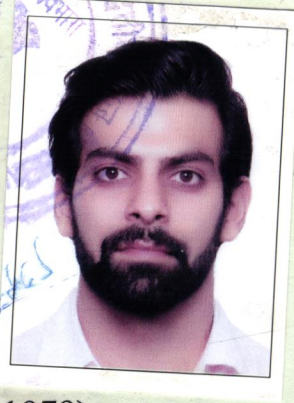




RIICO LTD. EPIP  
AMOUNT RECEIVED VIDE  
CASH R. No. 018/80  
05 FEB 2018  
By Cash/Cheque/P.O. No. 50/.....  
Cashier



LEASE AGREEMENT

(UNDER RULE 11 OF RIICO DISPOSAL OF LAND RULES, 1979)  
Industrial Area Ramchandrapura (Sitapura Extension)  
Plot No. JS 20252 2026

This Lease Agreement is made on the 19<sup>th</sup> day of February in the year 2018 between Rajasthan State Industrial Development & Investment Corporation Limited, Jaipur, a Public Limited Company incorporated under the Companies Act 1956, having its Registered Office at Udyog Bhawan, Tilak Marg, Jaipur (Rajasthan: India)-302005 (hereinafter called 'the Lessor' which expression shall, unless the context does not so admit, includes its successors and assigns) of the **ONE PART**



AND

Shri..... S/o..... Age..... Years,  
R/o.....  
Proprietor of Firm M/s.....

OR

Shri.....  
S/o..... Age..... Years,  
R/o.....

And

Shri..... S/o.....  
Age..... Years, R/o.....

Shri..... S/o.....  
Age..... Years, R/o.....

And

Shri..... S/o.....  
Age..... Years, R/o.....

For Sahitya Sadawart Samiti  
[Signature]  
Member

[Signature]  
उप पंजीयक  
सांगानेर द्वितीय

[Signature]  
Assistant Regional Manager  
RIICO Ltd. EPIP  
Sitapura, JAIPUR-302022



constituting the registered partnership under name & style of f  
M/S..... registered un  
the Indian Partnership Act, 1932 and having its registered office

OR

M/s.....  
incorporated under the Limited Liability Partnership Act, 2008 and having  
registered office at .....

OR

....., an one person company o  
charitable object company or Private Ltd./Public Ltd. company registered under th  
Indian Companies Act 1956 or 2013, as the case may be, and having its registere  
office at .....

OR

SAHITYA SADAWART SAMITI (Reg. No. 133/S6-S7  
a Society, registered under the Co-operative Societies Act and having its registered  
office at Gyan Vihar, D-Block, Malviya Nagar  
Jaipur (Raj.)

OR

....., a Public/Private Trust registered under either the Indian Trust Act or Rajasthan  
Public Trust Act having its registered office at .....

Premium 10,88,97,390/-  
Intt. 2,40,06,033/-  
ER 16,840/-  
Total ₹ 13,29,20,263/-

(hereinafter called 'the Lessee' which expression shall, unless the context does not so  
admit, include his/her/its heirs, successors, executors, administrators, Legal  
representatives and permitted assigns ) of the **OTHER PART**

**WHEREAS**, the State of Rajasthan handed over the land to the Lessor for the  
purpose of setting up of Industrial Area/Special Parks and the Lessor either planned  
the aforesaid land into plots for leasing out to entrepreneurs/developers for the  
purpose of setting-up the industrial/supportive services/other category units or  
leasing out the aforesaid land on 'as is where is' basis i.e. on undeveloped basis for  
setting up an industrial unit/industrial park.

**WHEREAS**, the Lessor has agreed to demise and the Lessee has agreed to take on  
lease, the Plot No. IS 20252-2026 in the Ranchhandapur Industrial area, Jaipur  
Unit Office EPDP, Sitapura or land of Khasra Numbers ..... (Described in  
schedule) situated at village..... Tehsil..... District.....

For Sahitya Sadawart Samiti

Member

2

Assistant Regional Manager  
RIICO Ltd. EPIP  
Sitapura, JAIPUR-302022



on the terms and conditions of the allotment letter No U(25)/2044.. dated 31/8/2012 issued by the Lessor and on the terms and conditions hereinafter appearing for the purpose of Industrial use or setting up the Special Park for activity of Educational Institute and/or any other product/activity that may be allowed by the Lessor in writing according to the factory bye-laws, design and building plans approved by the Lessor or proper municipal or other competent authorities and relevant rules of the Lessor.

**WHEREAS**, the Lessor has handed over physical possession of the said demised plot/land to the Lessee on .....

**NOW THIS LEASE AGREEMENT WITNESSETH AS FOLLOWS:**

- 1: In consideration of the covenants and agreement herein contained and on payment by the Lessee of Rs..... (in words Rs.....) towards the premium and annual one time Economic Rent (strike out which is not applicable) of the demised plot/land and the receipt thereof, the Lessor hereby acknowledge, the Lessor doth hereby demise to the Lessee the plot of land numbered as above in Industrial Area Ramchandrapura containing by measurement 24199 sqm. Or chunk of land hereby demise to the Lessee containing by measurement ..... acres be the same a little more or less, bounded,

On the North by

RIICO Land

On the South by

Road 6.0 m. wide

On the East by

Road 24 m. wide

On the West by

Road 6.0 m. wide

And the said plot or land is more clearly shown in the attached site plan, TO HOLD the said plot of land/chunk of land (hereinafter referred to as 'the demised premises') with their appurtenances unto the Lessee for the term of ninety nine years from the date 03/08/2012 except and always reserving to the Lessor as follows:

- 1(a) A right to lay water mains, drains, sewers, electric wires, gas pipelines, optical fibre cable etc. under or over the demised premises, if deemed necessary by the Lessor, in developing the area.
- 1(b) Full right and title to all mines and minerals in and under the demised premises or any part thereof.
- 1(c) Full right to enhance or revise annual charges such as Service Charges, Economic Rent, Cess etc. applicable as per rules or any other charges of identical nature, if imposed by the Lessor from time to time including right to enhance the premium towards aforesaid demised plot/land, if compensation amount under any award is enhanced by the Court of Law subsequently due to any reason and right to recover the same from the Lessee. However, economic rent shall be revised after a period of 5 years and enhancement in economic rent shall not exceed 25% of the rent payable for the period immediately preceding revision. The quantum of economic rent so determined by the

For Sahitya Sadawart Samiti

Member

Assistant Regional Manager

RIICO Ltd. EPIP

Sitapura, JAIPUR-302022



Lessor shall be final, conclusive and binding on the Lessee and it shall not be questioned in any court of law or otherwise.

1(d) To resume and vest the un-utilised or surplus allotted land/plot on expiry of the prescribed/extended time period allowed by the Lessor for commencing any activity for which land is allotted.

1(e) To resume possession of the demised land, in case, the Lessee fails to make payment of premium of demised land/plot to the Lessor, irrespective of the first charge of the financing body or bodies on the demised land/plot.

## **2: PAYMENT OF DUES, CHARGES AND TAXES**

2(a) That the Lessee will bear, pay and discharge all rent, taxes, charges and assessment of every description which may, during the said terms, be assessed, charged or imposed upon either the landlord or tenant or the occupier in respect of the demised premises or the building erected or to be erected thereupon.

2(b) Premium of Land: The Lessee shall pay the Premium of the plot/land calculated at the rate decided by the Lessor for each Industrial Area/demised land.

2(c) Economic Rent-Yielding and paying thereof unto the Lessor by 31st day of July in each year in advance the yearly Economic Rent.

2(d) Service Charge: That the Lessee will bear, pay and discharge all service charges to defray recurring cost incurred on industrial areas, which may during the said term be assessed, charges, levied or imposed and revised by the Lessor from time to time. Such charges will be payable by the Lessee by 31st day of July in each year in advance for every year otherwise, the Lessee shall pay interest thereon as per prevailing rules.

2(e) GST: The Lessee shall pay Goods & Service Tax or any other identical nature of tax as demanded including interest and penalty thereon, if any which may during the said term of the lease, be assessed, charged or imposed upon either the Lessor/Lessee or tenant or occupier of the Lessee in respect of the demised premises or the building erected or to be erected thereupon.

## **3. GENERAL PROVISION RELATED TO DEMISED LAND/PLOT**

3(a) That the Lessee shall not make any excavation upon any part of the demised premises except required for foundation of building and for levelling and dressing the area.

3(b) That the Lessee will obey and make compliance of the rules of Municipal/local body or other competent authority now existing or thereafter to exist so far as they relate to immovable property or effect health, safety, convenience of the other inhabitants of the area/place.

3(c) If during the term of the lease, the Lessee or his workmen or servants, injure or destroy any part of building or other structure contiguous or adjacent to the plot of land hereby demised or keep the foundation trenches or other pits on the demised land open or exposed to weather thereby causing any injury or

For Sahitya Sadawart Samiti

Member..

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Assistant Regional Manager  
RIICO Ltd. EPIP  
Sitapura, JAIPUR-302022



damage to contiguous or adjacent buildings or dig any pits near the foundation of any building thereby causing any injury or damage to such building.

The Lessee shall pay such damages thereof within three months as may be assessed by the Lessor or any other competent authority, as the case may be, whose decision as to the extent of injury or damage or the amount of damages payable thereof shall be final, conclusive and binding on the Lessee.

- 3(d) That Lessee will plant and maintain adequate number of trees on the demised premises and shall not dig/bore/drill any well/tube-well in the demised premises without prior permission of competent authority or Lessor, as the case may be.
- 3(e) That the Lessee will provide and maintain in good repairs a properly constructed approach road or path across drain to the satisfaction of the Lessor/Local Municipal Authority leading from the public road to the demised premises.
- 3(f) That the Lessee will not erect or permit to be erected on any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping house cattle, dogs, poultry or other animals except and in so far as may be allowed by the Lessor in writing.
- 3(g) That the Lessee will neither exercise his option of determining the lease nor hold the Lessor responsible to make good the damage if by fire, tempest, flood or violence of any army or a mob or other irresistible force, any material part of the demised premises if wholly or partly destroyed or rendered substantially or permanently unfit for building purpose.
- 3(h) The Lessee shall abide the norms/guidelines issued either by the Lessor or any other competent authority from time to time with regard to roof run off and surface run-off Rain Water Harvesting, according to design and drawing, as may be prescribed by the Lessor or any other competent agency from time to time. The Lessee shall also ensure that pre-treatment is made for removing suspended material, oil, grease etc. before recharging the rain water in order to prevent the contamination of underground water and also ensure to make available drinking water in its premises in healthy manner.
- 3(i) The Lessee shall use energy conservation measures to the possible extent according to guidelines/policies/directions/norms of statutory body/competent authority of the Central/State Government.
- 3(j) That Lessee will permit the members, officers, subordinates of the Lessor and their employed workmen and persons at all reasonable times of the day to enter into and upon the demised premises and the building erected thereupon in order to inspect the same.

#### 4: ENVIRONMENTAL MANAGEMENT AND POLLUTION CONTROL MEASURES

- 4(a) The Lessee shall obtain all requisite clearance/consent/approval/authorisation from the competent authority(s) such as MoEF&CC, SEIAA

For Sahitya Sadawart Samiti

*[Signature]*

उप पंजीयक

Member सांगानेर द्वितीय

Assistant Regional Manager

RIICO Ltd. EPIP

Sitapura, JAIPUR-302022



Rajasthan, CPCB, RSPCB, CGWA etc. for the project/ activity in the demised premise and get them renewed from time to time as prescribed by issuing authority. The Lessee shall submit copy of these clearances/consent/approvals to the Lessor within 30 days from the date of its issuance. The Lessee shall also observe and comply with the terms and conditions so imposed by aforesaid authorities and shall also strictly adhere the guidelines/directions/orders issued from time to time in this regard.

- 4(b) That the Lessee shall strictly adhere all relevant provisions of laws in force in the country pertaining to prevention & control of pollution and protection of Environment, applicable on the project to be implemented by the Lessee on the demised premises,
- 4(c) That the Lessee shall also under obligation to comply with the directions, orders, judgements, etc. given by any court of law including National Green Tribunal or any other agency of the Central/State Government from time to time regarding prevention & control of pollution and protection of Environment, applicable on the Lessee.
- 4(d) The Lessee should take all necessary measures required for prevention, control and abatement of air pollution in order to maintain wholesomeness of natural environment.
- 4(e) The Lessee should follow all measures as notified in Graded Response Action Plan through Environment Pollution (Prevention & Control) Authority vide S.O. 118 E dated January 12, 2017 as contained in Gazette notification dated 12.01.2017.

**SPV for CETP Infrastructure and Solid Waste (Hazardous and Non-Hazardous) Disposal System (SWDS)**

- 4(f) The Lessee shall mandatorily become a member of SPV (Special Purpose Vehicle) created under the Companies Act 1956 or 2013, as the case may be for setting up and operation & maintenance and further up-gradation of the CETP Infrastructure and Solid Waste (Hazardous and Non-Hazardous) Disposal System (SWDS) or any other measures required for abating any type of Pollution. CETP infrastructure includes Common Effluent Treatment Plant (CETP), internal conveyance system of the industrial area/effluent conveyance system from industrial units to CETP, treated waste water re-circulation system from CETP back-to concerned industrial units, reject management system and other related equipment such as effluent measuring flow meter/ essential sensors for measurement of desired quality and quantity parameters, SCADA system etc. The Lessee shall ensure primary / pre-treatment of effluent in its premise up-to the inlet CETP standards as prescribed by RSPCB/ CPCB/ SPV before discharging the effluent into the conveyance system joining the CETP.
- 4(g) That all the Capital & Revenue expenses relating to acquisition of land for CETP, construction and operation and maintenance of CETP Infrastructure & SWDS shall be borne by the Lessee being member of the SPV in the proportion as decided by the Board of Directors of such SPV or any other competent authority in this regard.

For Sahitya Sadawart Samiti

*[Signature]*

Member



- 4(h) The Lessee shall abide by all the terms and conditions imposed by the concerned authorities in Environmental Clearance/ Consent to Establish / Consent to Operate/ CGWA approval obtained by RIICO for development of industrial area concerned to the extent of these applicability on the Lessee' unit.
- 4(i) That the Lessee shall not use any space in the industrial area other than designated premises for dumping of all kind of solid waste generated by his industrial unit including product waste/ash/stone cutting waste/stone slurry/sludge/ rubbish/debris etc. and shall take all required measures including collection, segregation and recovery of recyclable material before properly disposing it in the designated site.

Provided, if any space/site is not designated for dumping of solid waste by the Lessor, then the Lessee shall make appropriate arrangement for the same at his own level.

Provided further, if building construction area is over and above 10,000 sqm, then the Lessee shall have to prepare a plan for complete and comprehensive system of collection of Municipal Solid waste strictly in accordance with the Solid Waste Management Rule, 2016.

#### **Domestic Wastewater Treatment and Disposal**

- 4(j) The lessee shall construct a Septic Tank/ Sewage Treatment Plant (STP) of appropriate size and design in its premise for treatment/ storage and disposal of generated domestic waste, if any. However, if building construction area is over and above 10,000 sqm, then the Lessee shall have to construct STP on the allotted land/ plot.

#### **5: UTILIZATION OF PLOT/LAND**

That the Lessee shall erect the building on the demised premises in accordance with the terms and conditions as stipulated in allotment letter and site plan of the plot and will complete construction of building and commence production activity within three years from the date of handing over the possession of the demised land/plot or within such extended period as may be allowed by the Lessor in writing at its discretion either on payment of requisite charges or otherwise. In case, possession of demised land/plot is given prior to declare the industrial area as "developed", the period of three years shall be reckoned from the date of declaration of industrial area concerned as "developed" or part thereof.

Provided, demised land/plot is allotted under the provisions of Rule 3(W) of RIICO Disposal of Land Rules, 1979 (as amended), the Lessee shall complete construction of building in accordance with terms and conditions of the allotment letter and site plan of the plot and commence production activity within 3(three) years from the date of allotment of demised land/plot or within such extended period as may be allowed by the Lessor in writing at its discretion on payment of requisite charges or otherwise, as the case may be.

Further provided, if any change in stipulated period of 3(three) years for commencement of activity/production is made by the Lessor, then amended

For Sahitya Sadawart Samiti

*[Signature]*  
Member

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द्वितीय

*[Signature]*  
Assistant Regional Manager  
RIICO Ltd. EPIP  
Sitapura, JAIPUR-302022



provisions shall be applicable on the Lessee and the Lessee shall be under obligation to utilize the demised land/plot accordingly.

#### 6: CHANGE IN PRODUCT

That the Lessee shall apply in writing for obtaining permission for any change in the sanctioned product or production capacity or process of manufacturing to the Lessor. If no communication is received by Lessee from the Lessor within a period of 60 days, request shall be deemed as accepted by the Lessor. However, Lessee proposing to set up any industrial unit under red category as notified by Pollution Control Board or setting up effluent generating unit, he shall be required to take written permission from the Lessor along with consent of Pollution Control Board before initiating any change in their manufacturing product.

Provided, demised land/plot is allotted under the provisions of Rule 3(W) of the RIICO Disposal of Land Rules, 1979, the Lessee shall mandatorily obtain permission for change of product from the Lessor in writing.

#### 7: TIME EXTENSION

The Lessee shall seek time extension for deposition of Premium & other dues and time extension for utilization of the plot/land beyond stipulated period from the Lessor in writing by giving valid/cogent reasons and it may be at discretion of Lessor to extend time for these purposes as per prevailing rules.

#### 8: MORTGAGE OF LEASE HOLD RIGHTS

- 8(a) The Lessee may mortgage and/ or hypothecate and/or create charge and create other encumbrance on the demised land/property for the limited purpose of offering such assets as security in favour of lenders for securing repayment of loan and/or any amount payable by the Lessee to such lenders which may be any banking company or a banking institution notified by the Central Government under Section 51 of the Banking Regulation Act, 1949 or a corresponding new bank as defined under the Banking Companies (Acquisition and Transfer of Undertaking) Act, 1970 or public financial institutions which are notified or may be notified by the Central Government in this behalf in consultation with Reserve Bank of India or private lending agencies (hereinafter called as financial body or bodies) for any loan taken by him/it for erection of building of factory, purchase of plant & machinery and/or for avail working capital facility to run the project.

In such case, where mortgage/hypothecation and/or any other encumbrance created on the demised land/property, first charge of the Lessor shall rank second to the charge of the financing body or bodies provided financial body or bodies shall inform the Lessor for mortgaging/hypothecating/create charge on demised land/plot and keep a specific clause in their loan agreement(s) and mortgage deed(s)/hypothecation deed that breach of any of the conditions of these present (Lease Agreement) shall be treated as breach of the conditions of their loan agreement(s) and mortgage deed(s)/ hypothecation deed.

Provided, that the above provision shall not be operative where land is allotted on instalment facility or entire Premium of allotted land/plot has not been paid

For Sahitya Sadawart Samiti



by the Lessee and/or sheds are constructed and allotted on hire purchase basis by the State Government/Lessor. In such cases, the Lessee could create first charge or hypothecate or mortgage in favour of financing body or bodies on land /or shed, as the case may be, with the condition that the unpaid premium of the plot/ land and/or cost of shed, as the case may be, shall be remitted to the Lessor by such financing body or bodies in whose favour the charge has been created or assets have been mortgaged or hypothecated, if the Lessee (allottee) fails to make payment of the balance amount of Premium and /or the cost of shed in time as per terms and condition of allotment.

Provided further that Collateral security of the demised plots/land/property for creation of mortgage/hypothecation etc. for loan or any other purpose for himself or any other would be allowed to be created only in favour of financing body/bodies mentioned in clause 8(a) of this Lease Agreement subject to ensuring that the Lessee has cleared all the outstanding dues of the Lessor and there is a condition in respect of collateral security to be created in the sanction letter of the concerned financial body or bodies.

- 8(b) That the Lessee and concerned financial body or bodies will inform the Lessor the details of finance(s) raised on the security of the demised property herein mentioned in the schedule from time to time till the loan(s) is/are re-paid to the financial body or bodies.

**9: TRANSFER, SUB LEASE, SUB-LETTING, SUB-DIVISION AND RELINQUISH OF RIGHTS IN THE DEMISED LAND/PLOT**

The Lessee will not without the previous consent in writing of the Lessor, sub lease, sublet, relinquish, sub-divide the demised premises or the building standing thereon or both as a whole and every such transfer, assignment relinquishment, sub-division, sub-leasing or subletting shall be subject to the condition that the transferee /assignee shall be bound by all the covenants and conditions herein contained and be answerable to the Lessor in all respect thereof and applicability of charges and prevailing applicable rules of the Lessor on the Lessee.

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

Provided further that the Lessee if relinquishes his rights in the said premises by assignments or due to his death or by operation of law or otherwise whomsoever become assigned, inherited or transferred during the term of lease hereby granted within a period of three calendar month from the date of such assignment, inheritance or transfer, deliver a notice of assignment, inheritance or transfer to the Lessor setting forth names and description of the parties to every probate or a WILL or Letter of Administration, decree, order, certificate or other document of affecting or evidencing such assignment, inheritance or transfer and document(s) as aforesaid accompanying the said notice which shall remain for 7 days at the office of the Lessor and it is hereby covenanted that

For Sahitya Sadawart Samiti

उप पंजीयक  
सांगानेर द्वितीय

Assistant Regional Manager

RIICO Ltd. EPIP

Sitapura, JAIPUR-302022



failure to carry out this condition will without prejudice to the right of the Lessor to determine this Lease Agreement for breach of this covenant entail penalty of Rs. 5000/- to be paid by the Lessee. However, if the Lessee's firm is dissolved and no 'successor in interest' is there or appointed within 90 days of its dissolution, the Lessor shall be entitled to determine this Lease Agreement.

#### 10: NUISANCE

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

#### 11: ABIDE BY RIICO DISPOSAL OF LAND RULES, 1979

- 11(a) That the Lessee shall also abide by the terms and conditions of the Allotment Letter, RIICO Disposal of Land Rules, 1979 and amendments made therein from time to time. In case of any discrepancy in covenants of Lease Agreement of these presents and provisions of RIICO Disposal of Land Rules, 1979, rules of 1979 shall prevail over the covenants of Lease Agreement.
- 11(b) The Allotment Letter shall be part and parcel of this Lease Agreement and subsequent permission for transfer/assignment of lease hold rights shall also be part and parcel of this Lease Agreement.

#### 12: DETERMINATION OF LEASE AND RESUMPTION OF LAND

Notwithstanding anything, herein contained if there shall have been in the opinion of the Lessor, any breach by the Lessee or by the person claiming through or under him of any of the covenants or conditions herein contained and on his part to be observed and performed and in particular without prejudice to the generality of the sub-clause, subject to exceptions or if any amount including interest due to the Lessor remaining unpaid for a period of 90 days after the same shall have been demanded by the Lessor or if the Lessee or the persons in whom the terms hereby created/vested is adjudged insolvent and if this Agreement is determined as herein before specified, it shall be lawful for the Lessor without prejudice to any other right of action of the Lessor in respect of any breach of this Agreement to re-enter without taking recourse to a court of law upon the demised premises or any part thereof in name of whole and thereupon this demise shall absolutely CEASE and determine and the money paid by the Lessee by virtue of these presents shall stand forfeited to the Lessor without prejudice to rights of the Lessor to recover from the Lessee all money that may be payable by the Lessee hereunder with interest thereon @  $14\frac{1}{2}\%$  per annum and the Lessee shall be at liberty to remove and appropriate to himself all buildings, erections and structures, if any made by him and all materials thereof from the demised

For Sahitya Sadawart Samiti \* at per prevailing rates of the coupon.

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Member

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*Any*  
Assistant Regional Manager

RIICO Ltd. EIP

Sitanura, JAIPUR-302022



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

Provided further and always the right of re-entry and determination of the Lease of the put shall not be exercised by the Lessor if the Lessee remedy the breach within a period of 45 days from the date of issuance of show cause notice issued by the Lessor in accordance with RIICO Disposal of Land Rules, 1979 or if financing body or bodies remedy the breach within a period of 90(ninety) days from the date of show cause notice issued/served by the Lessor on such financing body or bodies regarding said breach or breaches.

### 13: JURISDICTION OF COURT

All legal proceedings for breach of the aforesaid conditions shall be lodged in courts situated at Jaipur and not elsewhere.

### 14: INDEMNIFICATION

Any loss suffered by the Lessor on a fresh grant of the demised premises for breach of aforesaid conditions on the part of the Lessee or any person claiming through or under him shall be recoverable from the Lessee.

### 15: NOTICE

Any notice or communication required to be served hereunder shall be deemed to have been sufficiently served on the Lessee if, served by "E-mail/Registered Acknowledgement Due Post/Authorised Courier Service/Speed Post" and signed by an Officer of the Lessor and the services shall be deemed to have been made at the time of which the registered letter would in the ordinary course be delivered even thought returned un-served on account of the refusal by the Lessee or otherwise howsoever.

### 16: SECURITY DEPOSIT

16(a) The security deposit made with the application for allotment of land shall be refunded to the Lessee after utilization of the plot for the purpose it was allotted on application made by Lessee or any other product which is permitted by the Lessor in writing subsequently.

16(b) The security deposited by the Lessee shall stand-forfeited whenever there is a breach of any condition contained in the said Lease Agreement.

### 17: POWERS

All powers exercised by the Lessor under this Lease Agreement may be exercised by the Managing Director or such other authority authorized in this behalf by the Lessor.

Dr Sahitya Sadawart Samiti

Member

उप पंजीयक  
द्वितीय  
सांगानेर

Assistant Regional  
RIICO Ltd.  
Jaipur, JAIPUR 302022



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

## 18: STAMP DUTY & REGISTRATION

The stamp duty and registration charges including other charges, if any in respect of the preparation and execution of the lease and its duplicate including the cost, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

In WITNESS HEREOF THE parties hereto have set their hands this day...<sup>19<sup>th</sup></sup>  
of the month of Feb...... in the year...2018....

For and on behalf of Lessee-

Signature:

Name : Kanishk Sharma

PAN No. CZLP8533BH

AADHAR NO. 937562766921

Status/Designation: Member



ziny  
Assistant Regional Mana  
RIICO Ltd. EPIP  
Sitapura, JAIPUR-302022

For and on behalf of Lessor-  
Rajasthan State Industrial Development  
and Investment Corporation Limited

Signature:

Name :

PAN No. AABCR4695J

Designation:

1. Witness:-

Signature: Nand Singh

Name : Nand Singh

Address: 114-A, Hanuman City

Indrapuri, Sangamner Taluka  
(Raj.)

2. Witness:-

Signature:

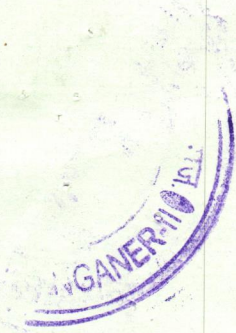
Name :

Address:

For Sahitya Sadawart Samiti

Kanishk  
Member





**Lease Agreement**

Enclosed herewith the lease agreement of Sahitya Sadawart Samiti, Plot No. IS-2025 & 2026,  
Industrial area Ramchandrapura (Sitapura Extension) Executed on.....19-02-2018.....

For and on behalf of Lessee-

Signature:

Name: Kanishk Sharma

PAN No. CZLPS5338H

AADHAR No. 937562766921

Status/Designation: Member

Assistant Regional Manager  
RIICO, Jaipur

For and on behalf of Lessor  
Rajasthan State Industrial Development  
And Investment Corporation Limited

Signature:

Name:

PAN No. AABCR4695J

Designation:

1. Witness:

Signature:

Name: Nand Singh

Address: 114-A, Hanuman City

Inder Puri, Sanganeer, Jaipur  
(Ras.)

2. Witness:

Signature:

Name:

Address:

उप पंजीयक  
सांगानेर द्वितीय







Presentation Endorsement

आज दिनांक 20 माह 04 सन् 2018 को 12:00 PM बजे  
श्री/श्रीमती/सुश्री KANISHK SHARMA(MEMBER SAHITYA SADAWART  
SAMITI) पुत्र/पुत्री/पत्नि श्री SUNIL SHARMA  
उम्र 26 वर्ष, जाति BRAHMAN, व्यवसाय Business  
निवासी House No.:00, Colony: GYAN VIHAR BLOCK-D, Area:  
MALVIYA NAGAR, City: JAIPUR, Pin code: 302017, District: JAIPUR,  
State: RAJASTHAN  
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया ।

हस्ताक्षर प्रस्तुतकर्ता  
201801025002667

हस्ताक्षर उप पंजीयक  
SANGANER-II  
उप पंजीयक  
सांगानेर वितीय

Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB,  
UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises, the  
instruments is executed in respect of land sold through public auction. (in favour of male)

Fees Receipt Endorsement

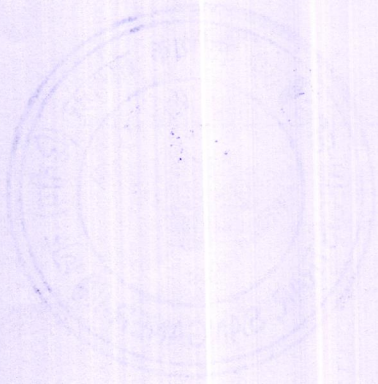
रसीद नं.	201802025002919
दिनांक	20-04-2018
पंजीयन शुल्क ₹	300000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	6646014
कमी सरचार्ज शुल्क ₹	1329202
कुल योग	8275516

201801025002667

उप पंजीयक,  
SANGANER-II  
उप पंजीयक  
सांगानेर वितीय

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instruments is executed in respect of land sold through public auction. (in favour of male)

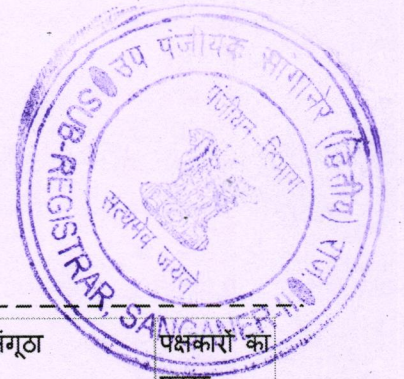




कायदा पट  
पंजीयक सांगली

कायदा पट  
पंजीयक सांगली





### Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री KANISHK SHARMA(MEMBER SAHITYA SADAWART SAMITI), पुत्र/पुत्री/पत्नि श्री SUNIL SHARMA, व्यवसाय Businessजाति BRAHMAN House No.:00, Colony: GYAN VIHAR BLOCK-D, Area: MALVIYA NAGAR, City: JAIPUR, Pin code: 302017, District: JAIPUR, State: RAJASTHAN			Presenter Age : 26 Signature :

ने लेख्यपत्र Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB, UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises, the instruments is executed in respect of land sold through public auction. (in favour of male) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 132920263/- पूर्व में / मेरे समक्ष / में से रु 132920263/- 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 NAND SINGH, पुत्र/पुत्री/पत्नि श्री KALU SINGH जाति RAJPUT Age: 33 Add: House No.:114-A, Colony: HANUMAN CITY, Area: INDERPURI SANGANER, City: JAIPUR, Pin code: 302029, District: JAIPUR, State: RAJASTHAN			Signature :

201801025002667

उप पंजीयक, SANGANER-II

Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB, UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises, the instruments is executed in respect of land sold through public auction. (in favour of male)





Registration Endorsement

आज दिनांक 20/04/2018 को  
पुस्तक संख्या 1 जिल्द संख्या 386 में  
पृष्ठ संख्या 127 क्रम संख्या 201803025102110 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 1542 के  
पृष्ठ संख्या 469 से 486 पर चस्पा किया गया ।

201801025002667

उप पंजीयक, SANGNER-II

Lease Deed or Sale Deed, executed in respect of land allotted/sold by State Government, RHB, UDH/local bodies, RIICO, PS, GP, KUM, RSCHFA and any other authority or enterprises, the instruments is executed in respect of land sold through public auction. (in favour of male)

