) The security deposit shall stand-forfeited whenever there is a breach of any condition contained in the lease agreement.
- 3 (g) All powers exercised by the Lessor under this lease agreement may be exercised by the Managing Director, Rajasthan State Industrial Development & Investment Corporation Limited or such other person (s) authorised in this behalf.

Provided that the expression 'Managing Director' shall include the person who is entrusted by the Lessor with the functions similar to those of the Managing Director.

- 3 (h) Every dispute, difference or questions touching or arising out or in respect of this agreement or the subject matter thereof shall be referred to the sole arbitration of 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.

  
SECRETARY  
Samaj Kalyan & Anusandhan Samiti  
Kota (Raj.)

  
39 पंजीयक प्रमाण  
कोटा (राज.)  
Asstt. Regional Manager  
R.S.I.D., Ranpur, Kota (Raj.)



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3(i) The stamp and registration Charges on this agreement shall be borne by the Lessee.

Instalment No.	Amount of Development Charges	Interest @ .....% P.a. on balance dev. charges	Amount of instalment	Due date of instalment
1 .				
2 .				
3 .				
4 .				
5 .				
6 .				
7 .				
8 .				
9 .				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				

Installment Schedule  
Enclosed



IN WITNESS WHEREOF THE parties hereto have set their hands this day ..... 6<sup>th</sup> .....  
of the month of ..... March ..... in the year ..... 2012 .....  
Installment Schedule is a part of this document.

Enclosure :

- (1) Site Plan
- (2) Copy of Allotment Letter

1. Rajasthan State Industrial Development and Investment corporation Limited (Lessor)

( )  
Name and Designation

2. M/s

Signature of Witness :-  
Name : FIDA HUSSAIN  
Address : S/o Kamruddin Ansari  
654, ...

(Lessee)  
Name :  
Designation :  
SECRETARY  
Sahaj Kalyan & Anand Chandra Samarti  
(Kalyan, Ind.)



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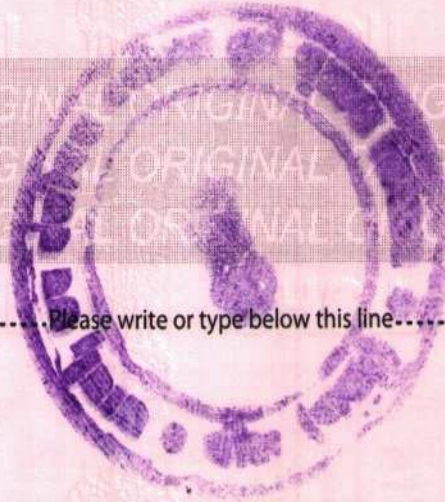


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Rajasthan

## e-Stamp

Certificate No. : IN-RJ00224650945910K  
Certificate Issued Date : 09-Mar-2012 05:11 PM  
Account Reference : SHCIL (FI)/ rjshcil01/ KOTA II/ RJ-KT  
Unique Doc. Reference : SUBIN-RJRJSHCIL0100231214711865K  
Purchased by : SAMAJ KALYAN AND ANUSANDHAN SAMITI SEC ZAFAR MOHD  
Description of Document : Article 33 Lease Deed (more than equal to 20 years)  
Property Description : IPC 16 INSTITUINAL AREA KOTA RAJASTHAN  
Consideration Price (Rs.) : 2,29,13,072  
(Two Crore Twenty Nine Lakh Thirteen Thousand And Seventy Two only)  
First Party : RIICO  
Second Party : SAMAJ KALYAN AND ANUSANDHAN SAMITI SEC ZAFAR MOHD  
Stamp Duty Paid By : SAMAJ KALYAN AND ANUSANDHAN SAMITI SEC ZAFAR MOHD  
Stamp Duty Amount(Rs.) : 5,72,000  
(Five Lakh Seventy Two Thousand only)



Please write or type below this line

उप पंजीयक प्रथम  
कोटा (राज)

ZK 0000612025

### Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



**GOVERNMENT OF RAJASTHAN  
DISTRICT INDUSTRIES CENTRE, KOTA**

FORM 5

[See Clause 9 (A) (ii)]

**Provisional Entitlement Certificate**

(For 50% exemption of stamp duty and /or Conversion Charges)  
(Under Rajasthan Investment Promotion Scheme, 2003)



Book No. 1  
S.No. 355

Date. 30-11-2010

It is certified that M/s **Samaj Kalyan Anusandhan Samiti** whose application for the project – **Educational Institute** at **Plot No. IPC-16 Institutional Area, Ranpur Teh. Mandana Distt. Kota (Raj.)** (address), has been registered at No. **81** dated **29-11-2010** and based on his declaration, he is entitled to avail following exemptions under Notifications No F-4 (18) FD/Tax Div/2001-74 Dated 28-07-2003

1. 50% of the Stamp Duty\*

(Signature with Seal)  
**महा प्रबन्धक**  
Member Secretary

(Prescribed Authority under the RIPS, 2003)  
District Level Screening Committee

\* The relevant authority of Government of Rajasthan responsible for administering these duties and/or levies, suo moto or on being informed otherwise, shall recover the amount so exempted along with interest @ 18% p.a. in case of any violation of the provisions contained in the Rajasthan Investment Promotion Scheme 2003, by the bearer of this certificate.

No. 5234-35  
CC-

Date: 09-11-2010  
1-12-10

1. M/s Samaj Kalyan Anusandhan Samiti, 29, Behind Akashwani Colony, Nayapura, Kota (Raj.)
- ✓ 2. Concerned Department. Sub Registrar Mandana, Distt. Kota (Raj.).

**महा प्रबन्धक**  
District Level Screening Committee  
जिला उद्योग केंद्र  
कोटा