

IK TU HI NIRANKAR



# Sant Nirankari Mandal (Regd.)

Sant Nirankari Colony, Delhi-110009 (India)  
(Headquarters)

(Central Planning & Advisory Board)

**K. R. Chadha**  
Vice Chairman

SNM/CP&AB/VC-12/2012

Dy. Dir. (Pig.) MPR-2011  
DDA, Vikas Minar N. Delhi  
Dy. No. 1815  
Dt. 17-5-12

Dated: 17-04-2012

**Mrs. Archana Mahapatra**  
Director (Planning)  
Delhi Development Authority,  
Narela Zone (C & GI),  
3rd Floor, Vikas Minar,  
NEW DELHI

OFFICE OF THE DIR (Pig.)  
MPR/TC, D.D.A. N. DELHI-2  
Dy. No. 2435  
Dated. 21-5-12

**Sub: Future of Delhi-2021-Regarding New Suggestions for Review of Master Plan for Delhi-2021 on behalf of Sant Nirankari Mandal, Delhi.**

**Ref: Ministry of Urban Development, Govt. of India, advertisement in Hindustan Times, New Delhi of Saturday February 18, 2012.**

Dear Sir,

The Ministry of Urban Development, Govt. of India vide above said advertisement has desired Public participation/suggestions to provide realistic midterm corrections and modifications in the Master Plan Policies/Norms/Standards and the implementation procedures to suit the changing need of the society.

Sant Nirankari Mandal owner/lessee and in actual physical possession of land ad-measuring about 50 acres, situated in the revenue estate of VILLAGE DHEERPUR, DELHI-110009. This area falls under Zone-C-Zonal Development Plan of DDA. The land under reference was purchased by Sant Nirankari Mandal and its Head from recorded Bhumidars for valuable consideration through valid sale documents. As this land was erroneously claimed to be acquired, the Delhi Development Authority decided to lease out  $18.56+1.20+4.70=24.46$  acre of land to Mandal on token consideration of Rs. 1/- per acre. In furtherance thereof two lease deeds dated 02-05-1994 and 15-02-2000 for 18.56 acres and 4.70 acres respectively were duly executed by DDA. It is important to note here that the lease was granted by Delhi Development Authority for Religious Institutional purpose. Photocopies of the lease deeds are annexed herewith as ANNEXURE-A colly.

Contd. 2...

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The Mandal has established a Holy Sarovar and Secretary's Office apart from undertaking various social welfare activities there since long. We are further pleased to submit copy of Memorandum of Association and Registration certificate of the Mandal and booklet containing various social and institutional activities carried out by the Mandal are attached (**Annexure 'B' & 'C'**)

The suggestion from Mandal for review of Master Plan Draft-2021 and Zonal Development Plan of Zone-C are as under:-

1. **Land use:** In Master Plan Draft-2021, the land owned by the Mandal was shown as Urbanisable area, subsequently in the Draft Zonal Development Plan for Zone-C, out of the total land owned by the Mandal 18.56 acres has been erroneously proposed for Residential purposes. The proposal of the said land use was made ignoring the ground realities thereby proposing land use inconsistent with established land ownership of the Mandal. It is stated that the Zonal Development Plan of Zone C is contrary to the records of Delhi Development Authority, as the DDA granted this piece of land just for Religious Institution only. However in utter disregard to its own Lease Deed it has proposed the land use as '**Residential**'. It has been prepared without undertaking any study of area and records. The Mandal is already using this land falling under Zone-C as Religious (Spiritual) Institution in consonance with the Lease Deeds dated 2-5-1994.

As the Mandal is already utilizing the land under reference for Religious Institutional purposes since many decades, it is essential for the DDA to consider and change the land use of land owned by Sant Nirankari Mandal for Public & Semi-Public Facilities being a City/National/International level institution/activity. **It is surprising that all adjoining pieces of Land owned by us are shown as institutional land but the use of this land (18.56 acres) has been shown as 'Residential' which is neither in accordance with the perpetual lease deed nor in tune with ground reality.**

2. Development Control Norms for Religious (including Spiritual) Institutes:

As per planning norm Standards and Development Controls provided in Master Plan 2021, the religious societies at neighborhood level are entitled to maximum plot area of 400 sqm. and at sub-city level in Urban Extension to maximum plot area of 4.0 ha.

As the Sant Nirankari Mandal is a Religious and Charitable Society registered under Societies Registration Act, wedded to the cause of upliftment of mankind spiritually and socially by infusing the spirit of Oneness of GOD through spiritual enlightenment of common Fatherhood of GOD for achieving Universal Brotherhood as Worldwide Socio -- Religious (Spiritual) Institution. It is undertaking social activities at large scale, details are submitted in **Annexure 'C'**.

Contd. 3...



-3-

The Master Plan 2021 has not considered requirements of religious societies contributing at our level and magnitude. It is worthwhile to mention here that Millions of people from all sections of the society are participating in our programmes. It is humbly suggested that the Maximum Plot Area planning norm may be waived/set aside for societies like us. **It is essential for the DDA to consider and change the Development Control Norms for Religious (including Spiritual) Institutes like Sant Nirankari Mandal being a International level institution.**

In view of the above, it will be appreciated if Delhi Development Authority/Delhi Urban Development, Govt. of India considers the request of Nirankari Mandal for change of land use and development control norms. In addition to make a presentation as above, the Sant Nirankari Mandal may please **be invited** to the Open House - Zone-wise to be organized by DDA shortly.

Thanking you,

Yours faithfully,

(K.R. CHADHA)  
Vice-Chairman

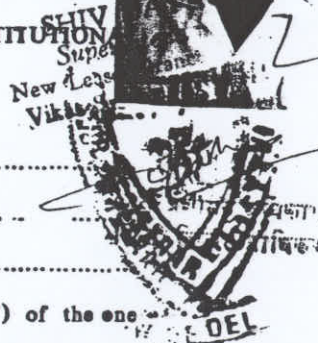
Encl: As above



F-14(98)61-P.V/NL A 7165503 32 Plate X-R

D.D.A./P.P.

PERPETUAL LEASE



64/274

THIS INDENTURE made this 27th day of April, 2000, one thousand nine hundred and.....  
BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one part and Sant Nirankari Mandal through its President/Secretary, Shri K. R. Chadha  
.....registered under the Societies Registration Act.....and having its registered office at Sant Nirankari Colony, Delhi-110009 (hereinafter called "the Lessee") of the other part.

Whereas the land measuring 18.56 acres acquired land at village Dheerpur was purchased by Nirankari Mandal themselves and had not taken compensation, the said land be allotted to Nirankari Mandal at a token premium of Rs. 1/- on lease hold basis.

Whereas the lessee has applied to the lessor for grant of lease of the land belonging to the lessor, hereinafter described and the lessor has on the forth of the statement and representation made by the lessee accepted such application and has agreed to demise the said land to the lessee in the manner hereinafter appearing. Now this indenture witness in consideration of the rent hereinafter reserved and of the covenants on the part of the lessee hereinafter contained the lessor both hereby demise. All that land institutional falling in Khasra No. as per map attached vested Nazul land under the Delhi Reform Act 1954 contained by admeasurement an area 18.56 Acres or thereabout situated at Dheerpur Revenue Estate.

which nazul land is more perticular 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 (thereinafter 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 2nd day of May, 1994

Yielding and paying therefore yearly rent payable in advance of Rs. 1/- (Rupees one only) clear of all deductions by yearly payment at the office of the lessor or at such officer as may be appointed by the lessor for this purpose from time to time in this behalf, the first of such payment to be made on the fifteenth Jan/July next.

K. R. Chadha  
**K.R. CHADHA**  
Secretary  
Sant Nirankari Mandal  
Sant Nirankari Colony  
DELHI-110 009

File No. 4078/95 dated 30.7.95  
Certified that the instrument is properly stamped under section 52 of the Indian stamp Act: The stamp duty Rs. Nil  
Transfer duty Rs. Nil  
Total Nil has been deposited vide Treasury/Bank challan/receipt No. 13895 dated 13.8.95

Collector of Stamps

Shashi  
श्री प्रशासन अधिकारी  
सिखी विकास प्राधिकरण



land and complete in a substantial and workmanlike manner a building for.....  
 .....*Religious Institution*.....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 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 percentage 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 involuntary sale or transfer whether it be by or through an executing or insolvency court.

6 (a) That the lessor shall have the pre-emptive rights to recover the development charges incurred to provide the peripheral services surrounding the land as the piece of land allotted to Nirankari Mandal is a part of underdeveloped land.

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

*K.R. Chadha*  
**K.R. CHADHA**  
 Secretary  
 Sant Nirankari Mandal  
 Sant Nirankari Colony  
 DELHI-110 009

*Chairman*  
 बड़ा प्रशासन अधिकारी  
 दिल्ली विकास प्राधिकरण





(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 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, misrepresentation or fraud.

V. The rent hereby reserved shall be enhanced from the first day of January one thousand nine hundred and ~~ninety-three~~ <sup>(1-1-2093)</sup> 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 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 arbitration of the Lt. Governor or any other person appointed by him. It is hereby declared that the arbitrator is a Government Servant, and that he has to decide in the matters to which

K.R. CHADHA  
Secretary  
Sant Nirankari Mandal  
Sant Nirankari Colony  
DELHI 110 009

K.R. CHADHA  
Secretary  
Sant Nirankari Mandal  
Sant Nirankari Colony  
DELHI-110 009

पदा प्रभारित नैविशनी  
विश्वी विकास प्राधिकरण



(7)

Signed by Shri... O. C. PRASHAR  
..... L. A. O. DDA .....

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

(1) Shri Shree Raj Singh Q.D.C.  
House Lease Branch, DDA .....

The common seal of the.....

(Lessee) is hereby signed in the presence of

Shri... Sant Nirankari Mandal .....

through... K.R. Chadha .....

Secretary .....

(Name and designation) in presence of

No. SNM/5/99 .....

Dated 10-11-99 .....

(Lessee)/Resolution No. ....

SNM/5/99 dated 10-11-99 .....

dt. the.....  
of the managing Committee of the

(Lessee) and the said(a)

Shri.....

(1) Shri J.S. Chawla .....

B-57, Talwara .....

Sector-30, Gurgaon .....

(2) Shri K.C. Nagpal 168-Avtar .....

Enclave, Paschim Vihar, New Delhi .....

(THE SCHEDULE ABOVE REFERRED TO)  
North... Unassigned Land South... 32 Mt. Road & Hospital  
East... College Site West... Proposed Shah Alam Dargah

K.R. Chadha

**K.R. CHADHA**  
Secretary  
Sant Nirankari Mandal  
Sant Nirankari Colony  
DELHI-110 009

बहा प्रशासन अधिकारी  
विश्वी विकास प्राधिकरण

SEAL

**K.R. CHADHA**  
Secretary  
Sant Nirankari Mandal  
Sant Nirankari Colony  
DELHI-110 009



27/11/2000  
J.S. Chawla  
K.C. Nagpal

बहा प्रशासन अधिकारी  
विश्वी विकास प्राधिकरण



Q/V

Sh. K. R. Chadda → 70 yrs. 36  
Secretary  
Sant Nikan Mandal  
Delhi - 9

Q/V

27-4-2000

J. R. Chadda



Sh. K. R. Chadda

Secretary

Sant Nikan Mandal

Q/V

27-4-2000

J. R. Chadda



Q/V

27-4-2000



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27-4-2000

Q/V

27/4/2000



Name of Registrant: K. P. CHADHA

Nature of Document: PRELIMINARY LEASE

Rs. Fifteen only

Due Date: 19-May-2000

(Between 10-11-2000)

Signature of Registration Officer

System Dev. by Eurosoft Mobile-9811121337

(Registration Form 2)

Office of the Sub Registrar - VII, New Delhi

Vikas Sadan, IIA, New Delhi

ORIGINAL

Date: 27-Apr-2000

Serial No. D27A64

Name of Registrant: K. P. CHADHA

Nature of Document: PRELIMINARY LEASE

Rs. Fifteen only

Due Date: 19-May-2000

(Between 10-11-2000)

Signature of Registration Officer

(Registration Form 2)

Office of the Sub Registrar - VII, New Delhi

Vikas Sadan, IIA, New Delhi

DUPLICATE

Date: 27-Apr-2000

Serial No. D27A64

Name of Registrant: K. P. CHADHA

Nature of Document: PRELIMINARY LEASE

Rs. Fifteen only

Due Date: 19-May-2000

(Between 10-11-2000)

System Dev. by Eurosoft Mobile-9811121337



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INSTITUTIONAL

## PERPETUAL LEASE

THIS INDENTURE made this 27th

day of April, 2000

one thousand nine hundred and

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

part and SANT NIRANKARI MANDAL through its

President/Secretary, Shri/Smt. K. R. CHADHA

registered under the Societies Registration Act 1860 and having its registered office

at SANT NIRANKARI COLONY, DELHI - 110009

(hereinafter called "the Lessee") of the other part.

Whereas the land measuring 4.7 acres acquired land at village Dhirpur was purchased by Sant Nirankari Mandal themselves and had not taken compensation, the said land be allotted to Sant Nirankari Mandal at a token premium of Re. 1/- on lease hold basis.

Whereas the lessee has applied to the lessor for grant of lease of the land belonging to the lessor, hereinafter described and the lessor has on the forth of the statement and representation made by the lessee accepted such application and has agreed to demise the said land to the lessee in the manner hereinafter appearing. Now this indenture witness in consideration of the rent hereinafter reserved and of the covenants on the part of lessee hereinafter contained the lessor both hereby demise. All that land institutional falling in Khasra No. 222, 223, 224, 233/2, 239, 240, 241 & 242/2 vested Nazul land under the Delhi Reform Act 1954 contained by admeasurement an area 4.7 Acres or thereabout situated at Dheerpur Revenue Estate.

ALL THAT plot of nazul land containing by admeasurement an area of

or there about situate at

which nazul land is more perticularly 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 (thereinafter called "the said nazul land")

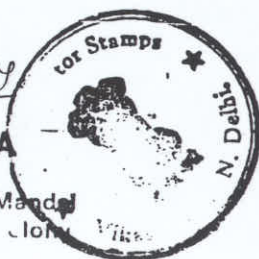
TOGETHER with all rights, easements and appurtenances whatsoever to the said nazul land belonging or appertaining TO HOLD the premises hereby demised unto the Lessee in

the 15th (Fifteenth) day of February

Two thousand YIELDING AND PAYING

holding and paying therefore yearly rent payable in advance of Re. 1/- (Rupee one only) clear of all deductions by yearly payment at the office of the lessor or at such officer as may be appointed by the lessor for this purpose from time to time in this behalf, the lessor for this purpose from time to time in this behalf, the first of such payment to be made on the fifteenth Jan/July next.

K. R. CHADHA  
Secretary  
Sant Nirankari Mandal  
Sant Nirankari Colony  
DELHI



13815/2000  
MIL  
MIL  
20/3/2000  
Delhi.

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दिल्ली विकास प्राधिकरण



(3)

land and complete in a substantial and workmanlike manner a building for.....  
**RELIGIOUS INSTITUTION**.....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 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 said percentage 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.

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

6 (a) That the lessor shall have the pre emptive rights to recover the development charges incurred to provide the peripheral services surrounding the land as the piece of land allotted to Sant Nirankari Mandal is a part of under development land.

(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

*K.R. Chadha*  
**K.R. CHADHA**  
 Secretary  
 Sant Nirankari Mandal  
 Sant Nirankari Colony  
 DELHI-110 009



*[Signature]*  
 महा प्रशासन अधिकारी  
 दिल्ली 110



(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 lease 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 Les or 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 misrepresentation or fraud.

V. The rent hereby reserved shall be ~~one hundred and twenty-eight~~ <sup>twenty nine</sup> rupees per annum from the first day of January ~~one~~ <sup>TWO</sup> thousand ~~one hundred and twenty-eight~~ <sup>twenty nine</sup> 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 at which the enhancement is due. Such letting value shall be assessed by the ~~Collector~~ <sup>Additional Collector of Delhi</sup> 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 is concerned with the matters to which

*K.R. Chadha*  
**K.R. CHADHA**  
 Secretary  
 Sant ~~...~~ <sup>...</sup> Mandal  
 Sant ~~...~~ <sup>...</sup> Colony  
 DELHI-110 009



*[Signature]*  
 महा प्रशासन अधिकारी  
 दिल्ली विकास प्राधिकरण



(7)

Signed by Shri... O.C. Prashax .....

..... L.A.O. DDA .....

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

(1) Shri Shree Raj Singh ~~.....~~  
Shree Raj Singh VDC  
New Lease Branch, DDA  
The common seal of the... ..

(Lessee) is hereby affixed in the presence of  
Shri... Sant Nirankari Mandal  
through Shri K.R. Chadha  
Secretary  
(Name and designation) in pursuance of bye-law  
No... S.N.M./5/99 ....., 10-11-99 .....

(Lessee)/Resolution No. S.N.M./5/99  
dated 10-11-99 .....

dt, the...  
of the managing Committee

(Lessee) and the...  
Shri.....

(1) Shri J.S. Chawla, B-57  
Jalvayu Vihar, Sector-30  
Gurgaon - 122001

(2) Shri K.C. Nagpal,  
Avtar Endave, Paschim Vihar, New Delhi

(THE SCHEDULE ABOVE REFERRED TO)

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

South 30 METER ROAD & HOSPITAL  
West.....

K.R. CHADHA  
Secretary  
Sant Nirankari Mandal  
Sant Nirankari Colony  
DELHI-110 009



Shree  
बहा प्रशासन अधिकारी  
दिल्ली विकास प्राधिकरण

SEAL

K.R. CHADHA  
Secretary  
Sant Nirankari Mandal  
Sant Nirankari Colony  
DELHI-110 009

SEAL

Chawla  
(J.S. CHAWLA)

K.C. Nagpal

Shree  
बहा प्रशासन अधिकारी  
दिल्ली विकास प्राधिकरण



Sh. K. R. Chaudhary  
Secretary  
Savit Nihantara  
Hemdal Bch.

K. Mahalle

27-4-2000

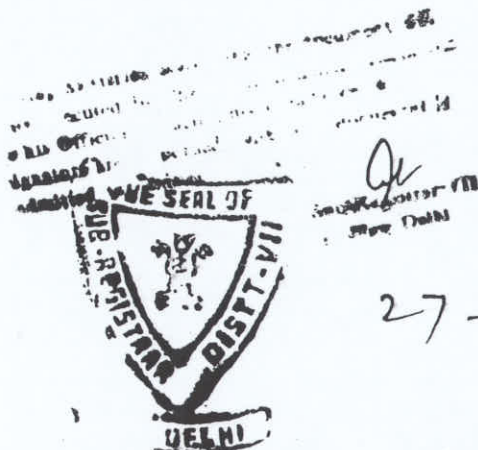
R. A. R. Chachas  
Secretary  
San Antonio Academy  
Beth - 9

J. R. Andrews

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Registration Form 21  
Office of the Sub Registrar - VII: New Delhi  
Vidya Sadan, New Delhi  
ORIGINAL

Date: 27-Apr-2000 Serial No. D27A65

Name of Executant: K. P. CHADHA

Nature of Document: PERPETUAL LEASE

For Rent only

Due Date: 19-May-2000 (Between 2:30-4 pm)

Signature of Registration Officer

Registration Form 21  
Office of the Sub Registrar - VII: New Delhi  
Vidya Sadan, New Delhi  
DUPLICATE

Date: 27 Apr 2000 Serial No. D27A

Name of Executant: K. P. CHADHA

Nature of Document: PERPETUAL LEASE

For Rent only

Due Date: 19-May-2000 (Between 2:30-4 pm)

Signature of Registration Officer

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