

JAGANNATH UNIVERSITY, CHAKSU (JAIPUR)

| Jama Bandi Details | | | |
|--|------------|--|-------------|
| Land already with Jagannath University, Chaksu(Jaipur) | | | |
| Sr. No. | Account No | Khasra No. | Area Hec |
| 1 | 28 | 23/1 25 to 32 & 34 202 to 205 1070/28 | 2.29 |
| 2 | 63 | 835 | 0.02 |
| 3 | 64 | 830/2 831/2 832/1 832/2 833/834 839 to 844 847/848/856 856/1 857 to 877 877/1 878/879 879/1 880 to 892 894/895 | 15.08 |
| TOTAL area in Hec | | | (A) 17.39 |
| Land taken on 15 Year Lease | | | |
| Sr. No. | Account No | Khasra No. | Area Hec |
| 1 | 290 | 219, 224/1, 235, 293/1, 294 | 1.12 |
| 2 | 291 | 229/1, 234/1, 740/2, 1707/1, 1708/1, 2134/1 | 2.72 |
| 3 | 50 | 40/2, 79/2, 80/2 | 1.57 |
| 4 | 51 | 910/4, 911, 912/1, 912/2 | 0.75 |
| 5 | 438 | 222/2, 223, 224/2, 228/2, 230/2, 231/1, 231/2, 231/3, 232/1, 234/2, 293/2, 295, 740/1, 1707/2, 1708/2, 2134/2 | 5.15 |
| 6 | 61 | 40/1, 79/1, 80/1 | 1.57 |
| 7 | 25 | 690, 1710 | 0.64 |
| TOTAL area in Hec | | | (B) 13.52 |
| Total area of Land in Hec. | | | (A+B) 30.91 |

ANNEXURE

Certified True Copy

Registrar
Jagan Nath University, Jaipur

-88- 01/7/10



जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26(बी)
(देखिये नियम 153 ए)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- भूरटियाकलों
पटवार हल्का :- गिरधारीलालपुरा
भू.अभि.नि.क्षेत्र :- छान्देल कला
तहसील :- चाकुसू
जिला :- जयपुर

सम्बत :- 2070 - 2073
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 28
खाता संख्या पुराना :- 28

काश्तकार का नाम/पिता का नाम
जाति निवास के पते सहित :-

जगन्नाथ गुप्ता मेमोरियल एज्युकेशनल सोसायटी
पंजीकृत कार्यालय 3 इन्स्टीट्यूशनल एरिया
सेक्टर -5 रोहिणी दिल्ली -85 जरिये चेयरमैन
मनीष गुप्ता पुत्र स्व.जगन्नाथ गुप्ता

| खसरा संख्या | क्षेत्रफल | भूमि वर्गीकरण | कृषक द्वारा संदत्त लगान | सिंचाई के साधन | अन्तरण के क्रम में प्रभाणित नामान्तरकरण संख्या व दिनांक | टिप्पणी |
|-------------|-----------|---------------|-------------------------|----------------|---|---------|
| 23/1 | 0.1500 | बारानी 2 | 0.1500 | 1.20 | | |
| 25 | 0.2500 | चाही 2 | 0.2500 | 7.75 | | |
| 26 | 0.2500 | चाही 2 | 0.2500 | 7.75 | 37 | |
| 27 | 0.1900 | बारानी 2 | 0.1900 | 1.52 | | |
| 28 | 0.0800 | बारानी 2 | 0.0800 | 0.64 | | |
| 29 | 0.0500 | बारानी 2 | 0.0500 | 0.40 | | |
| 30 | 0.1200 | बारानी 2 | 0.1200 | 0.96 | | |
| 31 | 0.0400 | बारानी 2 | 0.0400 | 0.32 | | |
| 32 | 0.0800 | बारानी 2 | 0.0800 | 0.64 | | |
| 34 | 0.3800 | चाही 2 | 0.3800 | 11.78 | 37 | |
| 202 | 0.1100 | सै.मु.कालेज | 0.1100 | 0.00 | | |
| 203 | 0.0900 | सै.मु.कालेज | 0.0900 | 0.00 | | |
| 204 | 0.0800 | सै.मु.कालेज | 0.0800 | 0.00 | | |
| 205 | 0.2300 | बारानी 2 | 0.2300 | 1.84 | | |
| 206 | 0.1400 | बारानी 2 | 0.1400 | 1.12 | | |
| 1070/28 | 0.0500 | बारानी 2 | 0.0500 | 0.40 | | |
| कुल | 16 2.2900 | | 2.2900 | 36.32 | | |
| घसरे - | | | | | | |

यह प्रपत्र केवल प्रार्थी की जानकारी के लिये है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

प्रतिलिपि जारी करने की तिथि :- 22/07/2017

नामान्तरकरण अद्यतन दिनांक:- 05/12/2016

NIC

Certified True Copy

Registrar
Jagan Nath University, Jaipur

- 719



जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26(बी)
(रेखिदे नियम 153 ए)
पृष्ठ संख्या :- 1 of 1

ग्राम का नाम :- रामपुराबुजुर्ग
पटवार हल्का :- बडली
भू.अभि.नि.क्षेत्र :- चाकसू
तहसील :- चाकसू
जिला :- जयपुर

सम्बत :- 2070 - 2073
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 63
खाता संख्या पुराना :- 50

काश्तकार का नाम/पिता का नाम
जाति निवास के पते सहित :-

जगन्नाथ गुप्ता मेमोरियल एज्यूकेशनल सोसायटी
पंजी.कार्यालय 3 इन्स्टीट्यूशनल एरिया राहिणी
दिल्ली जरिये चेयरमैन मनीष गुप्ता पुत्र जगन्नाथ
गुप्ता हि.5/8 रामनारायण पुत्र भूरा
हि.1/4जयनारायण जूगलकिशोर प्रह्लाद पि.जोधा रामा
पत्रिजोधा हि.1/48 श्यामसुन्दर रामस्वरूप बाबूलाल
पि. पांच्या लक्ष्मी पत्रि पांच्या हि.1/48 भगवान
पुत्र विजयलाल तीजा पत्रि विजयलाल हि.1/48 जाति
माली सा.देह खातेदार

| खसरा संख्या | क्षेत्रफल | भूमि वर्गीकरण | कृषक द्वारा सदत्त लगान | सिंचाई के साधन | अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक | टिप्पणी |
|-------------|-----------|---------------|------------------------|----------------|---|---------|
| 835 | 0.0200 | गै.मु.चाह | 0.0200 | 0.00 | | |
| कुल | 1 | 0.0200 | 0.0200 | 0.00 | | |
| घसरे - | | | | | | |

यह प्रपत्र केवल प्रार्थी की जानकारी के लिये है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

प्रतिलिपि जारी करने की तिथि :- 22/07/2017

नामान्तरकरण अद्यतन दिनांक:- 03/02/2017

NIC

Certified True Copy
Registrar
Jagan Nath University, Jaipur

720-10-101



जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

फॉर्म पी-26(बी)
(रेगिस्ट्रार नियम 153 ए)
पृष्ठ संख्या :- 1 of 2

ग्राम का नाम :- रामपुराबुजुर्ग
पटवार हल्का :- बड़ली
भू.अभि.नि.क्षेत्र :- चाकसू
तहसील :- चाकसू
जिला :- जयपुर

सम्बत :- 2070 - 2073
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हेक्टेयर
खाता संख्या नया :- 64
खाता संख्या पुराना :- 51

काश्तकार का नाम/पिता का नाम
जाति निवास के पते सहित :-

जगन्नाथ गुप्ता मेमोरियल एज्युकेशनल सोसायटी
पंजीकृत कार्यालय 3 इन्स्टीट्यूशनल एरिया
सेक्टर 5 रोहिणी दिल्ली जरिये चेयरमेन
मनीष गुप्ता पुत्र जगन्नाथ

| खसरा संख्या | क्षेत्रफल | भूमि वर्गीकरण | कृषक द्वारा संदत्त लगान | सिंचाई के साधन | अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक | टिप्पणी |
|-------------|-----------|---------------|-------------------------|----------------|---|---------|
| 830/2 | 0.1000 | बारानी 2 | 0.1000 | 0.80 | | |
| 831/2 | 0.0500 | बारानी 2 | 0.0500 | 0.40 | | |
| 832/1 | 0.2300 | रै.मु.कालेज | 0.2300 | 0.00 | | |
| 832/2 | 0.2200 | रै.मु.कालेज | 0.2200 | 0.00 | | |
| 833 | 0.0600 | रै.मु.कालेज | 0.0600 | 0.00 | | |
| 834 | 0.2500 | रै.मु.कालेज | 0.2500 | 0.00 | | |
| 839 | 0.4200 | रै.मु.कालेज | 0.4200 | 0.00 | | |
| 840 | 0.0100 | रै.मु.कालेज | 0.0100 | 0.00 | | |
| 841 | 0.0300 | रै.मु.कालेज | 0.0300 | 0.00 | | |
| 842 | 0.0300 | रै.मु.कालेज | 0.0300 | 0.00 | | |
| 843 | 0.0900 | रै.मु.कालेज | 0.0900 | 0.00 | | |
| 844 | 1.2500 | रै.मु.कालेज | 1.2500 | 0.00 | | |
| 847 | 0.0200 | रै.मु.कालेज | 0.0200 | 0.00 | | |
| 848 | 0.1100 | रै.मु.कालेज | 0.1100 | 0.00 | | |
| 856 | 1.9900 | रै.मु.कालेज | 1.9900 | 0.00 | | |
| 856/1 | 0.0600 | बारानी 3 | 0.0600 | 0.24 | | |
| 857 | 1.3100 | रै.मु.कालेज | 1.3100 | 0.00 | | |
| 858 | 1.2000 | रै.मु.कालेज | 1.2000 | 0.00 | | |
| 859 | 1.0700 | रै.मु.कालेज | 1.0700 | 0.00 | | |
| 860 | 0.4200 | रै.मु.कालेज | 0.4200 | 0.00 | | |
| 861 | 0.2500 | रै.मु.कालेज | 0.2500 | 0.00 | | |
| 862 | 0.2400 | रै.मु.कालेज | 0.2400 | 0.00 | | |
| 863 | 0.5500 | रै.मु.कालेज | 0.5500 | 0.00 | | |
| 864 | 0.0900 | रै.मु.कालेज | 0.0900 | 0.00 | | |
| 865 | 0.0500 | रै.मु.कालेज | 0.0500 | 0.00 | | |
| 866 | 0.2100 | रै.मु.कालेज | 0.2100 | 0.00 | | |
| 867 | 0.0200 | रै.मु.कालेज | 0.0200 | 0.00 | | |
| 868 | 0.0500 | रै.मु.कालेज | 0.0500 | 0.00 | | |

Certified True Copy
Registrar
Jagan Nath University, Jaipur

| खसरा संख्या | क्षेत्रफल | भूमि वर्गीकरण | मुयक द्वारा संदत लगान | सिंचाई के साधन | अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक | टिप्पणी |
|-------------|------------|---------------|-----------------------|----------------|---|---------|
| 869 | 0.0400 | सै.मु.कालेज | 0.0400 | 0.00 | | |
| 870 | 0.0300 | सै.मु.कालेज | 0.0300 | 0.00 | | |
| 871 | 0.2500 | बारानी 3 | 0.2500 | 1.00 | | |
| 872 | 0.1400 | बारानी 3 | 0.1400 | 0.56 | | |
| 873 | 0.1700 | बारानी 3 | 0.1700 | 0.68 | | |
| 874 | 0.1700 | बारानी 3 | 0.1700 | 0.68 | | |
| 875 | 0.1100 | बारानी 3 | 0.1100 | 0.44 | | |
| 876 | 0.0500 | बारानी 3 | 0.0500 | 0.20 | | |
| 877 | 0.0300 | बारानी 3 | 0.0300 | 0.12 | | |
| 877/1 | 0.1800 | बारानी 3 | 0.1800 | 0.72 | | |
| 878 | 0.2000 | बारानी 3 | 0.2000 | 0.80 | | |
| 879 | 0.1400 | सै.मु.कालेज | 0.1400 | 0.00 | | |
| 879/1 | 0.0400 | बारानी 3 | 0.0400 | 0.16 | | |
| 880 | 0.2300 | सै.मु.कालेज | 0.2300 | 0.00 | | |
| 881 | 0.5300 | सै.मु.कालेज | 0.5300 | 0.00 | | |
| 882 | 0.4600 | सै.मु.कालेज | 0.4600 | 0.00 | | |
| 883 | 0.2700 | सै.मु.कालेज | 0.2700 | 0.00 | | |
| 884 | 0.3400 | चाही 3 | 0.3400 | 8.16 | | |
| 885 | 0.1700 | बारानी 1 | 0.1700 | 1.70 | | |
| 886 | 0.0300 | बारानी 2 | 0.0300 | 0.24 | | |
| 887 | 0.0100 | बारानी 2 | 0.0100 | 0.08 | | |
| 888 | 0.1200 | बारानी 2 | 0.1200 | 0.96 | | |
| 889 | 0.0400 | बारानी 2 | 0.0400 | 0.32 | | |
| 890 | 0.0900 | बारानी 2 | 0.0900 | 0.72 | | |
| 891 | 0.4900 | चाही 3 | 0.4900 | 11.76 | | |
| 892 | 0.0400 | सै.मु.चाह | 0.0400 | 0.00 | | |
| 894 | 0.2000 | चाही 3 | 0.2000 | 4.80 | 892 | |
| 895 | 0.1300 | बारानी 1 | 0.1300 | 1.30 | | |
| कुल | 56 15.0800 | | 15.0800 | 36.84 | | |
| समरे - | | | | | | |

यह प्रपत्र केवल प्रार्थी की जानकारी के लिये है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

प्रतिलिपि जारी करने की तिथि :- 22/07/2017

नामान्तरकरण अद्यतन दिनांक:- 03/02/2017

NIC

Certified True Copy
 Registrar
 Jagad Nath University, Jaipur

- 92. - 111 - 722



REGISTRATION STAMPS DEPARTMENT RAJASTHAN, AJMER

Appendix I (Rule 75 & 131) Print Date: 05-07-2019 4:37 PM

| | | | |
|-----------------------|--|------------------------------|-------------------|
| Fee Receipt No | : 201902425002815 | Receipt Date | : 05/07/2019 |
| Name | : MANGI LAL | Document S. No. | : 201901425003106 |
| Address | : 0_KOTHHOON CHAKSU JAIPUR, JAIPUR | | |
| Document Type | : Lease where rent is paid and no premium is paid or delivered | | |
| Face Value | : ₹ 0 | E-valued Value | : ₹ 5304912 |
| Crtd Registration Fee | : ₹ 105099 | Fee for Memorandum Ut_54_57 | : ₹ |
| CSI | : ₹ 300 | Certified copying fees Ut_57 | : ₹ 0 |
| Stamp (Memorandum) | : ₹ | Reg (memorandum) | : ₹ |
| Surcharge | : ₹ 105099 | Stamp Duty | : ₹ 530494 |
| Penalty | : ₹ 0 | Inspection fee | : ₹ 0 |
| Ut_25_34 | : ₹ 0 | Commission | : ₹ 0 |
| Custody | : ₹ | Others | : ₹ 0 |
| | | Cash Amount Received | : ₹ 0 |
| | | Other than Cash | : ₹ 742391 |
| | | Total Amount | : ₹ 742391 |

Mode of Payment (Mode Number Amount ₹)
e-Gov Chakr. 21031001 ₹ 742391 # Stamp N.A. ₹ 600

Signature of presenter or applicant for copy or Search certificate

Signature of recipient and date of return receipt

SUB-REGISTRAR
05/07/2019

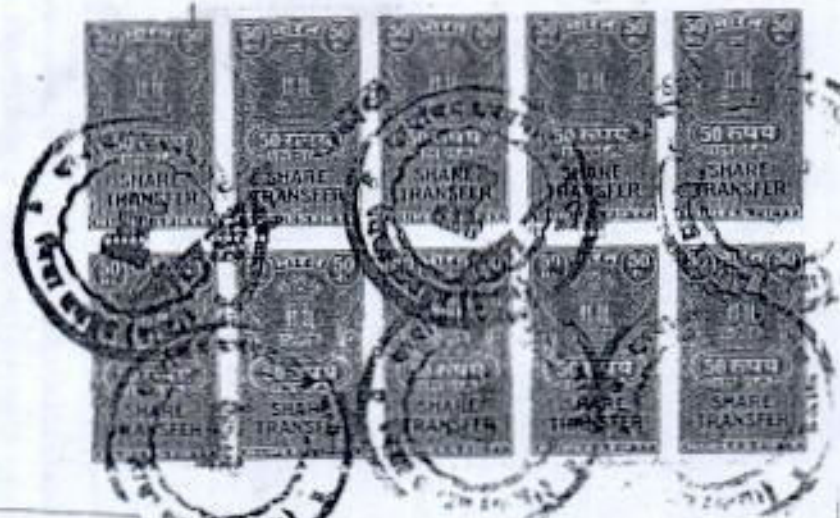
Certified True Copy

Registrar

Jagan Nath University, Jaipur

- 8 - 702 -

723



LEASE DEED

THIS LEASE DEED IS MADE & EXECUTED AT JAIPUR ON THIS 5TH JULY OF 2019 BETWEEN:

1. Mr. Mangi Lal S/o Shri Kalyan, Age - 60, R/o Kouthoon, Teh. Chaksu, Jaipur.
2. Mr. Ramlal S/o Shri Kalya, Age - 45, R/o Kouthoon, Teh. Chaksu, Jaipur.
3. Smt. Kamal Devi W/o Shri Mangi Lal, Age - 59, R/o Kouthoon, Teh. Chaksu, Jaipur. (hereinafter called the LESSOR)

AND

Jagan Nath University through its Registrar Mr. Tanmay Pattanayak S/o Shri B.B. Pattanayak, age - 43, R/o Flat No. S-1, II Floor, 67, Patel Nagar, Muhana Mandi Road, Mansarovar, Jaipur working as Registrar, Jagan Nath University, NH-12, Chaksu Bye Pass Tonk Road, Jaipur who is duly authorized on the behalf of by the said Jagan Nath University. (Hereinafter called the LESSEE).

मि. काल देवी

चि. काल देवी

उप पंजियक
चाकसु (जयपुरी)

Certified True Copy

Registrar
Jagan Nath University, Jaipur

- 94 - 13 - 724



2438
 नाम जगन्नाथ
 दिवस का नाम
 जाति
 पेशा
 पता 27th July
 मुद्रांक दिवस
 मुद्रांक अग्रवाल
 मुद्रांक विद्यालय
 नजदीक के पास
 सा. सं. 116

| | |
|-------------------------------------|-----|
| संशोधन हेतु आवंटित 1998 के अन्तर्गत | |
| प्रमाण पत्रों पर प्रमाणित किया | |
| 1. प्रमाणित प्रमाणित | 100 |
| 2. प्रमाणित प्रमाणित | 100 |
| 3. प्रमाणित प्रमाणित | 200 |

Certified True Copy

Registrar
 Jagan Nath University, Jaipur

5: 14
 725



The expression Lessor and Lessee shall mean and include the parties, their respective heirs, successors, legal representatives, administrators, executors and assigns.

WHEREAS the LESSOR is absolutely seized and possessed of Agriculture Land details mention below :

Shri Mangi Lal S/o Shri Kalyan is having a 6.16 hector Agricultural land, Village - Kouthoon, Teh. - Chaksu with account no. 290, khasra No. 219/ 224/1, 235/, 293/1, 294 total area - 1.12, account no. 291, khasra no. 229/1, 234/1, 740/2, 1707/1, 1708/1, 2134/1 total area - 2.72 hector, Agricultural land, Village - Bajpura, Teh. - Chaksu with account no. 50, khasra no. 40/2, 79/2, 80/2 total area 1.57 hector, Agricultural land, Village - Mahachandpura, Teh. - Chaksu with account no. 51, khasra no. 910/4, 911, 912/1, 912/2 total area 0.75 hector, total area - 6.16 hector.

Shri Ram Lal S/o Shri Kalyan is having a 6.72 hector Agricultural land, Village - Kouthoon, Teh. - Chaksu with account no. 438, khasra No. 222/2, 223, 224/2, 228/2, 230/2, 231/1, 231/3, 232/1, 233/1, 234/2, 293/2, 295, 740/1, 1707/2, 1708/2, 2134/2 total area - 5.15 hector, Agricultural land, Village - Bajpura, Teh. - Chaksu with account no. 61, khasara no 40/1, 79/1, 80/1 total area - 1.57, total area 6.72 hector.

Smt. Kamla Devi W/o Shri Mangi Lal is having a 0.64 hector Agricultural land, Village - Kauthoon, Teh. - Chaksu with account no. 25, khasra No. 690, 1710 total area - 0.64 hector.

At villages Kauthoon, Mahachandpura and Bajpura, Teh. Chaksu, Jaipur total area is 13.52 hector by way of registered Lease Deed which is approximately 3 kilometers from the University Campus, Chaksu.

AND WHEREAS the LESSEE has approached and requested to the LESSOR to lease out the total 13.52 hector agriculture land to the LESSEE, for which the LESSOR has agreed at the lease money and subject to the terms, covenants and agreements hereinafter reserved and contained.

NOW THIS INDENTURE WITNESSETH & THE PARTIES AGREE AS FOLLOWS:

Certified True Copy

That in pursuance of the said Agreement and in consideration of the lease money hereinafter reserved the right to deduct TDS on annual lease shall be considered as net lease of the LESSOR.

- That the lease shall be at a annual lease amount of Rs. 3,00,000 (Rupees Three lac only) subject to increase at the rate of 5% on the

श्री मंगल लाल
श्री राम लाल

Registrar
Jagan Nath University, Jaipur

726
9/



Presentation Endorsement

आज दिनांक 05 माह 07 मन् 2019 को 04:37 PM बजे
बीपीपीसीएनपी MANGI LAL पुनर्पुनर्गठि बी KALYAN
उम्र 60 बर्, जाति JAT , व्यवसाय Farmer
निवासी House No.:0, Colony: KOTHOON CHAKSU , Area: KOTHOON
CHAKSU , City: JAIPUR, Pin code: 303901, District: JAIPUR, State:
RAJASTHAN
ते मेरे सम्पुत्र दस्तावेज संवीचन हेतु प्रस्तुत किया।

दस्तावेज प्रस्तुतकर्ता
201901425003100

साक्षी

CH
दस्तावेज संवीचन,
CHAKSU

Lease deed exceeding 10 year to 15 year

Fees Receipt Endorsement

| | |
|---------------------|-----------------|
| सीर नं. | 201902425002815 |
| दिनांक | 05-07-2019 |
| संवीचन शुल्क ₹ | 100000 |
| प्रतिनिधि शुल्क ₹ | 0 |
| पुस्तकन शुल्क ₹ | 300 |
| अन्य शुल्क ₹ | 0 |
| कमी स्टाम्प शुल्क ₹ | 530494 |
| कमी सरकारी शुल्क ₹ | 100098 |
| कुल योग | 742991 |

201901425003100

CH
दस्तावेज संवीचन, CHAKSU

Lease deed exceeding 10 year to 15 year

Endorsement of Execution

| क्र. सं. | दस्तावेजों का नाम व पता | साक्षक | संख्या | दस्तावेजों का प्रकार |
|----------|--|--------|--------|--------------------------------------|
| 1 | बीपीपीसीएनपी MANGI LAL , पुनर्पुनर्गठि बी KALYAN , व्यवसाय Farmer जाति JAT House No.:0, Colony: KOTHOON CHAKSU , Area: KOTHOON CHAKSU , City: JAIPUR, Pin code: 303901, District: JAIPUR, State: RAJASTHAN | | | Executant Age : 60 Signature : |

Certified True Copy

Rectifier
Jagan Nath University, Jaipur

146-722



last paid lease after every years. The details of lease entered between both LESSOR and LESSEE for fifteen years (05-07-2019 TO 04-07-2034).

3. That the Lease money of the said agriculture land shall be paid by the LESSEE to the LESSOR in the agriculture land on or before 10th day of July every English calendar without any delay or default by way of Cheque in favour of Lessor subject to deduction of TDS as applicable.

A THE LESSEE HEREB COVENANTS WITH THE LESSOR AS FOLLOWS:-

- a) Subject to what is stated hereinabove the Lessee has to pay regularly and punctually on time on or before 10th July of each English Calendar year subject to deduction of taxes as applicable the said above said annual lease money to the Lessor.
- b) Not to use or permit to be used the agriculture land for any illegal, unlawful and immoral activities and not to carry on or permit to be carried on the agriculture land or any part thereof any offensive, noisy or dangerous trade or business or occupation or commit or permit to be committed on the agriculture land anything which may account to a public nuisance, nor to being or store or permit to be brought or stored in the agriculture land any goods, articles or things or hazardous, inflammable or combustible nature or smuggled items. The land shall be used only for purpose of training and practical for the agriculture students.
- c) That no illegal activities or any other act void or voidable under the law are allowed within the agriculture land. No bank loan or any other loan is taken on this agriculture land other than Kishan Credit Card. If any illegal/unlawful or immoral activity is found within the agriculture land, the LESSEE shall be solely liable, responsible for the same and shall face the consequences and for which the LESSOR will not be liable and responsible and prosecuted in any manner.
- d) That if the above said agriculture land is sealed by any Govt. Department due to any illegal and unlawful business activities done by the LESSEE or their representatives, customers, students, staff or otherwise except educational purposes, in the


 Certified True Copy
 Registrar
 Jagannath University, Jaipur

-98- 117. 728



| क्र. सं. | पक्षधारी का नाम व पता | आवाचित्र | अंगुठा | पक्षधारी का स्वाक्षर |
|----------|---|----------|--------|--|
| 2 | श्रीमती/श्रीमान श्री RAM LAL, पुत्र/पुत्री/पति श्री KALYAN, बसवाड़ा Famerवाड़ी JAT House No.-9, Colony: KOTHOON CHAKSU, Area: KOTHOON CHAKSU, City: JAIPUR, Pin code: 303901, District: JAIPUR, State: RAJASTHAN | | | Exebcutant Age : 45 Signature: |
| 3 | श्रीमती/श्रीमान श्री KAMLA DEVI, पुत्र/पुत्री/पति श्री MANGI LAL, बसवाड़ा Famerवाड़ी JAT House No.-9, Colony: KOTHOON CHAKSU, Area: KOTHOON CHAKSU, City: JAIPUR, Pin code: 303901, District: JAIPUR, State: RAJASTHAN | | | Exebcutant Age : 45 Signature: |
| 4 | श्रीमती/श्रीमान श्री JAGANNATH UNIVERSITY BY REGISTRAR TANMAY PATTNAYAK, पुत्र/पुत्री/पति श्री B.B. PATTNAYAK, बसवाड़ा Servicesवाड़ी PATTNAYAK House No.-S-12 FLOOR 67, Colony: PATEL NAGAR MUHANNA MANDI ROAD MANSAROVAR JAIPUR, Area: PATEL NAGAR MUHANNA MANDI ROAD MANSAROVAR JAIPUR, City: JAIPUR, Pin code: 302020, District: JAIPUR, State: RAJASTHAN | | | Claimant Age : 43 Signature: |

ये लेनदार Lease deed exceeding 10 year to 15 year को यह सुच व समझकर विचारान करदा स्वीकार किया ।
 बतियावत हाथि व 0/- पूरे से । से से कावा । से से व 0/- पूरे से _____ व से से कावा कावा कावा स्वीकार किया ।
 उक्त विचारान कावा की पट्टवान सिच बतियावो से की है, बतियावो हावावा एवं अंगुठा निवान से से कावा सिच वर है।

| क्र. सं. | पक्षधारी का नाम व पता | आवाचित्र | अंगुठा | हस्ताक्षर |
|----------|---|----------|--------|----------------|
| 1 | Name: श्रीमती/श्रीमान श्री JITENDRA SINGH, पुत्र/पुत्री/पति श्री RAJENDRA SINGH वाड़ी RAJPUT Age: 38 Add: House No.-B-190, Colony: KIRTI NAGAR TONK ROAD JAIPUR, Area: KIRTI NAGAR TONK ROAD JAIPUR, City: JAIPUR, Pin code: 302015, District: JAIPUR, State: RAJASTHAN | | | Signature: |
| 2 | Name: श्रीमती/श्रीमान श्री BADRI NARAYAN, पुत्र/पुत्री/पति श्री MANGI LAL वाड़ी JAT Age: 42 Add: House No.-9, Colony: KOTHOON CHAKSU, Area: KOTHOON CHAKSU, City: JAIPUR, Pin code: 303901, District: JAIPUR, State: RAJASTHAN | | | Signature: |

201901425003106

जय श्रीराम, CHAKSU

Lease deed exceeding 10 year to 15 year

Certified True Copy

Registrar
Jagan Nath University, Jaipur

Certified True Copy

११-११-२०१९

११



4
In case the LESSEE will be liable and responsible for all the expenses, charges, penalties and fine etc. and to restore the agriculture land reopened at its own level after compliance the requirements of the concerned authority and during such period the Lessee shall keep paying the Lessor the annual lease money without any default of such above period.

- e) That the LESSEE shall not construct any permanent structure, partition, wall or any other construction in the agriculture land and shall keep the agriculture land neat and clean. The LESSEE shall not make any material alteration or modification in the agriculture land that changes the basic structure of the agriculture land.
- f) That the LESSEE shall not sublet, further lease out, assign or transfer the agriculture land or any portion thereof in any manner whatsoever, to any person(s). However the Lessee may transfer the rights to its sister concern subject to same terms and conditions and may use the agriculture land for the ancillary purposes for its business. In such event/situation the Lessee shall inform with one month advance notice in writing to the Lessor.

B THE LESSOR HEREBY COVENANTS WITH THE LESSEE AS FOLLOWS:

- 1. That the Lessee shall peacefully enjoy the agriculture land during the said term without any interruption from the Lessor or any other person or persons.
- 2. That if it is sealed by Government authority due to any default by the LESSOR than the LESSOR shall take at most steps and action to rectify such problem and will handover the possession to Lessee with in a period of 30 days or earlier from the date of such event. For such period for which the Lessee is unable to use the agriculture land due to above mentioned cause the Lessee shall pay the lease money for such period to Lessor.

C IT IS MUTUALLY AGREED AS FOLLOWS

Registrar
Jagan Nath University, Jaipur

- 1. That the LESSOR, their agents, legal representatives shall have full right to access and check the above said agriculture land at the reasonable hours.

(Signature)

(Signature)

(Signature)

(Signature)

(Signature)



Under 54 Endorsement

घर 54 के तहत बनाए गए धराधिक किया जाता है कि इस लेख पर की मालियत नं 63049312 मंगलें हुए हुए पर देय करी शुद्धी करी नं 630494 पर करी 57-100 टुकड़ा नं 1082200, सरकारी सति 100098 मूल नं 742091 खीद संख्या 201902425002115 दिनांक 05-07-2019 में जारी किया गया है।
आज दस्तावेज नं 430494 में शुद्धी पर दिखाना सता जाते हैं।

201901425003138

उप पंजीयक, CHAKSU

Lease deed exceeding 10 year to 15 year

Registration Endorsement

आज दिनांक 05/07/2019 को
पुरतक संख्या 1 दिनांक संख्या 653 के
पुर संख्या 46 आज संख्या 201903425102265 पर पंजीयक किया गया तथा
भारतिका पुरतक संख्या 1 दिनांक संख्या 2009 के
पुर संख्या 484 से 495 पर सत्या किया गया।

201901425003108

उप पंजीयक, CHAKSU

Lease deed exceeding 10 year to 15 year

Certified True Copy

Registrar
Jagan Nain University, Chandigarh

1011 to
180 732

2. That the Lessor hereby permit the Lessee to put up, fix, display and maintain such signboards, posters, advertisements, notices, sign boards and other publicity materials of whatever kind of description both on and in the agriculture land of such forms, character, sizes of designs and on such places as the Lessor deem fit provided however that the Lessee pay all taxes, if any, in this behalf and shall obtain necessary permission from the concerned authorities in this regard.
3. That in case the agriculture land or any part thereof shall at any time during the terms hereby created be destroyed or damaged by flood, earthquake or other acts of God or of State enemies or any irresistible force so as to be wholly or partially unfit for the use of the Lessee, then the lease money hereby reserved will not be paid by the Lessee to the Lessor till the Lessor restores the agriculture land to its original position. However before stopping paying the lease money, the Lessee shall handover vacant possession to Lessor.
4. That any further occupation or possession of the LESSEE after the termination of lease or after the expiry of lease shall be illegal and unauthorized and the LESSOR shall be entitled to mesne profits/damages at the prevailing market rate.
5. That after the lock in period, the Lessee can terminate the Lease after giving one month notice in writing to the Lessor. The Lessor can only terminate the agreement in case Lessee infringes and violate the terms and conditions as laid down hereinabove. However the LESSOR shall give the notice to Lessee to rectify the said breach within one month. If Lessee fails to rectify the breach within said period, then only Lessor has a right to terminate the Lease after giving one months notice.
6. That any disputes between the Lessor and Lessee in relation to said Lease Deed shall be subject to Jaipur Jurisdiction only.
7. This agriculture land lessee will be discontinued after the said period of term of 15th year.

IN WITNESS WHEREOF, Both the parties hereto have thoroughly understood the facts of this Lease Deed in their own vernacular and admit the same as correct to their knowledge and undertake to abide by the same accordingly and after fully understanding the facts stated hereto, the parties have put their respective hands, in token of its correctness/acceptance on the

राजस्थान विश्वविद्यालय, जयपुर
उप पंजीयक
घाकसू (जयपुर)

1002-1001 723



Corrected True Copy

Printed at the University of Toronto

Printed at the University of Toronto

Printed at the University of Toronto



day, month and year first herein above written in the presence of following witnesses, who have also signed in the presence of the parties.

WITNESSES:

9-5-2021

- 1. Mr. Jitendra Singh Rajawat
S/o Shri Rajendra Singh Rajawat
B-190, Kirti Nagar, Tonk Road, Jaipur



- 2. Mr. Badri Narayan Choudhary
S/o Shri Mangi Lal Choudhary
Village - Kouthoon, Teh. - Chaksu
Jaipur

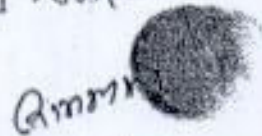


LESSOR

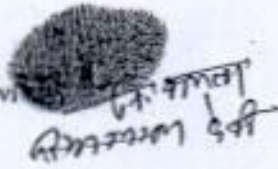
- 1. Mr. Mangi Lal



- 2. Mr. Ramlal



- 3. Smt. Kamal Devi



LESSEE

Mr. Tanmay Pattanayak



Certified True Copy

Registrar

Jagan Nath University, Jaipur

लय पंजियकी
साफर्स (जयपुर)

5/05-2021
734