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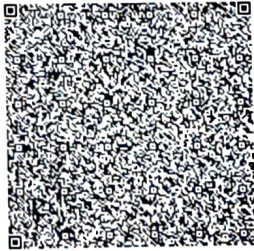
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL171348313497210
 Certificate Issued Date : 04-Nov-2016 12:44 PM
 Account Reference : IMPACC (IV)/ dl862203/ DELHI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL862203344000385159510
 Purchased by : KENDRIYA VIDYALAYA SANGATHAN
 Description of Document : Article 35(vi) Lease upto 100 years
 Property Description : MCD, RAJOKARI, NEW DELHI
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : PRESIDENT OF INDIA
 Second Party : KENDRIYA VIDYALAYA SANGATHAN
 Stamp Duty Paid By : KENDRIYA VIDYALAYA SANGATHAN
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



LOC


.....Please write or type below this line.....

LEASE AGREEMENT

THIS INDENTURE MADE ON THE 07th day of November, 2016 BETWEEN THE PRESIDENT OF INDIA (hereinafter called the lessor) of the one part and the Kendriya Vidyalaya Sangathan a society registered under the society registration Act, 1860 (hereinafter called the lessee) of the other part.




Kendriya Vidyalaya Sangathan


Defence Estate Officer

अपर आयुक्त प्रशासन एवं सतर्कतः
Addl. Commissioner (Admn. & Vig.)
केन्द्रीय विद्यालय संगठन
Kendriya Vidyalaya Sangathan
नई दिल्ली-110016

रक्षा सन्दा अधिकारी
दिल्ली मंडल, दिल्ली छावनी
Defence Estates Officer
Delhi Circle, Delhi Cantt

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

WHEREAS the lessor has agreed to demise the plot of land hereinafter described to the lessee in manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the rent hereinafter reserved and of the covenant on the part of the lessee hereinafter contained the lessor doth hereby demise unto the lessee ALL THAT plot of land containing by admeasurements 4.716 (3.06 + 1.656) Acres situated at Khasra Nos. 775, 778, 779, 839, 840, 844, 843/1, 843/2, 845, 846, 849 and 850/1 (old Khasra No.) 33/26 and 45 (New Khasra No.) for school building and land of Khasra No. 45 meant for staff quarters at AF Stn. Rajokri, of which said plot of land is more particularly described in the schedule hereunder written and with the boundaries thereof is delineated on the plan annexed to these presents and thereon coloured together with the buildings standing thereon as described in detail in schedule II hereunder. Together with all rights easements and appurtenances whatsoever to the said plot of land belonging or in any wise appurtenant EXCEPTING AND RESERVING unto the lessor all mines, mineral, mineral substances of every description, sand and clay in or under the premises hereby demised with full right and liberty at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, digging, working obtaining, removing, enjoying the same (paying the lessee reasonable compensation for all damage done) and also all timber, fruit trees and other trees (but not the fruit or leaves or fallen branches of trees cut down with the written consent of the Defence Estate Officer/Cantonment Board) with right of entry to mark, fell, cut and carry away the same To HOLD the premises hereby demised unto the lessee in perpetuity from the 07th day of November, 2016 Paying therefore the yearly rent of Rupee One only (Rs.1/-) clear of all deduction on the 07th day of November of each year at the Office of Defence Estate Officer or such other places as the Defence Estate Officer shall from time to time appoint in this behalf the first of such payment to be made on the 07th day of November Next.

1. And THE LESSEE DOTHT HEREBY CONVENANT with the Lessor
- (i) To pay unto the lessor the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.
 - (ii) From time to time and at all times to pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereinafter be imposed charged or assessed upon the premises hereby demised or the buildings to be erected thereupon.
 - (iii) Not to cut down any of the timber, fruit trees or other trees now or at any time hereafter growing on the premises hereby demised but to preserve them in good order. If during the course of construction of school building and

Cont. 3



Kendriya Vidyalaya Sangathan

अपर आयुक्त प्रशासन एवं सतर्कता
Addl. Commissioner (Admn. & Vig.)
केन्द्रीय विद्यालय संगठन
Kendriya Vidyalaya Sangathan
नई दिल्ली-110016
New Delhi-110016


Defence Estate Officer

रक्षा संपदा अधिकारी
दिल्ली मंडल, दिल्ली छावनी
Defence Estates Officer
Delhi Circle, Delhi Cantt

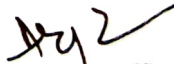
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quarters it becomes necessary to cut down a tree, it may be done by the Defence Estate Officer who will dispose of the same and credit the sale proceeds to the Government.

- (iv) Not to make any excavations in the land hereby demised or remove any minerals, mineral substances of any description, sand or clay from the said land without the consent of and in accordance with the terms and conditions prescribed by the Defence Estate Officer.
- (v) Within 12 calendar months next after the date of these presents at their own cost to erect and finish fit for use on the premise hereby demised Central School Building, hostel, teachers accommodation, playgrounds in accordance with a plan or plans to be approved in writing by the Officer Commanding of the Station and not to erect or suffer to be erected on any part of the premises hereby demised any building without the previous consent in writing of the General Officer Commanding in-Chief of the Command.
- (vi) Not to make any alterations in the plan or elevation of the said school buildings, hostel, teachers' accommodation and play grounds without such consent as aforesaid and not to use the same or permit the same to be used for any purpose other than those of accommodation for school, hostel buildings and of play grounds.
- (vii) The responsibility of maintenance of the premises will rest with the lessee. The lessee shall make no structural alterations, erect any new structures, in or upon any part of the premises and install therein fittings without the prior approval of the lessor. No compensation shall be paid for the aforesaid additions and alterations on delivering up the premises and the benefit of such additions and alterations shall accrue to the Government. If the lessor so desires the lessee shall at its cost restore the premises in the same conditions as they were at the commencement of these presents.
- (viii) Not to assign, underlet, transfer or hand over possession of the said land and buildings or part thereof or any of their right/rights therein under these presents without sanction of the lessor on such terms as to revision of rent period of lease and other matters as may be deemed fit to impose.
- (ix) To pay all charges in respect of electric power and light and water used on the said premises during the currency of the lease at the schedule of rates current and as may be revised by the Garrison Engineer, Military Engineering Services of the Station from time to time.
- (x) To pay all existing and future rates, taxes, assessment charges and other outgoings of every description in respect of the said premises if legally leviable and levied.


Kendriya Vidyalaya Sangathan

अपर आयुक्त प्रशासन एवं सतर्कता:
Addl. Commissioner (Admn. & Vig.)
केन्द्रीय विद्यालय संगठन
Kendriya Vidyalaya Sangathan
नई दिल्ली-110016
New Delhi-110016

Cont. 4

Defence Estate Officer

रक्षा संपदा अधिकारी
दिल्ली मंडल, दिल्ली छावनी
Defence Estates Officer
Delhi Circle, Delhi Cantt

LEASE UPTO 100 YEARS

Deed Name LEASE

Land Detail

Tehsil/Sub Tehsil SR VIIA Sarojini Nagar

Village/City Rajokari Pahari

Place (Segment) Rajokari Pahari

Property Type Institutional

Property Address House No.: RAJOKARI ND, Road No.: , Rajokari Pahari

Area of Property 19,084.97 Sq.Meter 0.00 0.00

Building Type

Money Related Detail

Consideration Value 0.00 Rupees

Stamp Duty Paid 100.00 Rupees

Value of Registration Fee 1000.00 Rupees

Pasting Fee 100.00 Ruppees

Transfer Duty 0 Rupees

Government Duty 100 Rupees

This document of LEASE

LEASE UPTO 100 YEARS

Presented by: Sh Smt.

S/o, W/o

R/o

POITHRU DEO

in the office of the Sub Registrar, Delhi this 15/02/2017 11:50:13AM day Wednesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.

POI THRU DEO

and Shri / Ms.

KENDRIYA VIDYALAYA SANGATHAN THRU INDU GOSWAMI

Who is/are identified by Shri/Smt/Km. GAJENDRA SINGH GURJAR S/o W/o D/o SHAMBHU DAYAL GURJAR R/o W NO 7 VILLAGE GOPIPUR SOTHANA JAIPUR RJ

and Shri/Smt./Km. MANOJ RAWAT S/o W/o D/o GANPAT SINGH RAWAT R/o 1274 SEC-7 RK PURAMND

(Marginal Witness). Witness No. If is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Date 15/02/2017 15:43:40

Registrar/Sub Registrar

SR VIIA Sarojini Nagar

Delhi/New Delhi



17853401532



Registrar/Sub Registrar
SR VIIA Sarojini Nagar
Delhi/New Delhi

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Cont. from page 3

- (xi) To pay all the taxes, assessment charges that may be recoverable under cantonments Acts, 1924 in respect of the said premises during the period the buildings are with the lessee.
- (xii) At all times to keep the said premises in good and substantial repair to the satisfaction of the Officer Commanding the Station and on determination of the lease to hand over the "said premises" in the same condition as they were at the commencement of these presents fair wear and tear and damage by fire or other causes beyond the control of the lessee being expected or at its option to pay compensation in lieu thereof provided that such compensation shall not exceed the value of the said premises on the date of determination of the presents, if they had remained in the same structural state and condition of repairs as they were in at the commencement of this lease.
- (xiii) Not to remove any fixture and fittings from the premises existing at the commencement of this lease without the previous permission of the lessor.
- (xiv) Registration charges, if any, shall be borne by the lessee.
- (xv) The lessee shall permit the Government with or without workmen to enter upon and view the condition of the said premises at all reasonable times upon prior notice.
- (xvi) During the occupancy of the premises and on delivering up of the premises, the lessee shall be liable for any damages caused to the premises, and to the fixtures and fittings as per inventory attached to the deed and shall pay compensation in lieu thereof, fair wear and tear, damage by fire or other natural causes not occasioned by willful act or default of the lessee excepted. The decision of the Officer Commanding Station/sub area Commander on the question whether any damage is caused to the premises and the amount of such compensation shall be final and binding on the parties.
- II. PROVIDED ALWAYS that if any part of the rent hereby reserved shall be in arrear of unpaid for one calendar month next after any of the days where on the same shall have become due whether the same shall have been demanded or not or if there shall have been in the opinion of the Defence Estate Officer and breach by the lessee or by any person claiming through or under him of any of the covenants or conditions herein before contained then and in such case, the Lessor may not withstanding the waiver of any previous cause or right or re-entry enter upon any part of the premises hereby demised or of the building thereon in the name of whole and thereupon the said premises and buildings shall remain to the use of and be vested in the Lessor and this demise shall stand determined and the Lessee shall not be entitled to any compensation whatsoever.

Cont. 5



Kendriya Vidyalaya Sangathan

अधीकृत प्रशासन एवं निरीक्षण
Addl Commissioner (Admin. & Vig)

केन्द्रीय विद्यालय संगठन

Kendriya Vidyalaya Sangathan

एन. प्रो. वि. 110016

New Delhi-110016



Defence Estate Officer

रक्षा संपत्ति अधिकारी

दिल्ली मंडल, दिल्ली छावनी

Defence Estates Officer

Delhi Circle, Delhi Cantt

Cont. from page 4

III. PROVIDED ALWAYS that it shall be lawful for the lessor at any time or times during the said term on giving thirty days notice in writing to the lessee to resume possession of and determine tenancy of the lessee of the said land or any part thereof without making payment to the lessee of any compensation on account thereof save only a fair payment for the authorized buildings erected by the lessee, cost whereof will be assessed by the lessor and the amount of compensation so fixed by the lessor shall be final and binding on the lessee.

IV. PROVIDED ALSO that unbuilt portion of demised land will be made available on short notice to the local Defence authorities as and when required for such temporary use as deemed fit without payment of any rent/compensation.

V. PROVIDED ALSO that during times when school buildings other than class rooms, laboratories, hostels and like and not in use the same may be made available free of rent to the local Defence authorities for temporary use for defence/recreation/training purposes.

VI. PROVIDED ALSO that in the event of the premises or a part thereof being no longer required by the lessee, the lessor shall have the right to purchase the said buildings from the lessee on payment to the lessee of the value of the building as assessed by the Garrison Engineer, Military Engineering Service of the Station. In the event of lessor not purchasing the said building, the lessee shall be entitled to remove the buildings within one month after communication of the decision of the lessor. If the lessee fails to remove the buildings the same shall remain to the use of and be vested in the lessor and the lessee shall not be entitled to any compensation whatever therefor.

VII. In the event of dissolution of the lease the said land as also the building standing thereon shall vest on the lessor.

VIII. PROVIDED also that the expression 'President of India' and the Lessee/Lesseees herein before used shall unless such an interpretation be inconsistent with the context include in the case of the former his successors and assign and in the case of latter its successors and assigns.

The schedule above referred to:

Cont. 6

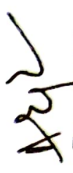


Kendriya Vidyalaya Sangathan

अपर आयुक्त प्रभारान एवं सतकर्मत.
Addl. Commissioner (Admn. & Vig.)

केन्द्रीय विद्यालय संगठन
Kendriya Vidyalaya Sangathan

नई दिल्ली-110016
New Delhi-110016



Defence Estate Officer

रक्षा संपदा अधिकारी
दिल्ली मंडल, दिल्ली छावनी

Defence Estates Officer
Delhi Circle, Delhi Cantt.

All that piece and parcel of land situated at Air Force Station Rajokri recorded in the General Land Register of the Cantonment as (Part of) survey member.

And bounded

For 3.06 acres land bifurcation is under:

- On the North by Khasra No. 33/26 AF Land
- On the South by Khasra No. 45 AF Land
- On the East by Khasra No. 33/26 and 46 AF Land
- On the West by Khasra No. 33/26 and 45 AF Land

For 1.656 acres land bifurcation is under:

- On the North by Khasra No. 33/26 AF Land
- On the South by Khasra No. 48 AF Land
- On the East by Khasra No. 46 AF Land
- On the West by Khasra No. 44/28 AF Land

IN WITNESS whereof the parties have to set their hands the days and year first written above.

On the behalf of the President
Of India in presence of

WITNESS

1. Sajay Kumar, ODC
2. Kunal, SDO-I



[Signature]
Defence Estate Officer

On the behalf of the Kendriya Vidyalaya Sangathan,
New Delhi in presence of

WITNESS

1. *[Signature]*
2. *[Signature]*

1. एन. एस. गिरी / T. S. Giri
अध्यक्ष/Executive Engineer
केन्द्रीय विद्यालय संगठन
Kendriya Vidyalaya Sangathan
18, Institutional Area, Kalkaji Sarai,
New Delhi-110016

1. Gajendra Singh Goyal s/o Shambhu Goyal
V-Gopipur Post - Sothang Teh-Viratnagar Distt - Jaipur
Rajasthan 303102 UID No- 382977766542
नई दिल्ली-110016 / New Delhi-110016

2. Manoj Rawat s/o Sh. Ganpat Singh Band
1274 Sector-7, R.K. Puram N.O-22
Andhar No. 262324284542

केन्द्रीय आधिकारी
दिल्ली मंडल, दिल्ली छावनी
Defence Estates Officer
Delhi Circle, Delhi Cantt

[Signature]
Additional Commissioner
Kendriya Vidyalaya Sangathan
18, Institutional Area,
Shaheed Jeet Singh Marg,
New Delhi-110016

अपर आयुक्त प्रशासन एवं सतर्कता
Addl. Commissioner (Admn. & Vig.)
केन्द्रीय विद्यालय संगठन
Kendriya Vidyalaya Sangathan
नई दिल्ली-110016
New Delhi-110016

Reg. No. 532 Reg. Year 2017-2018 Book No. 1



Ist Party IInd Party



Witness

Ist Party POI THRU DEO



IInd Party KENDRIYA VIDYALAYA SANGATHAN THRU INDU GOSWAMI

Witness GAJENDRA SINGH GURJAR, MANOJ RAWAT

Certificate (Section 60)

Registration No.532 in Book No.1 Vol.No 339 on page 16 to 21 on this date 15/02/2017 3:06:45PM and left thumb impressions has/have been taken in my presence.

day Wednesday

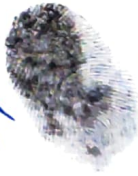
Indu Goswami

Date 15/02/2017 15:43:49



Sub Registrar
SR VIIA Sarojini Nagar
New Delhi/Delhi

S/S



Indu Goswami



HANDING/TAKING OVER CERTIFICATE

We the undersigned have this day the 10th Feb, 2015 handed/taken over the physical possession of Land measuring 4,716(3,06+1.656) acres at Kendriya Vidyalaya Rajokri for construction of school and staff quarters at Air Force Station Rajokri as per Annexure 'A', 'B' & 'C'.

Authority: Government of India, Ministry of Defence letter,
No. Air HQ/3795779M(WAC)/207/F/11/D(Air-II), dated 04.04.2011.

HANDED OVER

TAKEN OVER/HANDED OVER

TAKEN OVER

(Signature)
CMK (Station)
10/2/15

Rep of
Air Force Station
Rajokri, ND-38

(Signature)
10/2/15
K. V. Rajokri

Rep of D.E.O
Delhi Cantt

(Signature)
10/2/15

Principal
K.V.Rajokri

PRINCIPAL
KENDRIYA VIDYALAYA
AFS RAJOKRI
NEW DELHI-110038

पालय संगठन (मुख्यालय)
संस्थागत क्षेत्र,
रजीत सिंह मार्ग,
दिल्ली - 110 016
6858570 Fax
16514179

KENDRIYA VIDYALAYA SANGATHAN (Hqrs.)
18, INSTITUTIONAL AREA,
SAHEED JEET SINGH MARG
NEW DELHI - 110 016
26562404 {E.E.(G) Direct No.}

केन्द्रीय विद्यालय संगठन

Dated: 01.2017

89-KVS /Land/Works- II

the Sub-Registrar


Registration of lease deed of land to Kendriya Vidyalaya, AFS Rajokri (Delhi).

I am to inform you that Kendriya Vidyalaya Sangathan is an Autonomous Organization under Ministry of Human Resource Development (Govt. of India) and fully funded by Govt. of India for the establishment of Kendriya Vidyalaya AFS Rajokri, Delhi an area of land measuring 716 acres is being leased to Kendriya Vidyalaya Sangathan by Defence Estate Officer, Delhi Circle.

02. The Additional Commissioner (Admn.) Kendriya Vidyalaya Sangathan empowered to sign the document and accept the lease deed on behalf of Kendriya Vidyalaya Sangathan, Ministry of Human Resource Development, Govt. of India. Accordingly Shri G.K. Srivastava, Additional Commissioner (Admn.) Kendriya Vidyalaya Sangathan has appended the signature on the lease deed and Principal of the aforesaid Vidyalaya is authorized to present the lease deed for the registration on behalf of Kendriya Vidyalaya Sangathan.

03. It is therefore, requested that Additional Commissioner (Admn.) Kendriya Vidyalaya Sangathan may please be exempted from personal appearance under Section 88 of Registration Act and the lease deed may be accepted for the registration.

Yours faithfully


(Anuj Vij)
Superintending Engineer

केन्द्रीय विद्यालय संगठन (मुख्यालय)
18, संस्थागत क्षेत्र,
शाहीदजीत सिंह मार्ग,
नई दिल्ली - 110 016
Ph. 26858570 Fax
26514179

KENDRIYA VIDYALAYA SANGATHAN (Hqrs.)
18, INSTITUTIONAL AREA,
SAHEED JEET SINGH MARG
NEW DELHI -110 016
26562404 {E.E.(G) Direct No.}

केन्द्रीय विद्यालय संगठन

F. 7-11/89-KVS /Land/Works- I Dated: .01.2017

The Deputy Commissioner
Kendriya Vidyalaya Sangathan
Regional Office
Gurgaon

**Subject: Execution of lease deed and its registration for Kendriya Vidyalaya, AFS
Rajokri (Delhi).**

Sir,


With reference to your letter no. 32112/Admn/2016-17/KVS/GGN/19884 dated 18.11.2016 on the above cited subject, I am to enclose herewith the following documents.

- (i) 06 Sets of Original lease deed duly signed by Additional Commissioner (Admn.) KVS.
- (ii) 06 Photographs of Additional Commissioner (Admn.) for fixing the same on lease deed.
- (iii) Letter to Sub Registrar.

You are requested to get the Lease Deed Registered with Sub Registrar Office as per procedure and send a photocopy of Executed Registered Lease Deed to KVS (HQ) for record.

Encl: As above

Yours faithfully


(Anuj Vij)
Superintending Engineer

Copy to:-

1. Principal, Kendriya Vidyalaya, AFS Rajokri (Delhi) - for necessary action.

Superintending Engineer