


CA 268415

AFFIDAVIT

1. I, DR L. C. BHARTIYA son of SHRI B L BHARTIYA and Secretary of the JANTA SHIKSHA SAMITI, AKASHDEEP P G GIRLS COLLEGE aged about 72 years, resident of 2712, Jat Ke Kuwn Ka Rasta, Chandpol Bazar, Jaipur - 302001, am the authorized signatory of the application made to the Western Regional Committee of the National Council for Teacher Education at New Delhi seeking grant of recognition/permission for conducting a course in Teacher Education titled ITEP (B.A. B.Ed. – 1 Unit) and ITEP (B.Sc. B.Ed. – 1 Unit) with intake of 01 units in each course.



Cont.....02

ATTESTED

NOTARY
RAJASTHAN JAIPUR
- 1 OCT 2025



//02//

2. That the **JANTA SHIKSHA SAMITI** Society **AKASHDEEP P G GIRLS COLLEGE** is in possession of land as per the following description: -

2.1 Total Area of the land (in sqr. Mts.) **6871.82 SQR.**

2.2 Address :

Plot No : **Sector-11, Agarwal Farm, Mansarovar**

Khasra No : **11**

City : **Jaipur 302020**

District : **JAIPUR**

Stat : **RAJASTHAN**

Bounded by

North : **Road 6.00 mtrs. wide**

South : **Road 12.00 mtrs. wide**

East : **Road 12.00 mtrs. wide**

West : **Other land**

Registered in the office of : **SUB REGISTRAR JAIPUR – II on 09.07.2010**

3. That the land is on ownership lease from Govt. for a minimum period of **99 (Ninety-Nine) years**.
4. That the land is free from all encumbrances.
5. That the land is exclusively meant for running the educational institution and the permission of the Competent Authority to this effect has been obtained vide letter **No.184** dated **15-03-2001** and a copy thereof is enclosed.
6. That the said premises shall not be used for running any non-educational activity, other than the education programme.



7. That the copy of the affidavit shall be displayed on the website of the Institution for general public.

(Handwritten signature)

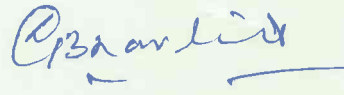
Cont.....03

ATTESTED
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NOTARY
RAJASTHAN JAIPUR.

= 1 OCT 2025

//03//

8. I do hereby swear that my declaration under Paras (1) to (7) are true and correct and that it conceals nothing and that no part of this is false. In case the contents of affidavit are found to be incorrect or false, I shall be liable for action under the relevant provision of the Indian Penal Code and other relevant laws.

Signature: 

Name of the Applicant: DR L C BHARTIYA

Address: 2712, Jat Ke Kuwn Ka Rasta,

Chandpol Bazar,

Jaipur – 302001

Tel : 9829061123


E-mail address : lcbhartiya@yahoo.com

Website address : akashdeepcollege.org

Place: JAIPUR

Date: 01 – 10 - 2025



ATTESTED

NOTARY
RAJASTHAN JAIPUR
- 1 OCT 2025

Stamps and Registration Department
Office of The Sub Registrar Jaipur II
Jaipur

(Rule 75 & 131)

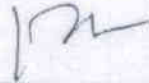
FEE RECEIPT

Fee Receipt No	2010052010465	Date	09/07/2010
Presenter Name	LAL CHAND	Document S. No	2010052010018
Presenter/Property Address	AKASHDEEP AGARWAL FARM MANSAROWAR JAIPURAS DIR. OF JANTA SHIKSHA SAMITI JAIPURnull		
Document Type	Lease deed for local bodies (Patta)		
Claimant Name	RHB	Payment Mode	Cash
Face Value	5291301	Evaluated Value	0
		Stamp Value	1000

Ord- registration fee	50000	commssion	0
csi_more_50000	300	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	263570	us_62	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	313870

Three Lakh Thirteen Thousand Eight Hundred Seventy Only

Cashier



Sub Registrar JAIPUR-II

नाम मुद्रांक विक्रेता : श्रीमती रुवि अरोड़ा : अनुज्ञा पत्र संख्या 24/02
रजिस्टर क्रम संख्या 6484 दिनांक 08 JUL 2010

मुद्रांक वेल्थ व क्रम संख्या 1000

मुद्रांक क्रेता का नाम एल.श्री. आरती डाप्रेकर जना

पिता/पति का नाम श्री. श्री. शशि

पता

प्रयोजन कपड़ा

हस्ते क्रय की दशा में हस्ते का नाम व पता श्री. मोहनलाल

क्रेता/हस्ते के हस्ताक्षर [Signature] मुद्रांक विक्रेता के हस्ताक्षर [Signature]

08 JUL 2010





Whereas the lessee has separately applied to the Board for the purchase of a Plot of Land to construct and for the purpose of education, thereon and the Board has on the faith of the statements and representations made by the lessee accepted such land measuring 6871.82 Sq. Mtrs. situated at Sector-11, Mansarovar, Jaipur vide Allotment letter No. 81 dated 03/02/2001, revised Allotment letter No. 167 dated 03/03/2001 & revised Allotment letter No. 184 dated 15/03/2001 and deem to have issued in the manner hereinafter appearing.

Whereas it has already been mentioned in the aforesaid Allotment letter No. 81 dated 03/02/2001 that said allotment have been made under and subject to the provisions of the Rajasthan Housing Board (Disposal of Property) Regulations, 1970.

2. Whereas the Board has fixed Premium Rs. 52,91,301/- (Rupees fifty two lacs ninety one thousand three hundred one only) & amount of Rs. 1,32,283/- (Rupees one lac thirty two thousand two hundred eighty three only) as annual lease money. Whereas, in this particular matter the Board has conveyed only the plot of land as mentioned in the allotment letter under (Disposal of Property) Regulations, 1970 as such this Conveyance-Cum-Perpetual Lease Deed is being executed in favour of the lessee.

3. NOW THIS INDENTURE WITNESSETH that in consideration of the amount of Rs. 52,91,301/- (Rupees fifty two lacs ninety one thousand three hundred one only) paid before the execution of these presents (the receipts whereof the Board hereby acknowledges) the Board both hereby grant, convey, release and assure into the said lessee in perpetuity the Plot of Land ad-measuring 6871.82 Sq. Mtrs. situated at Sector-11, Mansarovar, Jaipur, more particularly described in schedule-I hereunder written and for greater clearness delineated on the Plan annexed to these presents and thereon coloured red together with all the rights, easements and appurtenances what-so-ever to the said plot of land belonging or appurtenant subject to the covenant and conditions here-in-after contained.

P. L. Singh

[Signature]
राजनीतिक सहायक उप महासचिव बाबू
पूर्व द्वितीय राजस्थान बाबासन मण्डल
जयपुर

आज दिनांक 9 माह जुलाई सन् 2010 को 12:03 PM बजे
 श्री/श्रीमती/सुश्री LAL CHAND पुत्र/पुत्री/पत्नी श्री BHURA LAL BHARTIA
 उम्र 59 वर्ष, जाति BHARTIA व्यवसाय TEACHER
 निवासी AKASHDEEP AGARWAL FARM MANSAROWAR JAIPUR AS DIR. OF JANTA
 SHIKSHA SAMITI JAIPUR null
 ने भन्ने सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।



[Handwritten Signature]

हस्ताक्षर प्रस्तुतकर्ता
 (2010052010018)
 (Lease deed for local bodies (Patta))

हस्ताक्षर उप-पंजीयक
 उप-पंजीयक द्वितीय
 जयपुर

रसीद नं०	[2010052010465]
दिनांक	[9-7-2010]
पंजीयन शुल्क रु०	50000
प्रतिलिपि शुल्क रु०	0
पट्टांकन शुल्क रु०	300
अन्य शुल्क रु०	0
कमी स्टाम्प शुल्क रु०	263570
कुल योग रु०	313870



(2010052010018) उपपंजीयक, JAIPUR-II
 ((Lease deed for local bodies (Patta)))

उप-पंजीयक
 उप-पंजीयक द्वितीय
 जयपुर

रसीद नं०	[2010052010465, 2010052010470]
दिनांक	[9-7-2010, 9-7-2010]
पंजीयन शुल्क रु०	50000
प्रतिलिपि शुल्क रु०	0
पट्टांकन शुल्क रु०	300
अन्य शुल्क रु०	0
कमी स्टाम्प शुल्क रु०	276800
कुल योग रु०	327100

(2010052010018) उपपंजीयक, JAIPUR-II
 ((Lease deed for local bodies (Patta)))

उप-पंजीयक
 उप-पंजीयक द्वितीय
 जयपुर

4. Further that in consideration of the premium of Rs. 52,91,301/-
(Rupees fifty two lacs ninety one thousand three hundred one only)
paid before the execution of these presents (The receipt whereof the

Board hereby acknowledge) and of the rent here-in-after reserved and
of the covenants on BOTH hereby demise upto the lessee all the land
admeasuring of an area of 6871.82 Sq. Mtrs. situated at Sector-11,
Mansarovar, Jaipur which land is more particularly described in the
Schedule-I hereunder written and with boundaries thereof for greater
clearness has been delineated on the plan annexed to these presents and
thereon coloured red (here-in-after referred to as the said land) together

with all rights easements and appurtenances whatsoever to the said
land belonging or appertaining to HOLD the said land hereby demised

unto the lessee's perpetuity from 15/03/2001 YIELDING AND
PAYING therefor yearly lease money payable in advance of Rs.
1,32,283/- (Rupees one lac thirty two thousand two hundred eighty
three only) or such other enhanced rate as may hereafter be assessed

under the covenants and conditions here-in-after contained clear of all
deductions by equal half yearly payments on the Fifteenth day of
January and the Fifteenth day of July in each year of the office of the
Board or at such other place as may be notified by the Board, the lease
money amounting to Rs. 1,32,283/- (Rupees one lac thirty two
thousand two hundred eighty three only) from the date of the
commencement of this deed to last mentioned date having been paid
before the execution of these presents.) Subject always to exceptions,
reservations, covenants and conditions here in after contained that is to
say as following:-

A- The lessor accepts and reserves unto himself all mines, minerals
coals, gold, washing earth oils and quarries in or under the said
land, and full right and power at all times to do all acts and things
which may be necessary after getting authenticated permission from
the state government in expedient for the purpose of education, the
same without providing or laying any vertical support for the

P. B. K. Singh

[Signature]
तकनीकी सहायक उप आवासन आवुक्त
— राजस्थान आवासन मन्त्रालय

उत्त श्री/श्रीमती/सुश्री (Executant)

1 -LAL CHAND / BHURA LAL BHARTIA
उम्र -59 वर्ष जाति - BHARTIA, व्यवसाय -TEACHER
निवासी - AKASHDEEP AGARWAL FARM MANSAROWAR JAIPUR
AS DIR. OF JANTA SHIKSHA SAMITI JAIPUR

Signature

Photo

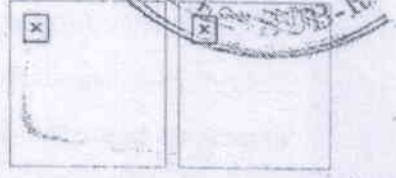
Thumb



C. Bhargava

(And Claimant)

1 -RHB / JAIPUR
उम्र -0 वर्ष जाति - null व्यवसाय -SERVICE
निवासी -RAJ



ने लेख्यपत्र Lease deed for local bodies (Patta) को पद चुने व
समझकर निष्पादन करना स्वीकार किया। प्रतिफल राशी रु० 5291301/-
पूर्व में/मेरेसमक्ष / मे से रु० 5291301/-पूर्व में मेरे समक्ष
प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1- श्री/श्रीमती/सुश्री SANDEEP BHARGAVA
पुत्र /पुत्री /पत्नी श्री D.W.
उम्र -0 वर्ष जाति-null व्यवसाय -DEED WRITER
निवासी JAIPUR,,

Sandeep Bhargava



ने यही है जिनके समस्त हस्ताक्षर एवं अंगूठ के निशान मेरे समक्ष लिये
गये हैं।

(2010052010018)

Lease deed for local bodies (Patta)

उप पंजीयक, JAIPUR
द्वितीय
जयपुर

आज दिनांक 9/7/2010 को
पुस्तक संख्या 1 जिल्द संख्या 657
में पृष्ठ संख्या 59 क्रम संख्या 2010052006185पर
पंजिस्ट्र किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 2614
के पृष्ठ संख्या 102 से 116
पर चरपा किया गया।

(2010052010018)

Lease deed for local bodies (Patta)

उप पंजीयक, JAIPUR

उप पंजीयक, JAIPUR
द्वितीय
जयपुर

surface of the said land or for any building for the time being standing thereon provided always that the Board shall make reasonable compensation to the lessee/allottee for all damage directly occasioned by the exercise of the rights hereby reserved or any of them.

B-The lessee shall pay to the lessor his share of the yearly lease money hereby reserved as given in the Scheduled-II on the day and in the manner here in before appointed.

C- The lessor shall not deviate in any manner from the layout plan nor alter the size of plot whether by sub divisions, amalgamation or otherwise.

D-The lessee shall not transfer, assign or otherwise part with the possession of the whole or any part of the said land except with the previous consent of the lessor in writing which it shall be entitled to refuse in its absolute discretion.

Whenever the title of lessee in the said land is transferred in any manner what so ever the transferee shall be bound by all covenants and conditions contained herein and be answerable in all respect thereof.

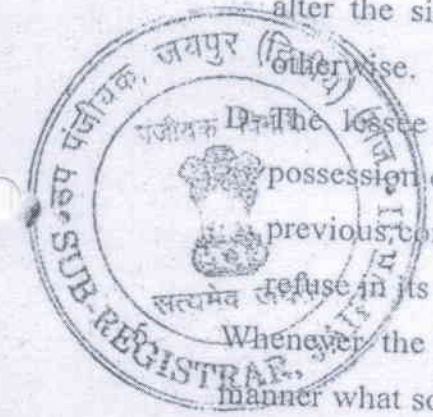
6. Whenever the title of lessee in the said land is transferred in any manner what so ever the transferor and the transferee shall, within three months of the transfer give a notice of such transfer in writing to the lessor.

In the event of the winding up or liquidation of allottee/lessee's Society/trust the person on whom the title of the Society devolve/succeed as the case may be, shall apply to the lessor with certified copies of the documents (as evidencing the transfer or devolution/ succession).

If the transferor and the transferee neglect to give notice of such transfer in writing to the lessor the lessor may impose for each such case of the neglect, liquidated/damages, amounting to Rs. 100/- for the first year and thereafter Rs. 100/- for each successive year or part thereof such neglect. The lessee shall from time to time and at all times

P. B. Sharma

20/8/17
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पुल द्वीव राजस्थान बांदासन मण्डल
जयपुर



उप पंजीयक द्वितीय
जयपुर

5

pay and discharge all rates, taxes, charges and assessment of every description which are now or at any time hereafter during the continuance of this Deed be assessed, charged or imposed upon the said land hereby.

The lessee shall also pay any increase in the premium of the land under his plot if in future the cost (Premium) of the land goes up as result of certain judgment of a court or due to any other unforeseen reason beyond the control of the lessor.

7. Not with standing any thing here-in-after contained the lessee hereby agree to pay any increase in the premium and consequent increase in the ground rent as has been fixed by the lessor arising out of the increase in compensation of land which might be decided hereafter. Such payment shall be proportionate amount of such increase in compensation, the corpus of which will be fixed by the lessor, which will be final and binding to the lessee.

The amount of increase in the premium and that of the arrears due to increased ground rent will be paid by lessee within two month's of the demand made by him.

8. All arrears of rent and other payment due in respect of the said land hereby demised or hereby conveyed shall be recoverable in the same manner as arrears of land revenue.
9. The lessee shall in all respect comply with and be bound by the building drainage and other bye law of the proper municipal or other authority for the time being in force or any other rules and regulation which may be applicable for institution like that may be run by the

उप पंजीयक लिस्टे society/trust.

10. The lessee shall not without the previous permission in writing of the lessor and also the sanction or permission in writing of the proper municipal or other authority erect or re-erect of the building or make any alternations or additions either externally or internally to such building provided further that in case where addition of a subsequent

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storey is permissible under a scheme, the lessee shall follow the elevation etc. as prescribed by the lessor.

11. The lessee shall not without the written consent of Lessor carry or permit to be carried on the said thereon any trade or business whatsoever or use on same or permit the same to be used for any purpose other than that of running the education centre which the society/trust decides to do or suffer to be done therein any act or thing whatsoever which in the option of the lessor may be a nuisance, annoyance or disturbance to the lessor and person living in the neighbor hood.

12. The lessee shall at all reasonable times grant access to the said land and building thereon to the lessor or any officer duly authorised by the lessor for being satisfied that the covenants and conditions contained herein have been and are being complied with.

13. If any such sum recoverable hereunder or the yearly lease money hereby reserved or any part thereof shall at any time be in arrears and unpaid for one calendar month next after any of the days where on the same shall have been demanded or not, if it is discovered that this Deed has been obtained by suppression of any fact or by any misstatement, misrepresentation or fraud or if there shall be final any breach by lessee or by any person claiming through or under him of any of the covenants or conditions contained therein and on his part to be observed or performed than and in any such case it shall be lawful for the lessor notwithstanding the waiver of any previous cause of right of re-entry upon the said land hereby demised to re-enter upon and take possession of the said land. There upon this deed and everything herein mentioned, should case and determine and the lessee shall not be

entitled to any compensation whatsoever not to the return of any रुप पंजीयद premium paid by him.

जयपुर provided that notwithstanding any thing contained herein to the contrary, the lessor may without prejudice to its right of re-entry as aforesaid and in its absolute discretions, waiver or condone breaches, temporarily or otherwise, on receipt of such amount and on such terms

R. Shankar

[Signature]
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पुव सिटीव राजस्वाव धादासन धरुण

7

and conditions as may be determined by it and may also accept the payment of rent which shall be in arrear as aforesaid together with interest at the rate as fixed from time to time.

14. Provided further that, if the property is mortgaged with the Financial Institution, Bank, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO) against a loan for the same the Rajasthan Housing Board would:

i. Give to Financial Institution, Bank, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO) a notice of Six months in case of any breach in terms and conditions of the Deed in order to entitle and enable the Financial Institution, Bank, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO) to have the breach removed or rectified.

Re-enter or acquire the property, subject to the rights of the financial institution, bank, Rajasthan State Industrial Development & Investment Corporation Ltd. (RIICO) as mortgage and,

iii. If there shall have been any breach by the lessee or any person claiming through or under him of any of the covenants or conditions contained therein, then the lessee shall be entitled at least to the return of the premium paid by him for the land and to fair and reasonable compensation for the structures thereon from the lessor.

15. Not forfeiture or re-enter shall be effect until the lessor has served on the lessee a notice in writing:-

(a) Specifying the particular breach complained of.

(b) If the breach is capable of remedy requiring the lessee to remedy the breach and if the lessee fails within such reasonable time as may be mentioned in the notice to remedy the breach, if it is capable of remedy, and in the event of forfeiture or re-entry the lessor may, in its discretion, relieve against forfeiture on such

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terms and conditions as it thinks proper. Nothing in this clause shall apply to forfeiture or re-entry: -

(c) For breach of the covenants and conditions relating to subdivision or amalgamation erection, and transfer of the said land as mentioned here-in-after.

(d) In case this Deed has been obtained by suppression of any fact, mis-statement, mis-representation or fraud.

16- The lessee shall deposit in advance the lease/rent or urban assessment, of a period of one year thereafter pay the lease every year on due dates thereby keeping the lease money for one year in deposit at every stage on demand. The annual lease money hereby reserved shall be enhance thereafter at the end of the successive period of Fifteen years provided that the increase in the rent fixed at each such time shall not exceed 25% of that payable immediately before enhancement is due.

All the notice, order, directions, consents or the approvals to be given under this Deed shall be in writing and shall be signed by such officer as may be authorized by Chairman.

All powers exercised by the Board, may be exercised by the Chairman.

19. The Rajasthan Housing Board (Disposal of Property) regulations, 1970 as amended from time to time shall be binding on the parties hereto have set their hands this day year as above written.

20. The Lessee has to pay Rs. 1,32,283/- (Rupees one lac thirty two thousand two hundred eighty three only) as an annual lease money, on a half yearly basis in the month of January and July every year till Ninety Nine years, until the lessee pays a total amount of Nine years lease money as one time lease money and get issued a certificate for the same by the Board.

21. The allotted land shall be used by the lessee for the said cause. It shall not be used for any other purpose, nor can it be used for any Commercial Profit.

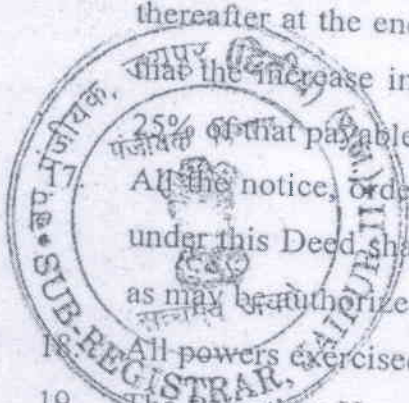
22. The lessee will have to complete the construction of the building within Two years from the date of final allotment in case the building is not

R. P. Singh

R. P. Singh

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9
completed within the given time the board would acquire the land as well as the incomplete building and the lessee would be given no compensation for the same.

23. The lessee society/trust shall reserve a separate quota of 5% of total seats of admission in the Institution for the children of employees of Rajasthan Housing Board, Jaipur. There shall also be separate provision for commission/relaxation, rebate of 50% of Tuition Fee payable to the institution by them.

24. In the event of any questions, dispute or difference arising under these presents, or in connection therewith (except as to any matters and decision of which is specially provided by these presents) between the lessor and the lessee the same shall be referred to the sole arbitration of the person appointed by the lessor. It will be no objection to any such appointment that the arbitrator so appointed is a Government servant or Official of the Rajasthan Housing Board and that he has to deal with the matters to which the deed relates or that in the course of his duties as Government servant or Official of the Rajasthan Housing Board he expressed views on all or any of the matters in dispute or difference. The award of arbitrator so appointed shall be final and binding on the parties.

The arbitrator may with the consent of the parties, enhance the time, from time to time for making and publishing the award. Subject as an aforesaid the Arbitration Act, 1940 and the Rules there under any modification thereof for time being, in force shall be deemed to apply to the arbitration proceeding under this clause.

उपरोक्त द्वितीय

THE SCHEDULE-I

जयपुर
Above referred to all that plot of land ad-measuring of an area of 6871.82 Sq. Mtrs. situated at Sector-11, Mansarovar, Jaipur and bounded as follows:-

EAST : Road 12.00 Mtrs. wide,
WEST : Other Land,
NORTH : Road 6.00 Mtrs. wide,
SOUTH : Road 12.00 Mtrs. wide,

P. K. Sharma

8/7
तकनीक सहायक उप आवासन बाण्ड
एव द्वितीय राबस्थान आवासन मन्त्रालय

And shown in the annexed plan and marked with its boundaries in red.

THE SCHEDULE-II

Yearly lease money payable in advance of Rs. 1,32,283/- (Rupees one lac thirty two thousand two hundred eighty three only) by equal Half- yearly payments on the fifteenth day of January and Fifteenth of July each year upto 99 years.



[Handwritten signature]

Signed by (Trustee)
For and on behalf of the
MR. L.C. BHARTIYA DIRECTOR,
"JANTA SHIKSHASAMITI,
JAIPUR" "AKASHDEEP",
SECTOR-11, AGARWAL FARM,
MANSAROVAR, JAIPUR-302020
(Lessee)

[Handwritten signature]

Signed by Shri *[Handwritten name]*
For and on behalf of the
RAJASTHAN HOUSING BOARD,
Jaipur
(Lessor)

Witness :-

1-

Signature :- *[Handwritten signature]*
Name :- Sh. M. L. SHARMA
Father's Name :- Lt. Sh. Ram Khet Sharma
Full Address :- 114/156 Mansarovar Jaipur

2-

Signature :- *[Handwritten signature]*
Name :- Dilip Singh Rajawat
Father's Name :- Sh. P.S. Rajawat
Full Address :- 69/296 V.T. Road Mansarovar
Jaipur

[Handwritten signature]
उप पंजीयक द्वितीय
जयपुर

Stamps and Registration Department
Office of The Sub Registrar Jaipur II

Jaipur

(Rule 75 & 131)

FEE RECEIPT

Fee Receipt No 2010052010470
 Presenter Name LAL CHAND
 Presenter/Property Address AKASHDEEP AGARWAL FARM MANSAROWAR JAIPURAS DIR. OF JANITA SHIKSHA SAMITI JAIPURnull
 Document Type Lease deed for local bodies (Patta)
 Claimant Name RHB
 Face Value 5291301

09/07/2010

2010052010018

Date

Document S. No

Payment Mode Cash
 Stamp Value 1000

Evaluated Value 0

Ord- registration fee	0	commission	0
cs1_more_50000	0	custody	0
stamp(memorandom)	0	reg(memorandom)	0
Penalty	0	us_57	0
stamp duty	13230	us_62	0
us_25_34	0	others	0
us_64_67	0	Inspection_fee	0
		Total :	13230

Thirteen Thousand Two Hundred Thirty Only


Cashier


Sub Registrar JAIPUR-II