



1. 98360 रा. बी. सी. रा. म. य.
 तारीख 29/12/1995
 येनार. ...
 ठेका ...
 मांझीतवर सभ रल. इयेरीना
 संस्था वे-...
 अ'पुल पश्चात विहास
 सा. नं. - 13/93
 रा. ...
(Signature)

GDR
 1995

महाराष्ट्र राज्य सरकार
 महाराष्ट्र राज्य सरकार
 महाराष्ट्र राज्य सरकार
 महाराष्ट्र राज्य सरकार

LEASE DEED FOR THE DEMISE OF LAND TO K.V.S.

This lease made this Twenty Ninth day of APR in the year one thousand nine hundred and Nearly five between the President of India acting through ICR CRPF Gandhinagar Sector (hereinafter called the "Lessor" which expression shall, unless the context requires another and different meaning, include his successor and assigns) of the one part and Kendriya Vidyalaya Sansthan society registered under the Societies Registration Act, 1860 and having its registered office at New Delhi (hereinafter called the "lessee" which expression shall, unless the context required another and different meaning mean and include its successors, and permitted assigns) of the other part. WHEREAS lessee is desirous to set up a Kendriya Vidyalaya at ICR CRPF Gandhinagar Sector and has approached the lessor to grant an piece and parcel of land situated at ICR CRPF Gandhinagar Sector (hereinafter referred on 'said land') of which lessor is owner the lessee for the said purpose.

AND WHEREAS the lessor has agreed to demise unto the lessee the said land morefully described in the Schedule hereunder written for the purpose of 'Kendriya Vidyalaya' upon the terms and conditions hereinafter appearing and contained.

Attested

(Signature)
 COMMANDANT (BE)

(Signature)
 General of Police

GENERAL SECTOR

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: 2 :

Now, this Indenture witnesseth that in consideration of the said agreement and nominal annual rent therein reserved and also of the covenants by the lessee hereinafter contained the lessor doth desires unto the lessee all that land containing by admeasurement 8.01 Acre or thereabouts situate in plot No. 29/1 to 42/2 in which said plot of land is more particularly described in the schedule hereunder written and with the boundaries thereof has for greater clearness been delineated on the plan annexed to these presents and thereon coloured red, together with all structures standing thereon as described in detail in Schedule I hereunder for the purpose of Kendriya Vidyalaya, together with all rights, easements and appurtenances to the same belonging save and except all mines and mineral products, buried treasure, coal, petroleum, oil and quarries what so ever in/ under or within the said land with liberty for the lessor and his lessees, licencees, agents and workman and all other persons acting on behalf to dig, search for, obtain and carry away the same on making reasonable compensation to the lessee on account of any disturbance or damage that may be caused thereby to the surface of the said land or any building standing, thereon and that such compensation shall in case of dispute be determined by an officer appointed by the lessor for this purpose, as nearly as may be in accordance with the provisions of the land acquisition acts or Regulations for the time being in force, whose decision thereon shall be final.

✓ To hold the said land unto the lessee for the term of 99 (ninety nine) years commencing from 29-April-1995 yielding and paying therefor the nominal yearly ground rent of Rs. 1/- 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 ground rent will be payable in advance in half yearly instalments on 15th January and 15th July each year. The ground rent shall be payable for the full half year for the period from the date purchase of the grant of a lease of the site to the 15th January or 15th July next following as the case may be and shall be paid by the Lessee at once at the time of execution.



Chandrasekhar
 श्री श्रीमन्मन्त्रि...
 मंत्रालय, नई दिल्ली

W. S. J. S. J.
 कमांडेंट (महाम)
 COMMANDANT (BLDG)

(S. N. Maini 18/3/5)
 पुलिस महानिरीक्षक
 Inspector General of Police
 पश्चिमी क्षेत्र,
 WESTERN SECTOR,
 के. ए. ए. बिल्डिंग,
 C. R. P. F.

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I. The lessee to the intent that the obligations may continue throughout the term hereby created doth hereby covenant with the lessor as follows:-

(i) To pay the rent on the days and in the manner hereinbefore appointed for payment thereof;

(ii) to pay all charges in respect of electric power and light and water used on the said premises during the term of the lease at the schedule of rates current and which may be revised from time to time;

(iii) 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;

(iv) to maintain the premises and all buildings thereon in sanitary conditions according to the directions of the officer appointed by the lessor;

(v) not, without the prior written consent of the lessor to use the same or permit the same to be used for any purpose other than of Kendriya Vidyalaya Samiti;

(vi) not to sub-divide the said land or building erected thereon or any part thereof which may be or become a nuisance, annoy or cause damage to occupiers of other property in the neighbourhood;

(vii) not to transfer by sale, mortgage, gift or otherwise the said premises or building erected thereon or any part thereof without obtaining prior approval in writing of the lessor or such officer or body as the lessor may authorise on his behalf. Any violation of this provision shall render such transfer void and not binding on the lessor;

(viii) that all persons acting under the orders of the lessor shall be at liberty at all reasonable time in the day, time during the said term to enter upon the said land or any building that may be erected thereon for any purpose connected with the lease;



श्री श्री श्री BHEEMANNA
संयुक्त आयुक्त, अधीक्षक, दिल्ली
Kendriya Vidyalaya Samiti
New Delhi

83/3/1
COMMANDANT (BLD)

(S. N. MATHEW)
पुलिस महानिरीक्षक
Inspector General of Police
पश्चिमी सेक्टर,
WESTERN SECTOR,
के. ए. ए. बिल्डिंग,
C. R. P. B.

1995

(ix) the lessee and his successors and permitted assignees shall on determination of the lease on the expiry of the period of 99 years yield up the premises with all buildings erected thereon and landlord's fixtures thereto;

(x) if during the period of the lease the premises are required for public purpose or for any administrative purpose by the lessor the lessor shall at the expiry of the notice of sixty days to effect that the said premises are required for such purpose to be served upon the lessee by an officer appointed by the lessor in this behalf, be at liberty to take possession of the land together with all building structures and appurtenances. The lessee shall be entitled to compensation in respect of the land, buildings and structures. The compensation payable under this clause shall, in case of dispute, be determined by the lessor or by such officer as he may appoint for the purpose, as nearly as may be in accordance with the provisions of the land Acquisition Act or Regulation for the time being in force relating to the same and decision of the lessor or such officer shall be final and conclusive;

(xi) any sum of money due to or claimable by the lessor in respect of the land hereby demised shall be recoverable by the lessor as an arrear of land revenue under the provisions of the concerned Land Revenue Act, and any amending Act for the time being in force.

II. If 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 said days whereon 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 lessor or IGP C/PPF whose decision shall be final, any breach by the lessee or by any person claiming through or under him of any of the covenants or conditions herein before contained and on his part to be observed or performed then and if any such case shall be lawful for the lessor or any person or person duly authorised by him notwithstanding the waiver of any previous cause or right of re-entry upon any part of the premises hereby demised or of the building thereon in the name of the whole to



C. BHEEMANNAR
Commissioner
Delhi
Vidyalaya Sansthan
Delhi

Attested
03/3/1995
COMMANDANT (BLR)
RPF GANDHINAGAR

S. M. ...
Inspector General of Police
WESTERN SECTOR,
Delhi

re-enter and thereupon this demise and every thing herein contained shall cease and determine and the lessee shall not be entitled to any compensation whatsoever.

III. No forfeiture or re-entry shall be effected except as herein provided, without the permission of the lessor and the lessor shall not permit such forfeiture or re-entry until the lessor has served on the lessee a notice in writing:-

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- (a) specifying the particular breach complained of;
- (b) if the breach is capable of remedy, requiring the lessee to remedy the breach, and the lessee fails within a reasonable time the date of service of the notice to remedy the breach, if it is capable of remedy;

IV. In the event of any dispute or difference (same for what provisions have already made) arising out of or in any way relating to or concern this present or the construction or effect of this present, the same shall be referred to the Sole arbitration of a person to be appointed by the Secretary, Ministry of Law (Department of Legal Affairs). In the event of such Arbitrator being transferred or vacating his office or refusing or being unable to act for any reason whatsoever, it will be open to the Secretary, Ministry of Law (Department of Legal Affairs) to appoint another person in his place. The Arbitrator so appointed will be entitled to proceed with the reference from the stage at which it was pending. From time to time, Arbitrator may, with the consent of both the parties to this present, extend the time for making the award. The award of the Arbitrator shall be final and binding on the parties to this present. Subject as aforesaid the Arbitration Act, 1940 and the rules made thereunder, amended from time to time, shall apply to the Arbitration Proceedings under this Clause.



श्रीमती धीरेमणा
Public Commissioner (Home)

Attested

COMMANDANT (BLD)
C. R. F. GANDHAR

(S. N. Pathak) (8/3/5)
Inspector General of Police,
WESTERN SECTOR,
C. R. F.

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1995

Nothing in this clause shall apply to entry for breach of covenant against un-authorized transfer or sub-division.

In witness whereof the President of India has caused hand hereunto and the lessee has hereunto set his hand the day and the year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that piece of land measuring 8.01 and parcel of land situated at GC CRPF Gandhinagar as (part of) survey number and bounded.

SCHEDULE - I

On the North by Lekawada Village
 On the South by CRPF Mandir
 On the East by miniature road
 On the West by Sewer Point

SCHEDULE - II
Plinth area.

S.No.	Description of building.	Book value	Remarks
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Signed by Sri S.N. Mathur IGP
 For and on behalf of the President of India in the presence of:

- M.P. Chitnis
(M.P. CHITNIS) COMDT
- Jagan Singh Thodan
(JAGAN SINGH THODAN) 2ND-IN-COMMAND

S.N. Mathur
 प्रिन्सिपल महानिरीक्षक
 Inspector General of Police
 परिसर सी. डी. डी.
 WESTERN SECTOR
 के. ए. गु. ब. न.
 नई दिल्ली, ए. ए. ए.

Signed by Peeran Chand
 The lessee in the presence of:

- Peeran Chand
(PEERAN CHAND) Asst. Commissioner (KVS)
- S.K. Jain
(S.K. JAIN)
Education Officer (KVS)

(Signature)
 श्री. भीमनाथ/ C. B. H. R.
 संयुक्त आयुक्त (प्रो.)/ Jt. Commissioner, Adm.
 केन्द्रीय विद्यालय संगठन
 Kendriya Vidyalaya Sangathan
 नई दिल्ली/ New Delhi

Attested

Commandant (BLM)
 के. ए. गु. ब. न.
 नई दिल्ली

(Signature)
 श्री. भीमनाथ/ C. B. H. R.
 संयुक्त आयुक्त (प्रो.)/ Jt. Commissioner, Adm.
 केन्द्रीय विद्यालय संगठन
 Kendriya Vidyalaya Sangathan
 नई दिल्ली/ New Delhi



1781
Date of the
11/12
20/4/1985

B. Vasude Murthy

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Area 9 | 5
1995

Agri: 3000
Pa: 8 8000
15000
12500

Joint Sub Registrar,
Gandhinagar

Joint Sub Registrar,
Gandhinagar

~~on behalf of Kendriya Vidyalaya New Delhi~~

~~Shri B. Vasude Murthy,
Principal Kendriya~~

(1) on behalf Inspector General of Police
G.P. Gandhinagar

Shri. Prunax Gannay. I.D.S. D.I.C.
Service, Gandhinagar

(2) on behalf Kendriya Vidyalaya New Delhi

Shri B. Vasude Murthy,
Principal Kendriya Vidyalaya
Gandhinagar

Executing party,
admits execution

[Signature]

B. Vasude Murthy



Attested

[Signature]
3/3/85
SNI COMMANDANT IN-CHARGE
CPDF GANDHINAGAR