

**Rajasthan State Industrial Development
& Investment Corporation Ltd.,**
(A Rajasthan Government Undertaking)
Unit : - Jaipur (Rural)
Bais Godam Industrial Estate, Jaipur - 302 006
Phone : - 0141-212808

M/s All India Agrasen Technical Education
& Research Foundation,
D-256, Vivek Vihar,
DELHI-110 095

No. U(12)-3/SP-43/KUK/ 6537
Dated : 2 March, 2000

Sub :- Allotment of land for establishment of Engineering College at Industrial Area Kukas

Dear Sir,

With reference to your application No. 16122 dated 24.01.2000 the Management of the corporation has been pleased to allot you plot No. SP- 43 measuring 40,000 sqms. @ Rs 250/- per sqm. at Industrial Area, Kukas for establishment of Engineering College on the following terms and conditions:-

1. you shall deposit the Economic Rent of the land in this office @ Rs. 310 per 4000 sqm. or part thereof per year within 90 days from the date of issue of this letter and in future at the beginning of each financial year in advance by 30th April of that year.
2. you shall deposit the Service Charges of the land in this office within 90 days from the date of issue of this letter and in future at the beginning of each financial year in advance by 30th April of that year as under:-
 - A) Service charges @ 50% of the prevailing industrial rate would be levied for first 3 years.
 - B) After completion of 3 years, service charges would be recovered at normal industrial rates
3. You shall pay the balance 90% of Development Charges calculated @ Rs. 250/- per sqm. amounting to Rs. 90,00,000 in instalments as per details given below. The payment as explained above and listed as here under may be deposited in the office of the undersigned either in cash or in the shape of demand draft payable to RIICO Ltd, Jaipur:-

| S. NO. | Particulars | Within 90 days From date of Allotment | With in 6 months from date of allotment | Within 12 months from date of allotment | With in 18 months from date of allotment |
|--------|-------------------------------------|---------------------------------------|---|---|--|
| 1 | Security Money Of Land | --- | --- | --- | --- |
| 2 | 90% Development Charges | 15,00,000.00 | 25,00,000.00 | 25,00,000.00 | 25,00,000.00 |
| 3 | Economic rent for The year 99-2000 | 3,100.00 | --- | --- | --- |
| 4 | Service Charge for The year 99-2000 | 31,000.00 | --- | --- | --- |
| 5 | Site plan charge. | 60.00 | --- | --- | --- |
| | TOTAL | 15,34,160.00 | 25,00,000.00 | 25,00,000.00 | 25,00,000.00 |

4. The Corporation reserves the right to enhance the rate of development charges if compensation payable under an award is enhanced by any competent court subsequently.
5. On deposition of the 25% amount of development charges you will get the lease deed of the plot executed.
6. The land is being allotted for setting up an Engineering College. In case the allottee failed to set-up the Engineering College, allotment of land would be cancelled. In no case, the land allotted for engineering college will be allowed to sold-off separately from the Engineering College.

For All India Agrasen Technical Education
& Research Foundation
Delin Arman Senoo
General Secretary

[Signature]
Asstt. Regional Manager
RIICO Ltd. Bais Godam
JAIPUR

You will take possession of the land within 50 days from the date of deposit of 25% D.C. form our Asst. Regional Manager.

8. For delayed payment interest prevailing as per RIICO norms shall be charged.
9. You will plant at least 200 trees in your plot.
10. The land and building tax, if applicable shall be paid by the allottee.
11. You will submit following documents within 30 days.
 - 1- _____
 - 2- _____
12. The allottee shall abide by other terms and conditions as it may be laid down in RIICO disposal of land Rules 1979 and its amendments from time to time.
13. The total investment on Technical Institutes /Engineering Colleges should be substantial (not less than Rs. 10 Crores) to be implemented within five years of allotment of land.
14. The implementing agency should take effective steps to the satisfaction of the State Government/ RIICO within two years of allotment of land, otherwise the land will be liable to be cancelled and amount equivalent to keanness money deposited would liable to be forfeited by RIICO.
15. The proposed institute should have the approval of the state Government and be get affiliated with the All India Council of Technical Education/University as the case may be.
16. The pattern of fees shall be as per guidelines of AICTE/ICMR/ State Government/Supreme Court orders.
17. The Governing Council/Board of the Institute should have one Nominee of RIICO/State Government.
18. The implementing agency/consortium should have sufficient funds to implement the project. They shall furnish adequate evidence to this effect.
19. Refund/forfeiture of the keanness money of Rs. 5.00 Lacs deposited will be done as per following procedure.
 - A) In those cases in which the state Government does not issue the NOC to the applicant within six months from the date of allotment, then RIICO will refund the full amount of keanness money without any deduction. The applicant will have to seek NOC within six months from the date of allotment of land, for extension MD would be empowered.
 - B) If the applicant abandons the project or surrender the land then the amount equivalent to the keanness money will be forfeited by the corporation.
 - C) Keanness amount will be refunded after deduction of 10% amount towards over-head expenses after implementation of the project within prescribed period.
20. Extension for making payment beyond prescribed period can be granted by RIICO upto a suitable time in genuine cases on payment of interest on the allotted rate. In case there is rate revision in development charges prior to granting extension for payment beyond prescribed period, each case would be decided on individual merit. In case the applicant fails to comply with the terms of extension, the keanness will be forfeited.
21. In case of depositing the entire amount within a period of 6 months from the date of issue of allotment letter, an additional rebate @ 10% per sqm. will be extended. The rebate will not be allowed in case of any extension/delay in depositing the balance amount.
22. Payment of economic rent and service charges shall be levied same as per the rules applicable in case of allotment of industrial plots.
23. The implementation schedule shall be in the following manner :
 - 1) 25% of the proposed FAR as per the project report upto first 3 years
 - 2) 50 % of the proposed FAR as per project report in next 3 years
24. This allotment is also subject to the condition that :-
 - 1) The plot number being indicative of your preference is subject to change, if necessary by the corporation.
 - 2) Plot is allotted on as is where is basis & actual area available at site.
25. In case there are any wells/trees, structures, compound wall etc. on the plot, the cost of same will be paid by you separately, as may be decided by the corporation.

For All India Agency Technical Education

Lal Kumar Saraya
General Secretary

[Signature]
Asst. Prop. I Manager
RIICO
Gadgaon
C. S. UH

26. You would install dust controller in your industry to avoid dust nuisance in the area (applicable in case of dust producing industries.)
27. You shall contribute towards the expenditure of construction of drainage system for effluent of your premises in the desired proportion as may be decided by the corporation.
28. The allotment is subject to condition that the effluent discharge will have to be pretreated to the satisfaction of Rajasthan State Pollution Control & Prevention Board and that you will obtain a no objection certificate from the Board before starting the unit.
29. This allotment is subject to the condition that before disposal of said sludge you will pretreat as may be required to the satisfaction of Rajasthan State Pollution Control & Prevention Board.
30. 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 backs.
31. The quantity of water shall be supplied as per the availability. In case the water is required by you in excess quantity, then you shall have to arrange the excess quantity at your own cost.
32. Your registered office should be in Rajasthan.
33. You will employ at least one person on our recommendation from those whose land has been acquired.
34. The letter of intent issued vide letter No. ID/SPC/97-98/170 Dated 27.09.1999 & Letter No. ID/SPC/97-98/170/ XI Dated 01.12.1999 shall be a part of this allotment letter.
35. The area of the allotted land/plot shall be as per actual area available at site. Site plan showing parameters shall be issued separately. The Development charges, Security money, Service charges & Economic rent of the excess land of allotted plot shall be payable by you as per actual area of plot at site.
36. Allottee has to submit the detailed drawings in 5 copies to this office for approval before starting construction well in time. Any construction activity shall not be allowed before approval of the maps.
37. Any expenditure regarding execution of lease deed, Registration, Electric connection from R.S.E.B., NOC from Pollution Board etc. shall be borne by the allottee.
38. In case of breach of any conditions as mentioned above and laid down in RIICO disposal of Land Rules, 1979 & its amendments, the action shall be taken as per rules.

Thanking You,

Your's faithfully

(O.P. SHARMA)
Sr. Regional Manager

Copy To:-

1. Advisor (Infra) RIICO Ltd. Jaipur for kind information please
2. C.G.M.(U) RIICO Ltd. Jaipur for kind information please
3. A.R.M. Sh. R.K. Singh Ruhila for further necessary action
4. ASE Sh. R.B. Jemini for further necessary action

India Agrasen Technical Education
& Research Foundation

balikumar Sarma
General Secretary

Regional Manager
Ltd. 2, C-200
JAIPUR



क्रमांक: सू(12)-3(14 / एस.पी.-43) / 2017-18 / 2426
दिनांक: 28/02/18

जनरल सेक्रेटरी,
आल इण्डिया अग्रसेन टेक्निकल एजुकेशन एण्ड रिसर्च फाउंडेशन,
भूखण्ड संख्या एस.पी.-43,
औद्योगिक क्षेत्र कूकस,
जयपुर।

विषय:-भूखण्ड संख्या एस.पी.-43, औद्योगिक क्षेत्र कूकस के सम्बन्ध में।
सन्दर्भ:-आपका रीको अध्यक्ष महोदय को सम्बोधित प्रतिवेदन दिनांक
06.02.2018

महोदय,

उपरोक्त विषयान्तर्गत सन्दर्भित पत्र के कम-में सूचित कर लेख है कि निगम प्रबन्धन द्वारा लिये गये निर्णय के अनुसार आपको औद्योगिक क्षेत्र कूकस के भूखण्ड संख्या एस.पी.-43 पर वर्तमान में स्थित इंजीनियरिंग कॉलेज के साथ अन्य डिप्लोमा/डिग्री कॉर्सेज/स्कूल स्थापित करने की अनापत्ति (सैद्धान्तिक स्वीकृति) जारी की जाती है।

यह अनापत्ति (सैद्धान्तिक स्वीकृति) आपके आवेदन के अध्याधीन जारी की गई है।

राधन्यवाद।

भवदीय,

वरिष्ठ उपमहाप्रबन्धक