

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL BRANCH

Recd.

VIKAS SADAN, INA
IIND FLOOR
BLOCK 'A'
Provisional

No.F. 18 (3) 97 /IL/

951

15/6/97

To

The Trustee,
Mohini Chandani Charitable Trust,
A-1/234, Janakpuri,
New Delhi

Sub: Allotment of land to Mohini Chandani Charitable Trust
For construction of a Senior secondary school at H.S-2,
Sector-23, Rohini (Sector-23)

Dear Sir,

I am directed to inform you that it has been decided to allot on parpatual lease hold basis a plot of land measuring 1.6 Hect. approx (40% for School building and 60% for Play field) for running a Senior Secondary / Sr. Sec. School at Sector-23, Rohini on usual terms and conditions which shall also included the following:-

1. The Mohini Chandani Charitable Trust (Regd.) shall be required to pay the cost of land measuring 6400 Sqmtr. approx allotted for school building at the rate of Rs. 50 Lacs + 120% enhanced annual ground rent @ 2% P.A. provisionally of the total premium.
2. The land measuring 9600 Sqmtr. approx is allotted to the society for play field on temporary basis on payment of nominal ground rent @ Rs. 5000/- plus 120% enhanced per acre per annum.
3. The ground rent of the land shall be paid by the said society from the date of handing over the possession of the plot/land.
- 3-A- The land meant for play field would be allowed to be used in non school hours by the local children.
- B- The entry to the field would be from outside and not inside the school.
- C- 5% of the total strength of the students would be given admission to if recommended by MANAGER of Delhi, subject to normal test. Such students would be allowed to be admitted to MAXFORT SCHOOL Rohini, Delhi.

ROHINI, DELHI

1997

Maxfort School

4. The area allotted for play ground shall be kept open and no structure of even temporary nature shall be raised on the land.
5. The Mohini Chandani Charitable Trust shall use the land for running a Senior Secondary School falling which the land alongwith the structure raised thereon will be resumed by the Govt./DDA.
6. The cost of land as demanded is provisional. The society shall give an undertaking on Rs. 2/- stamp paper duly attested from 1st class Magistrate/Norary public to the effect that the difference as cost of land as and when decided by the Govt. of India and DDA shall be payable by the society.
7. The society shall shift the present existing school within two years from the date of handing over the possession of the plot.
8. The DDA reserve its right to alter any terms and conditions on its discretion.
9. The land shall be used by the society for the constn. of ~~Primary~~ /Sr. sec. School/Middle school and for no other purpose whatever. No residence is permitted except a small hut for chowkidar.
10. The Building plan should be got approved from the legal body/ DDA before undertaking any construction of 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 the possession of the land.
12. The land shall not be transferred/subleased to any other organisation/deptt. by the society without prior permission of the DDA obtained in writing.
13. The perpetual lease shall be executed by the society in their own cost as and when called upon to do so.
14. The society shall provide fencing and boundary wall immediately after taking over the possession of prevent the encroachment.
15. The 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 deprived of admission to the school on ground of religion, face, caste, language or any of them.
16. In the even of de-recognition of school by the Dte. of Education, Delhi Admn. or any other competent authority the lessee shall be required to pay premium for the land allotted at the market rate prevalling on the date of de-recognition of the school or the land with super - structure fixtures, fittings etc. shall revert to the Govt. of payment of compensation as may be decided by the Govt.

MANAGER P.T.O.
 MAXFORT SCHOOL
 ROHINI DELHI 110085
 Principal
 Maxfort School, Rohini

17. The school shall not increase the rates of tuition fee without the prior sanction of the Dte. 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 Mohini Chaudani 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 strictly complied. They will ensure admission to the student belonging to weaker sections to the extent of 25% and grant freeship to them.
19. The Delhi Admn. will have two nominees on the governing body of the society.
20. The society shall not refuse admission to the residents of Locality.
21. 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 Govt./DDA.
22. If the allotment is cancelled for breach of any terms and conditions of the allotment, the possession of the plot/land with building, if any will be handed over to the DDA by the allottee on the date and given in the cancellation letter/notice.
23. If the above terms and conditions are acceptable to you, the acceptance thereof with attested undertaking be sent to the undersigned alongwith the bank challan in favour of DDA for Rs. 1,78,56,848/-

(Premium Rs. 1,73,95,840/-)

Ground rent 4,34,896/- and annual licence fee/ground rent of play ground Rs 26,142/-

within 60 days from the date of issue of allotment cum demand letter. The said amount can also be deposited in the Bank Counter situated in DDA office complex and copy of the same may be sent to this office for having deposit the demand along with acceptance letter, undertaking within 60 days from the date of issue of demand-cum-allotment letter.

Within 60 days of issue of demand-cum-allotment letter, the allottee shall be required to make the entire payment. Thereafter, 18% interest shall be chargeable upto six months from the date of issue of demand-cum-allotment letter.

P.T.O.

MANAGER
MAXFORT SCHOOL
ROHINI, DELHI-110085
School, Rohini

24.

In case the payment and acceptance letter with re-quired undertaking is not received within the stipulated period stated above, it will be presumed that you are not interested in the allotment of the land and the offer of allotment will stand withdrawn.

Yours faithfully,

(BY DIRECTOR (IL))

Copy forwarded to the Director, Govt. of NCT of Delhi
D/o Secy (IL) Delhi

Detail of demand:

Premium of the plot made in 1953 Rs. 1,73,95,840/-

1/4000 part of the plot

1/2000 part of the plot

Grouped area of 2/1000 part of the plot Rs. 4,34,896/-

of the total premium

Annual licence fee for the land Rs. 26,112/-

measuring 9000 sq. mtrs. at Rs. 5000/- plus 120% enhanced per acre per annum.

Totals

Rs. 1,78,56,848/-

(BY DIRECTOR (INSTR))

25/10/53
1/10/53
1/10/53

MANAGER
MAXFORD SCHOOL
ROHINI, DELHI
Principal
Maxford School, Rohini

C.C. No. DL/04/02/23105

PERPETUAL LEASE

F-18(3)97/11

THIS INDENTURE made this 14th day of

Sept 2000

one thousand nine hundred and 00th

BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one

part and Mokini Chandani Charitable Trust

President/Secretary, Shri/Smt. Gyan Chandra Singh & S. C. Wadhwa

registered under the Societies Registration Act, XXV of 1860 and having its registered office at 7, Kapil Khari, Pitampura, New Delhi - 110034 (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. 181,50,000=00 (Rs. One Crore, eighty one thousand five hundred 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 an measurement an area of 6070.50 Sq. Mts or there about situate at H/S-2, Sector 23, 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 05th day of July 2000

therefore the yearly rent payable in advance of Rs. 453,750=00

(Rupees, four hundred and fifty three thousand seven hundred only) upto the 4th day of July 2000

and there after

the said rent shall be paid to the Lessor in the manner and form as may be specified in the schedule annexed to these presents and thereon stamped under section 82 of the Indian Stamp Act, 1899.

MOKINI CHANDANI CHARITABLE TRUST
MOKINI CHANDANI CHARITABLE TRUST
Secretary

Principal
Maxfort School, Rohini
DELHI-110085

@ of 2.5% 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 July 1950 two thousand nine hundred and ~~Three~~ ^{Four} and the rent amounting to Rs. 4,53,750-00 (Rs. Four Lacs Fifty three thousand and fifty paise 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 things, 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 exercise 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 toward 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 2.5% 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 05th day of July 1950 two thousand nine hundred and ~~Two~~ ^{Two}

(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 Local Development Plans nor alter the size of the said land whether by sub-division and partition or otherwise.

The Lessee shall, within a period of two years from the 05th day of July 1950 two thousand nine hundred and ~~Two~~ ^{Two} (and the time so specified shall be of the essence of the contract) obtain sanction to the building plan, with necessary designs, plans and specifications.



MOHINI CHANDANANI CHARITABLE TRUST

Secretary

MOHINI CHANDANANI CHARITABLE TRUST

Treasurer



Dr. P.N. Sharma
Secretary
Mohini Chandanani Charitable Trust
10/10, Sector 14
Rohini, Delhi

MANAGER
MAXFORT SCHOOL
ROHINI, DELHI-110085

Principal
Maxfort School, Rohini

land and complete in a substantial and workmanlike manner a building for SR 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 ten 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 deducting such percentage as decided by the Lessor of unearned increase as aforesaid.

(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.

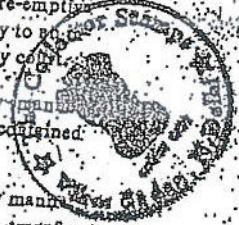
PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid.

(c) 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 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



ROHINI CHANDNANI CHARITABLE TRUST

Arsham...
Secretary

ROHINI CHANDNANI CHARITABLE TRUST

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Treasurer

Am
MANAGER
MAXFORT SCHOOL
ROHINI, DELHI-110085

Principal
Maxfort School, Rohini

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 of use the same or permit the same to be used for any purpose other than that of SR. Sec. School

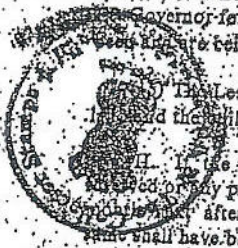
or do or suffer to be done therein any act, or thing whatsoever which in the opinion of the Lessor may be nuisance, annoyance or disturbance to the Lessor and persons living in neighbourhood.

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 Governor for being satisfied that the covenants and conditions herein contained have been and are being complied with.

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

The sum or sums payable towards the premium or the yearly rent hereby demised or any part thereof shall at any time be in arrear and unpaid for one calendar month 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 or 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



MOHINI CHANDNANI CHARITABLE TRUST
Secretary



MOHINI CHANDNANI CHARITABLE TRUST
Treasurer

Signature
Principal

MANAGER
MAXFORT SCHOOL
3-11-1985

Signature
Principal
Maxfort School, Rohini

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 Lessor has served on the Lessee 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 thousand nine hundred and ~~thirty~~ ^{thirty two} 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 proceedings 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 arbitrator 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



MOHINI CHANDNANI CHARITABLE TRUST

Gurcharan Bhat
Secretary

MOHINI CHANDNANI CHARITABLE TRUST

Gurcharan Bhat
Treasurer

Gurcharan Bhat
Secretary

M
MANAGER
MAXFORT SCHOOL
ROHINI DELHI-110085

B
Principal
Maxfort School, Rohini

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 *Mohini Chandani Charitable Trust*

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



WITNESSED BY SHRI *D. N. Mehta, M.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 on the day and year first above written.

MOHINI CHANDANI CHARITABLE TRUST
Bentham
SECRETARY



MOHINI CHANDANI CHARITABLE TRUST
E. T. Singh
TREASURER

श्री. एन. चामुण्ड
मुख्य प्रबन्धक अधिकारी
विश्वविद्यालय प्रबन्धक वि. वि. सं. म.
दिल्ली विश्वविद्यालय
एन. ११००८५

Am
MANAGER
MAXFORT SCHOOL
ROHINI DELHI-110085
Principal
Principal
Maxfort School, Rohini

Signed by Shri. D. K. Gupta

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

(1) Shri. D. K. Gupta

The common seal of the Mohini Chandani Charitable Trust

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

C. S. Sharma

(Name and designation) in pursuance of bye-law No. 1

At (Lessee)/Resolution No. 679/100

dt. this 6/12/100 of the managing Committee of the Mohini Chandani Charitable Trust

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

(1) Shri. RAVINDER MONDAL
34, DELHI ESCAPE
DELHI

(2) Shri. Pawan Kumar C-146
P. Panchsara

(THE SCHEDULE ABOVE REFERRED TO) North Plan South East West



SEAL

MOHINI CHANDANI CHARITABLE TRUST

Rohini
Secretary

MOHINI CHANDANI CHARITABLE TRUST

S. S. Singh
Treasurer

SEAL

Ravinder
Gupta

Pawan

MANAGER
MAXFORT SCHOOL
ROHINI, DELHI-110085
Principal
Maxfort School, Rohini

(7.)

Signed by Shri. D. P. Nayak

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

(1) Shri. D. K. Gupta

The common seal of the Rohini Chandani Charitable Trust

(Lesse) is hereby affixed in the presence of

Shri. C. C. Dasgupta

C. C. Dasgupta

(Name and designation) in pursuance of Bye-law

No.

(Lesse)/Resolution No.

of the 6/19/60

of the managing Committee of the Rohini Chandani Charitable Trust

(Lesse) and the said(a)

Shri.

(1) Shri. RAVINDER MURRAY

341, DEVIKI ENCLAVE

DI. T. A. M. DUBA, DELHI

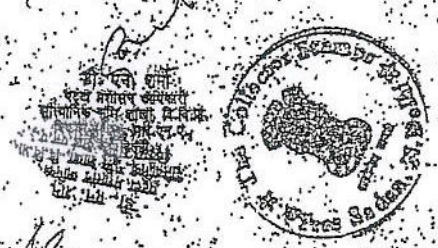
(2) Shri. P. S. ...

P. S. ...

(THE SCHEDULE ABOVE REFERRED TO) Plan Encl. 10

North
East

South
West



SEAL

ROHINI CHANDANI CHARITABLE TRUST

Ravindra
Secretary

ROHINI CHANDANI CHARITABLE TRUST

C. C. Dasgupta
Treasurer

SEAL

Olavindoz
or wife

for view

[Signature]
MANAGER
MAXFORT SCHOOL
ROHINI, DELHI - 110085
Principal
Maxfort School, Rohini

Signed by Shri D. N. Nanda (7.)

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

(1) Shri D. K. Guleri

The common seal of the Mohini Chandani Charitable Trust

(Lesse) is hereby affixed in the presence of

Shri C. C. Parang

C. C. Parang

(Name and designation) in pursuance of bye-law

No. 618/06

(Lesse)/Resolution No. 618/06

of the managing Committee of the Mohini Chandani Charitable Trust

(Lesse) and the said (a)

Shri RAVINDER MANSAL

(1) Shri RAVINDER MANSAL

3 W. DEEPAK ENDAVE

NETAJI SUBHAS MARG DELHI

(2) Shri Parvati Kaur C.P. 146

P. Parvati

(THE SCHEDULE ABOVE REFERRED TO) Now closed

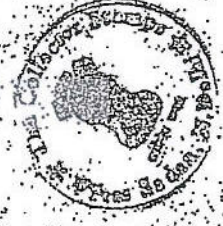
North

East

South

West

मोहिनी चान्दानी चरिटेबल ट्रस्ट
पुस्तकालय
मोहिनी चान्दानी चरिटेबल ट्रस्ट
पुस्तकालय
मोहिनी चान्दानी चरिटेबल ट्रस्ट
पुस्तकालय
मोहिनी चान्दानी चरिटेबल ट्रस्ट
पुस्तकालय



SEAL

MOHINI CHANDANI CHARITABLE TRUST

Arundhati
Secretary

MOHINI CHANDANI CHARITABLE TRUST

B. D. Singh
Trustee

SEAL

Parvati

Parvati

Am
MANAGER
MAXFORT SCHOOL
ROHINI, DELHI-110085
[Signature]
Principal
Maxfort School, Rohini

DELHI ADMINISTRATION : DELHI
LAND & BUILDING DEPARTMENT

Temporary Lease

F 18(3) 97/1L

THIS INDENTURE MADE THIS... ^{5th} day of ^{August} ¹⁹⁷³ 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 Mohini Chandnani Charitable Trust

..... a society registered under the Societies Registration Act No. XXI of 1960 and having its registered office at 7, Kabil Vihar Pitampura New Delhi (here in after called 'the Lessee') which expression shall wherever the context so admits, include the administrator's legal representatives and assigns of the said Society of the other part.

Short in consideration of the rent hereinafter reserved and of the covenants 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 1473.50 Sq. mtrs./Acres or thereabouts situate at H-5-2, Sector 23 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 leased for a period of ^{one} year subject to the terms and conditions of this indenture and not otherwise :-

Clause '1' :- The Lessee shall duly and regularly pay to the Lessor through the Deputy Commissioner, Delhi Administration or such other officer as the Lessor may hereinafter appoint on this behalf a sum of Rupees ⁵⁹²¹⁼⁰⁰ 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 days from the date on which it becomes so payable, whether it be demanded or not, it shall be deemed to be in arrear.



Clause '2' :- The lease shall commence on and from the ^{5th} day of ^{July} ¹⁹⁷³ and the rent for the first year shall be due and payable on that date. The lease is granted for a period of ^{one} year/years by if, by mutual consent for for-beatance; it shall be allowed to continue in force after the expiry of the said period of ^{one} year/years, then, subject to such modification (if any) as the lessor and lessee may, in writing mutually agree to, the terms and conditions of this lease shall continue to operate and shall have full force and effect.

MOHINI CHANDNANI CHARITABLE TRUST

Arsham
Secretary

MOHINI CHANDNANI CHARITABLE TRUST

G. Jaisang
MANAGER
MAXFORT SCHOOL
ROHINI, DELHI 110085

श्री. वि. शर्मा
मुख्य प्रशासक, अधिकारी
विद्यालय, मुरी, आवासीय विभाग
विभाग, नवी, शाहिबाबाद
दिल्ली

Principal
Maxfort School, Rohini

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 gurrries, in or under the land and all treas and fuel-timber, water courses and drainage chanfies 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 orattemted 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 maintain the land and keep it in a proper 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 the expiration of the original period of (..... year/years) be required by the lessor, the lessor shall be at liberty to resume 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 shall, 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 lease is so determined and, he will be required to remove from the land before the expiry of one months notice any materials, which he 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 having or through him therefore; and upon such resumption of possession of the land, all materials and things which are on the land at the time of such resumption of possession are in a upon the land, shall vest in and become the absolute property of the lessor.



MOHINI CHANDNANI CHARITABLE TRUST

Secretary
Secretary



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Principal
Principal

MANAGER
MAXFORD SCHOOL
1100850
Principal

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, 19.7.55 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 way 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 to given the the lessor shall have full right, yower and authority to assume 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 sooner 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 D. S. MAHAJAN, IAS

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 common seal of the said society has hereto been affixed the day and year first above written. Signed by Shri D. S. MAHAJAN, IAS

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

i) D. K. GUPTA, IAS

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

GURUDHARAN JAIN, I. C. A. MEMBER

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

Society/regulates no. dated 6/9/55 of the Managing Committee of the Mohini Chaudani Charitable Trust

and the said Shri has signed in the presence of :-

1. Shri RAVINDER MONDAL, 241, DEPALI, EXCLUSIVE, DELHI
2. Shri Jagan Kumar, Cf. 1.4.6, P. 1, P. 1, P. 1

(Schedule above referred to)

MOHINI-CHANDNANI CHARITABLE TRUST

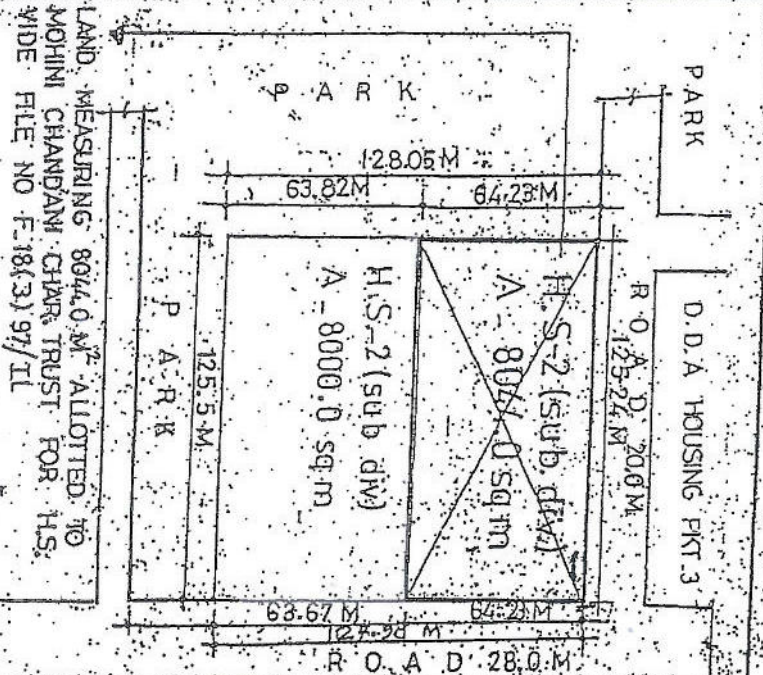
Secretary

MOHINI-CHANDNANI CHARITABLE TRUST

Treasurer

MANAGER MAXFORD SCHOOL

Principal Maxford School, Rohini



POSSESSION HANDED OVER

POSSESSION TAKEN OVER

CHHABIL DASS
Assistant Director (Site) (S-1999)
Rohini (Pkt.) D.D.A

MOHINI CHANDANI CHARITABLE TRUST
S-19-02
President



D D A

ROHINI PROJECT PLANNING & DESIGN
H.S.-2 SITE IS - A PART
AND APPROVED BY HONBLE
E.G. IN FILE NO. F-18(3) 97/TL
DATED 24.9.01 AT PAGE 15

POSSESSION PLAN FOR
H.S.-2 (sub div) IN
SEC 23 PH III ROHINI

<p>DATE 5.7.02 SCALE 1:2000</p>	
<p>Signature</p>	<p>Signature</p>
<p>Address</p>	<p>Address</p>

MOHINI CHANDANI CHARITABLE TRUST
Secretary

MANAGER
MAXFORT SCHOOL
ROHINI, DELHI - 110085

Principal
Maxfort School, Rohini

Perpetual Lease Deed

Ramcharan Lal

Mahini Chandra Charitable Trust
Through its President
Kishore V. J. Pare
Lalchandaran Singh

Document of...
Presented by En./Smt. ...
S/o /W/o...
R/o...
in the office of the Sub Registrar,
New Delhi on this... day of...
between the hours of...

Sub-Registrar-VI
New Delhi
15/9/2004

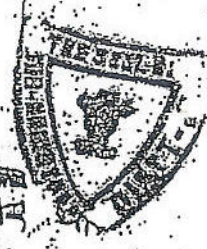
Ramcharan Lal

Execution admitted by the said
S/o/Smt. ... Mahini Chandra Charitable Trust
S/o/W/o... vendor (Mortg./Eas.)
has been instructed by Shri...
S/o... (Original Witness)
with No. ... is known to me. Contents of
documents explained to the parties who
understand the consideration and admit
them as parties.

Sub-Registrar-VII
New Delhi
15/9/2004

Sharma

Having satisfied myself that the document was
subscribed by the said...
to his Official Capacity, his attendance &
signature are deposited with and document is
admitted to register.



Sub-Registrar-VII
New Delhi
15/9/2004

7445
Serial No. ... in Additional Book No. ...
Vol. No. ... on Page ... to ...
on this... day of...

MANAGER
MAXFORT SCHOOL
ROHINI DELHI 110085
Principal
Maxfort School, Rohini