



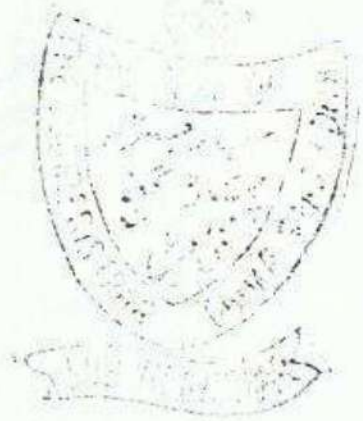
# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL33124351245100T
Certificate Issued Date	: 06-Oct-2021 11:30 AM
Account Reference	: IMPACC (IV)/ dl823303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL82330361820893499978T
Purchased by	: MARK CLIVE
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MARK CLIVE
Second Party	: Not Applicable
Stamp Duty Paid By	: MARK CLIVE
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line.

Registration No. 963 Sub-Reg. No. 2  
 Volume No. 1705 on Pages 116 to 125  
 Dated 10/21 day of 1967

*sd*  
 Sub-Registrar-II  
 New Delhi

Copy No. 783  
 Tr. No. 37601 125 100  
 Date of Payment 6/10/21  
 Date when copy ready \_\_\_\_\_  
 Copy prepared by \_\_\_\_\_  
 marks if any L/decet

*sd*  
 Sub-Registrar-III  
 New Delhi

*sd*  
 Sub-Registrar-III  
 New Delhi

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.stamptamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
OFFICE OF THE DISTRICT MAGISTRATE (SOUTH-EAST),  
OLD GARGI COLLEGE BUILDING, BEHIND LSR COLLEGE  
LAJPAT NAGAR-IV, NEW DELHI-110024.

No.F/DM/DC/2021/3715

Dated 28-10-2021

CERTIFICATE OF SCHEDULE OF LAND

It is certified that YMCA Public School is located on the piece and parcel of land measuring 4370.60 Sq. Mtrs., (measurement as per the Lease Deed document) which is situated in Nizamuddin East, New Delhi and bounded as follows :-

North: Public Road

South: Nala

East: DAV School

West: Post Office

(VISHWENDRA)

District Magistrate (South-East)

To

YMCA Public School,  
Nizamuddin East, New Delhi.

Speed 10

265

10/9/16

Government of India  
Ministry of Urban Development  
Land and Development Office  
Nirman Bhavan, New Delhi

No L&DO LV-4(304)/169

Dated 2<sup>nd</sup> September, 2016

To

Director (Planning),  
Master Plan Region,  
Delhi Development Authority,  
I.P.Estate,  
New Delhi - 110002.

Sub: Clarification regarding Up-gradation of Primary School to Senior Secondary level.

Sir,

I am directed to refer to this office's letter dated 17.8.2016 (Enclosed below) on the subject mentioned above and to say that a piece of land measuring 1.08 Acres was allotted to the YMCA for construction of Primary School on 17.7.1963. Now, they are interested in upgrading the school up to Senior Secondary Level, integrated with institute for Special Children (Mentally Disadvantaged). In this regard, the Secretary, YMCA has submitted a letter enclosing within Land allotment letter, Lease deed, minority institution registration form and Norms of CBSE page 1, RCSE page 3.(4) 1 and Directorate of Education with regards to Land requirement for Senior Secondary School. The same was also enclosed along with the letter dated 17.8.2016 for your reference. In view of the above, you are again requested to give your opinion in the matter whether the school may be up-graded from primary to Senior Secondary level.

Encl:- As above

Yours faithfully, 1

2/9/16

(V.K.Govil)

Dy. Land and Development Officer

NOTED  
ISSUED





GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
OFFICE OF THE DISTRICT MAGISTRATE (SOUTH-EAST),  
OLD GARGI COLLEGE BUILDING, BEHIND LSR COLLEGE  
LAJPAT NAGAR-IV, NEW DELHI-110024.

No.F/DM/DC/2021/3716

Dated 28-10-2021

To

The Principal  
YMCA Public School,  
Nizamuddin East, New Delhi.

**Subject: - Land Certificate in the prescribed format.**

Sir,

This is in reference to your request for issuance of Land Certificate in respect of your school in the prescribed format as provided by you which is required by you for pursuing the affiliation process with CBSE.

In this regard, it is informed that the format of Land Certificate as provided by you comprises of two parts, first one is the part that contains the details of your Lease Deed and the second one is the schedule of the Land.

The certificate regarding the second part i.e. schedule of the Land has been issued and the same is attached herewith.

However, for certificate regarding the first part the appropriate authority to issue/certify the same would be the Sub-Registrar concerned i.e. Sub-Registrar-III, Asaf Ali Road who has already certified the copy of your Lease Deed.

The issues with the approval of District Magistrate (South-East).

(GAURAV SAINI)  
SDM (DEFENCE COLONY)

Copy to:-

1. PS to DM (South-East)



THIS LEASE made the

27th DAY OF JANUARY, 1968

..... between the President  
of India (hereinafter called the Lessor which expression shall  
where the context so admits include his successors and assigns)  
of the one part and the <sup>Young Men's Christian Association</sup> (hereinafter called the Lessee which  
expression shall where the context so admits include its successors  
and permitted assigns) of the other part.

WHEREAS the Lessor has agreed to demise to the Lessee  
on payment of an initial premium of Rs. 5400.00 and other  
terms and conditions herein contained the land hereinafter  
fully described in the Schedule hereunder written:

NOW THIS INDENTURE WITNESSETH that in consideration  
of the premium of Rs. 5400.00 (Rupees Five Thousand &  
Four Hundred only) paid before the execut  
ion 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  
land containing by at measurement 52.27.21 sq. yds. (1.28 Acre)  
therabouts situated at Muzounda East. G. E. H. L. which said plot of land is more particularly described in  
the schedule hereunder written and with the boundaries  
thereof has for greater clearness been delineated on the plan  
annexed to these presents and thereon coloured ..... TOGETHER  
with all rights, easements and appurtenances whatsoever to the  
said plot of land belonging or appertaining. TO HOLD the Premi  
ses hereby demised unto the Lessee for a term of 99 years from the  
5th day of January, 1968 YIELDING  
AND PAYING therefor the yearly rent payable in advance of Rs. 200.00  
(Rupees Two Hundred & Twenty only) or such other sum as may hereafter be assessed under the  
covenants and conditions hereinafter contained clear of all

G. V. Zanarias President

( I.O. )

Witness

N. R. Corneil



31-1-67

*Q*  
*Rev*

represented by Sh. Smt. N. J. Cornelius  
S/o. W/o. Sh. Smt. N. J. Cornelius  
R/o. Sh. Smt. A. J. Cornelius  
at the office of the Sub-Registrar, New Delhi - 110002  
on 9.2.67 this Feb. 1967 between the hours

N. J. Cornelius

Sd/- P. D. Chaturvedi  
Sub Registrar,  
New Delhi.

9.2.67

Statement admitted by the said Sh. Smt. N. J. Cornelius  
and Sh. Smt. N. J. Cornelius

S/o. W/o. N. J. Cornelius  
Vendor's N. J. Cornelius Lessee(s) N. J. Cornelius

who is/are Sh. Smt. Bhola Nath

S/o. Ganga Lakshmi R/o. Sh. Smt. N. J. Cornelius

S/o. Sh. Smt. N. J. Cornelius R/o. Sh. Smt. N. J. Cornelius

\_\_\_\_\_ marginal witnesses, witness Sh. N. J. Cornelius  
is known to me.

Having satisfied myself that this  
document was executed by Shri

Sh. Smt. N. J. Cornelius

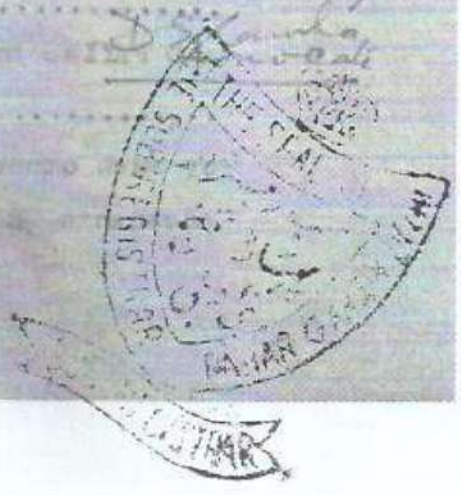
In his presence and  
signat \_\_\_\_\_ and the document  
was at \_\_\_\_\_ registration.

Contents of the document explained to the  
parties who understood the conditions and  
admit them as correct.

Sd/- P. D. Chaturvedi  
N. J. Cornelius 9.2.67

N. J. Cornelius

Bhola Nath





deductions by equal yearly payments on the .....  
day of January and ..... of ..... in each  
year at ..... or at such other place as  
may be notified by the ..... for this  
purpose, from time to time, the first of such payments to be  
made on the ..... day of January, 1936.

Subject always to the exceptions, reservations, conditions  
and covenants hereinafter contained, that is to say, as follows:-

I. The Lessor excepts and reserves unto himself all mines,  
minerals, coals, goldwashing, earth oils, stone gravel, and  
quarries in or under the said land, and full right and power  
at all times to enter on the said demised premises and 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 doth hereby covenants with the Lessor in  
manner following (that is to say):-

- (1) The Lessee will pay unto the Lessor the yearly rent  
hereby reserved on the days and in the manner herein-  
before appointed without any deduction.
- (2) The Lessee will 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 continuation of  
this lease be assessed, charged, or imposed upon the  
premises hereby demised or on any buildings to be  
erected thereupon or on the Landlord or Tenant in  
respect thereof.

- (3) All arrears of rent and other payments due in respect

U. T. J. Zarkhan, President  
Abiloyan

N. G. G. G. G. G.

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Registered as No. 963 In Addl. Book No. 1  
Volume No. 1725 on pages 116 to 115  
10th day of Dec 1967

S. R. M. Delhi No. 111

19/2/67

RECEIVED  
NO. 111  
19/2/67





of the premises hereby demise demised shall be recoverable in the same manner as arrears of land revenue under the provisions of the Punjab Land Revenue Act, XVII of 1887, and any amending Act for the time being in force.

(4) The Lessee shall within .....24.....calendar months from the date of these presents i.e. on or before ..... at his own cost erect and finish fit for use on the premises hereby demise buildings together with all necessary appurtenances and outhouses to be used for the purposes of a ..... (hereinafter referred to as the said Institution).

(5) The Lessee shall submit in duplicate plans, sections elevations and specifications for the construction of the buildings to be erected upon the said land for the prior approval of the Ministry of Rehabilitation on behalf of the Lessor.

(6) The Lessee shall, before the buildings on the said land are occupied or are ready for occupation, connect the same with the gravitating sewers and lay on water to the said buildings in the manner required under the by-laws Rules and Regulations for the time being in force:

Provided that when the sewage or water systems are not extended to the said area at the time the said buildings are occupied or ready for occupation the Lessee shall within the period prescribed under the by-laws Rules and Regulations connect gravitating sewers and lay on water when the sewage and water systems are extended to the said area.

(7) The lessee shall not make any alterations in and additions to the buildings so approved by the Lessor at any time either externally or internally without first obtaining the written permission of the Lessor or of such officers or Body as the Lessor or the Chief & Commissioner of Delhi may authorize in this behalf.

G.T.V. Zafarullah President  
Abulghani

N. K. Rameshwar

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(8) The Lessee shall, till such time as the building operations are begun in accordance with the terms of this lease deed, pay to the Lessor for such each quarter of the year or a part thereof in advance from the date of this lease such sum as may be fixed by Lessor for keeping the site clean and also during this period permit the Lessor to lease the said land for grazing or for grass cutting on such terms as may be decided upon by the Lessor and the Lessee shall not have any claim whatsoever over the income derived from such lease.

(9) The Lessee will use the said land and the buildings for the purposes of the said Institution only. The Institution will be of a non-sectarian and non-communal character. (To be deleted in case the institution is a place of religious worship).

*1. If any portion of the land is used for staff quarters the amount will be charged at the rate of Rs. 5000/- per acre in addition to the usual ground rent*

The lessee shall not use or suffer to be used the land and buildings erected thereon for residential purposes except to the extent permitted by the lessor in writing. Nor shall he allow any thing to be done in or upon the premises which may be a source of nuisance or disturbance to the neighbourhood.

*Q.T. J. Zaidi*

*Alhajan in N. J. Cornelius*

(10) The lessee shall not erect or re-erect or suffer to be erected or re-erected in any part of the land hereby demise any building other than and except the buildings herein commented:-

Provided that the Lessee may with the written consent of the Chief Executive Commissioner of Delhi construct such buildings on the site as may be considered to be an integral part of the Institution, the decision of the Chief Commissioner as to whether such buildings form an integral part of the said Institution shall be final.

*27.7.66*  
K. C. CHAUDHARI  
Member and C.P.D.  
Official Secretary

*Q.T. J. Zaidi*  
*Alhajan in*

*Alhajan in N. J. Cornelius*



- 11) The Lessee will not without the written consent of the Chief Commissioner of Delhi or duly authorised officer or body as aforesaid make any excavation in the premises hereby demised save for the purpose of building and executing the works hereinbefore mentioned and will at all times during the continuance of this lease maintain the premises and all buildings thereon in a sanitary condition to the satisfaction of the said Chief Commissioner of Delhi or duly authorised officer or body as aforesaid.
- 12) The Lessee will at all times during the continuance of this lease keep the buildings to be erected on the said land in a good and substantial state of repair to the satisfaction of the said Chief Commissioner of Delhi or duly authorised officer or body as aforesaid.
- 13) The Lessee will at all reasonable times grant access to the demised premises to the said Chief Commissioner of Delhi or duly authorised officer or body as aforesaid or to the sanitary staff appointed for the purpose of maintaining premises in a sanitary condition and will comply with such sanitary rules and regulations as may be prescribed from time to time by the said Chief Commissioner of Delhi or duly authorised officer or body as aforesaid.
- 14) The Lessee will manage the said Institution to the satisfaction of the Lessor or the Chief Commissioner of Delhi and will at all reasonable times grant access to the demised premises to such officers as the Lessor

*W. J. Zangher*  
*W. J. Zangher*  
*W. J. Zangher*

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or the Chief Commissioner of Delhi may designate for the purpose of inspecting the management of the said institution and the general scheme and arrangements therefor.

(15) The Lessee shall not sublet, transfer or assign the said premises hereby demised or any part thereof without the sanction of the Lessor or the Chief Commissioner of Delhi in writing first had and obtained

(16) The Lessee will in all respects comply with and be bound by the building, drainage and other bye-laws Rules and directions which now are or may hereafter be in force in Delhi under any Municipal Act or under any other law Rule or Regulation for the time being applicable thereto.

(17) The Lessee will on the determination of this Lease peaceably yield up the said demised premises and the said buildings thereto appertaining unto the Lessor.

XIII If there shall at any time have been in the opinion of the Lessor or the Chief Commissioner of Delhi whose decision shall be final, any breach by the lessee or by person claiming through or under him of any of the ~~conditions~~<sup>covenants</sup> or conditions contained in sub-clause (7), (11) and (12) of Clause II and if the said intended lessee shall neglect or fail to remedy any such breach to the satisfaction of the Chief Commissioner of Delhi within seven days from the receipt of a Notice signed by the Chief Commissioner of Delhi requiring him to remedy such breach it shall be lawful for the officers and workmen acting under the authority and direction of the Chief Commissioner of Delhi to enter upon the premises hereby demised and (a) to remove or demolish any alteration in or addition to the buildings erected on the said premises (b), to remove or demolish any building erected on the said premises without the previous consent in writing of the Chief Commissioner of Delhi or duly

*R. T. J. [Signature]*

*N. J. [Signature]*



authorised officer as aforesaid.(c) to fill any vacancy or carry out any repairs that may be necessary and all such money and expenses as may be laid out and incurred by the Chief Commissioner of Delhi or by his order shall be paid by the said lessee; and it is hereby expressly declared that the liberty hereinbefore given is not to prejudice in any way the power given to the President of India by clauses IV and V thereof.

IV If the yearly rent hereby reserved or any part thereof shall at any time be in arrear and unpaid for two calendar months next after any of the middays whereon the same shall have become due, whether the same shall have been demanded or not, or if there shall have been in the opinion of the Lessor or the Chief Commissioner of Delhi whose decision shall be final, any breach by the Lessee or by any person claiming through or under him of any of the covenants or conditions hereinbefore contained except those contained in sub-clause (7), (11) and (12) of clause II and on his part to be observed or performed or it shall be proved to the satisfaction of the Lessor or the Chief Commissioner or of Delhi whose decision shall be final that the said demised premises have ceased to be used for the purpose of the said institution or that the said institution is improperly or inefficiently managed, then and in such case it shall be lawful for the Lessor or any person or persons duly authorised by him notwithstanding the waiver of any previous cause or right of re-entry upon any part of the premises hereby demised or of the buildings thereon in the name of the whole to re-enter and thereupon this demise and everything herein contained shall cease and determine provided that the Lessor shall be liable to pay compensation to the Lessee for the demised premises; but such compensation shall not exceed the amount of the premium paid before the

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D. J. J. Zaidi's Bureau Aligarh N. K. J. J. J.



....8....

execution of these presents together with the cost of the then value, whichever shall be less, of the buildings erected on the land by the Lessee, which value shall in the event of dispute be determined by the Lessor or the Chief Commissioner of Delhi whose decision shall be final.

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

- (a) specifying the particular breach complained of.
- (b) if the breach is capable of remedy, requiring the lessee to remedy the breach.

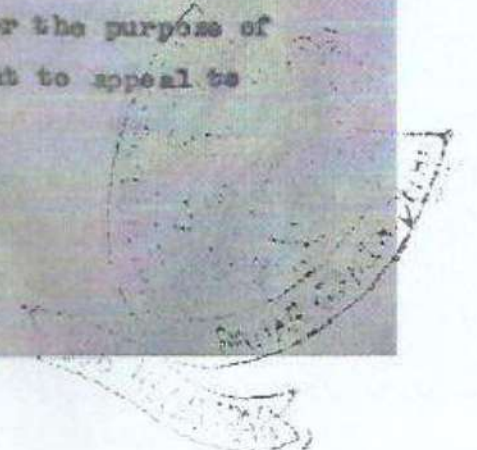
and the lessee fails within a reasonable time from the date of service of the notice to remedy the breach, if it is capable of remedy; and in the event of forfeiture or re-entry the Chief Commissioner may in his discretion relieve against forfeiture on such terms and conditions as he thinks proper.

VI. The rent hereby reserved may at the option of the Lessor be enhanced after.....X....years from.....X.... on or after the day.....X.....of .....X....and thereafter at the end of such successive period of not less than twenty-five years provided that the rent fixed at each enhancement shall in no case exceed one-third of the letting value of the site without building at the date on which the enhancement is made and such letting value shall be assessed by the Lessor, provided always that any such assessment of letting value for the purpose of this provision shall be a subject to right to appeal to

*Ch. T. Zarkaria President*

*Ch. T. Zarkaria*

*N. J. Carnahan*





the Chief Commissioner, Delhi, within thirty days from the date of order announcing such assessment, and the proceedings for or in relation to any such appeal shall be in all respects governed by the provisions of the Punjab Land Revenue Act, 1857 (Act XVII of 1857), Provided further that the decision of Chief Commissioner Delhi on appeal shall be final and binding both on the Lessor and the Lessee.

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VII. If the demised premise or any part thereof are required for a public purpose, then and in such case it shall be lawful for the Lessor or any person or persons duly authorized by him notwithstanding the waiver of any, previous cause or right of re-entry upon any part of the premises hereby demised or of the buildings thereon in the name of the whole or such part to re-enter and thereupon this demise and everything contained therein shall cease and determine but in the event of part only being acquired then only to the extent of the land so acquired provided that the Lessor shall be liable to pay compensation to the Lessee for the demised premises or the part required thereof as the case may be, but such compensation shall not exceed the amount or the proportionate part as the case may be of the premium paid before the execution of these presents together with the cost or the then value whichever be least of the buildings erected on the resumed land by the Lessee, which value shall in the event of dispute be determined by the Lessor or the Chief Commissioner of Delhi whose decision shall be final. Provided also that if the acquisition of the part so required as aforesaid would in the opinion of the Lessor or the Chief Commissioner of Delhi, which shall be final involve on the Lessee in

*M. T. Zaidi*  
*Chairman*

*M. J. Karam*



...10...

in respect of the remainder of the premises damage for which compensation calculated on the basis aforesaid for the part only would be insufficient, the Lessor shall acquire and pay compensation on the basis aforesaid for the whole of the premises.

IN WITNESS WHEREOF the parties hereto have set their hand the day and year first above-written.

THE SCHEDULE ABOVE REFERRED TO:-

*school plot in*

*Muzamudin East, H. DEVI*

*Area 5227.20 sq. ft.*

*(1.08 Acre)*

*K. C. CHATTERJEE*

*Director*

*for self and on behalf of*

*O. T. V. Zangana, President of Union*

*Faridkot*

*N. J. Cornelius*

*Witness*

*1) Photo Hall  
No. 4, MCA House*

*2) Bhagwan Singh, 66 B B Jyoti market Kibaga*

CHECKED AND CORRECT

Office of the Director, H. DEVI

