12/2/04

Lease Deed

This Lease made on the to the layor Feb 29 ad herween ()

the Governor of the State of Rajasthan (hereinafter called the Lessor which expression shall unless excluded by subject or context, include his successors-in-office and permitted assigns of the one part and Shri Bhim Singh S/o Shri Padam Singh resident of A-32 Nityanand

Nagar, Queens Road, Jaipur Tehsil Jaipur District Jaipur Secretary member of Chandrawati Education Society, New Delhi in his of the capacity as holder of the land (hereinafter called 'the Lessee', which expression shall unless excluded by subject or context include his successers and assigns) of the other part.

WHEREAS the Lessee has applied to the Lessor for acquisition of urban lease rights in the described in the schedule hereto;

AND WHEREAS the Lessor has agreed to grant the Lease of the said land to the Lessee on the terms and conditions hereinafter appearing.

NOW THIS DEED WITNESSES as follows:-

- 1. In pursuance of the aforesaid agreement and in consideration of a sum or its 4,97,600/- (Rupees Four Lac Ninety Seven Thousand Six Hundred only) to be paid before the execution of this deed (the receipt of which sum the Lessor hereby acknowledges) and of the convenants hereinafter contained, the Lessor hereby demises to the Lessee, the land detailed and described in the schedule hereto and thereon shown with its boundaries coloured in red, (hereinafter referred to as the demised land) to hold the same upto the Lessee from the day of felo 2004.
- 2. The parties hereto hereby mutually agree as follows:-
 - (1) That the Lessee shall during the continuance of this lease, pay all rates, taxes and charges of every description now payable or hereinafter to become payable in respect of the demised land or the building erected-thereupon by the lessee.

खपायुरत एक विश्वकृत अधिकारी जोत - 11 जारहर जिस्सा मारिकरण

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(2) The lease shall be subject to the provisions contained in the Rajasthan Land Revenue (Allotment, Conversion and Regularisation of Agricultural Land for Residential or Commercial Purpose in Urban Areas) Rules, 1981.

That the Lessee will not, without the previous consent in writing of the Lessor use or permit the use of demised land for any purpose other than that for which it is leased out.

(4) That the Lessee shall have to complete the construction of the building on the converted plot of land within a period of five years from the date of issue of the lease deed failing which after five years till the date of completion of the construction a penalty half percent of the reserve price for the area per year, shall be paid to the local authority concerned.

That if at any time any doubt or question arises between the parties hereto touching the interpretation meaning or effect of this deed or any clause thereof the same shall be referred to the arbitration of the Revenue Secretary to the Government of Rajasthan, Jaipur, whose decision thereon shall be final and binding on the parties.

In witness whereas the parties hereto have signed this deed on the day and year first above written.

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Signed by the Lessee

Signed by for and for and On behalf of the Governor,

Witness:

150 mg

रोगान कार्म ४० की प्रमुख्यात की

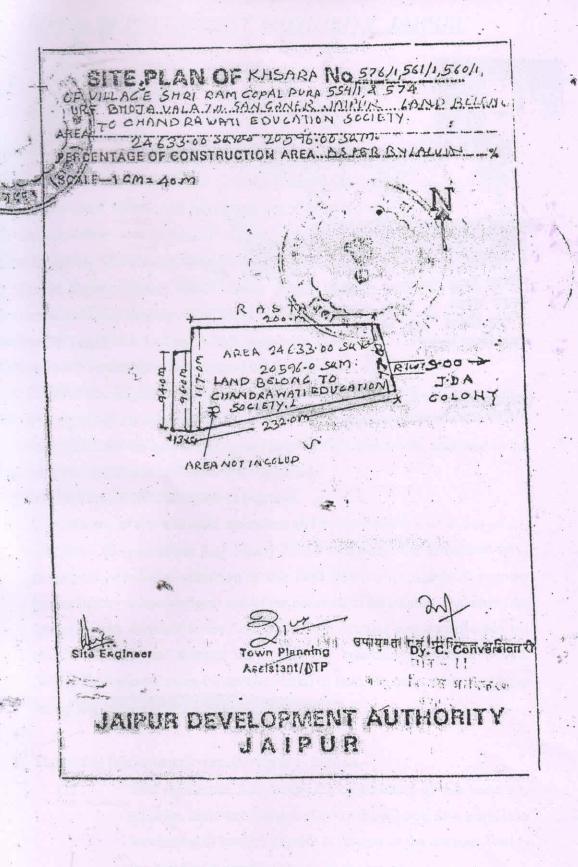
सीडाला , अयुप्त उक्काव

2. Asnow

Witness:

उन्हें कार कार्य उन्हें निक्रम कार्य अन्ते निक्रम केला अमुप्ट

कारीकरण मेला जासुर



आज दिनाक 12/02/2004 को पुस्तक संख्या १ जिल्द रांख्या ४१६ में पृष्ठ संख्या १७० क्रम रांख्या २००४०००८७ पर पंजिबद्व किया गया तथा अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1271 के पृष्ठ संख्या 134 से 154 पर चस्पा किया गया।

(2004001508) ড্ম'ব্ডায়ক, SANGANER (Lease deed for local bodies (Patta))