

Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981

- (1) These rules may be called the Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981.
- (2) They shall come into force on the date of their publication in the Official Gazette.

2. Definitions

In these rules, unless the context otherwise requires—

- (a) "Act" means the Delhi Development Act, 1957, (61 of 1957);
 - (b) "Administrator" means the Administrator of the Union Territory of Delhi.
 - (c) "Authority" means Delhi Development Authority constituted under section 3 of Act;
 - (d) "Family", in relation to person means the individual, the wife or husband, as the case may be, of such individual and their unmarried minor children;
 - (e) "Industrialist" means an industrialist or manufacturer and includes a person who intends to engage in an industry or manufacturing process;
 - (f) "Land Allotment Advisory Committee" means the Land Allotment Advisory Committee constituted by the Authority for carrying out the purposes of these rules;
 - (g) "low income group" means the group of persons the total annual income of the family of everyone of whom does not exceed seven thousand two hundred rupees or such higher or smaller amount as the Central Government may, from time to time, determine by notification, having regard to the varying inflationary trends and economic factors;
 - (h) "middle income group" means the group of persons the total annual income of the family of everyone of whom exceeds seven thousand two hundred rupees or such amount notified, from time to time, under clause (g) but does not exceed eighteen thousand rupees or such higher or smaller amount as the Central Government may determine, from time to time, by notification having regard to the varying inflationary trends and economic factors;
 - (i) "Nazul land" means the land placed at the disposal of the Authority and developed by or under the control and supervision of the Authority under section 22 of the Act.
 - (j) "notification" means a notification published in the Official Gazette;
 - (k) "plan" means the Master Plan or the Zonal Development Plan for a zone, referred to in sections 7, 8 and 11A of the Act;
 - (l) "pre-determined rates" means the rates of premium chargeable from different categories of persons and determined, by notification, from time to time, by the Central Government, having regard to—
 - (a) cost of acquisition,
 - (b) development charges, and
 - (c) concessional charges for use and occupation—
 - (i) for developed residential plots, at the rate of Rs. 3.60 per square metre for the first 167 square metres or part thereof, Rs. 4.80 per square metre for the next 167 square metres or part thereof, Rs. 6 per square metre for the next 167 square metres or part thereof, Rs. 7.20 per square metre for the next 167 square metres or part thereof, Rs. 8.40 per square metre for the next 167 square metres or part thereof, and Rs. 9.60 per square metre thereafter;
 - (ii) for developed industrial plots, at the rate of Rs. 3.60 per square metre for the first 0.81 hectares or part thereof, Rs. 4.80 per square metre for the next 0.81 hectares or part thereof, Rs. 6 per square metre for the next 0.81 hectares or part thereof, Rs. 7.20 per square metre for the next 0.81 hectares or part thereof, Rs. 8.40 per square metre for the next 0.81 hectares or part thereof, and Rs. 9.60 per square metre thereafter;
- Provided that the pre-determined rates at which allotment is made to persons belonging to middle income group may be higher than the rates of premium fixed for plots allotted to persons in the low income group;

Provided further that in fixing the pre-determined rates of premium, the Central Government may fix a higher rate of premium for plots situated on main roads, corners of two roads or at other vantage positions than the rates of premium fixed for plots situated far away from the main roads;

- (m) "Slum Areas Act" means the Slum Areas (Improvement and Clearance) Act, 1956 (96 of 1956);
- (n) "Vice-Chairman" means the Vice-Chairman of the Authority appointed under section 3 of the Act;
- (o) all other words and expressions used in these rules and not defined but defined in the Act shall have the meanings respectively assigned to them in the Act.

3. Purposes for which nazul land may be allotted

The Authority may allot nazul land for public utilities, community facilities, open spaces, parks, playgrounds, residential purposes, industrial and commercial uses and such other purposes as may be specified from time to time by the Central Government by notification.

4. Persons to whom nazul land may be allotted

The Authority may, in conformity with the plans, and subject to the other provisions of these rules, allot nazul land to individuals, body of persons, public and private institutions, co-operative house building societies, other co-operative societies of individuals, co-operative societies of industrialists and to the departments of the Central Government, States Governments and the Union territories.

5. Rates of premium for allotment of nazul land to certain public institutions

The Authority may allot nazul land to schools, colleges, universities, hospitals, other social or charitable institutions, religious, political, semi-political organisations and local bodies for remunerative, semi-remunerative or unremunerative purposes at the premium and ground rent in force immediately before the coming into force of these rules, or at such rates as the Central Government may determine from time to time.

6. Allotment of nazul land at pre-determined rates

Subject to the other provisions of these rules the Authority shall allot nazul land at the pre-determined rates in the following cases, namely—

- (i) to individuals whose land has been acquired for planned development of Delhi after the 1st day of January, 1961, and which forms part of nazul land:
Provided that if an individual is to be allotted a residential plot, the size of such plot may be determined by the Administrator after taking into consideration the area and the value of the land acquired from him and the location and the value of the plot to be allotted;

- (ii) to individuals in the low income group or the middle income group, other than specified in clause (i)—
 - (a) who are tenants in a building in any area, in respect of which a slum clearance order is made under the Slum Areas Act;
 - (b) who, in any slum area of the other congested area, own any plot of land measuring less than 67 square metres or own any building in any slum area or other congested area;

- (iii) to individuals, other than those specified in clauses (i) and (ii), who are in the low income group or in the middle income group by draw of lots to be conducted under the supervision of the Land Allotment Advisory Committee.

- (iv) to individuals belonging to Scheduled Castes and Scheduled Tribes or who are widows of defence personnel killed in action, or ex-servicemen, physically handicapped individuals subject to the provisions of rule 13;

- (v) to industrialists or owners and occupiers of warehouses who are required to shift their industries and warehouses from non-conforming areas to conforming area under the Master Plan, or whose land is acquired or is proposed to be acquired under the Act:

Provided that the size of such industrial plot shall be determined with reference to the requirement of the industry or warehouses set up or to be set up in accordance with plans and such industrialists and owners of warehouse have the capacity to establish and run such industries at pre-determined rates shall not, in any case, exceed the size of the land which has been, if any, acquired from such industrialists or owners and occupiers of warehouses and which form part of nazul land;

Provided further that in making such allotment, the Authority shall be advised by the Land Allotment Advisory Committee;

- (vi) to co-operative group housing societies, co-operative housing societies, consumer co-operative societies and co-operative societies of industrialists on "first come first serve basis"

7. Allotment of land to certain licensed industrialists

Where an industrialist who holds an import or manufacturing licence under any law for the time being in force for setting up a new industry and who is not entitled to the allotment of nazul land on pre-determined rates under clause (v) of rule 6, applies for allotment of nazul land for the purpose of his licence, such industrialist may be allotted by the Authority, nazul land for that purpose on a premium to be fixed by the Chairman, in consultation with the Finance and Accounts Member of the Authority, having regard to the prevailing market price of the land.

8. Manner of allotment

Save as otherwise provided in rules 5, 6 and 7, allotment of nazul land for a residential purpose, an industrial purpose, a commercial purpose or any other purpose, shall be made on payment of such premium as may be determined either by auction or by tender in accordance with the provisions of these rules.

9. Allotment to owners in clearance areas

Where a person who owns and resides in any building in any area in respect of which a slum clearance order is made under the Slum Areas Act, or whose land is acquired under that Act, applies for allotment of nazul land for a residential purpose in lieu of his land cleared of building in accordance with the slum clearance order, or acquired under that Act, he may, subject to the minimum size of the plot of land being 67 square metres, allotted nazul land for that purpose not exceeding 111.48 square metres without any charge;

Provided that such person—

- (a) belongs to low income group or middle income group;
- (b) accepts the allotment without the compensation payable under the said Act;
- (c) does not claim to re-develop the land cleared of such building in accordance with the slum clearance order;
- (d) has given up possession of such land or which has been acquired to the competent authority under the said Act; and
- (e) where the size of his land as aforesaid is less than 67 square metres, agrees to pay for the extra land at the pre-determined rates applicable to a person in the low income group or in the middle income group to which he belongs.

10. Allotment of tenants in slum areas

Where an individual who is a tenant in a building in any area in respect of which a slum clearance order is made under the Slum Areas Act, applies for allotment of nazul land for a residential purpose, he may be allotted a plot of 67 square metres of nazul land for that purpose on pre-determined rates:

Provided that such individual—

- (a) belongs to a low income group or a middle income group;
- (b) has given possession of the building occupied by him to the competent authority under the Slum Areas Act;
- (c) does not choose to shift to any house in any slum clearance scheme;
- (d) does not choose to be replaced in occupation of that building under the Slum Areas Act;

11. Allotment to owners of dangerous building in slum areas

Where an individual who owns in any slum area or any other congested area, a plot of land measuring less than 67 square metres, or a house which is declared to be unfit for human habitation under the provisions of the Slum Areas Act, or any other law, is not permitted to re-build or re-develop under the Slum Areas Act or under any other law, applies for allotment of nazul land for a residential purpose, he may be allotted a plot of land for that purpose not exceeding 67 square metres at pre-determined rates:

Provided that he surrenders his land in the slum areas or congested locality.

12. Priority of allotment for residential purposes

Subject to the availability of land for allotment for residential purpose, among the individuals referred to in clauses (i) to (iii) of rule 6, the individuals referred to in clause (i) shall be preferred to the individuals referred to in clause (ii) and those in clause (ii) shall be preferred to those in clause (iii).

13. Reservation for Scheduled Castes, Scheduled Tribes and others

(1) The Authority shall, with the previous permission of the Central Government, reserve such percentage of nazul land available for allotment for residential purposes at any given time, to individuals in the low income group or in the middle income group, who are members of the Scheduled Castes and Scheduled Tribes, widows of defence, personnel killed in

action, ex servicemen, physically handicapped individuals or such other category of individuals as may specified in the permission.

(2) Plots measuring not more than 111.48 square metres shall be allotted for residential purposes at pre-determined rates, to the individuals referred to in sub-rule (1), and where the number of such individuals exceed the number of plots reserved for each category of persons under sub-rule (1), the allotment shall be made by draw of lots under the supervision of the Land Allotment Advisory Committee.

14. Reservation not to affect right to general allotment

Notwithstanding the reservation of nazul land made in rule 13, where any such individual as is referred to in that rule, fails to get an allotment of a plot of land in the nazul land so reserved, by the draw of lots held under that rule, he or she shall be entitled to the allotment of a plot of land for residential purposes at pre-determined rates by draw of lots under clause (iii) of rule 6, in any nazul land not reserve under the first mentioned rule:

Provided that such individual belongs to the low income group or the middle income group.

15. Allotment to individuals not accepting allotment of nazul land on certain conditions

Where an individual belonging to the low income group or the middle income group does not accept allotment of nazul land for residential purpose on conditions mentioned in rule, 9, 10 or 11, other than the conditions mentioned in rule 17, he shall be entitled to the allotment of nazul land, at pre-determined rates, for residential purposes—

- (a) under rule 13, if he is an individual referred to in that rule;
- (b) under clause (iii) of rule 6, in any other case.

16. Certain persons entitled to allotment by auction

Subject to the other provisions of these rules, all individuals, including the following categories of individual, shall be entitled to the allotment of nazul land for residential purposes, by auction, namely;

- (i) individuals not residing in any building owned by them in any slum area in respect of which a slum clearance order is made under the Slum Areas Act;
- (ii) individual whose land situated in any such area as is referred to in clause (i) is acquired under the Slum Areas Act and who reside elsewhere;
- (iii) individuals who do not accept allotment on conditions mentioned in rules 9, 10 and 11 and who are not entitled to allotment under rule 15;
- (iv) co-sharers of joint ancestral land or building in a slum area under the Slum Areas Act whose individual share is not less than 67 square metres in such land or building.

17. General restriction to allotment for residential purposes

Notwithstanding anything contained in these rules, no plot of nazul land shall be allotted for residential purposes, to an individual other than an individual referred to in clause (i) of rule 6, who or whose wife or husband or any of his or her dependent children, whether minor or not, or any of his or her dependent parents or dependent minor brothers or sisters, ordinarily residing with such individual, own in full or in part, on lease hold or freehold basis, any residential land or house in the Union Territory of Delhi;

Provided that where, on the date of allotment of nazul land—

- (a) the other land owned by or allotted to such individual is less than 67 square metres, or
- (b) the house owned by such individual is on a plot of land which measures less than 67 square metres, or
- (c) the share of such individual in any such other land or house measures less than 67 square metres, he may be allotted a plot of nazul land in accordance with the other provisions of these rules.

18. Size of plots

Save as otherwise provided in these rules, the maximum size of a plot allotted to an individual for a residential purpose shall be—

- (i) 104 square metres in the case of an individual belonging to the low income group;
- (ii) 167 square metres (but not less than 105 square metres) in the case of an individual belonging to the middle income group; and
- (iii) 500 square metres in any other case.

19. Allotment of industrial and commercial plots

(1) Save as otherwise provided in clause (v) of rule 6, the number and size of the plots of nazul land for an industrial or commercial purpose shall be determined, from time to time by the Authority.

(2) In making an allotment of plot for an industrial or commercial purpose, the Authority shall be guided by the advice of the Land Allotment Advisory Committee.

(3) The Land Allotment Advisory Committee shall, in making its recommendations to the Authority, take into account such relevant factors as it may deem proper in the circumstances of the case.

(4) Without prejudice to the generality of the provisions of sub-rule (3), the Land Allotment Advisory Committee shall consider whether the setting up of the industry or commercial purpose, the Authority shall be guided by the and whether the industry or commercial establishment is required to shift from a non-conforming area to a conforming area under the plans.

20. Allotment to certain institutions

(1) No allotment of nazul land to public institution referred to in rule 5 shall be made unless—

- (a) according to the aims and objects of that public institution—
 - (i) it directly subserves the interests of the population of the Union Territory of Delhi;
 - (ii) it is generally conducive to the planned development of the Union Territory of Delhi;
 - (iii) it is apparent from the nature of work to be carried out by that public institution, that the same cannot, with equal efficiency be carried out elsewhere than in that Union territory.
- (b) it is a society registered under the Societies Registration Act, 1860 (21 of 1860) or such institution is owned and run by the Government or any local authority, or is constituted or established under any law for the time being in force;
- (c) it is of non-profit making character;
- (d) it is in possession of sufficient funds to meet the cost of land and the construction of buildings for its use; and
- (e) allotment to such institution is sponsored or recommended by a Department of the Delhi Administration or a Ministry of the Central Government.

21. Allotment to co-operative societies

Nazul land of such size, as the Authority may, from time to time, decide with the approval of the Central Government may be allotted on leasehold basis, at pre-determined rates to co-operative societies, registered under the Delhi Co-operative Societies Act, 1972, (35 of 1972) as are specified in clause (vi) of rule 6, subject to an undertaking given by such society that it shall use such land for its bonafide purposes or business only.

22. Vesting of lease-hold rights

Where nazul land is allotted to a co-operative society, leasehold rights thereof shall be subject to terms of the lease-deed between the President of India and the society, remain with such society.

23. Agreements between the co-operative societies and their members

Where nazul land has been allotted to a co-operative society, such members of the society who are allotted a plot or flat by such society shall execute a sub-lease in favour of the society in respect of each plot or flat allotted to them. The terms and conditions of such sub-lease shall as nearly as circumstances permit, be in accordance with Form 'A' or Form 'B' appended to these rules. In addition, such sub-lease may contain such covenants, clauses or conditions, not inconsistent with the provisions of Form 'A' or Form 'B' as may be considered necessary and advisable by the society, having regard to the nature of a particular sub-lease.

24. Manner of realisation of premium or price of plots

¹[(1) Save as otherwise provided in rules 29, 36 and 40, premium or price of plots of nazul land chargeable in accordance with the provisions of these rules shall be realised in instalments in the following manner, namely:-

- (a) 25 per cent of the total land premium for the plot, alongwith such earnest money, not exceeding 10 per cent of the premium, as may be decided by the Authority, shall be deposited at the time of submitting the application for allotment of land;
- (b) 50 per cent of the premium shall be deposited within 60 days of the issue of demand-cum-allotment letter; and
- (c) balance premium after adjusting the earnest money shall be deposited before taking over possession of the land or within two months of the receipt of communication from the Authority offering possession, whichever is earlier.

(2) If the premium or price of land as provided in sub-rule (1) is not deposited, the earnest money deposited shall be forfeited and it shall be competent for the Authority to allot the land to any other person including a co-operative society in accordance with the prescribed procedure.]

1. Substituted vide Ministry of Urban Development Gazette Notification No. GSR 677 (E) dt. 11.11.1991 (File no. K-20014/6/89-DDA IIA Vol. III)

25. Nazul land for use of the Authority

With a view to enabling it to perform its functions under the Act, the Authority may, with the previous permission of the Central Government, set apart such nazul land for its own use on such terms and conditions as may be specified in the permission.

26. Allotment by auction

Subject to the plans, such nazul land as the Authority may decide, with the previous approval of the Central Government, may be allotted by auction in the manner provided in this Chapter.

27. Procedure for auction

The Authority shall publish before hand in newspapers of different languages having wide circulation, public notice of not less than thirty days, giving the following details of the plots to be allotted by auction:

- (a) number of plots;
- (b) size of plots;
- (c) area and zone of plots;
- (d) time, date and place where from the terms and conditions of auction and other details, including the terms and conditions required to be fulfilled and fees payable for participation in the auction can be had by the intending purchasers;
- (e) the time, date and place of auction; and
- (f) such other details as the Authority may consider proper.

28. Conduct of auction

(1) The auction shall be conducted by an officer appointed by the Vice-Chairman in this behalf.

(2) Such officer shall conduct the auction in the presence and under the supervision of a Committee consisting of not less than two other senior officers of Authority, appointed by the Vice-Chairman in this behalf.

29. Sale to the highest bidder

The officer conducting the auction shall normally accept, subject to confirmation by the Vice-Chairman, the highest bid offered at the fall of the hammer at the auction and the person whose bid had been accepted shall pay as earnest money, a sum equivalent to 25 per cent of his bid and he shall pay the balance amount to the Authority within fifteen days of acceptance of the bid or within such period as the Vice-Chairman may specify in the public notice under rule 27 or in another public notice.

[Provided that the Vice-Chairman, may extend the last date of payment, where he is satisfied that sufficient reasons exist for doing so, upto a maximum of 180 days subject to payment of interest in the balance amount at the rate of 18 per cent per annum where the delay is 30 days or less and 25 per cent per annum for a period exceeding 30 days].

30. Rejection of bid

The officer conducting the auction may, for reasons to be recorded in writing and submitted to the Vice-Chairman reject any bid including the highest bid.

31. Withdrawal not permitted

No person whose bid has been accepted by the officer conducting the auction shall be entitled to withdraw his bid.

32. Forfeiture of earnest money

A person who fails to pay the balance amount of bid within the period, provided in rule 29 shall forfeit the earnest money and it shall be competent for the Vice-Chairman to re-auction the plot.

33. Allotment by tender

Subject to plans, such nazul land as the Authority may, with the approval of the Central Government, decide from time to time, shall be allotted by tender in the manner provided in this Chapter.

34. Procedure for inviting tender

The Authority shall publish before hand in newspapers of different languages having wide circulation, a public notice of not less than thirty days giving the following details of the plots to be allotted by tender:

- (a) number of plots,
- (b) size of the plots,

1. Inserted Vide H 11017/9/07-DDVA dated 31-1-1989 issued by the Ministry of Urban Development.

- (c) area and zone of the plots,
- (d) time, date and place wherefrom the terms and conditions of the tender and other details, including the terms and conditions required to be fulfilled and the fees payable for participation in the tender, by the intending tenderers.
- (e) the time, date and place for receipt of tender, including the last date for receipt thereof,
- (f) the time, date and place of opening a tender, and
- (g) such other details as the Authority may consider proper.

35. Acceptance of tenders

The Vice-Chairman shall nominate an officer of the Authority for receiving tenders (hereinafter in these rules referred to as the Accepting Officer) and notify his name and designation.

36. Deposit of earnest money

Each tenderer shall deposit as earnest money a sum equivalent to twenty-five per cent of the premium offered by him alongwith his tender.

37. Receipt of tenders

(1) All tenders shall be sealed and addressed to the Authority and shall be received by the Accepting Officer who, on receipt of a tender, shall issue a receipt in token thereof to the person, submitting the tender and address of the tender in a register.

(2) All the tenders received within the time limit specified for acceptance of tenders in the notice under rule 34 shall be submitted by the Accepting Officer to the Authority.

38. Opening of tenders

The Accepting Officer shall cause the tenders to be opened on the date, place and time specified in this behalf in the notice under rule 34 in the presence of tenderers or their authorised representatives who choose to be present at such place.

39. Acceptance of highest tender

The Accepting Officer shall, subject to confirmation by the Vice-Chairman, normally accept the highest tender subject to reserve price, if any, specified for any plot by the Authority:

Provided that the Accepting Officer may, for reasons to be recorded in writing and submitted to the Vice-Chairman, reject any tender, including the highest tender.

40. Final acceptance

The Vice-Chairman or an officer nominated by him shall, within fifteen days of opening of tenders, communicate to the tenderers whose tender has been accepted, calling upon him to remit the balance amount within such time as the Vice-Chairman or the Accepting Officer may specify.

41. Communication to other tender

The Vice-Chairman or the Accepting Officer shall, within fifteen days of the date of opening of the tenders, communicate to all other tenderers, non-acceptance of their tenders and return the earnest money received from them.

42. Allottee to be lessee of the Central Government

(1) Save as otherwise provided in rule 44, all nazul land allotted under these rules, whether at pre-determined rates or at fixed premium under rule 7, or by auction or by tender, shall be held by the allottee, as lessee of the President of India on the terms and conditions prescribed by these rules and contained in the lease-deed to be executed by the allottee.

(2) Every such allottee shall be liable to pay, in addition to the premium payable in accordance with these rules, ground rent, for holding the nazul land allotted to him under these rules, at the rate of rupee one per annum per plot, for the first five years from the date of allotment.

Provided that in the case of nazul land allotted to group housing co-operative societies, the ground rent shall be chargeable at the rate of rupee one per flat for the first five years from the date of allotment.

(3) The annual ground rent payable after the first five years referred to in sub-rule (2) shall at the rate of two-and-a-half per cent of the premium originally payable.

(4) The rate of ground rent in all cases shall be subject to enhancement after a period of thirty years from the date of allotment.

43. Lease to be executed by the allottee

Every allottee of nazul land executes a lease-deed in accordance with Form 'C' appended to these rules. In addition, a lease-deed may contain such other covenants, clauses or condition not inconsistent with the provisions of Form 'C' as may be considered necessary in the circumstances of each case.

44. Temporary allotment of nazul land

The Authority may, subject to these rules and in such cases as it deems fit, allot land for temporary periods on a licence basis, in accordance with the terms and conditions of the licence deed contained in Form 'D' appended to these rules. In addition, such licence-deed may contain such other covenants, clauses or conditions, not inconsistent with the provisions of Form 'D', as may be considered advisable and necessary by the Authority, in the circumstances of a case.

45. Rules to be supplementary to the directions of the Central Government

(1) The provisions of the rules shall be supplementary to, but not in derogation of the directions given, from time to time by the Central Government under sub-section (3) of section 22 of the Act, for dealing with the nazul land.

(2) In particular and with prejudice to generality of the foregoing provision, such directions may be given—

- (a) for removing any doubt, or dispute or difficulty arising in giving to the provisions of these rules, or
- (b) for dispensing with or relaxing the requirement of any rule to such extent and subject to such exceptions and conditions as may be specified in the direction, in any particular case where the Central Government, for reasons to be recorded by it, is satisfied that the operation of any rule in that case causes undue hardship having regard to the objects of the Act.

Form 'A'
(House Building Co-operative Societies)
(Group Housing Societies)
DELHI ADMINISTRATION
(Land and Building Department)
(See Rule 23)
PERPETUAL LEASE

THIS INDENTURE made this day of one thousand nine hundred and BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") through the Delhi Development Authority a body constituted under section 3 of the Delhi Development Act, 1957 (61 of 1957) (hereinafter called the Authority) of one part and a society registered under the Delhi Co-operative Societies Act, 1972, (Act 35 of 1972) and having its registered office at (hereinafter called "the Lessee") of the other party.

WHEREAS BY AN AGREEMENT dated the day of one thousand nine hundred and made between the parties hereto the Lessor granted a licence to the Lessee to enter upon the piece of land measuring Bighas and Biswas or thereabout situate at described in the schedule to the said Agreement (hereinafter called "the said land") for the purpose in development in accordance with the lay-out plan sanctioned by the proper municipal or other authority, namely (hereinafter called "the lay out plan") and the Lessor had agreed to demise, after completion of the development, such residential plots carved out of the said land as may be determined in his absolute discretion by the Lieutenant Governor Delhi (hereinafter called "the Lieutenant Governor") to the Lessee in the manner herein after appearing.

AND WHEREAS the Lessee has developed the said land accordingly and the Lieutenant Governor has determined the residential plots to be demised (hereinafter called "the residential plots").

WHEREAS the lessee has applied to the Lessor for the grant of a perpetual lease of the Nazul Land and the Lessor has agreed on the faith of the statements and the representations made by the Lessee, to grant a perpetual lease of the said Nazul Land.

NOW THIS INDENTURE witnesseth that, in consideration of the Lessee having paid to the Lessor Rs. (Rupees..... only) towards premium before the execution of these presents (the receipt whereof the Lessor hereby acknowledges) and of the rent hereinafter reserved and of covenants on the part of the Lessee hereinafter contained, the Lessor doth hereby demise unto the Lessee ALL THAT plot of Nazul land containing by admeasurement a total area of or thereabouts situate at which Nazul land comprising of residential plots (as shown on the lay out plan) more particularly described in the schedule hereunder written and with boundaries thereof for greater clarances have been delineated on the lay-out plan annexed to these presents and thereon coloured red 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 day of one thousand nine hundred and