

**OFFICE OF THE SR. REGIONAL MANAGER RIICO LTD.
IND. AREA, SIKAR**

Registered A.D.

No. U(19)/3() 4599
Dated 18/3/05

✓ M/s Indian Education & Development Society,
C/o Sh. Sushil Kumar Gupta,
Opp. Kapil Govt. Dispensary,
Neemkathana, Distt. Sikar

Subject : Allotment of land for setting up **EDUCATIONAL INSTITUTE** at Industrial Area
Neem Ka Thana Ph.II.

Dear Sir ,

In reference to your application No. 35813 dt 21.02.05 for allotment of land , the management is pleased to allot you plot No. 206 measuring 5000 Sqm. mtrs. of land at our Industrial Area Neem Ka Thana Ph. II, Distt. Sikar for setting up **EDUCATIONAL INSTITUTE** on the following terms and conditions :-

1. That you shall deposit in this office, the economic rent @ RS. 237/- of every 4000 sqm.(minimum Rs. 100/-) within 60 days from the date of issue of this order and in future at the beginning of each financial year in advance by 31th July of that year .
2. That you shall deposit in this office the service charges of the land at the rates decided by the Corporation from time to time which is Rs - per sq. mtr. presently , within 60 days for the current year and future at the beginning of each financial year in advance by the 31st July. (Service charges will be made applicable in the area for the date of declaration of area as developed)
3. That you shall pay the balance development charges calculated @ **RS.200/-** per sqm. . amounting to **Rs. 5,00,000/-** within 60 days from issue of this letter :-

A. You shall pay following dues within 60 days from issue of this letter:-

- | | | |
|----|--|----------------------------|
| 1. | Development Charges | : Rs. 500000.00 |
| 2. | Security Money of land | : Rs. 20000.00 (deposited) |
| 3. | Economic rent for 10 years (one time scheme) | : Rs. 3256.00 |
| 4. | Service charges for the year,03-04 | : Rs. - |
| 5. | Site plan charges | : Rs. 100.00 |

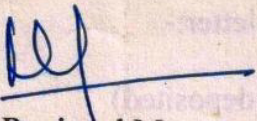
Total : Rs. 503356.00

4. After depositing the amount you will take possession of land on the same day from our ASE / Asstt. Regional Manager . In case the possession is not taken , it will be deemed to have been taken over by you with effect from the date of 100 % payment within the above referred period of 60 days. Proposed Sikshan Sansthan (not for school) will have to be started within 3 years from the date of possession as per project submitted by you.
5. On deposition of the amount as above you will get the lease deed of the plot executed and get it registered at your cost with our Asstt. Regional Manager /ASE within 30 days from the date of deposition of 100% D.C.
6. You will have to get building plans approved by RIICO prior to commencement of construction of your Sikshan Sansthan (not for school).
7. In case there are any wells / trees structures , compound wall etc. on the plot the cost of the same will be paid by you separately , as may be decided by the corporation as per rules.
8. That you shall contribute towards the expenditure on construction of drainage system for effluents of your Sikshan Sansthan (not for school) in the desired proportion as may be decided by the corporation.

9. In case power /telephone line is passing through your plot the corporation does not undertake any responsibility for its removal you would be required to plan your construction accordingly leaving prescribed set back.
10. You will plant at least 100 trees Per 4000 Sq.mtr. at your plot.
11. You will employ at least one person out of those persons whose land has been acquired by us , on our recommendation.
12. That you shall pay land & building tax as demanded by the land and building tax department.
13. If the compensation amount of land acquired by RIICO & allotted to you is enhanced by any competent court, then the same will have to be paid by you in total.
14. The allottee shall take steps in the plot for harvesting of rain water through the maximum possible extent.
15. You will submit the following documents within 60 days:-
 1. Detailed Project Report.
 2. Registration from Education Deptt.
 3. Rough lay out plan.
16. That in case the amount as stated at para 3 above is not paid, construction/production not started within the period prescribed above on there is a breach in any of the condition provided above the allotment would automatically be treated as cancelled and security money shall be forfeited.
17. In case of surrender/cancellation within 2 years of allotment 5% development charges of total cost shall be deducted irrespective of development of area. The interest paid and payable/accrued for late payment of development charges shall also be deducted irrespective of time period.
18. You will have to maintain healthy envairment in the Bed. College Sikshan Sansthan campus.
19. You will have to give priority in admission to the student of RIICO employees in your Bed. College Sikshan Sansthan (not for school).

Thanking You,

Yours Faithfully,



Sr. Regional Manager
RIICO Ltd. Sikar

C.C. to :-

1. The General Manager D.I.C. Sikar .
2. Branch Manager, R.F.C., Sikar
3. A.R.M./Sr. A.S.E. RIICO Ltd. Sikar for their taking Necessary action.

Sr. Regional Manager
RIICO Ltd. Sikar