

कार्यालय उप आवासन आयुक्त, वृत्त-द्वितीय
राजस्थान आवासन मण्डल, मानसरोवर जयपुर

GSTIN : 08AAALR0046F1ZA

क्र ले अ /वसूली/मास/अदेय 692/1935

दिनांक 2/2/23

श्री/श्रीमती:

Ints Officer (R)
HB Mansarovar
Jaipur

दीपिका सत्यान
सं 3, वरुण पथ मानसरोवर
जयपुर



विषय :- अदेय प्रमाण-पत्र

सन्दर्भ:-आपका आवेदन पत्र सं.....दिनांक.....

प्रमाणित किया जाता है कि मकान संख्या Set 3 माप 3000.00

वर्ग भी. योजना. सा. २६ शहर मुम्बई

में किराया क्रय पद्धति / नकद भुगतान पद्धति / स्ववित्त पोषित योजना के आधार पर कार्यालय आवंटन पत्र

क्रमांक 1495 दिनांक 17/7/89 की कीमत एवं लीज राशि के विरुद्ध O.T.L def.

(दिनांक) तक कोई राशि बकाया नहीं है। वार्षिक लीज राशि NIL रु

है, एवं भविष्य में आबंटी लीज की राशि अर्द्धवार्षिक (जनवरी एवं जुलाई) में जमा करवाता रहेगा।

अथवा

यह भी प्रमाणित किया जाता है कि आवंटी द्वारा उक्त आवास के पेटे एक मुश्त लीज राशि जमा करा दी है।

उक्त अदेय प्रमाण पत्र आवंटी द्वारा दी गई सूचना असत्यापित राशि के लिए शपथ पत्र, वचन बद्धता के आधार पर एवं मुख्य लेखाधिकारी के परिपत्र क्रमांक प-2/व० ले०/व० मु०/92-93/467 दिनांक 4.2.94 की अनुपालना में रजिस्ट्री हेतु जारी किया जाता है।

वित्तीय स्थिति : इस मकान/प्लेट के विरुद्ध आवंटि द्वारा किसी वित्तीय संस्था से ऋण नहीं लिया गया है।

अथवा

इस मकान/प्लेट के विरुद्ध निम्नलिखित वित्तीय संस्था द्वारा ऋण प्रदान किया गया है।

वित्तीय संस्था का नाम NIL

Accounts Officer (R)
लेखाधिकारी (नियंत्रक) at
राजस्थान जल संयोजन मण्डल,
मानसरोवर, जयपुर

प्रशासन शहरों के संग
अभियान वर्ष 2021

Dr. Housing Commissioner
उप आवासन आयुक्त
संजयान आवासन मंडल,
वृत्त द्वितीय, मानसरोवर, जयपुर

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 RJ199913088711 # ₹ 118450 # eStamp IN-RJ8783593703622V ₹ 92430

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

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



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 23032945010R
S R Location JAIPUR-VIII
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

Receipt Date

29-MAR-2023 19:45

Paid Fees

Particulars

Registration Fees

Copy of Fees

Late Fees

Other Charges

Total Amount

Grand Total

(Rupees Twelve Thousand One Hundred Eighty Only)

Amount (Rs.)

₹ 11850

₹ 0

₹ 0

₹ 0

₹ 12150

₹ 12180

Particulars

CSI

Record Inspection Fees

Commission Fees

Service Charges

Amount (Rs.)

₹ 300

₹ 0

₹ 0

₹ 30



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सत्यमेव जयते

भारत

INDIA NON JUDICIAL

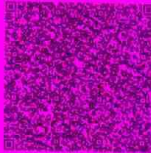
Government of Rajasthan

e-Stamp

92,430

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-RJRJ300380464845718636871V
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)

34/07/23



JD 0042880903

Statutory Alert:

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3. In case of any discrepancy please inform the Competent Authority.



2021



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Sub. Reg. No. 10



1



तकनीकी सहायक रूप आवासन आयुक्त
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. Situated 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.

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

D. Saharan
22/3
तकनीकी सहायक रूप आवासन आयुक्त
पूत-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर

Deepshikha Kala Sansthan
पूत-द्वितीय
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. Sahasrani
 राजस्थान सहायक एवं विकास आयुक्त
 वृत्त-द्वितीय, राजस्थान आवासन मण्डल
 मानसरोवर, जयपुर

Despshikha Kala Sanstani
 जयपुर
 President

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 reviving 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.

S. Sahasrani

तकनीकी महापण्डित एवं आवासन आयुक्त
ग्राम-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर

Deepshikha Kala Sansthan

Deepshikha Kala Sansthan
President

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

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 तकनीकी सहायता एवं आवासन आयुक्त
 वृत्त-द्वितीय, राजस्थान आवासन मण्डल
 मानसरोवर, जयपुर

Deepshikha Kaia Sansthan

Deepshikha
 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 what-so-ever or use on same or permit the same to be used for any purpose

Saharav
सहारा के सहयोग पर आनंद आशुक्त
पूत-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर

Deepshikha Kaia Sansthan

Deepshikha
President

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:

उप पंजीयक (अवकाश)
आवासन एवं नगर विकास विभाग
मानसरोवर, जयपुर।

D. Sahasrani

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

Deepshikha Kala Sansthan

Deepshikha Kala Sansthan
President

i. 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, misstatement, misrepresentation 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

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.

B. Sahasr

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

Deepshikha Kala Sansthan

President

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 प्रजीबक (अष्टम)
उजीवन एवं मुद्रांक विभाग
मानसरोवर, जयपुर।

D Sahasr
तकनीकी सहायक
पृथ-द्वितीय, राजस्थान आवासन मण्डल
मानसरोवर, जयपुर

Deepshikha Kala Sansthan
Deepshikha
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)



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

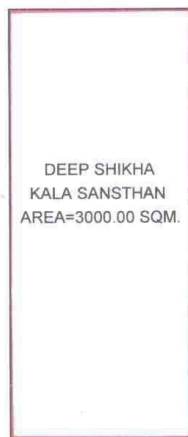
**SITE PLAN OF DEEP SHIKHA KALA SANSTHAN
AT SECTOR-3, MANSAROVAR SCHEME, JAIPUR.**

(FOR REGISTRY PURPOSE ONLY)

(NOT TO SCALE)

SPRING FIELD SCHOOL

35.503



DEEP SHIKHA
KALA SANSTHAN
AREA=3000.00 SQM.

84.5M



COMMUNITY CENTRE



R.H.B. LAND

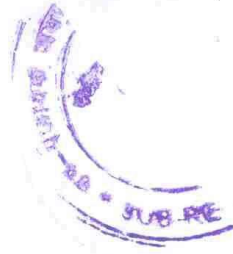
ROAD 12.00M. W I D E

VERIFICATION AS PER SITE UNAUTHORISED CONST. SHOWN THUS



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

Signature
आचार्य
वृत्त-द्वितीय, राजस्थान आवासन 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 मुद्रांकों पर निष्पादित माना जाता है।

202301022006430

उप पंजीयक, JAIPUR-VIII

Lease period exceeding 30 year or perpetual

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
गान्धारीनगर, 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

उप पंजीयक, JAIPUR-VIII

Lease period exceeding 30 year or perpetual

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
गान्धारीनगर, 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 O-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 उपपंजीयक,
JAIPUR-VIII

Fees Receipt Endorsement

रसीद नं.	202302022007734
दिनांक	30-03-2023
पंजीयन शुल्क ₹	11850
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	71100
कमी सरचार्ज शुल्क ₹ ¹	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)
बालसरोवर, जयपुर।

उप पंजीयक, JAIPUR-VIII

उप पंजीयक (अष्टम)
(पंजीयन एवं मुद्रांक विभाग)
बालसरोवर, 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 Business जाति 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 / में 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 (अवैध)
पंजीयक एवं मुद्रांक विभाग
गानसरोवर, 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, सरचार्ज 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।



कार्यालय उप आवासन आयुक्त, वृत्त-द्वितीय



राजस्थान आवासन मण्डल, मानसरोवर, जयपुर

क्रमांक :- 2058

दिनांक :- 11/2/26

✓ दीपशिखा कला संस्थान,
सेक्टर-3, वरूण पथ,
मानसरोवर, जयपुर।

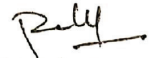
विषय :- दीपशिखा कला संस्थान, मानसरोवर जयपुर के संबंध में।

महोदय,

उपरोक्त विषयान्तर्गत लेख है कि आपके द्वारा दीपशिखा कला संस्थान, मानसरोवर जयपुर की सूचना बाबत आवेदन किया है। जिसके संबंध में आपको सूचित किया जाता है कि आवासीय अभियन्ता खण्ड-षष्ठम् की रिपोर्ट अनुसार खण्ड कार्यालय में उपलब्ध खसरा इम्पोज प्लान के अनुसार दीपशिखा शिक्षण संस्था को आवंटित भूखण्ड गांव सुखालपुरा के खसरा नं. 182 में स्थित है तथा खण्ड कार्यालय में उपलब्ध रिकॉर्ड एवं ले-आउट प्लान के अनुसार उक्त भूखण्ड की नम्बरिंग अंकित नहीं है।

सूचनार्थ प्रेषित है।

संलग्न :- खसरा सुपर इम्पोज एवं ले-आउट प्लान।


सम्पदा प्रबन्धक
वृत्त द्वितीय, जयपुर

95

शिप्रा पथ

182.
SECTOR NO.
3

C.S.

200

SECTOR NO.
4

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



LAND USE ANALYSIS:-

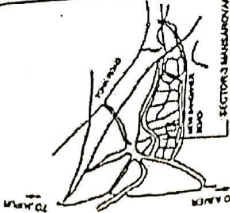
USE	AREA (SQ. M)	PERCENTAGE
RESIDENTIAL	1000	100%
COMMERCIAL	100	10%
INDUSTRIAL	100	10%
RECREATION	100	10%
UNDEVELOPED	100	10%
TOTAL	1000	100%

SCHEDULE OF PLOTS:-

PLT. NO.	AREA (SQ. M)	USE
1	100	RESIDENTIAL
2	100	RESIDENTIAL
3	100	RESIDENTIAL
4	100	RESIDENTIAL
5	100	RESIDENTIAL
6	100	RESIDENTIAL
7	100	RESIDENTIAL
8	100	RESIDENTIAL
9	100	RESIDENTIAL
10	100	RESIDENTIAL
11	100	RESIDENTIAL
12	100	RESIDENTIAL
13	100	RESIDENTIAL
14	100	RESIDENTIAL
15	100	RESIDENTIAL
16	100	RESIDENTIAL
17	100	RESIDENTIAL
18	100	RESIDENTIAL
19	100	RESIDENTIAL
20	100	RESIDENTIAL
21	100	RESIDENTIAL
22	100	RESIDENTIAL
23	100	RESIDENTIAL
24	100	RESIDENTIAL
25	100	RESIDENTIAL
26	100	RESIDENTIAL
27	100	RESIDENTIAL
28	100	RESIDENTIAL
29	100	RESIDENTIAL
30	100	RESIDENTIAL
31	100	RESIDENTIAL
32	100	RESIDENTIAL
33	100	RESIDENTIAL
34	100	RESIDENTIAL
35	100	RESIDENTIAL
36	100	RESIDENTIAL
37	100	RESIDENTIAL
38	100	RESIDENTIAL
39	100	RESIDENTIAL
40	100	RESIDENTIAL
41	100	RESIDENTIAL
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43	100	RESIDENTIAL
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90	100	RESIDENTIAL
91	100	RESIDENTIAL
92	100	RESIDENTIAL
93	100	RESIDENTIAL
94	100	RESIDENTIAL
95	100	RESIDENTIAL
96	100	RESIDENTIAL
97	100	RESIDENTIAL
98	100	RESIDENTIAL
99	100	RESIDENTIAL
100	100	RESIDENTIAL

FLATS

FLAT NO.	AREA (SQ. M)
1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100
10	100
11	100
12	100
13	100
14	100
15	100
16	100
17	100
18	100
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98	100
99	100
100	100



KEY PLAN

NOTE: THIS DRAWING TAKEN FROM DRC NO. DATED 21-12-80

LAY OUT PLAN OF SECTOR III MANSARVAR JAIPUR

DRG NO. MNSARVAR/III	SCALE: 1:1000
DATE: 11 MAY 1981	PREPARED BY:-
TRACED BY: ANKUSH	CHECKED BY:-
DESIGNED BY: ANKUSH	ASSISTANT ARCHITECT
PROJECT PLANNER	RAJASTHAN HOUSING BOARD



कार्यालय मुख्य सम्पदा प्रबन्धक : राजस्थान आवंटन मण्डल : जयपुर - दिनांक 24/11/88

क्र०मु०सं०प्र०/ज०वृ-दि०/८९-९०/ 1495

दिनांक :

जयपुर,

दायगिरी कला संस्थान,

जयपुर,

जयपुर ।

विषय :- डिस्पोजल आक प्रोपर्टी रेगुलेशन 1970 की धारा 34 के अन्तर्गत आवंटित भूखण्ड का आवंटन पत्र ।

सन्दर्भ :- आपका प्रार्थना पत्र दिनांक 24/11/88

महोदय/ महोदया

उपरोक्त सन्वन्ध में आपको सूचित किया जाता है कि आपको संस्था को सम्पत्ति आवंटन समिति द्वारा दिनांक 23/12/88 को मानसरोवर योजना में सेक्टर-3 में 3000 वर्ग मी० भूमि का आवंटन किया गया है । यह आवंटन डिस्पोजल आक प्रोपर्टी रेगुलेशन 1970 की समस्त शर्तों के अनुसार होगा ।

2- 1क1 भूखण्ड की कीमत का विवरण :

1- भूखण्ड का क्षेत्रफल	:	3,000 वर्ग मीटर
2- भूखण्ड की कीमत	:	6,55,200.00
योग	:	6,55,200.00

1ख1 कच्चा लेने से पूर्व एक माह में जमा कराने योग्य राशि का विवरण:

1- कुल कीमत का 40 प्रतिशत	:	2,62,080.00
2- अन्य विविध खर्च प्लस विकास शुल्क	:	27,200.00
3- लीज की राशि एक वर्ष की अवधि के लिए	:	19,656.00
योग	:	3,08,936.00

कृपया उपरोक्त राशि का डिमाण्ड ड्राफ्ट संलग्न चालान द्वारा इस पत्र के जारी होने के एक माह के अन्दर जमा कर इस कार्यालय को प्रस्तुत करें ।

क्र०मु०सं०

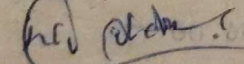
भूमि को कीमत को शेष 60 प्रतिशत राशि रु-3,93,120.00- आपकी 6 छःमाही कियतों में नोचे लिखी तालिका के अनुसार जमा करानी होगी:-

क्र०सं०	किस्त रु०	ब्याज	कुल राशि	जमा कराने की तिथि
1-	65,520.00	23,587.20	88,807.20	18/2/90
2-	65,520.00	19,656.00	84,876.00	18/8/90
3-	65,520.00	15,724.80	80,944.80	18/2/91
4-	65,520.00	11,793.60	77,013.60	18/8/91
5-	65,520.00	7,862.40	73,082.40	18/2/92
6-	65,520.00	3,931.20	69,451.20	18/8/92

नोट : आवश्यक शर्तें :

- 1- निर्धारित समय में राशि जमा न होने पर आवंटित भूखण्ड का आवंटन निरस्त कर दिया जायेगा व मण्डल उस भूमि को अन्य संस्था को देने के लिए स्वतंत्र होगा ।
- 2- संस्था को आवंटित भूखण्ड को चार दीवारों के निर्माण पर लगने वाला व्यय संस्था को वहन करना पड़ेगा जिसका निर्माण मण्डल द्वारा कराया जायेगा ।
- 3- मण्डल प्रारंभ में 50 प्रतिशत भूमि ही हस्तान्तरित करेगा शेष भूमि संस्था के नाम आरक्षित रखी जायेगी जो निर्माण कार्य की प्रगति को देखने के बाद हस्तान्तरित की जावेगी ।

भवदीय,



सम्पदा प्रबन्धक,

जयपुर वृत्त द्वितीय,

राज० आवासन मण्डल,

जयपुर ।

प्रतिलिपि सूचनायें एवं आवश्यक कार्यवाही हेतु :-

- 1- आवासीय अभियन्ता, राज० आवासन मण्डल, खण्ड 6 जयपुर ।
- 2- वसूली प्रकोष्ठ, ।

रजिस्टर्ड एन्डी०

राजस्थान आवासन मण्डल, जयपुर ।

क्रमांक:-सु.स.पू./00-01/584

दिनांक:- 6/7/2000

संशोधित आवंटन पत्र

✓ अध्वक्ष,

दीन शिक्षा कला संस्थान,

44, न्यू कालोनी,

जयपुर ।

विषय:- डिस्पोजल ऑफ़ प्रोपर्टी रेगुलेशन, 1970 की धारा 34 के अंतर्गत
आवंटित भूखण्ड का आवंटन पत्र ।

संदर्भ :- आणका प्रार्थना पत्र दिनांक 24/11/88.

महोदय,

उपरोक्त सम्बन्ध में आपको सूचित किया जाता है कि आणकी संस्था को
सम्पत्ति आवंटन समिति द्वारा दिनांक 29/12/88 को मानसरोवर योजना के सेक्टर
3 में 3000 वर्ग मीटर भूमि का आवंटन किया गया है । यह
आवंटन डिस्पोजल ऑफ़ प्रोपर्टी रेगुलेशन, 1970 की समस्त शर्तों के अनुस्यू होगा ।

यह आवंटन पत्र पूर्व में जारी किये गये आवंटन पत्र क्रमांक 1495 दिनांक
17/7/89 के संशोधन में जारी किया जा रहा है । अतः आवंटन की तिथि
17/7/89 ही मान्य होगी ।

॥क॥ भूखण्ड की कीमत का विवरण

1. भूखण्ड का क्षेत्रफल	3000 वर्ग मी.
2. भूखण्ड की कीमत	6, 55, 200. 00

योग 6, 55, 200. 00

=====

॥ख॥ कब्जा लेने से पूर्व एक माह में जमा कराने योग्य राशि का विवरण

1. कुल कीमत की 40 % प्रतिशत राशि	2, 62, 080. 00
2. अन्य विविध कार्य एवं विकास शुल्क	27, 200. 00

योग 2, 89, 280. 00

=====

कृपया उपरोक्त राशि का डिमांड ड्राफ्ट तैलमन चालान द्वारा जमा करा
कर इस पत्र के जारी होने की तिथि से एक माह के अन्दर इस कार्यालय में प्रस्तुत
करें ।

भूमि की कीमत की शेष 60% प्रतिशत राशि 3,93,120/- रुपये आपको 6, छमाही किस्तों में नीचे लिखी तालिका के अनुसार जमा करानी होगी :-

क्र.सं.	किस्त की मूल राशि	ब्याज	कुल राशि	जमा कराने की अन्तिम तिथि
1.	65,520.00	23,587.20	89,107.20	18/2/90
2.	65,520.00	19,656.00	85,176.00	18/8/90
3.	65,520.00	15,724.80	81,244.80	18/2/91
4.	65,520.00	11,793.60	77,313.60	18/8/91
5.	65,520.00	7,862.40	73,382.40	18/2/92
6.	65,520.00	3931.20	69,451.20	18/8/92

नोट :- आवश्यक शर्तें :-

- निर्धारित समय में राशि जमा नहीं होने पर आवंटित भूखण्ड का आवंटन निरस्त कर दिया जायेगा व मण्डल इस भूमि को अन्य संस्था को देने के लिए स्वतंत्र होगा ।
- संस्था को आवंटित भूमि की चार दिवारी के निर्माण पर लगने वाला व्यय, संस्था द्वारा वहन करना पड़ेगा, जिसका निर्माण मण्डल द्वारा करवाया जायेगा ।
- भूखण्ड का उपयोग उसी कार्य हेतु किया जायेगा, जिसके लिए मण्डल ने भूखण्ड आवंटित किया है । किसी अन्य प्रयोजन हेतु भूखण्ड का उपयोग नहीं किया जायेगा और नहीं वाणिज्यिक लाभ कमाने की दृष्टि से उपयोग किया जायेगा ।
- संस्था को आवंटित भूखण्ड पर निर्माण कार्य आवंटन/कब्जे की तिथि से 2 वर्ष की अवधि में पूर्ण कराना होगा । 2 वर्ष की अवधि में निर्माण कार्य पूर्ण नहीं होने पर भूखण्ड व उस पर किये गये अधूरे निर्माण, यदि कोई हो तो मण्डल द्वारा अधिग्रहित कर लिया जायेगा ।
- यदि शिक्षण/प्रशिक्षण संस्था के लिए भूमि का आवंटन हुआ है तो आवंटी संस्था के शैक्षणिक संस्थान में मण्डल कर्मचारियों के बच्चों के प्रवेश के लिए 5% प्रतिशत सीटों का आरक्षित छोड़े कोटे एवं 50% प्रतिशत शिक्षण शुल्क ही लिये जाने का प्रावधान रहना होगा ।
- भूमि की वार्षिक लीज राशि मण्डल नियमानुसार भूमि का कब्जा प्राप्त किये जाने की तिथि से लागू निर्धारित दर के अनुसार अर्द्ध वार्षिक किस्तों में जमा होगी, जो जनवरी एवं जुलाई माह की 15 तारीख तक 99 वर्ष तक जमा करानी होगी तथा एक वर्ष की लीज राशि आवंटी संस्था द्वारा अग्रिम जमा कराई जायेगी ।
- संस्था द्वारा 9 वर्ष की लीज राशि एक मुश्त जमा कराने पर मण्डल द्वारा एक मुश्त लीज राशि का प्रमाण पत्र जारी किया जा सकता है ।

कुल
तकनीकी सहायक, अधीक्षक

कु.म.उ.

राजस्थान
आवासन बोर्ड



भगवानदास रोड, ज्योति नगर
जयपुर-1

पी.बी.एक्स 514014, 513981
515112, 515113
अध्यक्ष 515746

No. PSCM/RHB/98/257

ग्राम - हाउस बोर्ड
Dated 16.6.98

The Director
Deep Shekha Kala Sansthan
Pital Factory, Opp. Tambi Petrol Pump,
Jaipur.

Subject:- Execution of Lease-deed.

Referance:-Your letter No.2 dt.15.6.98.

Sir,

In this connection it is to inform you that the
land allotted to you for construction ^{of} Educational
Institution in Sector No.3, Mansarovar, Jaipur. Lease-
deed work is under process and would be completed
soon.

Yours faithfully,

[Signature] 16/6/98
P/s to Chairman

मिजी सचिव अध्यक्ष

राजस्थान आवासन मन्डल

जयपुर



Agreement Deed.

This Agreement made this 29th day of June one Thousand Nine Hundred Ninetythree between the Rajasthan Housing Board (Established under Act No.4 of 1970) (hereinafter called the Board and includes its successors and assignee) of the Part First and Shri Prem Surana son of Shri Pirmal Kumar Sharma for Deepshikha Kala Sansthan (hereinafter called the allottee which expression shall, unless in consistant with the context or meaning includes the assignees, successors, executors, administrators and privoted 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 Mansarovar, Jaipur the description of the plot is described in schedule hereunder written and for greater clarity delineated on the plan annexed to these presents and thereon colour together with all the rights, easements and appurti- nces whatsoever to the said plot subject to the covenants and conditions hereinafter contained.

Sub ect always to the exceptions, reservations covenants and conditions hereinunder 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 Mansarovar of the Rajasthan Housing Board at Jaipur.

That the plot will be allotted @ Rs. _____ per mtrs. as reserve price. The total cost of the allotted land 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 2 years.

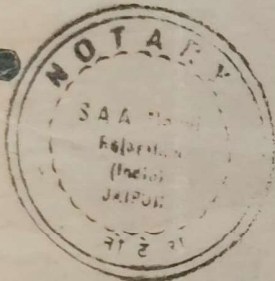
That all the expenses incurred on maintenance of a school will be done/borne by the allottee.

ATTESTED

NOTARY
RAJASTHAN, JAIPUR

TRUE-COPY

Notary Public
Jaipur City & District



29 JUN 1993

विष्णु झा

आशय तथा सम्बन्धित

विष्णु झा
ला० स्टाम्प विक्रेता, जलेदी चौक व
56. गंगाल बाड़ी, जयपुर



That there will be no discrimination on the basis of costes religion and sex for admission in the school. The allottee will not be entitled to transfer/part with, the possession in any way ofthe 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 (nameof institution) co-opt such nominated person as a trustee forthwith. In case of the failure to deposit the amount the Board willbe entitled to assume exclusive possession ofthe allotted plot including all the constructions, fixtures, fittings whatsoever without the payment of any cost, damages or price, and the allottee willnot have any objection at the time of assuming the possession bythe 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 leveys 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 constructions made thereon in good, clean and proper conditions at his own cost to the satisfaction of the Board.

The allottee shall permit any person authorised 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 theBoard that any repairs whether current of 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 expenses of the allottee which expenses are the

TRUE-COPY

Notary Public
Jaipur City & District

ATTESTED
NOTARY
RAJASTHAN, JAIPUR

29/6/93
GR/11
29/6/93
29/6/93



- 3 -

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 alternations 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 ~~xxx~~ allotment of the allotted plot the decision of the Chairman, of the Board shall be final and binding on the allottee.

Witnesses:-

(1)- *श्रीमान श्री...*
श्री...

(2)- *श्रीमान श्री...*
श्री...

ALLOTTEE.

श्री (R.M.)
श्री... *श्री...* *श्री...*

ATTESTED
...
NOTARY 29/6/93
RAJASTHAN, JAIPUR

TRUE-COPY

... 25/11/2020

Notary Public
Jaipur City & Distt.



REFERENCES

Lot Size :- 84.0 x 35-833M.

LOT AREA :- 3010-00 SQ.M.

MAXIMUM PERMISSIBLE COVERAGE: -35.0%

LET BACK LINE SHOWN THUS:-

DATE: 12-01-2011

OUT: 6.04

EAST:- 6.041

1409

H. K. Lobelia vide

date manager circ. II & ATP. no. AP/

25-7-90 Δ RE-VI 140 436 D+26-7-90

plot size 35.833 x 84.0 m. ATP & DT-23-790

possession is to be handed over to Chairman.

public. Banks were to
be further re-
hard. Tapaw over.

10

stains A.S.C.D. have been fixed according to Ant. 1/6/90

人三

001210107 2000 11
H. SATVA YESITC NOIR-1

AKEN OVER
Y.N.Y.

USED SITE PLAN, SHOWING THE LAND

BE ALLOTTED TO VIDYA SAMITHI A/E/A

REF ID: A60467

W. D. B. 146/90

[illegible]

FILE NO:	23171/1790
----------	------------

WIN BY: SURESH KUMAR CHO BY:

--	--

1990

(MENDRA SINGH)

17. TOMMY FRANKLIN

100

— 1 —

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:05 11 November 2014

SITE PLAN OF LAND ALLOTTED TO
DEEP SHIKHA KALA SANSTHAN AT
SECTOR-3 IN MANSAROVAR SCHEME, JAIPUR.
ALLOTTED AREA = 3000.00 SQM.

SPRING FIELD SCHOOL

R.H.G LAND



COMMUNITY CENTRE

ROAD 12.0M WIDE

CHD BY

Dy. Housing Commissioner
Rajasthan Housing Board
Jaipur Circle

SIG. OF
R.E. DIV - VI

Assistant Engineer,
R. H. B. Dto. VIII
Mansarovar, JAIPUR

OFFICE OF THE RESIDENT ENGINEER: DIV. X:
RAJASTHAN HOUSING BOARD: JAIPUR

Name of Allottee : श्रीम सुशाना अरुणदेवी दीप शिखा
Son/Wife of : निर्मल कुमार सुशाना
Area of Land : 3000 वर्ग मीटर

CERTIFICATE FOR HANDING OVER OF THE LAND
AT SECTOR XI: MANSAROVAR SCHEME: JAIPUR

Allotment No. : 1495
Date : 17-7-89
Possession Letter No. _____ Dated: _____

Certified that I have handed over the above land area

at Mansarovar Scheme, Jaipur (Sector ~~XI~~ ^{III}) to Shri श्रीम -

सुशाना अरुणदेवी दीप शिखा on dated 15-7-2000

उपरोक्त भूखंड का वास्तविक क्षेत्रफल उप आवासन आयुक्त वृत्त-III जयपुर के पत्र क्रमांक 2600 दिनांक 15-7-2000 एवं आवासीय अभिलेखा (ब-3 IV) के मूल पत्र पर दिनांक 15-7-2000 के आदेशों के तहत दिया गया।
Handed over

Taken Over

(Signature)
(SE(SR))

श्रीम (R/M) अरुणदेवी
दीप शिखा
पत्रा 1495

DECLARATION

Certified that I have taken over the possession of
the above land on dated 15-7-2000 and land is measured
in presence of me.

Dated: 15/7/2000

Name/Signature of Allottee

— प्रमाण पत्र —

(उपनिर्वाचित नियम 66 सी मुद्रांकनियमावली)
मुद्रांकन सं. 74/2000 में निर्णय दिनांक 26/9/2000
में दिए मुद्रांक का 72175/- आदि र. सं.
71/6285 दिनांक 30/9/2000 द्वारा जमा
कावाए गए। उक्त कब्जा पत्र सामुचित
मुद्रांकित किया जाता है।

कलेक्टर (मुद्रांक)
पुत जयपुर द्वितीय

कार्यालय उप आवासन आयुक्त, वृत्त-द्वितीय
राजस्थान आवासन मण्डल, मानसरोवर जयपुर

GSTIN : 08AAALR0046F1ZA

क्र ले अ /वसूली/मास/अदेय 692/1935

दिनांक 2/2/23

श्री/श्रीमती.

Ints Officer (R)
HB Mansarovar
Jaipur

दीपिका सत्यान
सं 3, वरुण पथ मानसरीवर
जयपुर



વિષય :- અદેય પ્રમાણ-પત્ર

सन्दर्भ:-आपका आवेदन पत्र सं.....दिनांक.....

प्रमाणित किया जाता है कि मकान संख्या Set 3 माप 3000.00

वर्ग सी. योजना. सा.स.स. शहर. सा.स.स.

में किराया क्रय पद्धति / नकद भुगतान पद्धति / स्ववित्त पोषित योजना के आधार पर कार्यालय आवंटन पत्र

क्रमांक 1495 दिनांक 17/7/89 की कीमत एवं लीज राशि के विरुद्ध O.T.L def.

(दिनांक) तक कोई राशि बकाया नहीं है। वार्षिक लीज राशि NIL रु

है, एवं भविष्य में आबंदी लीज की राशि अर्द्धवार्षिक (जनवरी एवं जुलाई) में जमा करवाता रहेगा।

अथवा

यह भी प्रमाणित किया जाता है कि आवंटों द्वारा उक्त आवास के पेटे एक मुश्त लीज राशि जमा करा दी है।

उक्त अदेय प्रमाण पत्र आवंटी द्वारा दी गई सूचना असत्यापित राशि के लिए शपथ पत्र, वचन बद्धता के आधार पर एवं मुख्य लेखाधिकारी के परिपत्र क्रमांक प-2/व० ले०/व० मु०/92-93/467 दिनांक 4.2.94 की अनुपालना में रजिस्ट्री हेतु जारी किया जाता है।

वित्तीय स्थिति: इस मकान/प्लेट के विरुद्ध आंवटी द्वारा किसी वित्तीय संस्था से ऋण नहीं लिया गया है।

अथवा

इस मकान/प्लेट के विरुद्ध निम्नलिखित वित्तीय संस्था द्वारा ऋण प्रदान किया गया है।

वित्तीय संस्था का नाम NIL

Accounts Officer (R)
लेखा अधिकारी (व्यवसायी) रा
राजस्थान जल संयंत्र मण्डल,
मानसरोवर, जयपुर

प्रशासन शहरों के संग
अभियान वर्ष 2021

By. Housing Commissioner
उप आवासन आयुक्त
संस्थान अधीनस्थ मंडल,
वृत्त द्वितीय, मानसरोवर, जयपुर

राजस्थान सरकार
कार्यालय तहसीलदार, सांगानेर जिला जयपुर

क्रमांक / राजस्व / 2026 / 185

दिनांक:-19.03.2026

अधिभोग प्रमाण पत्र

प्रमाणित किया जाता है कि पटवार हल्का मांग्यावास की रिपोर्ट अनुसार राजस्थान आवासन मण्डल द्वारा शैक्षणिक प्रयोजनार्थ सेक्टर 3 वरुण पथ मानसरोवर में आवंटित भूखण्ड 3000 वर्ग मीटर पर दीपशिखा कला संस्थान सोसायटी के द्वारा दीपशिखा कॉलेज ऑफ टेक्निकल एजुकेशन महाविद्यालय संचालित किया जा रहा है।



तहसीलदार
सांगानेर जयपुर
तहसील-सांगानेर (जयपुर)

राजस्थान
आवासन बोर्ड



भगवानदास रोड, ज्योति नगर
जयपुर-1

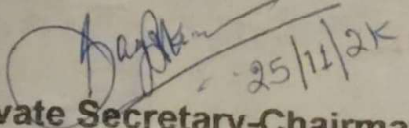
पी.बी.एक्स 514014, 513981
515112, 515113
अध्यक्ष 515746

ग्राम - हाउस बोर्ड

TO WHOMSOEVER IT MAY CONCERN

It is certified that Rajasthan Housing Board has allotted a land measuring 3000 sqm. at sector no.3, Mansarover vide letter No. CEM/JPR.Cir-II/89-90/1495 dated 17.07.89 to Deepshikha Kala Sansthan for educational purposes. The physical possession has been handed over on 15/07/2000 as per record.

The Mansarover Scheme is situated in Jaipur City in the State Capital of Rajasthan.


25/11/2K
Principal Private Secretary-Chairman
Rajasthan Housing Board Jaipur.
Principal Private Secretary
Rajasthan Housing Board
JAIPUR

राजस्थान सरकार
कार्यालय तहसीलदार, सांगानेर जिला जयपुर

क्रमांक / राजस्व / 2026 / 184

दिनांक:-19.03.2026

भार मुक्त प्रमाण - पत्र

प्रमाणित किया जाता है कि पटवार हल्का मांग्यावास की रिपोर्ट अनुसार राजस्थान आवासन मण्डल द्वारा सेक्टर 3 वरुण पथ मानसरोवर में आवंटित भूखण्ड 3000 वर्ग मीटर पर दीपशिखा कला संस्थान सोसायटी के द्वारा दीपशिखा कॉलेज ऑफ टेक्निकल एजुकेशन महाविद्यालय संचालित किया जा रहा है। जिस पर किसी प्रकार का कोई ऋण एवं भार नहीं है। यह प्रमाण पत्र आज मेरे हस्ताक्षर पदमोहर एवं कार्यालय मुद्रा से जारी किया गया है।



6.
तहसीलदार
तहसील सांगानेर, जयपुर

राजस्थान सरकार
कार्यालय तहसीलदार, सांगानेर जिला जयपुर

क्रमांक / राजस्व / 2026 / 186

दिनांक:-19.03.2026

भूमि एवं भवन प्रमाण - पत्र

प्रमाणित किया जाता है कि पटवार हल्का मांग्यावास की रिपोर्ट अनुसार राजस्थान आवासन मण्डल द्वारा सेक्टर 3 वरुण पथ मानसरोवर में आवंटित भूखण्ड 3000 वर्ग मीटर पर दीपशिखा कला संस्थान सोसायटी के द्वारा दीपशिखा कॉलेज ऑफ टेक्निकल एजुकेशन महाविद्यालय में निर्मित भवन में (B.A. pass course/ B.Sc. pass course Bed/B.Sc. B.Ed. 4 Year Integrated Course) संचालित किये जा रहे हैं।




तहसीलदार
सांगानेर, जयपुर
तहसील-सांगानेर (जयपुर)

नगर निगम, जयपुर

(राजस्थान नगरपालिका अधिनियम 2009 की धारा के अन्तर्गत)

अनापत्ति प्रमाण पत्र

आवेदन नं.:

LSG/JAIPUR GREATER/FIRENOC/2025-26/58611

जारी दिनांक:

16-FEB-2026

वैधता दिनांक:

15-FEB-2028

प्रेषित-

आवेदक का नाम श्री/श्रीमती:

PREM SURANA

आवेदक का पता:

8 GAURAV NAGAR CIVIL LINES JAIPUR

विषय:- अग्निशमन अनापत्ति प्रमाण पत्र जारी करने बाबत

आपके भवन DEEPSHIKHA KALA SANSTHAN, LOCATION LATITUDE 26.8695922 LONGITUDE 75.7585195, SECTOR 3 VARUN PATH, MANSAROVAR, JAIPUR, RAJASTHAN का निरीक्षण किया गया निरीक्षण के दौरान अग्नि सुरक्षा उपकरण सही पाए गए अतः उपरोक्त सुरक्षा व्यवस्था के अनुसार निम्न शर्तों पर पाबंद करते हुए यह स्थाई (Permanent) अनापत्ति प्रमाण पत्र जारी किया जाता है।

शर्त:-

1. अनापत्ति प्रमाण पत्र जारी करने की तिथि से वैधता दिनांक तक ही मान्य होगा। वैधता दिनांक बाद अनापत्ति प्रमाण पत्र का नवीनीकरण किया जाना आवश्यक होगा, अन्यथा अनापत्ति स्वतः निरस्त माना जाएगा।
2. भवन के समस्त स्टाफ व सिविलीटी गार्ड्स को वर्ष में कम से कम दो बार अग्निशमन विभाग द्वारा प्रशिक्षण दिलाना आवश्यक होगा।
3. अग्निशमन उपकरण समयावधि में रीफिल कराना होगा।
4. निरीक्षण के दौरान आवश्यक दिशा निर्देशों का पालन करना आवश्यक होगा।
5. यदि राज्य सरकार या निगम द्वारा भविष्य में कोई नियम/उपनियम जारी किया जाता है तो प्रबंधक को मान्य होगा।
6. भवन का मुख्य अग्निशमन अधिकारी द्वारा कभी भी निरीक्षण किया जा सकेगा व फायर सिस्टम कार्यरत नहीं पाए जाने की स्थिति में यह अभिशप्ता पत्र निरस्त माना जाएगा।
7. पानी के टैंक हर समय भरे रखने होंगे व पम्प व पूरा फायर सिस्टम 24 घण्टे कार्यशील स्थिति में रखने को बाध्य होंगे।
8. फायर सिस्टम को चलाने हेतु 24 घंटे फायर प्रशिक्षित कर्मचारी रखने होंगे तथा ए एम सी करवायी जाकर सिस्टम का रख रखाव व संचालन करना अनिवार्य होगा।
9. फायर वाहन आसानी से आ जा सके इसके लिए पर्याप्त खुला स्थान अवरोध रहित रखना होगा।
10. भवन के अंदर किसी भी प्रकार का विस्फोटक पदार्थ व अति ज्वलनशील पदार्थ नहीं रखा जावे।
11. रोप लेडर व दो रस्सा भवन के सभी टावर में दावर कि उंचाई जितना हर समय भवन में रखना होगा।
12. यह अग्नि सुरक्षा प्रमाणपत्र अग्नि सुरक्षा की दृष्टि से ही मान्य होगा।
13. भूमि व भवन संबंधित किसी भी प्रकार के विवाद हेतु यह पत्र बतौर साक्ष्य मान्य नहीं होगा एवं इस बाबत आवेदक स्वयं उत्तरदायी होगा।
14. यह अनापत्ति प्रमाण पत्र स्मॉलटोप रेस्टोरेट के लिए मान्य नहीं है। जिस भाग के लिए अनापत्ति प्रमाण पत्र जारी किया जा रहा है वहां पर स्मॉलटोप रेस्टोरेट का संचालन पूर्णतया प्रतिबंधित रहेगा।



Signed by: Praveen Kumar
Issuing Authority: DC/EO/Commissioner
Location: JAIPUR, Rajasthan
Date: 16/02/2026 10:50:35

अग्निशमन अधिकारी
नगर निगम, जयपुर