



Appendix X

## CERTIFICATE OF LAND

File No. ०९८८५/२०२३/१६८

Date: ०३/०१/२०२३

Certified that the land measuring 4000 13 Sq. Meters is owned by the RAJASTHAN HOUSING BOARD, JAIPUR way of Perpetual Lease Deed EXECUTED BY PRESIDENT SHREE GUJARATI SAMAJ (REGD.) GUJARATI SAMAJ MARG, C-SCHEME, JAIPUR (In case of allotment of land, if it is not perpetual, periodicity of allotment to be mentioned from \_\_\_\_\_ to \_\_\_\_\_).

It is further certified that owner of the land has leased the said land To Shree Gujari Samaj [Trust/] fully described in the schedule mentioned hereinafter with the following details for a period of Perpetual years from 15/02/2008 to 14/02/2107 (99 Year's). Given details of document / deed - i.e. Perpetual Lease Deed

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)/ Serial No.	Date 15/02/2008, Serial No. 2008401000580 in Book No.1, Volume no. 213 on page no 159 to 178 Registered
2.	Name of street/village, Sub Division, District and State	Sector XI Mansarovar, Jaipur

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that Sardar Patel Public School Governed and run by Shree Gujari Samaj Trust is located on the said plot of land.

## THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 4000-13.59 Metres (area of land in square meters) situated in Sector XI Mansarovar, Jaipur [Plot No. (s)/Survey No.(s)/ Khasra No.(s) / Sr. no.] at Date 15/02/2008, Serial No. 2008401000580 in Book No.1, Volume no. 213 on page no 159 to 178 Registered, Sector XI Mansarovar, Jaipur and bounded as follows:

North: Road 6.0 Mtrs Wides

East: Higher Secondary School

West: Shopping Center

South: Road 12.0 Mtrs Wide

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB-REGISTRAR/EQUIVALENT  
LAND AUTHORITY

Sardar Patel Public School, Jaipur  
Alpesh  
Secretary



(Stamp and Signature of the land authority)

राजस्थान सरकार

(Name of Office)

जाल-सागर (राजस्थान)

(Name of District)



राजस्थान RAJASTHAN



033044

CONVEYANCE-CUM-PERPETUAL

LEASE DEED



This Indenture made this 14 day of February 2008  
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 PRESIDENT,  
SHREE GUJRATI SAMAJ (REGD.), GUJRATI SAMAJ MARG,  
C-SCHEME, JAIPUR (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.

*Janubhai* ✓

तबाहीक सहायक उप आवासन आयुक्त  
वृद्धितोय राजस्थान आवासन मण्डळ<sup>✓</sup>  
जयपुर

कर्माक ८१८२ | दिनांक 12 FEB 2008

मुद्रांको का मूल्यांकन २००८  
किसी एक चाल १५००० - ३५०००  
किसी एक नाम ५००० - ३५०००  
किसी एक नाम ५००० - ३५००० (मुद्रांक का मूल्यांकन)  
मुद्रांक लारीदो का आवश्यकता संबंधित  
कार्य का मूल्यांकन - ५०००



\* रवि प्रकाश अरोड़ा \*

स्टाम्प विकेता

म० नं० ५३/१७२ दुकान नं० ६,  
मानसरोवर, वी.टी.नो०, नौजहा, जयपुर  
स्टाम्प विकेता ला० संख्या १८/९८





00BB 143628



Whereas the lessee has separately applied to the Board for the purchase of a Plot of Land to construct and for the purpose of **School building** thereon and the Board has on the faith of the statements and representations made by the lessee accepted such land measuring 4000.13 Sq. Mtrs. situated at Sector-11, Mansarovar, Jaipur vide Allotment letter No. 2103 Dated 13.07.1990 & Revised Allotment No. 5466 Dated 07.01.2008 and deem to have issued in the manner hereinafter appearing.

Whereas it has already been mentioned in the aforesaid Allotment letter No. 2103 Dated 13.07.1990 & Revised Allotment No. 5466 Dated 07.01.2008 that said allotment have been made under and subject to the provisions of the Rajasthan Housing Board (Disposal of Property) Regulations, 1970.

*Shambhu*

तकनीकी सहायक दस्तावेज़ बायक

12 FEB 2008

कर संख्या २/१९२। दिनांक  
पुद्दाको का मूल्यांकन 200/- 150/- = 350/-  
केता का नाम उमीदवारी पुणराली सामाजिक  
पिता का नाम उमीदवारी पुणराली सामाजिक  
निवास स्थान  
पुद्दाक खरीदने का जाक्यम तथा दरमान  
गार्ड का मूल्यांकन



\* रवि प्रकाश अरोड़ा

स्टाम्प विकेता

म० न० 53/172 दुनिया न० 6,  
गांसरोवर, वी.टी. न० १०८, जयपुर  
स्टाम्प विकेता न० १८/९८



Whereas the Board has fixed Rs. 5,06,418/- (Rupees Five lacs six thousand four hundred eighteen only). Lease Money Rs. 15,193/- (Rupees Fifteen thousand one hundred ninety three only) as annual lease money. Total Amount of Land Rs. 5,06,418/- (Rupees Five lacs six thousand four hundred eighteen 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. 5,06,418/- (Rupees Five lacs six thousand four hundred eighteen only) paid before the execution of these presents (the receipts whereof the Board hereby acknowledges) the Board both hereby grant, convey, release and assure into the said lessee in perpetuity the Plot of Land ad-measuring 4000.13 Sq. Mtrs. situated at Sector-11, Mansarovar, Jaipur, more particularly described in schedule-I hereunder written and for greater clearness delineated on the Plan annexed to these presents and thereon coloured 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. 5,06,418/- (Rupees Five lacs six thousand four hundred eighteen only) paid before the execution of these presents (The receipt whereof the Board hereby acknowledge) and of the rent here-in-after

*Chunnilal*

तकनीकि सहायक उप आवासन आयुक्त  
वृत्त द्वितीय राजस्थान आवासन मण्डल  
जयपुर

*Sh. 2*

श्री/श्रीमती/सुश्री MANU BHAI M. PATEL पुत्र/पुत्री/पत्नी श्री MOOL CHAND BHAI<sup>1</sup>  
उम्र 58 वर्ष, जाति PATEL व्यवसाय BUSINESS  
निवासी 3664 CHOTHA CHORAH M.B.S. KA RASTA JOHARI BAZAR JAIPUR  
वे मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

Manubhai

हस्ताक्षर प्रस्तुतकर्ता  
(2008401000764)  
(Lease deed for local bodies (Patta))

मेर्या  
हस्ताक्षर उप पंजीयक,  
JAIPUR-VIII  
उपपंजीयक, जयपुर  
अष्टम

रसीद नं०	[2008401000826]
दिनांक	[15-2-2008]
पंजीयन शुल्क रु०	6560
प्रतिलिपि शुल्क रु०	0
पट्टांकन शुल्क रु०	200
अन्य शुल्क रु०	0
कमी स्टाम्प शुल्क रु०	7640
कुल योग रु०	14400

( 2008401000764 )  
उपपंजीयक, जयपुर  
((Lease deed for local bodies (Patta)))

उक्त श्री/श्रीमती/सुश्री (Executant)

I - MANU BHAI M. PATEL AS PRESIDENT SHREE GUJRATI  
SAMAJ / MOOL CHAND BHAI  
उम्र -58 वर्ष जाति - PATEL, व्यवसाय -BUSINESS  
निवासी - 3664 CHOTHA CHORAH M.B.S. KA RASTA JOHARI  
BAZAR JAIPUR

Signature

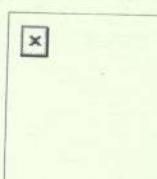
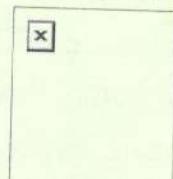
Photo

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(And Claiment)

1 - RHB / 0  
उम्र -0 वर्ष जाति - null व्यवसाय -SERVICE  
निवासी - JAIPUR



ने लेख्यपत्र Lease deed for local bodies (Patta) को पढ़ सुन व  
समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रु० 655983/- पूर्व  
में/मेरेसमक्ष / मेरे साथ रु० 655983/- पूर्व में ----- मेरे समक्ष प्राप्त  
करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SHASHI KANT  
पुत्र/पुत्री/पत्नी श्री RAMAN LAL  
उम्र -53 वर्ष जाति- HINDU व्यवसाय -BUSINESS  
निवासी 117/454, MANSAROVAR, JAIPUR

२०१२ नवंबर २०११ ईश्वर



ने की है जिनके समस्त हस्ताक्षर एंव अग्रूह के निशान मेरे समक्ष लिये  
गये हैं।

( 2008401000764 )

Lease deed for local bodies (Patta)

उप पंजीयक, JAIPUR-VIII

उपपंजीयक, जयपुर  
अष्टम

reserved and of the covenants on BOTH hereby demise upto the lessee all the land admeasuring of an area of 4000.13 Sq. Mtrs. situated at Sector-11, 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 coloured 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 the lessee's perpetuity from 25<sup>th</sup> October, 1994 YIELDING AND PAYING therefor yearly lease money payable in advance of Rs. 15,193/- (Rupees Fifteen thousand one hundred ninety three 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 the Board, the lease money amounting to Rs. 15,193/- (Rupees Fifteen thousand one hundred ninety three 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

✓ *Janubhai*

✓ *Deb*  
तकनीकि सहायक उप आवासन आयुक्त  
वृत्त द्वितीय राजस्थान आवासन मण्डल

endorsement

धारा 54 के तहत प्रमाण-पत्र  
प्रमाणित किया जाता है कि इस लेख पत्र  
की मालियत रूपये 655983  
मानते हुए इस पर देय कर्ता मुद्रांक  
राशि 7640 पर कर्ता पंजीयन शुल्क रूपये 6560 कुल रूपये 14200 जरिये रसीद संख्या  
[2008401000826]  
दिनांक [15-2-2008] में जमा किये गये हैं।  
अतः दस्तावेज को रूपये 42640  
के मुद्रांकों पर निष्पादित माना जाता है।

( 2008401000764 ) *उप पंजीयक, JAIPUR-VIII*  
( Lease deed for local bodies (Patta) )

आज दिनांक 15/2/2008 को  
पुस्तक संख्या 1 जिल्द संख्या 54 अष्टम  
में पृष्ठ संख्या 17 क्रम संख्या 2008401000580 पर  
पंजिबद्ध किया गया तथा अतिरिक्त<sup>अ</sup>  
पुस्तक संख्या 1 जिल्द संख्या 213  
के पृष्ठ संख्या 159 से 178  
पर चर्चा किया गया।

( 2008401000764 ) *उप पंजीयक, JAIPUR-VIII*  
Lease deed for local bodies (Patta)



right 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.

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.

*Shambhu*

तकनीकि सहायक उप आवासन आयुक्त  
वृत्त द्वितीय राजस्थान आवासन मण्डल

जयपुर

*Sh. J. P.*

(6)

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, 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, 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

✓ *Jemalbhai*

*Lala* 2

तकनीकी सहायक उप आवासन आयुक्त

Rs. 100/- for 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.

Not with standing 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.

✓ *Shambhu*

*Yash*

तकनीकि सहायक उप आवासन आयुक्त  
वाल दिल्ली राज्य

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 other than that of running the School building 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 neighbor hood.

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.

*— Chittabhan*

*✓ J.A. 3*  
तकनीकि सहायक घर आवासन आयुक्त  
बूट द्वितीय राजस्थान आवासन मंड़हल

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. Thereupon 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, waive 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 &



✓ *Sub-Registrar*

d.

14  
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Investment Corporation Ltd. (RIICO) against a loan for the same the Rajasthan Housing Board would:

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, 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.

✓ *Jambubhai*

तकनीक सहायक उप आवासन आयुक्त  
वृत्त द्वितीय राजस्थान आवासन भण्डल  
जयपुर

*G. Patel, Jyaypur*

(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 thereby keeping the lease money for one year in deposit at every stage on demand. The annual lease money hereby reserved shall be enhance from the 1st day of ..... 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.

*Chandrabhanu*

*J. S. 2*

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 hereto have set their hands this day year as above written.

20- The Lessee has to pay Rs. 15,193/- (Rupees Fifteen thousand one hundred ninety three 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.

✓ *Chandulal*

*City*  
*अधिकारी, जयपुर*  
*अधिकारी*

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 separate provision for commission/relaxation, rebate of 50% of Tuition Fee payable to the institution by them.

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 CEM & 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

✓ *Shambhu*

*✓ JG 3*

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 of an area of 4000.13 Sq. Mtrs. situated at Sector-11, Mansarovar, Jaipur and bounded as follows:-

EAST : Higher Secondary School,  
WEST : Shopping Centre,  
NORTH : Road 6.00 Mtrs. wide,  
SOUTH : Road 12.00 Mtrs. Wide,

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

#### THE SCHEDULE-II

Yearly lease money payable in advance of Rs. 15,193/- (Rupees Fifteen thousand one hundred ninety three only) by equal Half- yearly payments on the fifteenth day of January and Fifteenth of July each year upto 99 years.

Signed by  
For and on behalf of the  
**PRESIDENT, SHREE GUJRATI  
SAMAJ (REGD.), GUJRATI SAMAJ  
MARG, C-SCHEME, JAIPUR**  
(Lessee)

तकनीकि सहायक उप आवासन अधिकारी  
वर्त द्वितीय राजस्थान आवासन अधिकारी  
Signed by Shri \_\_\_\_\_  
For and on behalf of the  
**RAJASTHAN HOUSING BOARD,  
Jaipur**  
(Lessor)

Signed by Witness:

(1)

(2)



उप-मंजीलीक, जयपुर  
अष्टम