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URBAN IMPROVEMENT TRUST, UDAIPUR

No. 554 / Sales/UIT

Udaipur the 25-7-91 199

License issued in favour of Shri. Director, Bal Bharati Society, Udaipur. R/o. for the use and occupation of plot No. P.O.L. in Sec. 14 Block (F) H.M. scheme, Udaipur.

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

This indenture witnesseth that the Urban Improvement Trust, Udaipur both hereby grant to Shri. Director, Bal Bharati 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 residential/commercial building on the land constituting Plot No. P.O.L. in Sec. 14 Block (F) H.M. scheme specified in the scheme here to and delineated in the plan hereupto annexed, subject to the conditions following, that is to say:-

- 1. The said land shall be used by the licensee for the Purpose of constructing a 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. 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.

Handwritten signatures and notes in Hindi: 1) सार्वजनिक 2) निदेशिका

P.T.O. DIRECTOR BAL BHARATI SOCIETY UDAIPUR (RAJ)