

DELHI DEVELOPMENT AUTHORITY

No.F.F.18(77)/85-Inst.

VIKAS SADAN
IIND FLOOR
BLOCK 'A'

From: DY. DIRECTOR (INSTL.)

Dt. 13.9.87

To

The Managing Trustees

Seth Sagarmal Bagrodia Charitable Trust,
ED-81, Tagore Garden, New Delhi. (11002).

SUBJECT: Allotment of land for Sr. Secondary
School in Rohini Puri Scheme,
Sector IX

Dear sir,

I am directed to inform you that it has been decided to allot on perpetual lease hold basis a plot of land measuring 3.82 acres (2 acres for school building & 1.82 acres for play ground) for running a S.S./Middle school at Rohini Puri

Scheme Sector IX on usual terms and conditions

which shall also include the following:-

1. The Seth Sagarmal Bagrodia Charitable Trust shall be required to pay the cost of land measuring two acres allotted for school building at the provisional rate of Rs. 8 lac per acre and annual ground rent @ 2 1/2 P.A. of the premium.
2. The Seth Sagarmal Bagrodia Charitable Trust shall pay the difference of cost of land as may be decided by the Govt./DDA.
3. The land measuring 1.82 acres is allotted to the Society for play ground on temporary basis on payment of nominal ground rent of Re.1/-P.A.
4. The Ground rent of land shall be paid by the said Society from the date of handing over the possession of the land.
5. The area allotted for play ground shall be kept open and no structure of even temporary nature shall be raised on this land.
6. The Seth Sagarmal Bagrodia Charitable Trust shall use the land for running a Sr. Sec. School failing which the land alongwith the structures raised thereon will be resumed by the Govt./DDA.

7. The Society shall shift the present existing school within two years from the date of handing over possession of the plot.
8. The D.D.A. reserves its right to alter any terms & conditions on its discretion.
9. The land shall be used by the Society for the construction of Hr.Sc./Middle school and for no other purpose whatsoever.
10. The building plans should be got approved from the local body/DDA before undertaking any construction on the land.
11. The Society shall complete the construction of school building on the land within a period of two years from the date of handing over possession of land.
12. The land shall not be transferred/sub-leased to any other organization/deptt. by the Society without prior permission of the DDA obtained in writing.
13. The perpetual lease shall be executed by the Society at their own cost as and when called upon to do so.
14. The Society shall provide fencing ~~and boundary~~ immediately after taking over the possession to prevent the encroachment.
15. No person attending the school shall be required to take part in any religion/Institution or to attend any religious worship without his/her consent and no citizen shall be debarred admission to the school on ground of religion, race, caste, language or any of them.
16. In the event of derecognition of school by the Director of Education, Delhi Admn. or any other competent Authority, the leasee shall be required to pay premium for the land allotted at the market rate prevailing on the date of de-recognition of the school or the land with super structure, fixtures, fittings etc. shall revert to the Govt. on payment of compensation as may be decided by the Govt.
17. The School shall not increase the rates of tuition fee without the prior sanction of the Director of Education Delhi Admn. and shall follow the provisions of Delhi school Education Act/Rules, 1973 and other instructions issued from time to time.
18. The Seth Sagarmal Rasoolia Charitable Trust, shall ensure that percentage of freeship from the tuition fee as laid down under rules by the Delhi Admn. from time to time is strictly complied. They will ensure admission to the students belonging to weaker sections to the extent of 25% and grant freeship to them.

- 19. The Society shall not refuse admission to the residents of the locality.
- 20. The society shall follow the instructions of the Dte. of Education for minimum/maximum enrolment of students in the school new building constructed on land allotted by the Govt.

If the above terms and conditions are acceptable to the Seth Sagarmal Bagralia Charitable Trust, the acceptance thereof, may be communicated to the undersigned and also deposit a sum of Rs. 16,40,000/- (Rs. 16 Lac on account of cost of land Rs. 40,000/- on account of ground rent for the period of one year & Re. 1/- P.A. as nominal ground rent for the play ground) in favour of D.D.A. within 60 days from the date of issue of this letter, it will be presumed that the Seth Sagarmal Bagralia Charitable Trust is not interested in the allotment and same will be withdrawn.

Yours faithfully

Som
 (Som PARKASH)
 DY. DIRECTOR (INSTITUTIONAL)

Stamp Paper No. 6235Q

CERTIFIED/TRUE COPY

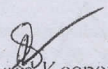
Registration No. 9398 In Addl. Book No. 1
Volume No. 2010 on pages 114 to 120
on this Date 28/04/2006 Day of Friday


Sub Registrar
VII INA New Delhi


Date of Application: 27/11/2018
Fees Paid Rs. 70 Vide Slip No 121053
Date of Payment: 27/11/2018
Dt. when copy is ready: 27/11/2018
Copy prepared by: SARITA
Copy checked by: --
Certified to be true copy



CONVANCE **TRUE COPY**


Record Keeper Reader


Sub Registrar
VII INA New Delhi

Attended

4/11/2018
Principal
N. K. Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi



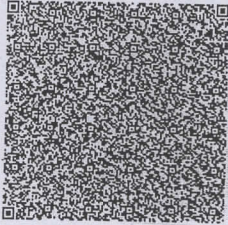
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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

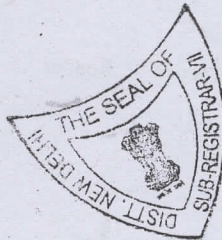
e-Stamp

Certificate No. : IN-DL08195742296235Q
Certificate Issued Date : 27-Nov-2018 10:49 AM
Account Reference : IMPACC (IV)/ dl761003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL76100321576568087325Q
Purchased by : SETH SAGARMAL BAGRODIA CHARITABLE TRUST
Description of Document : Article 25 Additional Copy of document
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : SETH SAGARMAL BAGRODIA CHARITABLE TRUST
Second Party : Not Applicable
Stamp Duty Paid By : SETH SAGARMAL BAGRODIA CHARITABLE TRUST
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line

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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.

Attached

Principal
N. K. Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi

106400
23250

T/102810-DL/01/04/51
Pan No AAA TS 1694J

D.D.A./P.P.

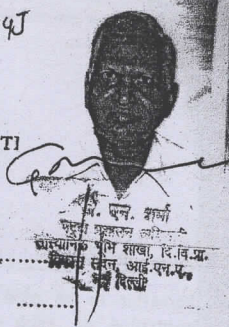
PERPETUAL LEASE

INSTITUTION

F 18(37)/85/11

THIS INDENTURE made this 28th

day of April
1980
one thousand nine hundred and six



BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one part and Seth Sagarmal Bagrodia Charitable Trust through its President/Secretary, Shri/Smt. N. K. Bagrodia, President

registered under the Societies Registration Act XXI/1860 and having its registered office at F.D.S.I. Tagore Garden, N. Delhi-27 (hereinafter called "the Lessee") of the other part.

WHEREAS THE LESSEE HAS applied to the Lessor for the grant of a perpetual lease of nazul land and the Lessor has on the faith of the statements and the representation made by the Lessee agreed to demise the plot of nazul land hereinafter described and in the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the Lessee having paid to the Lessor Rs. 19,00,000 = 00 (Rs. Nineteen lacs only)

towards premium before the execution of these presents (the receipt whereof the Lessor hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the part of the Lessee hereinafter contained, the Lessor, doth hereby demise unto the Lessee

ALL THAT plot of nazul land containing by admeasurement an area of 2 acres or there about situate at Sector-IX, Rohini

which nazul land is more particularly described in the schedule hereunder written and with boundaries thereof for greater clearness have been delineated on the layout plan annexed to these presents and thereon coloured red (hereinafter called "the said nazul land") TOGETHER with all rights, easements and appurtenances whatsoever to the said nazul land belonging or appertaining TO HOLD the premises hereby demised unto the Lessee in perpetuity from the 3rd day of Sep.

one thousands nine hundred and eighty seven YIELDING AND PAYING

therefore the yearly rent payable in advance of Rs. 47,500 = 00

(Rupees Forty Seven Thousand + Five hundred only) upto the

day of one thousand nine hundred and and there after

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Seth Sagarmal Bagrodia Charitable Trust
Reg. Under Society Act XXI-1860

23/3/80
250/2
Verified that full stamp duty and Rs. 1000
has been deposited vide Bank Challan
dated 12/4/80
Secretary of State
Delhi

श्री. एन. शर्मा
पब्लिक प्रशासन अधिकारी
सार्वजनिक भूमि शाखा, दि.वि.प्र.
विकास बवन, आर.एन.ए.
दिल्ली

Attested

Principal
N. K. Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi

@ of 25% the premium the sum already paid and such other sum or sums hereafter to be paid towards premium under the covenants & conditions hereinafter contained or such other enhanced rent as may hereinafter be assessed under the covenants and condition hereinafter contained to be paid towards premium under the covenants and conditions hereinafter contained clear of all deductions, by equal half yearly payments on the fifteenth day of January and fifteenth day of July in each year at the Reserve Bank of India, New Delhi, or at such other place as may be notified by the Lessor for this purpose, from time to time the first of such payments to be made on the fifteenth day of Sep one thousand nine hundred and eighty seven and the rent amounting to Rs. 47500 = 00 (Rs. Forty Seven thousand and five Hundred only) from the date of commencement of this lease to the last mentioned date having been paid before the execution of these presents.

Subject always to the exception; reservations, covenant and conditions hereinafter, contained, that is to say as follows ;—

I. The Lessor excepts and reserves unto himself all mines, minerals, coal, 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 or expedient for the purpose of searching for, working, obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the said land or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercises of the rights hereby reserved or any of them.

II. The Lessee for himself, successor and assignees covenants with the Lessor in the manner following that is to say ;

(1) The Lessee shall pay within such time such additional sum or sums towards premium as may be decided upon by the Lessor on account of the compensation awarded by the Land Acquisition Collector in respect of the said land or any part thereof being enhanced on reference or in appeal or both and the decision of the Lessor in this behalf shall be final and binding on the Lessee.

The yearly rent of Two and half percent of the premium hereby reserved shall be calculated on the sum received towards premium by the Lessor before the execution of these presents and such additional sum or sums payable towards premium as provided herein from 3rd day of Sep one thousand nine hundred eighty seven

(2) The Lessee shall pay unto Lessor the yearly rent hereby reserved on the days and in the manner herein appointed.

(3) The Lessee shall not deviate in any manner from the Master Plan for Delhi and the Zonal Development Plans nor alter the size of the said land whether by sub-division or otherwise.

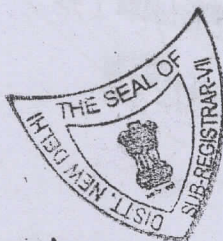
(4) The Lessee shall, within a period of two years from the 3rd days of Sep one thousand nine hundred and eighty seven (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifica-



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Seth Sagarmal B. Trust
Reg. Under Soci. Reg. Act, 1860

President/Secretary



श्री. वि. शर्मा
मुख्य प्रशासक अधिकारी
पब्लिक वुमि बोर्ड, डि. वि. प्र.
कमल बाग, आई. एन. ए.
नई दिल्ली

Attested

[Signature]

Principal
N. K. Barradia Public School
Ahinsa ... Sector-9, Rohini, Delhi

land and complete in a substantial and workmanlike manner a building for.....
Construction of Sr. Sec. School.....with the requisite and proper walls,
sewers and drain and other conveniences in accordance with the sanctioned building
plan and to the satisfaction of such municipal or other authority.

(5) (a) The Lessee shall not sell, transfer, assign or otherwise part with possession
of the whole or any part of the said land or any building thereon except with the previous
consent in writing of the Lessor which he shall be entitled to refuse in his absolute
discretion.

PROVIDED that such consent shall not be given for a period of ted years from
the commencement of this lease unless, in the opinion of the Lessor, exceptional
circumstances exist for the grant of such consent.

PROVIDED FURTHER that, in the event of the consent being given the Lessor
may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to
claim and recover the whole or a portion (as the Lessor may in his absolute discretion
determine) of the unearned increase in the value (i.e. the difference between the premium
paid and the market value) of the said land at the time of sale, transfer, assignment, or
parting with the possession and the decision of the Lessor in the respect of the market
value, shall be final and binding.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase
the property after deductng such percentage as decided by the Lessor of un-earned
increase as afore-said.

(b) Notwithstanding any thing contained in sub-clause (a) above, the Lessee may
with the previous consent in writing of the Lt. Governor, of Delhi (hereinafter called
"the Lt. Governor") mortgage or charge the said land to such person as may be
approved by the Lt. Governor in his absolute discretion.

PROVIDED that, in the event of the sale or fore-closure of the mortgaged or
charged property, the Lessor shall be entitled to claim and recover such percentage as
decided by the Lessor of the unearned increase in the value, of the said land as aforesaid,
and the amount of the Lessor's share of the said unearned increase shall be a first charge,
having priority over the said mortgage or charge. The decision of the Lessor in respect of
the market value of the said land shall be final and binding on all parties concerned.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to
purchase the mortgaged or charged property after deducting such procentage as decided
by the Lessor of the unearned increase as aforesaid.

(6) The Lessor's right to the recovery of the unearned increase and the pre-emptive
right to purchase the property as mentioned hereinbefore shall apply equally to an in-
voluntary sale or transfer whether it be by or through an executing or insolvency court.

(7) Whenever the title of the Lessee in the said land is transferred in any manner
whatsoever, the transferee shall be bound by all the covenants and conditions contained
herein and be answerable in all respects therefore.

(8) Whenever the title of the Lessee in the said land is transferred in any manner
whatsoever the transferor and the transferee shall, within three months of the transfer
give notice of such transfer in writing to the Lessor.

The transferee or the person on whom the title devolves, as the case may be, shall



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Sethi Sagarmal Bagrodia Charit. Dis Trust
(Reg. Under Society Act XXI-1860)

President/Secretary

Attested
R

श्री. एन. शर्मा
विद्यया प्रसासित अधिकारी
शैक्षणिक प्रभुमि शाखा, दि. वि. प्रौ.
विकास सदन, आई. एन. ए.
नई दिल्ली

4/10/88

Principal
N. K. Bagrodia Public School
- Ahinsa Marg, Sector-9, Rohini, Delhi

supply the Lessor certified copies of the document(s) evidencing the transfer or devolution.

(9) The Lessee shall from time to time and at all times pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter during the continuance of this lease be assessed, charged imposed upon the said land hereby demised or on any building to be erected thereupon or on the landlord or tenant in respect thereof.

(10) All arrears of rent and other payments due in respect of the said land hereby demised or any of them shall be recoverable in the same manner as arrears of land revenue.

(11) The lessee shall in all respects comply with and be bound by the building, drainage and other bye-laws of the proper municipal or other authority for the time being in force.

(12) The lessee shall not without sanction or permission in writing of the proper municipal or other authority erect any building or make any alteration or addition to such building on the demised land.

(13) The Lessee shall not without the written consent of the Lessor carry on, or permit to be carried on, on the said land or in any building thereon any trade or business whatsoever or use the same or permit the same to be used for any purpose other than that of Sr. Sec. School or do or suffer to be done therein any act, or thing whatsoever which in the opinion of the Lessor may be nuisance, annoyance or disturbance to the Lessor and persons living in neighbourhood.

PROVIDED that if the Lessee is desirous of using the said land or the building thereon for a purpose other than that of Sr. Sec. School the Lessor may allow such charge of user on such terms and conditions including payment of additional premium and additional yearly rent as the Lessor may in his absolute discretion determine.

(14) The Lessee shall at all reasonable times grant access to the said land to the Lt. Governor for being satisfied that the covenants and conditions herein contained have been and are being complied with.

(15) The Lessee shall on the determination of this Lease peaceably yield up the said land and the buildings thereon upon the Lessor.

III. If the sum or sums payable towards the premium or the yearly rent hereby reserved or any part thereof shall at any time be in arrear and unpaid for one calendar month next after any of the days whereon the same shall have become due, whether the same shall have been demanded or not, or if it is discovered, that this Lease has been obtained by suppression of any fact or by any mis-statement, mis-representation or fraud or if there shall have been, in the opinion of the Lessor, whose decision shall be final, any breach by the lessee by or any person claiming through or under it, or of any of the covenants of conditions herein contained and on its part to be observed or performed, then and in any such case, It shall be lawful for the Lessor, notwithstanding the waiver of any previous cause or right of re-entry upon the said land hereby demised and the buildings



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Seth Sagarmal Bagrodia Charitable Trust
(Reg. Under Society Act XX-1860)
[Signature]
President/Secretary

Attested

THE SEAL OF
DISTRICT REGISTRAR VI
N. K. BAGRODIA
मुख्य प्रशासन अधिकारी
सार्वजनिक श्रुति शाखा, दि. वि. प्र.
विकास सदन, आर. एन. ए.,
नई दिल्ली

[Signature]
Principal
N. K. Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi

(5)

thereon to re-enter upon and take possession of the said land and the buildings and fixture thereon and thereupon this demise and everything herein contained shall cease and determine and the Lessee shall not be entitled to any compensation what so ever, not to the return of any premium paid by it.

PROVIDED that, notwithstanding any thing contained herein to the contrary, the Lessor may without prejudice to his right of re-entry as aforesaid, and in his absolute discretion, waive or condone breaches temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by him and may also accept the payment of the said sum or sums of the rent which shall be in arrear as aforesaid together with interest at the rate of ten percent per annum or such other rate as the lessor may in his absolute discretion prescribe from time to time.

IV. No. forfeiture or re-entry shall be effected until the Lessee has served on the Lessor a notice in writing.

- (a) specifying the particular breach complained of, and
- (b) if the breach is capable of remedy requiring the Lessee to remedy the breach, and 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 his discretion relieve against forfeiture on such terms and conditions as he thinks proper.

Nothing in this clause shall apply to forfeiture or re-entry

- (a) for breach of covenants and conditions relating to sub-division or amalgamation erection, completion the alteration of the size of the said land and transfer of the said land as mentioned in Clause II, or
- (b) in case this lease has been obtained by suppression of any fact, mis-statement, mis-representation or fraud.

V. The rent hereby reserved shall be enhanced from the first day of January ~~one~~^{Two} thousand ~~nine hundred and Seventeen~~ and thereafter at the end of each successive period of thirty years provided that increase in the rent fixed at each enhancement shall not at each such time exceed one-half of the increase in the letting value of the site without bldgs., at the date on which the enhancement is due and such letting value shall be assessed by the Collector or Additional Collector of Delhi as may be appointed by the Lessor.

PROVIDED ALWAYS that any such assessment of the letting value for the purpose of this provision shall be subject to the same right on the part of the Lessee of appeal from the orders of the said Collector or Additional Collector and within such time as if the same were an assessment by a Revenue Officer under the Punjab Land Revenue Act 1887 (Act XVII of 1887) or any amending Act, for the time being in force and the proceeding for or in relation to any such appeal shall be in all respects governed by the provisions of the said Act, in the same manner as if the same had been taken thereunder.

VI. In the event of any question, dispute or difference arising under these presents or in connection therewith (except as to any matters the decision of which is specially provided by these presents) the same shall be referred to the sole arbitration of the Lt. Governor or any other person appointed by him. It will be no objection that the arbitrator is a Government Servant, and that he has to deal with the matters to which



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Seth Sagarmal Bagrodia Charitable Trust
(Reg. Under Society Act XXI-1860)

President/Secretary

Handwritten signatures and initials: "Attested", "R", and "4/12/08".

Handwritten signature and official stamp of a government official.

N. K. Bagrodia Public
Ahinsa Marg, Sector-9, Rohini, Delhi

the Lease relates, or that in the course of his duties as a Government Servant he has expressed views on all or any of the matters in dispute or difference. The award of the arbitrator shall be final and binding on the parties.

The arbitrator may, with the consent of the parties, enlarge the time from time to time, for making and publishing the award.

Subject as aforesaid, the arbitration Act, 1940 and the Rules there under and any modifications thereof for the time being in force shall be deemed to apply to the arbitration proceedings under this Clause.

VII. All notices, orders, directions, consents, or approvals to be given under this Lease shall be in writing and shall be signed by such officers as may be authorised by the Lt. Governor and shall be considered as duly served upon the Lessee if the same shall have been delivered at or sent by post to the registered office of the Lessee or any person claiming any right to the said land if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land or shall have been delivered at or sent by post to the then residence, office or place of business or usual or last known residence, office or place of business of the Lessee or such person.

VIII. All powers exercisable by the Lessor under this lease may be exercised by the Lt. Governor. The Lessor may also authorise any other officer or officers to exercise all or any powers exercisable by him under this Lease.

(b) The Lt. Governor may authorise any officer or officers to exercise all or any of the powers which he is empowered to exercise under this Lease except the powers of the lessor exercisable by him by virtue of sub-clause(a) above.

IX. In this Lease the expression "The Lt. Governor" means the Lt. Governor of Delhi for the time being or in case his designation is changed or his office is abolished, the officer who for the time being is entrusted, whether or not in addition to other functions, with the functions similar to those of the Lt. Governor by whatever designation such officer may be called. The said expression shall further include such officer as may be designated by the Lessor to perform the functions of the Lt. Governor under the Lease.

X. The expression 'the Lessor' herein before used shall where the context so admits include his successors and assigns, and the expressions 'the Lessee' hereinbefore used shall mean the Seth Sagarmal Bagrodia Charitable Trust

XI. This lease is granted under the Government Grants Act, 1895. (Act. XV of 1895).

IN WITNESS WHEREOF Shri D. N. Sharma, L.A.

.....for and on behalf of and by the order and direction of the Lessor has hereunto set his hand and the common seal of the Lessee has hereunto been affixed the day and year first above written.

The society shall fulfill all the terms of allotment condition. W.L. is the society shall provide 25% free seats to the students of poor and weaker sections.

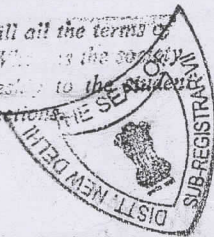
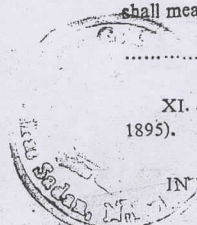
TRUE COPY

Seth Sagarmal Bagrodia Charitable Trust
Reg. Under Societies Act, 1860

President/Secretary

Attested

Principal
N. K. Bagrodia Public School
Ahinsa Road, Sector-9, Rohini, Delhi



डी. एन. शर्मा
पब्लिक प्रशासन अधिकारी
श्री. वि. प्र.
विभाग, आई. एन. ए.
दिल्ली

(7)

Signed by Shri. R. N. Sharma, I.A.O.

for and on behalf of and by the order and direction of the President of India (Lessor) in the presence of.

(1) Shri. S. P. Singh, Asstt. *sp*

The common seal of the...

(Lessee) is hereby affixed in the presence of Shri.....

(Name and designation) in pursuance of bye-law

No.....

(Lessee)/Resolution No.....

dt. the 3/7/06 of the managing Committee of the

(Lessee) and the said(a) Shri.....

(1) Shri. SUNIL KUMAR
C-7/199 Sec-7
ROHINI Delhi

(2) Shri. Bhawan Lal
2024 Katla Palenji
New Delhi (THE SCHEDULE ABOVE REFERRED TO)

North.....
East.....

South.....
West.....

[Signature]
श्री. एन. शर्मा
पट्टा प्रशासन अधिकारी
सामाजिक प्रति सेवा, वि. वि. अ.
विकास खेन, आ. एन. ए.
नई दिल्ली
SEAL

Seth Sagarmal Bagrodia Charitable Trust
(Reg. Under Society Act-XXI-1860)
[Signature]
SEAL President/Secretary

[Signature]
Sunil Kumar



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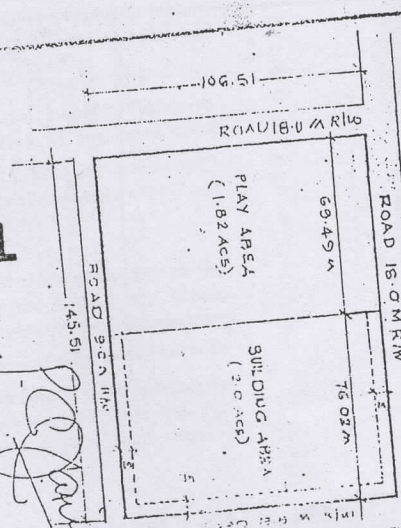
Attested

[Signature]
[Signature]

Principal

THIS IS TO CERTIFY THAT THE DIMENSIONS VERIFIED ROUNDABOUT PILLARS ARE FREE FROM ANY ENCROACHMENT

SET BACKS IN METERS
A
B
C
D
E
SOM



Prakash
3/19/87

P. D. A.

URBAN PROJECT PLANNING & DESIGN

SECTOR - IX

PLOT NO. _____

PLOT AREA: 15198.22 SQ. METERS

9.38 ACRES

GROUND COVRS: 35% P.C. OF BLDGS. AREA

DATE: 3/19/87

PREPARED BY: *Prakash*

SITE PLAN FOR H.S. SCHOOL

BARODIA CHARITABLE TRUST IN SECTOR - IX

DATE: 2.9.87

SCALE: 1:2000

Seth Sagarnal Bagrodia Charitable Trust, SOCIETY REGD. UNDER SOCIETY ACT XXI-1860

REGD. OFFICE: 145.51

President/Secretary

Prakash

(NANDKISHORE BAGRODIA) OWNER

3/19/87

For Seth Sagarnal Bagrodia Charitable Trust

Prakash

Prakash

Principal

TRUE COPY

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payable ... before ... after ... using ... each

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Signature

D. D. A.

NUMBER PROJECT PLANNING & DESIGN

SECTOR- IX

PLOTTING

PLOT AREA 15,198.27 SQ. METERS

3.35 ACRES

GROUND COVER: 3 1/3% P.C. OF BLDG. AREA

TAX 100

REMARKS: HEIGHT 40.5 (134.5)

REP: P/135 - 5/11/87 *Relax*

SITE PLAN FOR H.S. SCHOOL

PRAGRODIA CHARITABLE TRUST IN

SECTOR IX DATE 2.2.87

SCALE 1:2000

SET BACKS IN MTS

A _____

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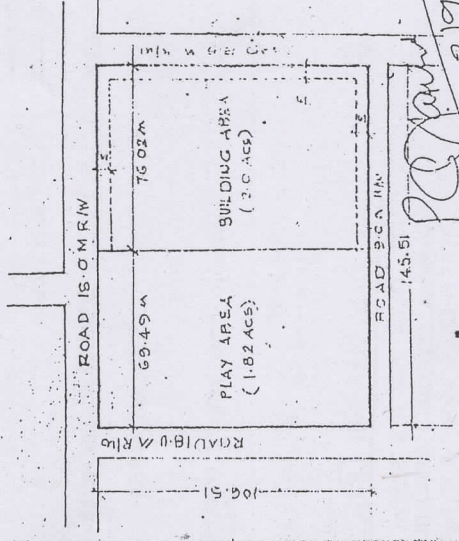
C _____

D _____

E 5.0M

THIS IS TO CERTIFY THAT

- THE DIMENSIONS VERIFIED
- BOUNDARY PILLARS ARE FIXED
- FREE FROM ANY ENCROACHMENT.



3/9/87

Relax

TRUE COPY

Seth Sagarmal Bagrodia Charitable Trust (Reg. Under Society Act XXI-1860)

(NANDKISHORE BAGRODIA)

3/9/87

President/Secretary

For Seth Sagarmal Bagrodia Charitable Trust.

Approved

Principal

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Relax

श्री. एन. शर्मा
प्रशासन अधिकारी
मि शांति, दिल्ली

Abinisa Marg, Sector 9, Rohini, Delhi

DL - DL/01/04/302049
* No AAA TS 1694J

DELHI ADMINISTRATION : DELHI
LAND & BUILDING DEPARTMENT

Temporary Lease

F/18(37)/87/12

THIS INDENTURE MADE THIS... 28th.....day of...April...
Two
one thousand and ~~nine~~ hundred and six.....between the president of
India (here in after called "The Lessor") which expression shall unless the context require
another and different meaning includes its successor and assigns of the one part and
Seth Sagarmal Bagrodia Charitable Trust.....

.....a society registered
under the Societies Registration Act No. XXI of 1960 and having its registered office
at F.D-81, Tagore Garden, New Delhi (here in after called 'the Lessee')
which expression shall wherever the context so admits, include the administrators legal
representatives and assigns of the said Society of the other part.

Short in consideration of the rent hereinafter reserved and of the comenants on the
part of the Lessee hereinafter contained and to be observed by the Lessee, the Lessor
doth-hereby grant to the lessee a temporary lease of all that plot of land, the absolute
property of the Lessor, containing by 1.82.....Sq. mtrs./Acres or
thereabouts situate at Sector 9, Rohini.....which land is more particularly
described in the Schedule here under written and with the boundaries thereof has for
greater clearness been delineated on the plan annexed to these presents and thereon
coloured "red".

Provided that the land is lessed for a period of one.....year subject to each
and all of the terms and conditions of this indenture and not otherwise :-

Clause '1' :- The Lessee shall duly and regularly pay to the Lessor through the Housing
Commissioner, Delhi Administration or such other officer as the Lessor may hereinafter
appoint on this behalf a sum of Rupces one only.....per annum. The rent shall
be payable annually in advance and if any portion of the rent be not paid on or before
the expiry of fifteen daysfrom the date on which it becomes so payable
whether it be demanded or not, it shall be deemed to be in arrear.

TRUE COPY

Clause '2' :- The lease shall commence on and from the 3rd.....
day of Sep.....one thousand nine hundred and Eighty Seven.....and the
rent for the first year shall be due and payable on that date. The lease in granted for a
period of.....year/years by if, by mutual consent for for-bearance, it shall be
allowed to continue in fores after the expiry of the said period of.....year/years,
then, subject to such modification (if any) as the lessor and leases may, in writing mutually
agree to, the terms and conditions of this lease shall continue to operate and shall have full
force and effect.

Seth Sagarmal Bagrodia Charitable Trust
(Reg. Under Society Act-XXI-1860)

President/Secretary

Attested

[Signature]

[Signature]

श्री. एन. सी.
पब्लिक प्रशासन अधिकाारी
शैक्षणिक भूमि शाखा, रि. वि. प्र.
विन्ध्यम सड़क, आई.एम.ए.
नई दिल्ली

Principal
N. K. Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi

Clause No. "3" : The Lessor does not grant to the Lessee, but hereby reserves to himself, out of and in respect of the land all existing rights to and over all mines, minerals, coals, earth-oils gold washines and querries, in or under the land and all treas and fucl-timber, water courses and drainage channels and all through fares with in and traversing the land.

Clause No. "4" :- The Lessor and all persons acting under his order shall be at liberty at all times during the said terms to enter upon the said land for any purpose connected with the full discovery and enjoyment of all or any of the rights hereby reserved to the lessor, as well as for the purpose of enforcing compliance with each and all of the terms, conditions and requirement of this lease, and no compensation, whether by reduction or rent of otherwise, shall become due to or shall be recoverable by the lessee, by reason of anything done under the rights herein reserved for powers hereby conferred on the Lessor.

Clause No. "5" :- The lessee shall not, without the previous consent in writing of the Lessor, sell or mortgage or create any charge upon or sublet or otherwise transfer all or any of his rights under this lease, and every orattemped transfer made without such consent shall be void as against the Lessor.

Clause No. "6" :- The lessee will not erect upon the land any building or Structures by use the land, only for play-grounds.

Clause No. "7" :- The lessee shall at all times maintsin the land and keep it in aproper sanitary stato, to the satisfaction in each case, of the L.G., Delhi or such officer or body as the President of India may appoint in this behalf Lessee shall not make any pits or excavations in the land excepting only such excavation as may be necessary for the purpose of maintaining play grounds.

Clause No. "8" :- The lessee shall not, without the permission in writing to be previously obtained of the Lieutenant Governor Delhi, or such officer or body as the President of India may appoint in this behalf, at any time use or cause or permit any person to use the land, for any purpose other than for the play grounds.

Clause No. "9" :- Should the land at any time before .he expiration of the original period of (..... year/years) be required by the lessor, the lessor shall be at liberty to resure and take possession of the land here after giving to the lessee one month's notice to writing, and determine this lease, and the lessee shaH, on the expiration of the terms of the notice peaceably vacate and give up possession of the land. Provided that upon such determination of the lease and peaceable surrender by the lessee of possession (but not otherwise) the lessee shall be entitled to have refunded to him a proportionate part of any rent paid in advance for any unexpired period for which such rent has been paid and no compensation shall be paid to him for the materials of any kind which exists on the land at the time lesae is so determined and, he will be required to remove from the land before the expiry of one months notice any materials, which be may have placed thereon.

Clause No. "10" :- In the event of any rent being at any time in arrear or of any breach of any other condition of this lease to be observed by the Lessee, the lessor may forthwith and to be observed by the lessee, the lessor may forthwith and without notice, and upon the expiry of the original term year/years of this lease or at any time thereafter the lessor may after one month's notice in writing; determine this lease and shall upon such determination thereon have full rights, power and authority to enter into and upon the land and to resume possession thereon and object, the lessee and any person hlding or through him therefore, and upon such resumption or possession of the land, all materials and things which at the time of such resumption of possession are in a upon the land, shall vest in and become he absolute property of the lessor.

TRUE COPY

Seth Sagarmal Bagrodia Charitable Trust
(Reg. Under Society Act XX-1860)

President/Secretary



Attested

श्री. एन. शर्मा
पहल प्रसारन अधिकारी
सोशलिनिक सुनि शाखा, दि. वि. प्रो.
विकास सदन, आइ. एन. ए.
नई दिल्ली

Principal
N. K. Bagrodia Public School
Ahinsa Nagar, Sector-9, Rohini, Delhi

Provided that the lessor may, in his discretion and as an act of grace, permit the lessee to remove all the materials or things with in such time and upon such terms as to such terms as to him may seem fit.

PROVIDED FURTHER that the lessee shall not be entitled to demand, receive or receiver any damage, compensation or payment whatsoever in respect of such determination by the lessor of the lease or of the resumption by him of possession of the land..... or of the materials or things existing in or upon the land, or of any things done by the lessor in the lawful exercise of the powers hereby conferred upon him or in any was relating thereto.

Clause No. "11": The lessee may, be one month's notice in writing of his intention to do so, determine his lease, and upon the expiration of the terms of the notice so given the the lessor shall have full right, yower and authority to aesome possession of the land in the matter in Clause-10 provided and in accordance with the provision thereof:

Clause No. "12": Upon the expiry of sconer determination of the lease, it shall be lawful for the lessor to remove all materials and things from the land to restore the land to the state in which it was in when this lease was executed and to all expenses incurred thereby or in connection therewith from the lessee in due course of law. Provided that nothing in this clause shall be held to prevent or disentitle the lessee from himself removing any materials and things belonging to him from the land any restoring the land to its original conditions at any time prior to the determination of the lease.

Clause No. "13": The tree, if any standing on the plot shall remain as Government property and shall not be removed or otherwise disposed off without obtaining prior permission of the lessor.

Clause No. "14": The needs of Govt. shall be given preference as regards the use of the land.

IN WITNESS WHEREOF SHRI..... for and on behalf of any be the or order and direction of the President of India has here into set his hand and the commense-all of the said society has hereunto been affixed the day and year first above written. Signed by Shri... *R. N. Sharma* *L.A.*

.....for and on behalf of and by the order and direction of the President of India in the present of :-

i) *S. P. Singh, Asstt. SP*

The common seal of the society is here to affixed in the present of Shri.....

(name and designation) in pursuance of by law No.....

Society/regulaties no..... dated *7/1/06* and

of the Housing Committee of the..... and the said Shri..... has signed in the presence of :-

1. Shri *S. N. C. Kumar* *C-7/199, Sec-7 Rohini*

2. Shri *Bhawan Lal* *2034 Kaitica Bakery New Bellu*

(Schedule above referred to)

TRUE COPY

Seth Sagarmal Bagrodia Charitable Trust
(Reg. Under Society Act-XXI-1860)

[Signature]
President/Secretary

Attended
[Signature]
4/1/06

[Signature]
श्री. एन. शर्मा
संस्था प्रशासन अधिकारी
औद्योगिक प्रति शाखा, दि.वि.प्र.
विकास सदन, आई.एन.ए.
नई दिल्ली

N. K. Bagrodia
Ahinsa Marg, Sector-9, Rohini, Delhi

Deed Related Detail

Name PERPTUAL LEASE FOR RESIDENTIAL

Land Detail

Tehsil/Sub Tehsil	Sub Registrar VII	Area of Building	0 वर्ग फुट
Village/City	Rohini	Building Type	
Place (Segment)	Rohini		
Property Type	Others		
Area of Property	0.00	0.00	0.00

Money Related Detail

Consideration Value	1,900,000.00 Rupees	Stamp Duty Paid by Party	128,060.00 Rupees
Stamp Duty To Be Paid:	128,060.00 Rupees		
Value of Registration Fee	15.00 Rupees	Pasting Fee	1.00 Rupees

Presented by: Sh/Smt. S/o, W/o R/o

POI

in the office of the Registrar/ Sub Registrar, Delhi this 28/04/2006 day Friday between the hours of

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

Signature of Presenter
Execution admitted by the said Shri/Smt POI

and Shri/Smt./Km. N.K.Bagrodia

Who is/are identified by Shri/Smt./Km. nil S/o W/o D/o R/o

and Shri/Smt./Km nil S/o W/o D/o R/o

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

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

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

Date 02/05/2006

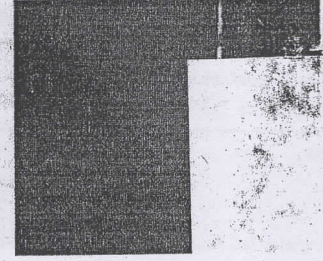
TRUE COPY



Attended
Principal
N.K. Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi

9

Reg. No. 9398 Reg. Year 2006-2007 Book No. 1



Ist Party

IInd Party

द्वितीय पक्ष

Witness

Ist Party

IInd Party

Ist Party प्रथम पक्ष :- POI

IInd Party द्वितीय पक्ष :- N.K. Bagrodia

Witness गवाह nil. nil

Certificate (Section 60)

Registration No.9,398 in Book No.1 Vol.No 2,010
on page 114 to 120 on this date 28/04/2006
and left thumb impressions have/has been taken in my presence.

Date 02/05/2006

Sub Registrar
Sub Registrar VII
New Delhi/Delhi



Attested

[Handwritten signature]

Principal
N. K. Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi



NORTH DELHI MUNICIPAL CORPORATION
OFFICE OF DEPUTY HEALTH OFFICER
PUBLIC HEALTH DEPARTMENT: ROHINI ZONE
SECTOR: V: ROHINI: DELHI: 110085
E-mail: dhorohinizone15@gmail.com Ph: 011-27052106



NO: DHO/RZ/2018/2143

Date: 19-11-18

SCHOOL HEALTH CERTIFICATE

It is certified that an inspection team headed by Sh. Sohan Lal Tanwar (Public health Inspector) from Public Health department Rohini Zone inspected the N.K Bagrodia Public School, Ahinsa Marg, Sector-9, Rohini, Delhi-110085 on 19.11.18 and found that the N.K Bagrodia Public School has safe drinking water facilities for the students and members of staff of the institution and is maintaining the hygienic sanitation condition in the school building & the campus.

The above valid till 31.03.2019.

Sh. Prashant Parashar B.
Principal
N.K Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi-110085

Anjaysinh
19/11/18.
Dy. Health Office
Rohini Zone
DY. HEALTH OFFICER
North Delhi Municipal Corporation
Rohini Zone

Attested
[Signature]
Principal
N. K. Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi

THE TEST REPORT IS
FOR THIS PARTICULAR
WATER SAMPLE ONLY

DELHI JAL BOARD
(Govt. of N.C.T. Delhi)
ZONAL LABORATORY, WATER WORKS,
HAIDER PUR, DELHI-110085.

TEST REPORT

Water sample collected from DJB Supply in the premises of **N.K. Bagrodia Public School**, Ahinsa Marg, Sector-9, Rohini, Delhi-110085 vide challan No. 211 dated 15.11.18

S. No.	PARAMETERS	UNITS	S1
1.	Date of collection	--	17.11.2018
2.	Date of Analysis	--	17.11.2018
3.	Colour	--	Clear
4.	Odour	--	No. Obj.
5.	Turbidity	N.T.U	1.2
6.	p ^H value	--	7.6
7.	Electrical Conductivity	µmhos/cm	366.0
8.	Total Dissolved Solids (Calculative)	(mg/l)	237.9
CHEMICAL EXAMINATION			
9.	Phenolphthalein Alkalinity	(mg/l)	Nil
10.	Total Alkalinity	(mg/l)	92.0
11.	Total Hardness	(mg/l)	128.0
12.	Calcium Hardness	(mg/l)	94.0
13.	Magnesium Hardness	(mg/l)	34.0
14.	Calcium as Ca	(mg/l)	37.6
15.	Magnesium as mg	(mg/l)	8.16
16.	Ammonia (free & saline)	(mg/l)	Nil
17.	Nitrite -Nitrogen (N)	(mg/l)	Nil
18.	Nitrate (NO ₃)	(mg/l)	4.1
19.	Sulphate (SO ₄)	(mg/l)	32.0
20.	Chloride (Cl)	(mg/l)	13.0
21.	Iron (Fe)	(mg/l)	0.05
22.	Fluorides (F)	(mg/l)	0.40
23.	Cyanides (CN)	(mg/l)	Abst.
24.	Residual Chlorine	(mg/l)	1.0
BACTERIOLOGICAL EXAMINATION			
1.0	Coliform per 100 ml at 37°C	MPN/100 mL	0



Remarks: On the basis of tested parameters, water sample (S1) confirmed to drinking water specification I.S.10500:2012, therefore it may be used for drinking purpose.

E. Chand
Asstt. Chemist 24.11.18

[Signature] 26.11.18
Chemist/Bacteriologist

[Signature]
A.C.W.A. (HP-I)

Attested

[Signature] 24/11/18

Principal
N. K. Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi

12

**NORTH DELHI MUNICIPAL CORPORATION
OFFICE OF THE EXECUTIVE ENGINEER/(M-I)-RZ
ROAD NO. 44, PITAM PURA, DELHI-110034**

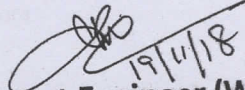
No. AE/(W)-II/RZ/2018-19/D- 137

Dated:- 19/11/18

Subject: - Building Safety Certificate.

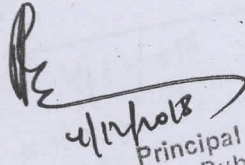
Please refer to your letter received on 19.11.2018 regarding issue of Building Fitness Certificate in r/o N.K. BAGRODIA PUBLIC SCHOOL, (Ahinsa Marg, Sector-9, Rohini, New Delhi-110085).

The building under reference has been inspected by area JE and it is certified that the building is structurally safe as per appearance and verification. This is based on the certificate issued by Amit Negi, Structure Engineer, M.C.D. License No. SE / 0264, Off-Type-2, Flat No. 06, Varun Niketan, Pitampura, Delhi-110034.


19/11/18
Assistant Engineer (W)-II

Principal
N.K. BAGRODIA PUBLIC SCHOOL
Ahinsa Marg,
Sector-9, Rohini,
New Delhi-110085

Attested


Principal

N. K. Bagrodia Public School
Ahinsa Marg, Sector-9, Rohini, Delhi

AMIT NEGI & ASSOCIATE

ARCHITECT, ENGINEER, & STRUCTURAL ENGINEER

**OFF- TYPE - 2, FLAT NO. 06, VARUN NIKETAN, PITAMPURA DELHI -
110034. MOB .9711743105**

STRUCTURE FITNESS / STABILITY CERTIFICATE

Structural fitness/Stability Certificate in respect of N.K. Bagrodia Public School at sec. 9 Rohini, Delhi. Constructed the Basement floor, ground floor, first floor, second floor & third floor.

This is to certify that the existing structure of above said property has been inspected by me on dated 12.11.2018 and I found that the brick walls, R.C.C. Columns, R.C.C. Beams and R.C.C. Roofs are of sufficient thickness to bear the self load, live load & wind pressure. Hence, the existing structure is safe and sound.

Signature of Structure Engineer
With date.
Name in block letter with stamp
AMIT NEGI
SE/0264

Amit Negi
Amit Negi Structure Engineer
MCD Licence No. SE / 0264
6, Varun Niketan, Pitampura
9711743105

Attended

R

4/12/2018
Principal
N. K. Bagrodia Public
Ahinsa Marg, Sector-9, Rohini, Delhi