

URBAN IMPROVEMENT TRUST, UDAIPUR

No. 954 /Sales/UIT

Udaipur the 29-9-91 199

License issued in favour of Shri Smt. Director Bal Bharti Society
Son/Wo/Do of Shri Udaipur R/o _____ for the
use and occupation of plot No. POL in Sec. 14 Block (E) H.M. scheme, Udaipur.

This indenture made this 25th day of Aug. one thousand nine hundred
and ninety one between the URBAN IMPROVEMENT TRUST, UDAIPUR (hereinafter called
the licensor) of the one part, and Shri Smt. Director Bal Bharti Society
Son/Wo/Do of Shri Udaipur (hereinafter called the licensee) of the other part.

This indenture witnesseth that the Urban Improvement Trust, Udaipur both hereby grant
to Shri Smt. Director Bal Bharti Society, Udaipur exclusive lease and license unit such
licens shall be determined in manner hereinafter mentioned to enter upon occupy and use for
the purpose of constructing a Educational residential/commercial building on the land constituting Plot
No. POL in Sec. 14 Block (E) H.M. scheme
specified in the scheme here to and delineated in the plan hereupto annexed, subject to the
canditions following, that is to say:-

1. The said land shall be used by the licensee for the Purpose of constructing a Educational ~~residential/~~
~~commercial building (shops or shop-cum-flats)~~ and for not other purpose.
2. The licensee will not sub-divide the site or construct more than one building on it.
3. The licensee shall erect the building in accordance with the plans and specifications
approved by the Urban Improvement trust, Udaipur and complete the same in accordance
therewith within a period of two years and obtain completion certificate from the said
Trust failing which the allotment of confirmation of auction will be liable to be cancelled
and 1/4th amount of the premium will be forfeited, unless the licence is extended for a
further period.
4. The building so erected shall be used solely for the Educational ~~residential/commercial (shop or shop-~~
~~cum-flat) purpose (s).~~
5. The height and design of the compound wall shall be according to the approved design.
6. Gates will not be allowed on corners or inside the circle.
7. For the first three years, the licensee shall pay annual assessment at the rate of 1.25%
and afterwards at the rate of 2.5% on the fixed/reserve price
i. e. Rs 50/- per sq. yd. subject to the Government approval payable before
31st March of every year., failing which the Trust reserve the right to cancel the allotment/
withdraw confirmation of auction and forfeit 1/4th amount of the total premium and recover
the Urban Assessment with 12% p. a. interest under P. D. R. or as arrears of land revenue
or in any other way it deems fit. The plot will revert back to the Trust.
8. The licensee shall not transfer or assign this license or the benefit thereof execute any
instrument purporting to do so except for the Purpose of house building loan to be taken
from the Government or from the Life Insurance Corporation of India. Such mortgage will
be subject of the terms and conditions of allotment or auction.

Director
निदेशक
बाल भारती सोसायटी
उदयपुर (राज.)

P.T.O.

Director
निदेशक
बाल भारती सोसायटी
उदयपुर (राज.)

9 In the event of the breach, non-performance or non observance of any of the foregoing conditions the licensor 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 licensor or any officer authorised in this behalf quite and peacefull possession of the said land of all the building erected thereon.

Provided always that in the case of any such breach non-performance or non-observance of any of the said conditions the omission by the licensor there-upon to enforce the provisions of this clause shall not prejudice or effect his right to enforce such provisions thereafter in respect or any subsequent or continuing occasion.

1. Subject to the provision of clause (9) the License shall remain in force for a period of two years with effect from the date of possession unless extended by the Licensor.

THE SCHEDULE ABOVE REFERRED TO: -

All that piece of land constituting Plot No. P.O.K. and measuring 30608 Sq. Yds. (Sq. ft.) in Sec. No. 14 Block (E) H. M. Scheme Udaipur and Shown in the annexed plan marked RED.

In witness where of the said parties hereto have hereupto set and subscribed their hands, the day, month and year first above written.

Signed by..... सचिव
for and on behalf of the Urban सुदामपुर विकास प्रस्ताव
Improvement Trust, Udaipur. सुदामपुर (राज.)

and Sari/Smt. - सारिका..... (Licensee)

In the presence of.....
सचिव सुदामपुर (राज.)

Witness 1. सचिव सुदामपुर (राज.)

Witness 2. सचिव सुदामपुर (राज.)