

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-VIII

1
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 30-03-2023 11:31 AM

Fee Receipt No	: 202302022007734	Receipt Date	: 30/03/2023
Name	: DEEP SHIKHA KALA SANSTHAN THROUGH PRESIDENT SHRI PREM SURANA,	Document S. No.	: 202301022006430
Address	: 08 ,GAURAV NAGAR ,JAIPUR ,JAIPUR		
Document Type	: Lease Deed after public auction or on allotment/sale by Govt./ULB/State Enterprises		
Face Value	: ₹ 1184919	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 11850	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 21330	Stamp Duty	: ₹ 71100
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 104580
		Total Amount	: ₹ 104580

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ19991308871 # ₹ 118450 # eStamp IN-RJ8463503703622V ₹ 92430

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

उच पंजीयक (अष्टम)
(पंजीयक एवं मुद्रांक विभाग)
माकनरोवर, जयपुर।



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 23032945010R Receipt Date 29-MAR-2023 19:45
S R Location JAIPUR-VII
Receipt No RJ1999130887126
Name Of Seller RAJASTHAN HOUSING BOARD
Name Of Buyer DEEPSHIKHA KALYANSTHAN
Type of Document 33(Vii)- Lease Deed Exceeding 30 Year And Perpetual
ACC Reference NONSHRUCHI ARORA/JAIPUR

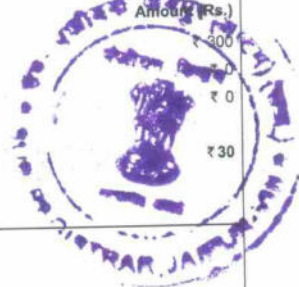


Paid Fees

Stock Holding Corporation of India Limited

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 11850	CSI	₹ 300
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 12150	Service Charges	₹ 30
Grand Total	₹ 12180		

(Rupees Twelve Thousand One Hundred Eighty Only)



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



INDIA NON JUDICIAL
Government of Rajasthan

92,430

e-Stamp



92,430 JP 4309243092430

Certificate No.	: IN-RJ87835973703622V
Certificate Issued Date	: 29-Mar-2023 07:41 PM
Account Reference	: NONACC (SV) rj3003804/ MANSAROVAR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ300380464845718636871 V
Purchased by	: DEEPSHIKHA KALA SANSTHAN
Description of Document	: Article 33(vii) Lease deed exceeding 30 year and perpetual
Property Description	: OPEN LAND, SITUATED AT SECTOR-3, MANSAROVAR, JALPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAJASTHAN HOUSING BOARD
Second Party	: DEEPSHIKHA KALA SANSTHAN
Stamp Duty Paid By	: DEEPSHIKHA KALA SANSTHAN
Stamp Duty Payable (Rs.)	: 71,100 (Seventy One Thousand One Hundred only)
Surcharge for Infrastructure Development (Rs.)	: 7,110 (Seven Thousand One Hundred And Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 7,110 (Seven Thousand One Hundred And Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 7,110 (Seven Thousand One Hundred And Ten only)
Stamp Duty Amount(Rs.)	: 92,430 (Ninety Two Thousand Four Hundred And Thirty only)

Handwritten signature



JD 0042880903

Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at www.indonestamp.com or using e-Stamp Mobile App of Stock Holding.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Vertical text on the left edge: 92,430 JP 4309243092430

Vertical text on the right edge: 92,430 JP 4309243092430

4/1/2024

2024



Warning

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"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

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5/3/2024



तकनीकी सेवाएं प्रदान करने वाले
पूत-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर



RAJASTHAN HOUSING BOARD, JAIPUR

CONVEYANCE-CUM PERPETUAL LEASE DEED

This Indenture made this 21st day of March, 2023 between the Rajasthan Housing Board, constituted under the RAJASTHAN HOUSING BOARD Act. 1970 (No.4 of 1970) (hereinafter called the "Board" and includes its successors and assigns) on one part and the Deep Shikha Kala Sansthan, Address : Sector-3, Varun Path, Mansarovar, Jaipur (Pincode-302020) registered with sub registrar, Jaipur registration No 307/1976 dated 28.10.1976 through it's President Prem Surana S/o Shri Nirmal Kumar Surana R/o 08, Gaurav Nagar, Civil Lines, Near C.M. House, Station Road, Jaipur, Raj. (hereinafter called the lessee which expression shall unless inconsistent with context or meaning include the heirs executors, administrators, legal representative (s) and permitted assigns) of the Second Part .

Whereas the lessee has separately applied to the Board for the purchase of a plot of Land to construct and for the purpose of Institution thereon and the Board has on the faith of the statements and representations made by the lessee accepted such land measuring 3000 Sq. Mtrs. at Sector 03 in Mansarovar, Jaipur vide allotment letter No. 1495 Dated 17.07.1989 & possession Letter No. 2600 Dated 15.07.2000 and deem to have issued in the manner hereinafter appearing.

हस्ताक्षर
उप-पंजीयक (अष्टम)
पूत-द्वितीय एवं मुद्रांक विभाग
मानसरोवर, जयपुर।

D. Sakaran
29/3
तकनीकी सेवाएं प्रदान करने वाले
पूत-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर

Deepshikha Kala Sansthan
प्रेम सुराना
President

Whereas it has already been mentioned in the aforesaid allotment letter No. 1495 Dated 17.07.1989 & possession Letter No. 2600 dated 15.07.2000 that said Allotment has been made under and subject to the provisions of the Rajasthan Housing Board (Disposal of Property) Regulations, 1970.

Whereas the Board has fixed Rs. 57,750/- (Rs fifty seven thousand seven hundred fifty only) as annual lease money as well as other misc. + development charges fixed Rs. 27,200/- (Rs twenty seven thousand two hundred only) in addition to Rs. 6,55,200/- (Rs six lacs fifty five thousand two hundred only) Whereas, in this particular matter the Board has conveyed only the plot of land as mentioned in the allotment letter under (Disposal of Property) Regulations, 1970 as such this Conveyance-Cum-Perpetual Lease Deed is being executed in favour of the lessee.

1- NOW THIS INDENTURE WITNESSETH that in consideration of the amount of Rs. 6,55,200/- (Rs six lacs fifty five thousand two hundred only) and other misc. + development charges fixed Rs. 27,200/- (Rs twenty seven thousand two hundred only) paid before the execution of these presents (the receipts whereof the Board hereby acknowledges) the RHB both hereby grant, convey, release and assure into the said lessee in perpetuity the Plot of Land ad-measuring 3000 Sq. Mtrs. Situated at Sector 03 in Mansarovar, Jaipur more particularly described in schedule-I hereunder written and for greater clearness delineated on the Plan annexed to these present's and thereon colored red together with all the rights, easements and appurtenances what-so-ever to the said plot of land belonging or appurtenant subject to the covenant and conditions here-in-after contained.

2- Further that in consideration of the premium of Rs. 6,55,200/- (Rs six lacs fifty five thousand two hundred only) and other misc. + development charges fixed Rs. 27,200/- (Rs twenty seven thousand two hundred only) paid before the execution of these presents (The receipt whereof the Board hereby acknowledge) and of the rent here-in-after reserved and of the covenants on BOTH hereby demise upto the lessee all the land admeasuring of an area of 3000 sq. Mtrs. Situated at Sector 03 in Mansarovar, Jaipur which land is more particularly described in the Schedule-I hereunder written and with boundaries thereof for greater clearness has been delineated on the plan annexed to these presents and thereon colored red (here-in-after referred to as the said land) together with all rights, easements and appurtenances whatsoever to the said land belonging or appertaining to HOLD the said land hereby demised unto

D. Sahasr

विभागीय अधिकारी, राजस्थान आवासन आयोग
पूत-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर

Deepshikha Kala Sansthan

Deepshikha
President

हो
रूप प्रजीयक (अष्टम)
(पञ्जीयक एवं मुद्रांक विभाग)
मानसरोवर, जयपुर।

the lessees perpetuity from 15.07.2000 YIELDING AND PAYING therefore yearly lease money payable of Rs. 57,750/- (Rs fifty seven thousand seven hundred fifty only) or such other enhanced rate as may hereafter be assessed under the covenants and conditions here-in-after contained clear of all deductions by equal half yearly payments on the Fifteenth day of January and the Fifteenth day of July in each year of the office of the Board, or at such other place as may be notified by Board, the lease money amounting to Rs. 57,750/- (Rs fifty seven thousand seven hundred fifty only) from the date of the commencement of this deed to last mentioned date having been paid before the execution of these presents.

Subject always to exceptions, reservations, covenants and conditions here in after contained that is to say as following:-

- 1- The lessor accepts and reserves unto himself all mines, minerals coals, gold, washing earth oils and quarries in or under the said land, and full rights and power at all times to do all acts and things which may be necessary after getting authenticated permission from the state government in expedient for the purpose of searching for, working reviyng and enjoying the same without providing or laying any vertical support for the surface of the said land or for any building for the time being standing thereon provided always that the Board shall make reasonable compensation to the lessee/allottee for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.
- 2- The lessee shall pay to the lessor his share of the yearly lease money hereby reserved as given in the scheduled-II on the day and in the manner here in before appointed.

Baharav

तकनीकी सहायक उप आवासन आयुक्त
पृथ-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर

Deepshikha Kala Sansthan
Deepshikha
President

[Signature]
उप पंजीयक (अष्टम)
पंजीयन एवं वृत्तिका विभाग
मानसरोवर, जयपुर।

- 3- The lessor shall not deviate in any manner from the layout plan nor alter the size of plot whether by sub divisions, amalgamation or otherwise.
- 4- The lessee shall not transfer, assign or otherwise part with the possession of the whole or any part of the said land except with the previous consent of the lessor in writing which it shall be entitled to refuse in its absolute discretion.
- 5- Whenever the title of lessee in the said land is transferred in any manner what so ever the transferee shall be bound by all covenants and conditions contained herein and be answerable in all respect thereof.

In case the property is mortgaged to any financial institution, bank, Rajasthan state Industrial Development & Investment Corporation Ltd. (RIICO) for a loan against it, the Rajasthan Housing Board accepts the right of the financial institution, bank, Rajasthan state Industrial Development & Investment Corporation Ltd. (RIICO) etc. to sell the said property to any person in exercise of the rights reserved by the financial institution, bank, RIICO etc. to sell the said property to any person in exercise of the rights reserved by the financial institution, bank, Rajasthan state Industrial Development & Investment Corporation Ltd. (RIICO) under the terms of the mortgage deed entered into by the financial institution, bank, Rajasthan state Industrial Development & Investment Corporation Ltd. (RIICO) and the lessee.

- 6- Whenever the title of lessee in the said land is transferred in any manner what so ever the transferor and the transferee shall, within three months of the transfer give a notice of such transfer in writing to the lessor.

In the event of the winding up or liquidation of allottee/lessee's Society/trust the person on whom the title of the Society devolve/succeed as the case may be, shall apply to the lessor with certified copies of the documents (as evidencing the transfer or devolution/succession).

If the transferor and the transferee neglect to give notice of such transfer in writing to the lessor the lessor may impose for each such case of the neglect, liquidated/damages, amounting to Rs. 100/- for

S. Sakaraw
 तकनीकी सहायता एवं आवासन आयुक्त
 पृथ-द्वितीय, राजस्थान आवासन मण्डल
 मानसरोवर, जयपुर

Deepshikha Kaia Sansthan
 जयपुर
 President

the first year and thereafter Rs. 100/- for each successive year or part thereof such neglect. The lessee shall from time to time and at all times pay and discharge all rates, taxes, charges and assessment of every description which are now or at any time hereafter during the continuance of this Deed be assessed, charged or imposed upon the said land hereby.

The lessee shall also pay any increase in the premium of the land under his plot if in future the cost (premium) of the land goes up as result of certain judgment of a court or due to any other unforeseen reason beyond the control of the lessor.

7- Notwithstanding any thing here-in-after contained the lessee hereby agree to pay any increase in the premium and consequent increase in the ground rent as has been fixed by the lessor arising out of the increase in compensation of land which might be decided hereafter. Such payment shall be proportionate amount of such increase in compensation, the corpus of which will be fixed by the lessor, which will be final and binding to the lessee.
The amount of increase in the premium and that of the arrears due to increased ground rent will be paid by lessee within two month's of the demand made by him.

8- All arrears of rent and other payment due in respect of the said land hereby demised or hereby conveyed shall be recoverable in the same manner as arrears of land revenue.

9- The lessee shall in all respect comply with and be bound by the building drainage and other bye law of the proper municipal or other authority for the time being in force or any other rules and regulation which may be applicable for institution like that may be run by the lessee society/trust.

10- The lessee shall not without the previous permission in writing of the lessor and also the sanction or permission in writing of the proper municipal or other authority erect or re-erect of the building or make any alternations or additions either externally or internally to such building provided further that in case where addition of a subsequent storey is permissible under a scheme, the lessee shall follow the elevation etc. as prescribed by the lessor.

11- The lessee shall not without the written consent of Lessor carry or permit to be carried on the said thereon any trade or business whatsoever or use on same or permit the same to be used for any purpose

Sahasra
सहस्रिका सहकार्य संस्था आवासन आयुक्त
पूत-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर

Deepshikha Kaia Sanstnan
Deepshikha
President

सहस्रिका (अष्टम)
पूत-द्वितीय विभाग
मानसरोवर, जयपुर।

other than that of running the Institution Work and all other allied services which the society/trust decides to do or suffer to be done therein any act or thing what-so-ever which in the option of the lessor may be a nuisance, annoyance or disturbance to the lessor and person living in the neighborhood.

12-The lessee shall at all reasonable times grant access to the said land and building thereon to the lessor or any officer duly authorised by the lessor for being satisfied that the covenants and conditions contained herein have been and are being complied with.

13-If any such sum recoverable hereunder or the yearly lease money hereby reserved or any part thereof shall at any time be in arrears and unpaid for one calendar month next after any of the days where on the same shall have been demanded or not, if it is discovered that this Deed has been obtained by suppression of any fact or by any misstatement, misrepresentation or fraud or if there shall be final any breach by lessee or by any person claiming through or under him of any of the covenants or conditions contained therein and on his part to be observed or performed than and in any such case it shall be lawful for the lessor notwithstanding the waiver of any previous cause of right of re-entry upon the said land hereby demised to re-enter upon and take possession of the said land. There upon this deed and everything herein mentioned, should case and determine and the lessee shall not be entitled to any compensation whatsoever not to the return of any premium paid by him.

Provided that notwithstanding any thing contained herein to the contrary, the lessor may without prejudice to its right of re-entry as aforesaid and in its absolute discretions, waiver or condone breaches, temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by it and may also accept the payment of rent which shall be in arrear as aforesaid together with interest at the rate as fixed from time to time.

14-provided further that, if the property is mortgaged with the Financial Institution, Bank, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO) against a loan for the same the Rajasthan Housing Board would:

D. Sahasrani

तकनीकी सहायक उप आवासन आयुक्त
पूत-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर

Deepshikha Kala Sansthan

Dr. R. M.
President

1. Give to Financial Institution, Bank, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO) a notice of six months in case of any breach in terms and conditions of the Deed in order to entitle and enable the Financial Institution, Bank, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO) to have the breach removed or rectified.

ii- Re-enter or acquire the property, subject to the rights of the financial Institution, Bank, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO) as mortgage and,

iii- If there shall have been any breach by the lessee or any person claiming through or under him of any of the covenants or conditions contained therein, then the lessee shall be entitled at least to the return of the premium paid by him for the land and to fair and reasonable compensation for the structures thereon from the lessor.

15- Not forfeiture or re-enter shall be effect until the lessor has served on the lessee a notice in writing:-

- (a) specifying the particular breach complained of.
- (b) If the breach is capable of remedy requiring the lessee to remedy the breach and if the lessee fails within such reasonable time as may be mentioned in the notice to remedy the breach, if it is capable of remedy, and in the event of forfeiture or re-entry the lessor may, in its discretion, relieve against forfeiture on such terms and conditions as it thinks proper.

Nothing in this clause shall apply to forfeiture or re-entry :-

- (a) For breach of the covenants and conditions relating to sub-division or amalgamation erection, and transfer of the said land as mentioned hereinafter.
- (b) In case this Deed has been obtained by suppression of any fact, mis-statement, mis-representation or fraud.

16- The lessee shall deposit in advance the lease/rent or urban assessment, of a period of one year thereafter pay the lease every year on due dates

Saharav
 वक्रतोके सहायक उप आयुक्त
 युवा-हिरोय, राजस्थान राज्यपाल प्रकृत
 भागसरोवर, जयपुर

उप पंजीयक (अपेक्षित)
 पंजीयक एवं मुद्रांक विभाग
 भागसरोवर, जयपुर

Deepshikha Kaia
 Deepshikha Kaia Sansthan
 President

thereby keeping the lease money for one year in deposit at every stage on demand.

The annual lease money hereby reserved shall be enhanced from the 1st day of 01-07-2000 and thereafter at the end of the successive period of Fifteen years provided that the increase in the rent fixed at each such time shall not exceed 25% of that payable immediately before enhancement is due.

17-All the notice, order, directions, consents or the approvals to be given under this Deed shall be in writing and shall be signed by such officer as may be authorized by Chairman.

17(a)All powers exercised by the Board, may be exercised by the Chairman.

18-The Rajasthan Housing Board (Disposal of property) regulations, 1970 as amended from time to time shall be binding on the parties here to have set their hands this day year as above written.

19-The Lessee has to pay Rs. 57,750/- (Rs fifty seven thousand seven hundred fifty only) as an annual lease money, on a half yearly basis in the month of January and July every year till Ninety Nine years, until the lessee pays a total amount of nine years lease money as one time lease money and get issued a certificate for the same by the Board.

20-The allotted land shall be used by the lessee for the said cause. It shall not be used for any other purpose, nor can it be used for any commercial profit.

21-The lessee will have to complete the construction of the building within Two years from the date of final allotment, in case the building is not completed within the given time the board would acquire the land as well as the incomplete building and the lessee would be given no compensation for the same.

22-The lessee society/trust shall reserve a separate quota of 5% of total seats of admission in the Institution for the children of employees of Rajasthan Housing Board, Jaipur, There shall also be a separate provision for commission/ relaxation rebate of 50% of Tuition Fee payable to the institution by them.

Baharaw

तकनीकी सहायक उप आवासन आयुक्त
पूत-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर

Deepshikha Kaia Sansthan
Deepshikha Kaia
President

उप पंजीयक (अष्टम)
पंजीयक (उप-पंजीयक विभाग)
मानसरोवर, जयपुर।

23-The lessee shall construct the boundary-wall over the plinth-wall constructed by the Board within the period of two months from the date of registry of the land. (As per approval of para no. 183 by GEM & para no. 184 by HC)

24-In the event of any questions, dispute or difference arising under these presents, or in connection therewith (except as to any matters and decision of which is specially provided by these presents) between the lessor and the lessee the same shall be referred to the sole arbitration of the person appointed by the lessor. It will be no objection to any such appointment that the arbitrator so appointed is a Government servant or official of the Rajasthan Housing Board and that he has to deal with the matters to which the deed relates or that in the course of his duties as Government servant or official of the Rajasthan housing Board he expressed views on all or any of the matters in dispute or difference. The award of arbitrator so appointed shall be final and binding on the parties.

The arbitrator may with the consent of the parties, enhance the time, from time to time for making and publishing the award. Subject as an aforesaid the Arbitration Act, 1940 and the Rules there under any modification thereof for time being, in force shall be deemed to apply to the arbitration proceeding under this clause.

THE SCHEDULE-I

Above referred to all that plot of land ad-measuring 3000 Sq. mtrs. situated at Sector 03 in Mansarovar, Jaipur and bounded as follows:-

EAST : R.H.B. Land
WEST : Community Centre,
NORTH : Road 12.0m wide,
SOUTH : Spring Field School

And shown in the annexed plan and marked with its boundaries in red.

रूप प्रोजेक्ट (अष्टम)
जीवन एवं मुद्रांक विभाग
मंसरोवर, जयपुर।

D. Sakarav
तकनीकी सहायक (अभियंता) आयुक्त
प्लान-द्वितीय, राजस्थान आवासन मण्डल
मंसरोवर, जयपुर

Deepshikha Kala Sansthan
Deepshikha Kala
President

THE SCHEDULE-II

Yearly lease money payable in advance of Rs. 57,750/- (Rs fifty seven thousand seven hundred fifty only) by equal Half – yearly payments on the fifteenth day of January and Fifteenth of July each year up to 99 years (One time lease money deposited by Lessee).

Deepshikha Kala Sansthan

Shri Prem Surana
President

Signed by
Shri Prem Surana (President)
Deep Shikha Kala Sansthan
(Lessee)

D. Sahasr

Signed by
For and on behalf of the
RAJASTHAN HOUSING
BOARD, JAIPUR
(Lessor)

Signed by witness:

(1)

(2)



M
उप पंजीयक (अष्टम)
राज्य एवं मुद्रांक विभाग,
नामसरोवर, जयपुर।

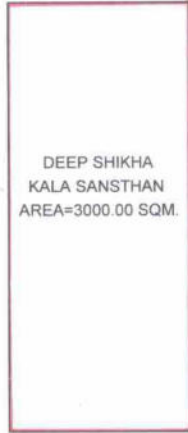
SITE PLAN OF DEEP SHIKHA KALA SANSTHAN AT SECTOR-3, MANSAROVAR SCHEME, JAIPUR.

(FOR REGISTRY PURPOSE ONLY)

(NOT TO SCALE)

SPRING FIELD SCHOOL

35.503



DEEP SHIKHA
KALA SANSTHAN
AREA=3000.00 SQM.

84.5M

R.H.B. LAND

COMMUNITY CENTRE



R O A D 12.00M. W I D E

VERIFICATION AS PER SITE UNAUTHORISED CONST. SHOWN THUS

[Signature]
20-2-23
SENIOR DRAFTSMAN
R.H.B., Circle-III, Jaipur
DRAWN BY

[Signature]
आयुक्त
वृत्त-द्वितीय, राजस्थान अध्यासन मण्डल
SIGN & SEAL OF
T.A. JC-II



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 1184919 मानते हुए इस पर देय कमी मुद्रांक राशि रु 71100 पर कमी पंजीयन शुल्क रु 11850, सरचार्ज राशि 21330 कुल रु 104280 रसीद संख्या 202302022007734 दिनांक 30-03-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 71100 के मुद्रांको पर निष्पादित माना जाता है।

202301022006430

उप पंजीयक, JAIPUR-VIII

Lease period exceeding 30 year or perpetual

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
राजसरोवर, जयपुर।

Registration Endorsement

आज दिनांक 30/03/2023 को पुस्तक संख्या 1 जिल्द संख्या 753 में पृष्ठ संख्या 80 क्रम संख्या 202303022105377 पर पंजीबद्ध किया गया तथा अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3010 के पृष्ठ संख्या 226 से 240 पर चर्चा किया गया।

202301022006430

उप पंजीयक, JAIPUR-VIII

Lease period exceeding 30 year or perpetual

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
राजसरोवर, जयपुर।



Presentation Endorsement

आज दिनांक 30 माह 03 सन् 2023 को 11:22 AM बजे
श्री/श्रीमती/सुश्री DEEP SHIKHA KALA SANSTHAN THROUGH
PRESIDENT SHRI PREM SURANA पुत्र/पुत्री/पत्नि श्री SHRI NIRMAL
KUMAR SURANA
उम्र 67 वर्ष, जाति 0-JAIN, व्यवसाय Business
निवासी House No.:08, Colony: GAURAV NAGAR, Area: CIVIL LINES,
NEAR CM HOUSE, STATION ROAD, City: JAIPUR, Pin code:
302006, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301022006430

Lease period exceeding 30 year or perpetual



हस्ताक्षर उप पंजीयक,
JAIPUR-VIII

Fees Receipt Endorsement

रसीद नं.	202302022007734
दिनांक	30-03-2023
पंजीयन शुल्क ₹	11850
प्रतिनिधि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	71100
कमी सरचार्ज शुल्क ₹	21330
कुल योग	104580

202301022006430

Lease period exceeding 30 year or perpetual

Mode of Payment (#Mode Number Amount #)
e-Registration Receipt
RJ1999130887126 ₹ 12150 # eStamp
IN-RJ87835973703622V ₹ 92430

उप पंजीयक (अष्टम)
पंजीयन एवं मुद्रांक विभाग,
बाबासरोवर, जयपुर।

उप पंजीयक, JAIPUR-VIII

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
बाबासरोवर, जयपुर।

Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री DEEP SHIKHA KALA SANSTHAN THROUGH PRESIDENT SHRI PREM SURANA, पुत्र/पुत्री/पति श्री SHRI NIRMAL KUMAR SURANA, व्यवसाय Businessजाति 0-JAIN House No.:08, Colony: GAURAV NAGAR, Area: CIVIL LINES, NEAR CM HOUSE, STATION ROAD, City: JAIPUR, Pin code: 302006, District: JAIPUR, State: RAJASTHAN			Presenter Age : 67 Signature :
2	श्री/श्रीमती/सुश्री RHB, पुत्र/पुत्री/पति श्री JAIPUR, व्यवसाय जाति Rajasthan Awasan Mandal			Claimant Age : 0 Signature :

ने लेख्यपत्र Lease period exceeding 30 year or perpetual को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 1184919/- पूर्व में / मेरे समक्ष / मैं से रु 1184919/- पूर्व में ————— ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री VIJAY SINGH, पुत्र/पुत्री/पति श्री SHRI KISHORE SINGH जाति HINDU Age: 38 Add: House No.:47, Colony: MAJDOOR NAGAR-D, Area: AJMER ROAD, SODALA, City: JAIPUR, Pin code: 302006, District: JAIPUR, State: RAJASTHAN			Signature

202301022006430

Lease period exceeding 30 year or perpetual

उप पंजीयक, JAIPUR-VIII

उप पंजीयक (अष्टम)
गजिवन एवं मुद्रांक विभाग
गान्धारीवर, जयपुर



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 1184919 मानते हुए इस पर देय कमी मुद्रांक राशि रु 71100 पर कमी पंजीयन शुल्क रु 11850, सरघाज राशि 21330 कुल रु 104280 रसीद संख्या 202302022007734 दिनांक 30-03-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 71100 के मुद्रांकों पर निष्पादित माना जाता है।

202301022006430

Lease period exceeding 30 year or perpetual

उप पंजीयक, JAIPUR-VIII

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
राजसरोवर, जयपुर।

Registration Endorsement

आज दिनांक 30/03/2023 को पुस्तक संख्या 1 जिल्द संख्या 753 में पृष्ठ संख्या 80 क्रम संख्या 202303022105377 पर पंजीबद्ध किया गया तथा अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3010 के पृष्ठ संख्या 226 से 240 पर चस्पा किया गया।

202301022006430

Lease period exceeding 30 year or perpetual

उप पंजीयक, JAIPUR-VIII

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
राजसरोवर, जयपुर।





Agreement Deed.

The Agreement made this 29th day of June one Thousand Nine Hundred Thirtythree between the Rajasthan Housing Board (established under Act No. 4 of 1970; the father called the Board and includes its successors and assignees) of the Part First and Shri Deepdikha Lal Sansthan (hereinafter called the allottee which expression shall, unless it consists with the context or meaning includes the assignees, successors, executors, administrators and related assignees) of the Second Part.

Whereas the Board has agreed to allot the plot of land measuring 3000 sqm. in sector No. 3 situated at Chandrawar, Jaipur the description of the plot is described in schedule hereunder written and for greater clarity delineated in the plan annexed to these presents and thereon colour together with all the rights, easements and appurtenances whatsoever to the said plot subject to the covenants and conditions hereinafter contained.

Subject always to the exceptions, reservations, covenants and conditions hereinafter containing, i.e. to say and follows:-

That the allottee shall be put into possession of the property in the form of a plot situated in Chandrawar of the Rajasthan Housing Board at Jaipur.

That the plot will be allotted @ Rs. per sqm. as reserve price. The total cost of the allotted land tax has been already deposited.

That the design of the building will be got approved by the Board and the construction work will be completed within 3 years.

That all the expenses incurred on maintenance of a school will be done/borne by the allottee.

ATTESTED
[Signature]
 NOTARY
 RAJASTHAN, JAIPUR
 in WITNESS
 23/11/2020
 TRUE-COPY
 Notary Public
 Jaipur City & Distt.



(66)



That there will be no discrimination on the basis of caste religion and sex for admission in the school. The allottee will not be entitled to transfer/part with, the possession in any way of the allotted plot. The Chairman of the Board will be entitled to nominate any person as a trustee of the DEEP SHIKHA KALA SANSTHAN (name of institution) who will enjoy all the powers of the trustee and the DEEP SHIKHA KALA SANSTHAN (Name of Society/Institution) will have no objection and will be compulsory for the DEEPSHIKHA KALA SANSTHAN (name of institution) to accept such nominated person as a trustee forthwith. In case of the failure to deposit the amount the Board will be entitled to assume exclusive possession of the allotted plot including all the constructions, fixtures, fittings whatsoever without the payment of any cost, damages or price, and the allottee will not have any objection at the time of assuming the possession by the Board.



That in case of any violation of the terms of this agreement, allotment letter, conveyance deed the Board will be entitled to assume the exclusive possession of the allotted plot including all construction, structures, fixtures, fittings whatsoever.

That the allottee will pay all taxes rates, fees, charges assumption procedure or otherwise and other levies and lease money whatsoever nature levied upon the said property, upon the Board or inspection there to by the local authority or by state or Central Government directions to the authorities concerned.

That the allottee shall maintain the plot and construction made thereon in good, clean and proper conditions at his own cost to the satisfaction of the Board.

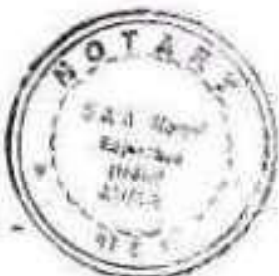
The allottee shall permit any person authorized by the Board at all reasonable times of day to enter into and upon the said plot and to inspect the state of conditions thereon and if upon such inspection it shall appear to the Board that any repairs whether current or special are necessary the Board may direct the allottees to execute the same and the allottee will have to obey all such orders and directions without any objection or it will provide on the failure to do so within reasonable time. The Board may execute them at the expense of the allottee which expenses the

TRUE-COPY

Notary Public
Jaipur City & District

ATTESTED
[Signature]
 NOTARY
 RAJASTHAN, JAIPUR

47 (SRM)
 2-11-1993
 ATTESTED BY *[Signature]*



allottee hereby agree to reimburse by paying to the Board such amount and in this regard the decision of the Board will be final.

That the allottee shall not make or permit to be made any alterations or additions to the allotted property without prior permission in written of the Board and also the sanction or permission in writing of the local authority concerned.



The allottee shall discharge all responsibility developing on him under the directions, which will be deemed to be part of the agreement and which are hereby agreed to between the parties to this agreement.

Notwithstanding anything here under before containing, the allottee hereby agrees to pay any increase in the allotment price as has been fixed by the Board arising out of the increase in compensation of land or arising out of the increase in the contractors bill as a consequence of the contractor going to court of law or due to any other contingencies which might be decided hereafter.

The allottee hereby agreed to execute a conveyance deed in favour of the Board as prescribed by the Board at its own costs.

If any dispute or difference arises regarding interpretation of the workings of the agreement or connected in any way to the said allotment of the allotted plot the decision of the Chairman, of the Board shall be final and binding on the allottee.

Witnesses:-

(1) - *Signature*

(2) - *Signature*

ALLOTTEE.

Signature

ATTESTED
Signature
NOTARY 29/6/93
RAJASTHAN, JAIPUR

TRUE-COPY

Signature
Notary Public
Jaipur City & Distt.

संयोजित मूल्य समारोह पत्रिका : 24/09-90/1455

दिनांक : 23/12/88

श्रीमान्
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16

विषय :- विद्युत निगम द्वारा प्रोपर्टी रजिस्ट्रेशन 1978 का धारा 34 के अन्तर्गत
 आयोजित क्लेअर का आदेश पत्र ।

तारीख :- आयुक्त प्रोपर्टी पत्र दिनांक 24/11/88

प्रोपर्टी रजिस्ट्रेशन
 उपरोक्त तस्वीर में आयुक्त द्वारा सूचित किया जाता है कि आयुक्त संस्था को सम्यक्
 आयोजित क्लेअर द्वारा दिनांक 29/12/88 को मानसरोवर प्रोजेक्ट में सेक्टर 3
 में 3000 वर्ग मीटर भूमि का आदेश दिया गया है । यह आदेश विद्युत निगम
 द्वारा प्रोपर्टी रजिस्ट्रेशन 1978 की धारा 34 के अन्तर्गत है ।

2- इस क्लेअर का जमात का विवरण :

1- क्लेअर का क्षेत्रफल	:	3,000 वर्ग मीटर
2- क्लेअर का जमात	:	6,55,200.00
		6,55,200.00

3- इसका मूल्य 12 महीने के लिए 24 माह में जमा करने की योजना का विवरण:

1- इस क्षेत्रफल का कुल मूल्य	2,62,000.00
2- अन्य विवरण एवं अन्य	27,800.00
निशाना शुल्क	
3- मूल्य का ब्याज 12 महीने के लिए	15,656.00
की प्रत्येक	
कुल :	3,08,956.00

इस प्रकार का जमात का विवरण प्रोपर्टी रजिस्ट्रेशन 1978 का धारा 34 के अन्तर्गत है ।

संयोजित मूल्य समारोह पत्रिका

Director

भूमि की कीमत की रकम 50X [कुलियत] राशि 3,93,120/- लम्बे अवधि

6. कुमायूँ/वैशाली में नीचे लिखी तालिकाओं के अनुसार काम करानी होगी :-

क्र. सं.	जिला की भूमि का स्थान	क्याम	कुल राशि	काम कराने की अनुमानित तिथि
1.	45,520-00	23,507.20	89,107.20	18/2/90
2.	45,520.00	19,454.00	85,174.00	18/8/90
3.	45,520.00	15,724.10	81,244.80	18/2/91
4.	45,520.00	11,793.40	77,313.40	18/8/91
5.	45,520.00	7,842.40	73,382.40	18/2/92
6.	45,520.00	3,31.20	69,451.20	15/8/92

नोट :- आवश्यक बातें :-

- 1] निर्धारित समय में राशि जमा नहीं होने पर आवंटित सुकन्ड का आवंटन निरस्त कर दिया जाएगा व मण्डल द्वारा भूमि को अन्य संस्था को देने के लिए स्वयं होगा ।
- 2] संस्था को आवंटित भूमि को चार दिवस के निर्धारण पर अपने वाला व्यवस्थापक द्वारा खर्च करना होगा, जिसका निर्माण मण्डल द्वारा करवाया जाएगा ।
- 3] सुकन्ड का उपयोग उती करके देना होगा, उसके लिए मण्डल में सुकन्ड आवंटित किया है । किसी अन्य कुबोजन देना सुकन्ड का उपयोग नहीं करनी दिया जाएगा और नहीं वाणिज्यिक काम करने की सुविधा है उपयोग किया जाएगा ।
- 4] संस्था को आवंटित सुकन्ड पर निर्माण कार्य आवंटन/कर्मों की तिथि से 2 वर्ष की अवधि में पूरा करना होगा । 2 वर्ष की अवधि में निर्माण कार्य पूरे नहीं होने पर सुकन्ड व उस पर किए गये अग्रे निर्माण, यदि कोई हो तो मण्डल द्वारा अधिग्रहित कर लिया जाएगा ।
- 5] यदि शिक्षण/व्यवस्थापक संस्था के लिए भूमि का आवंटन हुआ है तो आवंटित संस्था के शैक्षणिक संस्थान में मण्डल कर्मचारियों के कर्मों के कृपया के लिए 5X [कुलियत] कीर्तों का आरक्षण छोड़कर बाँटे कर 50X [कुलियत] शिक्षण सुकन्ड ही लिये जाने का प्रावधान रहना होगा ।
- 6] भूमि की वार्षिक सीमा राशि मण्डल नियमानुसार भूमि का कच्चा कृपया किये जाने की तिथि से लागू निर्धारित दर के अनुसार अर्ध वार्षिक किलों में जमा होगी, जो कवचों कर कुमायूँ माह की 15 तारीख तक 99 वर्ष तक जमा करानी होगी तथा 100 वर्ष की सीमा राशि आवंटित संस्था द्वारा अग्रिम जमा कराई जायेगी ।
- 7] संस्था द्वारा 9 वर्ष की सीमा राशि 10 गुना जमा करने पर मण्डल द्वारा एक सुकन्ड सीमा राशि का कुमायूँ कर जारी किया जा सकता है ।

Sincerely
 तस्नीया तस्नीया
 33

OFFICE OF THE RESIDENT ENGINEER, DIV. III
RAJASTHAN HOUSING BOARD, JAIPUR

46/11

Name of Allottee

Son/Wife of

Area of Land

Shri. Jai Singh
Shri. Jai Singh
3000 sq. ft.

CERTIFICATE FOR HANDING OVER OF THE LAND
AT SECTOR 21, MANAROVAS SCHEME, JAIPUR

Allotment No.

Date

Possession Letter No.

1495

12-7-89

Dated:

Certified that I have handed over the above land area

at Manarovas Scheme, Jaipur (Sector 21) to Shri

Shri. Jai Singh on 12-7-89

and the same has been received by him in full and he has taken possession of the land in accordance with the provisions of the Housing Act, 1962 and the rules thereunder.

Handed Over: [Signature] Taken Over: [Signature]

[Signature]
R.E. (P)

[Signature]
12/7/89

DECLARATION

Certified that I have taken over the possession of the above land on dated 12-7-89 and said land is vacant in presence of me.

Signed: 15/7/2001

[Signature]
Name, Signature of Allottee
Responsible Officer of
Residence of Allottee
[Signature]
Resident Engineer

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-VIII

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 30-03-2023 11:31 AM

Fee Receipt No	: 202302022007734	Receipt Date	: 30/03/2023
Name	: DEEP SHIKHA KALA SANSTHAN THROUGH PRESIDENT SHRI PREM SURANA,	Document S. No.	: 202301022006430
Address	: 08 ,GAURAV NAGAR ,JAIPUR ,JAIPUR		
Document Type	: Lease Deed after public auction or on allotment/sale by Govt./ULB/State Enterprises		
Face Value	: ₹ 1184919	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 11850	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 21330	Stamp Duty	: ₹ 71100
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 104580
		Total Amount	: ₹ 104580

Mode of Payment (#Mode Number, Amount #)

e-Registration Receipt RJ19991308871 # ₹ 118450 # eStamp IN-RJ84835033703522V # 92430

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

उच्च पंजीयक (अष्टम)
(पंजीयक एवं मुद्रांक विभाग)
वाकनरोवर, जयपुर।



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 23032945010R Receipt Date 29-MAR-2023 19:45
S R Location JAIPUR-VII
Receipt No RJ1999130887126
Name Of Seller RAJASTHAN HOUSING BOARD
Name Of Buyer DEEPSHIKHA KALYANSTHAN
Type of Document 33(Vii)- Lease Dec. Exceeding 30 Year And Perpetual
ACC Reference NONSHRUCHI ARORA/JAIPUR

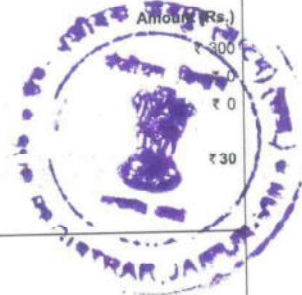


Paid Fees

Stock Holding Corporation of India Limited

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 11850	CSI	₹ 300
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 12150	Service Charges	₹ 30
Grand Total	₹ 12180		

(Rupees Twelve Thousand One Hundred Eighty Only)



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



INDIA NON JUDICIAL
Government of Rajasthan

992,430

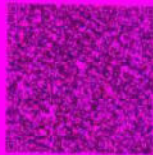
e-Stamp

Certificate No.	: IN-RJ87835973703e22V
Certificate Issued Date	: 29-Mar-2023 07:41 PM
Account Reference	: NONACC (SV) rj3003804/ MANSAROVAR/ RJ-JP
Unique Doc. Reference	: SUBIN-RJRJ300380464845718636671 V
Purchased by	: DEEPSHIKHA KALA SANSTHAN
Description of Document	: Article 33(vii) Lease deed exceeding 30 Year and perpetual
Property Description	: OPEN LAND, SITUATED AT SECTOR-3, MANSAROVAR, JIPUR
Consideration Price (Rs.)	: 0 (Zero)
First Party	: RAJASTHAN HOUSING BOARD
Second Party	: DEEPSHIKHA KALA SANSTHAN
Stamp Duty Paid By	: DEEPSHIKHA KALA SANSTHAN
Stamp Duty Payable (Rs.)	: 71,100 (Seventy One Thousand One Hundred only)
Surcharge for Infrastructure Development (Rs.)	: 7,110 (Seven Thousand One Hundred And Ten only)
Surcharge for Propagation and Conservation of Cow (Rs.)	: 7,110 (Seven Thousand One Hundred And Ten only)
Surcharge for Relief from Natural and Man-made Calamities (Rs.)	: 7,110 (Seven Thousand One Hundred And Ten only)
Stamp Duty Amount(Rs.)	: 82,430 (Ninety Two Thousand Four Hundred And Thirty only)



992,430

Handwritten signature: 29/3/23



JD 0042880903

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.eshowerapp.com/ or using e-Stamp Mobile App of Stock Holding.
2. The mode of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

10/10/2018

10/10/2018



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence."

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10/10/2018