

MAHARAJA BHOJ EDUCATIONAL AND WELFARE SOCIETY

REGISTRATION NO. S/50897/2004

To

The Director Narela Zone (P-I & P-II)
Vikas Minar
11th Floor, ITO
Delhi

OFFICE OF THE D.D. (P-I)
MPR/TC, D.D.A. N. DELHI-2
Dy.No. 3900
Dated 6/6/12

Central Dy. No. 37
Dated 31/5/12
R&D Section, Vikas Minar
Delhi Development Authority
Meeting Asstt

Sub: Mid Term revive of M.P.D. 2021 and zonal plan zone P-II

Dear Sir,

That undersigned is President of Maharaja Bhoj Educational and welfare society registered on 10th December, 2004 under Societies Registration act, 1860 with various Aims and objectives. That undersigned is owner of Khasra No. 360, 361, 362 and 375 (hereinafter referred as 'subject land'). It is further stated that subject land has been given on lease for 30 years by the undersigned to the Maharaja Bhoj (copy of registered lease deed enclosed).

That the subject land bearing Khasra No. 360, 361, 362, 375 (area 18 bigha 18 biswa) falls in revenue estate of Gardhi Khusro Tehsil Narela District North West and situated in Sector 10, Zonal Plan-II.

The boundary surrounding the subject land are as follows:

- (i) 100ft existing road towards WEST – proposed to be widened; by 60 mt
- (ii) 80 proposed road followed by drain NO. 6 towards North;
- (iii) Land of Sawan Kirpal Ruhani Mission towards EAST.;
- (iv) Land of Sawan Kirpal Ruhani Mission towards SOUTH.

Shant
6/6

As (P-I) I

Village Hiranki Garhi Khasru, Khasra No. 360, Burari to Bakhtawarpur Road, Delhi-110036
Te.: + 91-11-2773 1752 Mobile+ 91 98 111 09152, 99 992 01017

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As per current Zonal Plan-II, land use of Khasra No.360, 361, 362 is green for park and some area has been earmarked for road widening and land use of Khasra No. 375 is residential. As per MPD 2021, Chapter No.17, Sub-clause 8(2) Primary/middle School is permitted in residential use. After the widening of the road on two sides of our land, the situation of our land would be, two side open along with road and other two side boundary is shared by Sawan Kirpal Ruhani Mission.

Sawan Kirpal Ruhani Mission spiritual Centre area (111.65 acre) has been granted the status of a bonafide institute consequently has been regularized by DDA and covered in the spot zoning scheme with the condition that only 85% area, be left for green wherein no construction is to be allowed in future. Thus an area of approximately 80 acres land has been left for green area and regularized by DDA for Sawan Kirpal Ruhani Mission. After leaving such a large area as a green, therefore portion of my 3 acre land bearing Khasra No. 360, 361, 362, as proposed by DDA in zonal plan for green area is unjustified.

Maharaja Bhoj Educational and Welfare Society is in occupation of the subject land which is one such public spirited society which is devoted to build a good educational institution with all modern amenities in the above subject land. A representation dated 29th September, 2011 was given by the undersigned stating the devotion of the society for establishing a school to the Chief Minister which was appreciated by the office of Chief Minister and the same was forwarded by the chief ministers office to the Vice Chairman, DDA vide letter dt. 19.10.2011 (copy enclosed).

A copy of proposal of the layout plan for school on my land (18 bigha 18 biswa) is enclosed herewith for your kind information. It is

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requested that the proposed area for green as demarcated by the DDA may be adjusted, so as the same be utilized for the playground for the school. I further submit my willingness to surrender land for road widening to DDA for free of cost.

That the undersigned requests the Competent Authority for consideration and acceptance of land use change as per my school proposal in the public interest.

Thanking you,

Yours faithfully,



(G.S.Parmar)

President

Maharaja Bhoj Education and Welfare Society

President

Maharaja Bhoj Educational and Welfare Society

Encl: As Above

✓ Copy to : Director (MPR), Vikas Minar, New Delhi

CERTIFICATE OF REGISTRATION



SOCIETIES REGISTRATION ACT, (XXI) OF 1860

Registration No. SI/ 50897 /2004

I certify that Maharaja Bhoj Educational and
Welfare Society located at
Village Hiranke, Delhi - 110036.

has been registered under Societies Registration Act – XXI of 1860.

Given under my hand at Delhi on this 10th day of
December, Two thousand Four.

Registration fee of Rs. 50/- paid

Seal
Registrar of Societies
Delhi


(J S CHOUDHRY)
Registrar of Societies
Govt. of NCT of Delhi

Mr. Divakar P. Sto. V.C.D.D.A.



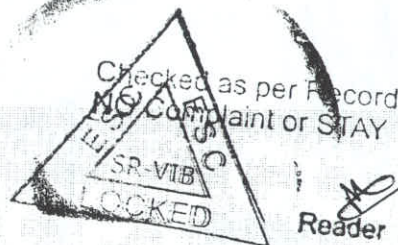
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL03588381806848I
 Certificate Issued Date : 29-Jul-2010 01:49 PM
 Account Reference : NONACC (BK)/ dl-corpbk/ CORP ALIPUR/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDL-CORPBK07289264388736I
 Purchased by : GOPI SINGH PARMAR
 Description of Document : Article 35(v) Lease upto 30 years
 Property Description : PROP GARHI KHUSRO DELHI
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : GOPI SINGH PARMAR
 Second Party : MAHARAJA BHOJ EDUCATIONAL AND WELFARE SOCIETY
 Stamp Duty Paid By : GOPI SINGH PARMAR
 Stamp Duty Amount(Rs.) : 1,440
 (One Thousand Four Hundred And Forty only)



Please write or type below this line



XVX 1457001

Statutory Alert

1. The authenticity of the Stamp Certificate is guaranteed at Authorized Collection Centers (ACCs) / HOD Offices and Sub-Registrar Offices (SROs)
 2. The Contact Details of ACCs / SRO Offices and SROs are available on the Web Site "www.e-stamp.delhi.gov.in"



JAS 0831877



J. S. Parau

Parau



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e-Stamp Certificate No.IN-DL03588381806848I

LEASE DEED FOR 30 YEARS

TOTAL ANNUAL RENT AMOUNT: Rs.12,000/-
SECURITY AMOUNT : Rs.NIL/-

STAMP DUTY @ 12% on Annual Rent: Rs.1440/-
FOR SECURITY AMOUNT : Rs.NIL/-

Total Stamp Duty paid : Rs.1440/-

This lease deed is made at Delhi, on this 30th day of July, 2010, between SHRI GOPI SINGH PARMAR SON OF SHRI CHHOTU RAM, resident of House No.144, Village Hiranki, Delhi-110036, (hereinafter called the LESSOR).

>>>>AND<<<<

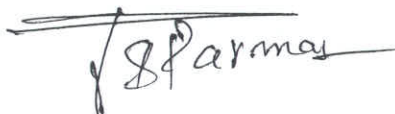
MAHARAJA BHOJ EDUCATIONAL AND WELFARE SOCIETY at 144, Village Hiranki, Delhi-110036, through its General Secretary SHRI PRATAP SINGH PARMAR son of Shri Gopi Singh Parmar, the said society is registered, vide Sl.No.50897/2004 regd. under Societies Registration Act-XXI of 1860 with Registrar of Societies, Govt. of NCT Delhi, (hereinafter called the LESSEE).

WHEREAS, the expressions of the LESSOR and the LESSEE wherever they occur in the body of this deed, shall mean and include their respective legal heirs, successors, legal representatives, executors, assigns, and unless and until is the repugnant to the context meaning therein.

AND WHEREAS, the lessor is the absolute owner and in peaceful physical possession of Land comprised Khasra Nos.360(4-16), 361(4-16), 362(4-10), 375(4-16), situated in revenue estate of Village Garhi Khusro, Delhi-110036 as per revenue records, Delhi, hereinafter called the property.

AND WHEREAS, on the humble request of the lessee, the lessor let-out his above said land to the above said lessee for 30(Thirty) years for running the School by the name and style of **HANS PUBLIC SCHOOL** in the said land at the rate of Rs.1,000/- (Rupees one thousand only) per month and both the parties have also agreed for the same.

Contd....p/3.




Deed Related Detail

Deed Name LEASE		LEASE UPTO 5 YEARS	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VI B	Area of Building	0 oZx Q
Village/City	Garhi Khusro	Building Type	
Place (Segment)	Garhi Khusro		
Property Type	Khadar		
Area of Property	0.00	0.00	0.00
Money Related Detail			
Consideration	1,000.00 Rupees	Stamp Duty Paid	1,440.00 Rupees
Value of Registration Fee	1,000.00 Rupees	Pasting Fee	100.00 Rupees

This document of LEASE

LEASE UPTO 5 YEARS

Presented by: Sh/Smt.

S/o, W/o

R/o

Gopi Singh Parmar

Chhotu Ram

144 Vill. Hiranki Delhi

in the office of the Sub Registrar, Delhi this 30/07/2010 day Friday
between the hours of

Signature of Presenter

Executed and presented by Shri / Ms. Gopi Singh Parmar

and Shri / Ms. Mohan Soc. Thr. Pratap singh

Registrar/Sub Registrar
Sub Registrar VI B
Delhi/New Delhi

Who is/are identified by Shri/Smt/Km. Gianender singh S/o W/o D/o Ramphal R/o Vill. Mukhmelpur Delhi

and Shri/Smt./Km Chander Pal S/o W/o D/o Fatch Singh R/o Vill. Bakhtawar Pukhri

(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.

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

Date 08/02/2011

Registrar/Sub Registrar
Sub Registrar VI B
Delhi/New Delhi

Chander Pal



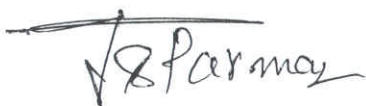
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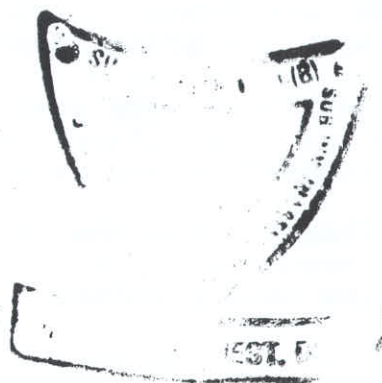
AND WHEREAS, above said educational Society is running the School by the name of **HANS PUBLIC SCHOOL** in the above said land under the following terms and conditions:-

THE TERMS AND CONDITIONS OF THE LEASE ARE AS UNDER:

1. That the lessor hereby agreed and the lessee hereby accepts the lease of premises hereinabove mentioned from the date of execution of this deed to let the premises for a specific period of 30(Thirty) years.
2. That monthly rent reserved shall be Rs.1,000/- (Rupees one thousand only) which shall be payable in advance or before the seventh day of every English Calander month by way of Cheque or cash in the name of lessor.
3. That electric charges shall be payable by the lessee to the concerned department in the name of the lessor according to the actual consumption of electricity, as per bills received from North Delhi Power Limited. The lessee shall pay water charges as per bills received from Municipal Corporation of Delhi. In the event of non-payment of electricity & water charges the lessee shall be liable for all costs, expenses and penalties for such defaults and property tax or any Government lievies or taxes shall be paid by the lessor.
4. That premises are being let purely running the above said School known as **HANS PUBLIC SCHOOL**.
5. That the lessee will be fully entitled to construct the building according to its requirement for running the said school with the prior sweet consent of the lessor.
6. That the lessee shall permit the lessor and his agents or attorney to enter upon the demised premises for inspection at a reasonable time, as and when necessary.
7. That in case the lessee fails to pay the rent to the lessor regularly then the lessor will be fully entitled to vacate the said premises.
8. That in case any local authority enhances any Tax or levy any penalty on account of the use of the demised premises by the lessee for a purpose other than running the above said School then the lessee shall be liable to pay such enhancement.
9. That the lessee shall not sub-let, assign or part with the possession of the said premises or any part of thereof in any circumstances.

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10. That the lessee shall be liable and responsible for all or any type of damages, breakage, losses in the said premises, during the tenancy period.

11. That the lessee shall hand-over the physical vacant possession of the said tenanted premises to lessor at the time of expiry of the tenancy period without any demand.

12. That the lessee infringes the terms and conditions of this agreement then the lessor shall be entitled to evict the the lessee from the said premises through court of law at the risk and cost of the lessee.

13. That the leasee shall not run any kind of illegal bussiness in the said premises, if it is found by any Government Authority, the Lessee itself will be fully responsible and will bear the fine/panelty or any punishment imposed by the authority concerned. The lessor will have no legal duties and bindings for the illegal activities done by the lessee.

14. That for vacation of the said premises under lease both the parties will serve one month written notice to each other.

15. That if the lessee abide all the terms and conditions mentioned above then neither the lessor nor any his legal heir will raise any kind of restriction/obstruction for running the above said School in the said premises.

IN WITNESSES WHEREOF the parties have set their hands on the day, month and year first above written in the presence of the following witnesses.

WITNESSES:

1. 

SHRI GIANENDER SINGH

S/o Sh. Ramphal

R/o Village Mukhmelpur, Delhi

2. Chaudhary Lal

Sh. Chandor Lal Ho

Sh. Fateh Singh Ho 85

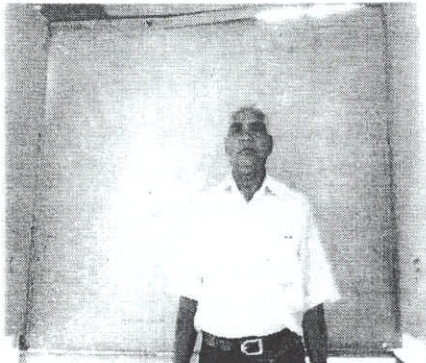
Shodiyeh Mohalla Baktawar

IND 1264837

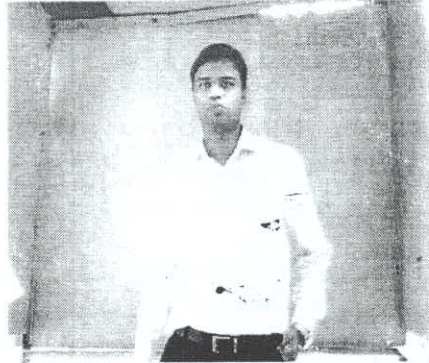
LESSOR

LESSEE

Reg. No. 9856 Reg. Year 2010-2011 Book No. 1



Ist Party पट्टा देने वाला



IInd Party पट्टा लेने वाला



Witness xokq

Ist Party

IInd Party

Ist Party पट्टा देने वाला Gopi Singh Parmar

IInd Party पट्टा लेने वाला Maharaja Bhoj Edu.Soc.Thr. Pratap singh

Witness xokq Gianender singh, Chander Pal

Certificate (Section 60)

Registration No.9,856 in Book No.1 Vol No 2,383

on page 13 to 16 on this date 08/02/2011 day Tuesday

and left thumb impressions has/have been taken in my presence.

Date 08/02/2011

Sub Registrar
Sub Registrar VI B
New Delhi/Delhi