



URBAN IMPROVEMENT TRUST, JODHPUR.

*****LICENCE*****

Licence issued in favour of Manager R.C. Diacoson Society, Ajmer-Jaipur FOR THE USE AND OCCUPATION OF LAND FOR SCHOOL IN 'G' SECTOR SHASTRI NAGAR.

This indenture made this 9 day of December, ^{Jan-} One thousand Nine hundred 1954 between the Improvement Trust (hereinafter called the Licensor) on the one part and the Manager, R.C. Diacoson Society, Ajmer-Jaipur (hereinafter called the licensee) of the other part.

The indenture witnesseth that the Improvement Trust both hereby grant to Manager, R.C. Diacoson Society exclusive lease and licence until such licence shall be determined in manner herein after mentioned to enter upon occupy and use for the purpose of constructing a School building on the land constituting land for School in Sector 'G' Shastri nagar scheme specified in the schedule hereto and delineated in the plan here unto annexed subject to the conditions following that is to say: -

1. The said land shall be used by the licensee for the purpose of construction of a school building and for no other purpose.
2. The licensee will not sub-divide the site or

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construct more than one school unit on it.

3. The licensee shall construct the school building on, 2/3rd of the maximum permissible covered area in accordance with the plans and specification approved by the Improvement Trust and complete same in accordance therewith within a period of two years from the date of allotment /auction after depositing the full cost of the plot and obtain completion certificate from the said Trust
4. The building so erected shall be used solely for the Education purposes.
5. The height and design of the compound wall shall be according to the approved design.
6. The built up area shall not exceed 35% of the total area of the plot or as prescribed in the scheme.
7. Gates will not be allowed on corners or inside the circle.
8. The licensee shall pay assessment at the rate of 2.50% of the reserve price. For the first 3 years only half of the urban assessment shall be charged. The urban assessment or ground rent once fixed under these rules shall be liable to revision after every 15 years and also at each transfer by sale or gift or otherwise and such increase shall at each stage be 25% of the urban assessment or ground rent at the time of such revision or transfer, as the case may be.
9. The licensee will not transfer or assign this licence, the benefit thereof or execute any instrument purporting to do so, except for the loan from the 1) Central Govt., 2) L.I.C. of India 3) Scheduled Bank 4) Rajasthan Financial Corporation and 5) Rajasthan State Cooperative Housing Finance Society Lt., Jaipur.
- 9.B- The allottee shall not transfer the plot before the expiry of 10 years from the date of allotment and transfer after 10 years shall be subject to such levy or impose

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as may be prescribed from time to time by the Govt., in this behalf.

9-C If any person sell his plot in contravention of the provisions of Rajasthan Urban Improvement (Disposal of the Urban Land)Rules 1974 by whatever method , the plot shall stand forfeited to Trust without any liability or compensation and allottees shall not be eligible for allotment of plot in future.

10- In the event of breach, non-performance observances of any of the foregoing conditions, the licencser shall be entitled to revoke and determine the licence hereby granted and re-enter upon the said land thereupon the licensee shall be bound to give to the licenser or any officer authorised in this behalf quiet and peaceful possession of the said land and of the building erected thereon.

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Provided always that in the case of any such breach , non performance or non observance of any of the said conditions the commission by the licenser there upon to enfoce the provisions of this clause shall not prejudice or affect his right to enfoce such provision there after in respect of any subsequent continuing occession.

Subject to the provisions of clause (10) the licence shall remain in force till 31-3-84 unless extended by the licenser.

The Schedule above referred to:- 31/3/85
All that piece of land constituting plot No. 14972-277 Masuria in Section G Section 4 measuring sq.yds as shown in the annexed plan marked red.

In witness whereof the said parties here to have hereunto set and subscribed their hands, the day , month and year first above written..

Signed by [Signature]
Secretary,
Urban Improvement Trust,
Jodhpur.

and S [Signature]
(Licencees)

In the presence of:-
1.