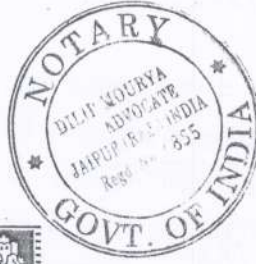




राजस्थान RAJASTHAN स्थान (राज.)

AC 943060



// इकरारनामा //

यह इकरारनामा आज दिनांक 22.12.2022 ईस्वी को राजस्थान शिक्षक प्रशिक्षण संस्थान समिति, शाहपुरा बाग, आमेर रोड, जयपुर पंजीयन संख्या 143/जयपुर/1988-89 जरिये सचिव राजकुमार जोशी पुत्र स्व. श्री मोतीलाल जोशी, आयु 66 वर्ष, जाति- ब्राह्मण, निवासी- प्लॉट नम्बर 28, शाहपुरा बाग, आमेर रोड, जयपुर (राज.) के हैं जिन्हें इस इकरारनाम में आगे चलकर प्रथम पक्ष के नाम से जाना जावेगा जिससे प्रथम पक्ष के प्रतिनिधि, स्थानापन्न आदि पाबन्द व सम्मिलित समझे जावेंगे।

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.....प्रथम पक्ष

क्र. 8800 दिनांक 22/12/22

मुद्रांक का दुरुपयोग 809

क्रेता का नाम

पिता/पति का नाम

पता

मुद्रांक

मुद्रांक



शुद्धि के लिये
शुद्धि के लिये

Ad

गिराज प्रसाद गुप्ता

स्टाम्प वेक्टर

लाइसेंस नम्बर 38/05

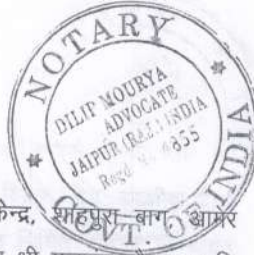
दुकान नम्बर 5 तकदी मजिल आमेर रोड, जयपुर

राजस्थान स्टाम्प अधिनियम, 1998 के अन्तर्गत	
स्टाम्प वेक्टर के प्रमाणित सत्यापन	
1. आकांक्षित वेक्टर के नाम	शुद्धि के लिये
2. वेक्टर के नाम के स्टाम्प के प्रमाणित सत्यापन	शुद्धि के लिये
आकांक्षित वेक्टर के नाम	शुद्धि के लिये
कुल	शुद्धि के लिये
हस्ताक्षर स्टाम्प वेक्टर	

94/

शुद्धि के लिये

बहक



प्राच्य विद्यापीठ (उच्च अध्ययन) एवं अनुसंधान केन्द्र, शाहपुरा बाग, आमेर रोड़, जयपुर जरिये प्राचार्य श्री सूरजमल गौतम पुत्र श्री मूलचंद गौतम, जाति ब्राह्मण, उम्र 68 वर्ष, निवासी:- 47/175, किरण पथ, मानसरोवर, जयपुर, राजस्थान जिन्हें इस इकरारनामों में आगे चलकर द्वितीय पक्ष के नाम से जाना जावेगा जिससे प्रथम पक्ष के प्रतिनिधि, स्थानापन्न आदि पाबन्द व सम्मिलित समझे जावेंगे।

.....द्वितीय पक्ष

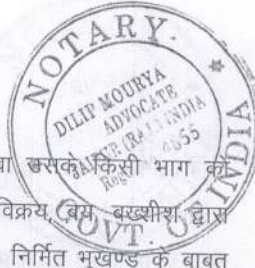
के मध्य निम्न प्रकार लिखा जा रहा है:-

जो कि प्रथम पक्ष समिति एक पंजीबद्ध संस्था है जिसका उद्देश्य विभिन्न प्रकार के शिक्षण प्रशिक्षण एवं संस्कृत भाषा का प्रचार प्रसार करना है, प्रथम पक्ष समिति पूर्व में राजस्थान शिक्षण प्रशिक्षण विद्यापीठ/राजस्थान संस्कृत साहित्य सम्मेलन के नाम से अपने उद्देश्यों के लिये कार्य करती थी, प्रथम पक्ष समिति के स्वामित्व का एक भूखण्ड संख्या-आई-1-सी, "धीर विहार"(शाहपुरा बाग) आमेर रोड़, जयपुर में स्थित है, जिसकी नाप पूर्व पश्चिम 67 फिट 6 इंच एवं उत्तर दक्षिण 53 फिट 6 इंच है, जिसका कुल क्षेत्रफल 399.30 वर्गगज है।

यह कि उपरोक्त वर्णित भूखण्ड संख्या-आई-1-सी, "धीर विहार"(शाहपुरा बाग) आमेर रोड़, जयपुर, सर्वप्रथम दी जयपुर बालमीकि गृह निर्माण सहकारी समिति लिमिटेड जयपुर रजिस्ट्रेशन नम्बर 2511/एल द्वारा प्रथम पक्ष समिति को उसके पूर्व नाम से मय आवंटन पत्र व साईट प्लान के प्लॉट की राशि जमा कर दिनांक 04.04.2001 को आवंटित किया गया था। उक्त प्राचीन भवन निर्मित प्लॉट आवंटन के बाद प्रथमपक्ष द्वारा उक्त प्लॉट पर अपने द्वारा संचालित विभिन्न शैक्षिक पाठ्यक्रमों के शिक्षार्थियों के रहने हेतु उक्त भूखण्ड पर ग्राउण्ड फ्लोर व फर्स्ट फ्लोर में परिवर्तन/परिवर्धन तथा निर्माण करवाया गया।

इस प्रकार प्रथमपक्ष उपरोक्त भवन निर्मित भूखण्ड पर मय निर्माण बहैसियत मालिक, स्वामी काबिज हुआ, जिसमें प्रथमपक्ष द्वारा हॉस्टल का संचालन किया जा रहा है। प्रथमपक्ष द्वारा उपरोक्त भवन निर्मित भूखण्ड में

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अपने कानूनी एवं मालिकाना हक हिस्से को अथवा उसके किसी भाग को किसी भी व्यक्ति, संस्था इत्यादि के पक्ष में रहन, विक्रय, बय, बखशीश द्वारा हस्तान्तरित नहीं किया एवं ना ही उपरोक्त भवन निर्मित भूखण्ड के बाबत किसी प्रकार की कोई लिखावट अथवा संविदा लिखित अथवा मौखिक किसी व्यक्ति अथवा संस्था के पक्ष में निष्पादित की गई। उपरोक्त भवन निर्मित भूखण्ड आज दिन तक प्रत्येक प्रकार के झगड़े, टण्टे, वाद-विवाद, कर्जा, कुर्की, बंधन, जमानत, सरकारी अथवा अर्द्धसरकारी भार इत्यादि से मुक्त है एवं प्रथम पक्ष को अपने उपरोक्त भूखण्ड को हर प्रकार से उपयोग उपभोग में लेने रहन, विक्रय, दान इत्यादि करने के सम्पूर्ण मालिकाना हक व अधिकार कानूनी रूप से प्राप्त है।

यह है कि द्वितीय पक्ष, प्रथम पक्ष समिति के अधीन संचालित शैक्षिक केन्द्र/कॉलेज है, जो वर्तमान में प्रथम पक्ष समिति के उपरोक्त भूखण्ड के पश्चिमी तरफ स्थित प्रथम पक्ष समिति के स्वामित्व के अन्य भूखण्ड में संचालित है, परन्तु द्वितीय पक्ष को अपने शैक्षिक कार्यों के संचालन हेतु निर्मितशुदा परिसर की और आवश्यकता है, इस कारण प्रथम पक्ष द्वारा अपने स्वामित्व के उपरोक्त भूखण्ड जिसमें हॉस्टल संचालित है में से निम्नलिखित निर्मितशुदा व रिक्त परिसर निम्न प्रकार शैक्षिक कार्यों के संचालन हेतु दिया जा रहा है :-

1. यह कि प्रथम पक्ष द्वारा द्वितीय पक्ष को वर्तमान में संचालित शैक्षिक केन्द्र/कॉलेज के पूर्वी तरफ स्थित अपने स्वामित्व के उपरोक्त भूखण्ड में उत्तरी तरफ ग्राउण्ड फ्लोर पर निर्मित एक कमरा जिसमें जाने हेतु एक गैलरी जिसकी चौड़ाई 3 फिट व लम्बाई 10 फिट 8 इंच है तथा कमरे की नाप पूर्व-पश्चिम 22 फिट 6 इंच तथा उत्तर-दक्षिण 8 फिट 3 इंच है तथा उक्त कमरे के दक्षिणी तरफ स्थित एक बरामदा जिसकी नाप पूर्व-पश्चिम 8 फिट 3 इंच तथा उत्तर-दक्षिण 14 फिट 6 इंच है तथा बरामदे से लगता हुआ एक कमरा जिसकी नाप पूर्व-पश्चिम 8 फिट 5 इंच तथा उत्तर-दक्षिण 13 फिट 3 इंच है तथा उक्त कमरे से सटा एक छोटे कमरे को शैक्षिक कार्य संचालन हेतु कब्जे में सौंपा है जिसमें द्वितीय पक्ष द्वारा शैक्षिक केन्द्र/कॉलेज अथवा ऑफिस कार्य हेतु ही काम में लिया जाएगा।

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2. यह कि प्रथम पक्ष द्वारा द्वितीय पक्ष को उपरोक्त परिसर बिना किसी प्रतिफल के शैक्षिक केन्द्र/कॉलेज अथवा ऑफिस कार्य के संचालन हेतु दिया गया है, इसलिये जब भी द्वितीय पक्ष को उक्त परिसर की आवश्यकता नहीं होगी द्वितीय पक्ष उक्त परिसर वापस प्रथम पक्ष को खाली कर संभला देगा।

अतः यह इकरारनामा दोनों पक्षों ने अपने स्वस्थ चित्त व स्थिर बुद्धि की अवस्था में स्टाम्प कीमती एक 500/-रुपये व तीन किता पेपर पर लिखवाकर इसको भली प्रकार पढ़ सुन सोच व समझकर अपने अपने हस्ताक्षर समक्ष निम्न गवाहान के कर दिये हैं कि प्रमाण रहे और समय पर काम आवे। इति दिनांक:

गवाहान

1.

(मधुसूदन शर्मा)
डी०पी० (जगदीश) ब्रह्मदत्त
शुक्ला का मोहल्ला
मु. को. मनोहरपुर (जयपुर)

हस्ताक्षर प्रथमपक्ष

राजस्थान शिक्षक प्रशिक्षण संस्थान समिति
जरिये सचिव

(राजकुमार जोशी)

हस्ताक्षर द्वितीयपक्ष

2.

(जिनेश कुमार)
जी. वि. चरण
अंकित नगर II
उप-प. 31, सि. के. पाल
नाक 9541, जयपुर

प्राच्य विद्यापीठ (उच्च अध्ययन) एवं
अनुसंधान केन्द्र जरिये प्राचार्य

(सूरजमल गौतम)

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made on the 16th day of January, 1978 by Smt. Gunwant Kumari wife of Late Rao Dhir Singhji of Shahpura, aged 38 years, resident of D-257, Devi Marg, Bank Park, Jaipur in the capacity of natural guardian of the minor son thakur Surendra Singh son of Late Rao Dhir Singhji of Shahpura, hereinafter referred as the "VENDOR" in favour of M/s. Rajasthan Shikshak Prashikshan vidyapeeth, Jaipur run by the Rajasthan Sanskrit Sahitya Sammelan through its President Shri Laxmi Lal Joshi S/o. Shri Jata Shankar Joshi aged 78 years, resident of Shankar Sadan, Adinath Marg, Jaipur hereinafter referred as the "VENDEE". Both the terms "VENDOR" "VENDEE" shall mean and include their heirs successors, representatives in interest as well,

WHEREAS the patta of the property known as Chander Badaran Ka Bag situated at Amer Road, Near Jal Mahal, Jaipur was granted by the State of Jaipur on 20th Day of February, 1935

to Rao Pratap Singhji Great grand father of Th. Surendra Singh.

TRUE COPY

3th Commissioner,
District Court Jaipur.

AND WHEREAS Thakur Surendra Singh (Minor) son of Late Rao Dhir Singhji, under the guardianship of the "VENDOR" filed a suit for partition of the H.U.F. property against Rao-Dhir Singhji in the Court of D.J. Jaipur and in

TRUE COPY Contd.
ADY PUBLIC

2.

addition to other properties this property known as Chandu Badaran Ka Bag on Amer Road Near Jal Mahal, Jaipur was allotted to the share of Plaintiff i.e. Thakur Surendra Singh vide the decree passed on 31.5.1971 and the 'VENDOR' being the mother of her minor son Thakur Surendra Singh is in possession over the same in the capacity of guardian of the minor.

AND WHEREAS the property consists of main building, some out houses and land appertenant thereto being used for the purposes of orchard. The main building with Chabutara some out houses and some land appurtanent thereto is on rent with the Vendee at a monthly rent of Rs. 260/- per month inclusive of all taxes. Since the said rent is meagre looking to the present market value thereof, the 'Vendor' under thosw guardianship the minor son is seeking education and the 'Vendor' being the mother of the minor son is looking after the Welfare of her child in the best interest of the ward has decided to transfer by way of sale the main property Chabutra land adjoining it and one out house more partiailarly shown in Red Colour in the map annexed hereto, to the "Vendee" so that the sale proceeds there of may be deposited in some Bank etc. or be invested elsewhere in order get to proper return

TRUE COPY thereof;

NOW THIS AGREEMENT WITNESSETH ASUNDER:

Oath Commissioner,
District Court, Jaipur.

TRUE COPY
NOTARY PUBLIC
JAIPUR (Rajasthan)

Contd...

1. The Vendor agrees to sell and the Vendee agrees to purchase the main building, Chabutara some land adjoining the same and one out house more particularly shown in red colour in the map annexed hereto the property known as Chandu ~~Sik~~ Badaran Ka Bag situated on Amer Road, Near Jai Mahal, Jaipur for the price of Rs. 2,25,000/- i.e. Rupees Two Lacs and Twenty five thousand only subject to the terms and conditions hereunder contained.
2. The entrance for the said property would be from the southern or western side and not from the present connecting way of the Amber Road or it would be from the old Delhi Highway, the Vendor would not be responsible for any arrangement of the passage, the Vendee would see that the entrance is available from the side as mentioned aforesaid, it would be the Vendee's sole responsibility to arrange for the said entrance.
3. The Vendee would construct a ten feet high boundry wall at their own expense which would neither be reimbursable or adjusted against the sale value. The said boundry wall would be constructed in between the property to be sold and the property of Sh. Surendra Singh. This boundry wall would be constructed in the land to be sold the Vendee as shown in plan annexed hereto.

TRUE COPY 4.

Offl. Commissioner,
District Court, Jaipur.

The Vendee who is the tenant of the main building and some other constructed portions of the bagh would vacated the portion which are not

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NOTARY PUBLIC
JAIPUR (Rajasthan)

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4.

covered by this agreement of sale within a week of the date of registration of the sale deed and hand over vacant possession of the same to the vendor and would obtain written receipt ~~ex~~ to this effect from the vendor.

5. The vendee has paid a sum of Rs. 50,000/- i.e. Rupees Fifty thousand only vide cheque No. PNC 209527 dated 18.10.1979 drawn on Punjab National Bank M.I. Road, Jaipur in favour of the vendor as earnest money for purchase of the said property.

6. The vendee would not receive any interest on the amount of the money paid as per Para 5 above if the vendor obtains a No ~~objection~~ objection certificate from the Urban Land Ceiling Department within 4 months ~~in~~ from today. If the said certificate is not obtained within this period the vendor shall pay interest on the amount to the vendee at the rate of 12% per annum after expiry of 4 months from the date of this agreement till the vendor does not refund the money after which this agreement shall stand cancelled.

7. The Vendee would be responsible for the payment of rent only ~~in~~ upto the date of registration of the sale deed. There after no rent would be payable to the vendor by the vendee.

TRUE COPY

Shree
Oath Commissioner,
District Court, Jaipur.

TRUE COPY
10/11/79
NOTARY Contd...
JAIPUR (Rajasthan)

5.

8. The Vendee shall have to pay the balance amount within one week from the date of obtainment of the No.Objection Certificate. If the Vendee delays full payment after the ^{said} ~~end~~ period of one week from the receipt of the no Objection certificate he will be liable to pay the vendor interest. On the outstanding amount at the rate of 12% per annum. But in case the vendee does not pay the balance sale consideration within one month of the obtainment by non-objection certificate then the VENDOR shall ^{have} ~~him~~ a right to forfeit the earnest money as received as per para 5 above and the agreement shall stand cancelled.

Gunwant Kumari

9. The Vendor would be liable to pay all the rates, taxes and charges determined on the said property before this date.

10. The Vendee would be liable to pay all the rates, taxes and charges to be determined after this date.

निदेशीय नजरो

11. However obtaining of a No Objection Certificate will be the responsibility of the Vendor. The Vendee shall get completed all the legal formalities for the transfer of the said property and would incur all the expenses in this connection which would neither be reimbursed by the Vendor nor would be adjusted against the Sale Value.

TRUE-COPY

R. Shrivastava
Oath Commissioner,
District Court, Jaipur.

TRUE COPY

10/11/22
NOTARY PUBLIC
JAIPUR (Rajasthan)

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6.

12. The Stamp duty and registration fee etc. for execution of Sale - Deed will be borne and paid by the Vendee.

13. The Vendor assures upto the Vendee that this agreement for sale has been made by the Vendor to safeguard the interest of her minor son and this agreement would be binding on her son Thakur Surendra Singh, the Vendor further undertakes and assures upto the Vendee to get a deed of ratification executed by Thakur Surendra Singh in favour of the Vendee after attaining majority if he (Vendee) wishes so, at the cost of the Vendee. In case, however, Thakur Surendra Singh (Now Minor) after attaining majority successfully disputes in a Court of law, the title of the Vendor, then in such a case, the Vendor shall indemnify the Vendee against all losses, damages and costs etc. which the Vendee shall have the right to recover with interest at the Bank rate costs and damages from the Vendor personally or through her property.

14. In case Vendor or the Vendee refuses to execute the sale Deed even if all the conditions mentioned herein before are complied with, the ~~xxx~~ vendor or vendee as the case may be shall have a right to get the sale - ~~st~~ deed executed by a Court of law.

TRUE-COPY

Q. No. 14
District Court Jaipur.

TRUE COPY
NOTARY PUBLIC
JAIPUR (Rajasthan).

DESCRIPTION OF THE PROPERTY

I. Main building, Chabutra and some land adjoining it of the property known as Chandu Badaran Ka Bag situated on Amber Road, Near Jal Mahal, Jaipur are bounded as under:-

EAST : Vendor's Property.
West : Old Delhi Highway & Forest Land.
North : Public Land.
SOUTH : Vendors Property under litigation.

II. One out house measuring 57' x 16' 6".

IN WITNESS WHEREOF THE PARTIES HERETO have set their respective hands and seals on the day, month and year first above written.

ANNEXURE - MAP SHOWING THE PROPERTY TO BE SOLD.

Gunwant Kumari
SIGNATURE OF VENDOR.

रुद्रमाला जोशी
SIGNATURE OF VENDEE

WITNESSES:

1. Gunwant Kumari (Sd/-)

16-1-88

2. Yashwender Singh

Venditija House, Bhat Gali, Jaipur

Oath Commissioner,
District Court, Jaipur.

16-1-88

TRUE COPY

TRUE COPY
NOTARY PUBLIC
JAIPUR (Rajasthan)



राजस्थान

SUPPLEMENTARY AGREEMENT

THIS SUPPLEMENTARY AGREEMENT is made on the 23rd day of January 1981 between :

1. Smt. Gunwant Kumari W/o Late Rao Dhir Singhji of Shahpura aged 39 years R/o D-257, Devi Marg Bani Park, Jaipur in the capacity of natural guardian of the minor son Thakur Surendra Singh S/o Late Rao Dhir Singhji of Shahpura hereinafter referred as the VENDOR

AND

2. M/s Rajasthan Shikshak Prashikshan Vidyapeeth Jaipur run by the Rajasthan Sanskrit Sahitya Sammelan through its President Shri Laxmi Lal Joshi S/o Shri Jata Shanker Joshi aged 79 years R/o Shankar Sadan, Adinath Marg, Jaipur, hereinafter referred as the VENDEE Both terms VENDER & VENDEE shall mean and include their heirs successors, representatives in interest as well.

WHEREAS an agreement for sale was entered into by the Vendor and the Vendee on 16.1.1980 for the Sale and Purchase of part of the property known as Chandu Badaran Ka Bag situated on Amer Road, Near Jal Mahal, Jaipur.

Gunwant Kumari

Laxmi Lal Joshi

AND WHEREAS as per Para 6 of the said agreement the No Objection Certificate from the Urban Land Ceiling Department was to be obtained by the Vendor within a period of 4(Four) months from 16.1.80 but as the same could not be obtained within the prescribed time the Vender requested for extention of further 3(Three) months period which the vender agreed vide his letter dated 27.5.80 but since the No Objection Certificate could not be procured within the stipulated time the vendor requested the Vendee by Registered Letter dated 5.9.1980 to send the Draft for cancellation of the said Agreement dated 16.1.1980 so that the earnest money be refunded by the Vendor to the Vendee.

AND WHEREAS the Vender and Vendee instead of cancelling the agreement dated 16.1.1980 has agreed to amend the said agreement dated 16.1.1980:

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS UNDER:

1. That the obtainment of No Objection Certificate from the Urban Land Ceiling Department shall be the responsibility of the Vendee and not of the Vendor as originally agreed.
2. THAT the Vendee has further paid a sum of Rs.1,05,000/- i.e. Rupees One Lac Five thousand only vide Cheque No.209967 dated 10th February, 1981 drawn on Punjab National Bank, Jaipur, a sum of Rs.35,000/- i.e. Rupees Thirty five thousand only vide cheque No.655944 dated 10th February drawn on the Bank of Rajasthan Ltd. C-Scheme, Jaipur, and a sum of Rs.30,000/- i.e. Rupees Thirty Thousand only vide Cheque No.209968 dated 25th September, 1981 drawn on Punjab National Bank. Thus, the total amount paid to the Vendor comes to Rs.2,20,000/- including the earnest money paid vide cheque No.209527 dated 18.10.79 drawn on Punjab National Bank, Jaipur earlier. The balance sum of Rs.5,000/- i.e. Rupees Five thousand only shall be payable upon execution of the Sale Deed.

Gunwant Kumari
Laxmi Lal Joshi

3. THAT the Vendee shall not receive any interest on the sum of Rs.50,000/- paid earlier to the Vendor as earnest money nor shall he receive any interest on any other sum in any case.
4. The payment of rent for the building to be transferred under this document shall cease on realisation ~~xxxxxx~~ of money by the vendor paid by means of the three cheques mentioned in para no.2 above.
5. The open land to be transferred to the vendee through the Valmiki Housing Society Co. will be free from all encumbrance of the vendor or the society from the date of the ^{Society's X.X. Joshi} deed of transfer ^{in favour of Vendor X.X. Joshi}.
6. THAT in case the cheque No.209963 Dated 10.2.81 and/or Cheque No. 655944 dated 10.2.81 ^{is/are not honoured} ^{X.X. Joshi} in favour of the Vendor then this agreement shall stand cancelled.
7. THAT Paras 6 and 8 of the original agreement dated 16.1.80 stands deleted in view of the Paras 1 to 4 above.
8. THAT Paras ~~xxxx~~ 11 of the Original agreement dated 16.1.80 shall be substituted as under:
Obtaining of the No Objection Certificate shall be responsibility of the Vendee and he shall get completed all the legal formalities for the transfer of the said property and would incur all the expenses in this connection which would neither be reimbursed by the Vendor nor would be adjusted against the Sale Value.
9. THAT the terms of original agreement dated 16.1.80 as aforesaid shall be fully binding on both, the Vendor and the Vendee in so far as the same shall be necessarily modified or affected by this supplementary agreement.

IN WITNESS WHEREOF THE PARTIES HERETO have set their respective hands and seals on the day, month and year first above written.

Gurwant Kurnani

VENDOR

WITNESSES:

1. Ramesh Chandra
 2. Radha Krishna
- Kumodha

Laxmi Lal Joshi
VENDEE

R. B. SHAH

B.Sc. (Engg.) Civil, Grad. MECH. ENGG., LL.B.,
M.S.E.I., M.I.I.F., M.I.M.A., F.I.E. (India), F.I.V., F.I.I.S.A., F.I.E.E. (I)

CHARTERED ENGINEER (INDIA), VALUER OF PROPERTIES AND MACHINERY & PLANT

(Registered by Ministry of Finance, Government of India)

CONSULTANT FOR FIRE PROTECTION EQUIPMENTS, INDUSTRIAL SAFETY AND ENVIRONMENTAL ENGINEERING

Registered Valuer No. LBT/R-No. 6/90, Land & Building Tax Dept., Govt. of Rajasthan

Registered Valuer No. Cat.-1/004/CCIT/R & MP/T-3/JP/88-89 for Immovable Property

Registered Valuer No. Cat.-VIII/001/CCIT/R & MP/T-3/88-89 for Machinery & Plant

Surveyor & Loss Assessor : General Insurance Corporation

Competent Person-Under Factories Act, Govt. of Rajasthan

Panel Valuer : Life Insurance Corporation of India

Competent Person : Under Petroleum Rules, 1976, Dept. of Explosives, Govt. of India

Office-cum-Residence :

"KARMA YOG"
A-8, METAL SOCIETY
DHIER KA BALAJI
CHOMU ROAD
JAIPUR 302 012
PHONE : 75592

VALUATION OF PROPERTY/VALUATION OF MACHINERY AND PLANT

(MARKET VALUE OF PROPERTY AS ON 10.9.92 FOR SECURITY PURPOSE)

OF

Shri/Shrimati/M/s. RAJASTHAN SHIKSHAN PRASHIKSHAN VIDHYA PITH SAMITI

SITUATED AT SHAHPURA BAUG, AMER ROAD,

J A I P U R

Fellow Member - Institution of Engineers (India)
Fellow Member - Institution of Valuers
Licentiate Member - Institution of Fire Engineers (India)
Licenced Engineer - Jaipur Municipal Council
Associate Member - Loss Prevention Association of India
Member - All India Management Association
Life Member - The Indian Council of Arbitration

Member - Institute of Indian Foundrymen
Associate Member - National Safety Council
Member - Rajasthan State Productivity Council
Member - Institute of Standards Engineers
Fellow Member - Institute of Insurance Surveyors & Adjusters
Fellow Member - Institution of Energy Engineers (India)

Alm

प्राचार्य

प्राच्य विद्यापीठ

(उच्च अध्ययन एवं अनुसंधान केन्द्र)

Considering big size area and keeping in view present appreciation in land value, the land rate adopted @ Rs. 500/- per sqmt. is fair and justified.

COST OF CONSTRUCTION:

41. Year of commencement of construction and year of completion.
42. What was the method of construction-by contract/by employing labour direct/bath?
43. For items of work done on contract, produce copies of agreements.
44. For items of work done by engaging labour directly, give basic rate of materials and labour supported by documentary proof.

Main Vidhya Pith Building is about 70 to 80 years old but maintained in Good condition. Other buildings are about 10 years old and construction of first floor is new one.

Item nos. 42 to 44 are not applicable as valuation is for determining market value of the property as on 10.9.92 for security purpose.

PART II—Valuation

Here the registered valuer should discuss in detail his approach to valuation of the property and indicate how the value has been arrived at supported by necessary calculations.

Valuation statement is enclosed herewith.

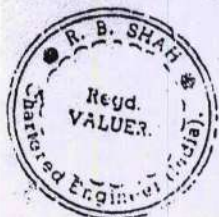
The Market value of the property of M/s Rajasthan Shikshan Prashikshan Vidhya Pith Samiti, Jaipur as on 10.9.92 works out as follows :-

A) Rajasthan Shikshan Prashikshan Vidhya Pith	Rs. 27.47 Lacs
B) Prachya Vidhya Pith Section (Acharya College)	Rs. 10.16 Lacs
C) Chatravas (Hostel Building)	Rs. 23.20 Lacs
Total	Rs. 60.83 Lacs

PART III—Declaration

I/We hereby declare that—

- (a) The information furnished in part I is true and correct to the best of my/our knowledge and belief;
- (b) I/We have no direct or indirect interest in the property valued;
- (c) I/We have inspected the property on 8.9.92;
- (d) I/We have not been convicted of any offence & sentenced to a term of imprisonment;
- (e) I/We have not been found guilty of misconduct in my/our professional capacity.



Date: 11.9.92

Place: JAIPUR

(R. B. SHAH)
Registered Valuer for Immovable Property
No. Cat-1/004/CCIT/R & MP/T-3/JP/88-89
Registered By Ministry of Finance
Government of India

प्राचार्य
प्राच्य विद्यापीठ
(उच्च अध्ययन एवं अनुसंधान केन्द्र)
शाहपुरा बाग, आमेर रोड, जयपुर

GROUND FLOOR PLAN



FIRST FLOOR PLAN

TOTAL PLOT (LAND) AREA = 333.85 SQ.MTR.
(A) GROUND FLOOR = 230.65 SQ.MTR.
(B) FIRST FLOOR = 198.15 SQ.MTR.
TOTAL AREA = (A+B) 428.80 SQ.MTR.

32 प्राचार्य
PRINCIPAL
राष्ट्रीय विद्यापीठ (उ.प्र. अनु. केन्द्र)
शाहपुरा बाग, आगरा रोड, जयपुर

सचिव
श. नि. प्र. सं. समिति
जयपुर

MOHAMMED YUSUF
ARCHITECT
M.S. (31/12/2018)-27
ARCHITECT