

2nd Floor Block-A,
Vikas Sadan, INA;
Delhi.

From : Asstt. Director(IL),
D.D.A.

The General Secretary,
Gulshan Educational Society
27, Raj Nagar, Pitampura
Delhi-110034.

Sir/Madam,

No. OBJECTION CERTIFICATE.

- | | | |
|----|--|------------------------------|
| 1. | Name of the allottee/Lessee | Gulshan Educational Society. |
| 2. | Name of the scheme | Middle School |
| 3. | Area of the plot/land | 2000 Sqmtr. (Addl. Land) |
| 4. | Size of the plot | As detail give below |
| 5. | Use of the land/plot as specified. | Middle school |
| 6. | Premium of the land | Rs. 27,18,100/- |
| 7. | Date of issue of possession handed over to the allottee. | 31.3.99 |

Rough sketch not to scale.

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0.6 Hect. N
Primm School N 7
already awarded.
Addell. Land C
2000 Sq. ft. D
20.03.17
R. Road. 135.17
Dhoro Ghar

~~Zahl 1/1/25~~

No. 5.

DELHI DEVELOPMENT AUTHORITY

VIKAS SADAN
IIND FLOOR
BLOCK 'A'

418(9)90-IL/754

29.3.86

To

The Gen. Secretary

Gulshan Educational Society

27, Raj Nagar, Pitam Pura, Delhi-34

SUBJECT: Allotment of land to Gulshan Educational Society
for constn. of Middle School at Pitam Pura
(P.S. 7.)

DEAR SIR,

I am directed to inform you that it has been decided to allot on parpatual lease hold basis a plot of land measuring 0.6 Hectres (0.7415 Acre for Building Portion & 0.7415 Acre for Play field) for running a Nursery/ Middle/Sec. School at Pitam Pura on usual terms and conditions which shall also included the following:-

1. The Gulshan Educational Society shall be required to pay the cost of land measuring 0.7415 Acre acres allotted for school building at the rate of Rs. 50 Lacs per acre & annual ground rent @ 2.5% p.a. of the premium. Rs. 5000/- p. it per km
2. The land measuring 0.7415 Acre is allotted to the Society for play ground on temporary basis on payment of nominal ground rent of Rs. 10/- p.a.
3. The Ground rent of land shall be paid by the said Socceity from the date of handing over the possession of the land.
4. The area allotted for play ground shall be kept open and no structure of even temporary nature shall be raised on this land.

The Gulshan Educational Society shall use the land for running a Middle School only failing which the land alongwith the structures raised thereon will be resumed by DDA.

The cost of land as demanded is provisional. The Society shall give an undertaking on Rs. 1/- stamp duly attested from 1st Class Magistrate of Notary public to the effect that the difference in cost shall be decided by the Govt. of India and DDA shall be payable by the Society.

Signature
4/2/25

Gulshan
6/2/25

: 2 :

7. The Society shall shift the present existing school within two years from the date of handing over possession of the plot.
8. The D.D.A. reserves its right to alter the plan of construction in its discretion.
9. The land shall be used by the Society for the construction of Nursery/Sr.Sec./Middle school and for no other purpose whatsoever. No residence is permitted except a small hut for chowkidar.
10. The building plans should be got approved from the local body/DDA before undertaking any construction of land.
11. The Society shall complete the construction of school building on the land within a period of two years from the date of handing over possession of land.
12. The land shall not be transferred/sub-leased to any other organization/entity by the Society without prior permission of the DDA obtained in writing.
13. The perpetual lease shall be executed by the society and when called upon to do so.
14. The Society shall provided fencing and boundary Wall immediately after taking over the possession to prevent the encroachment.
15. No person attending the school shall be required to take part in any religious/Institution or to attend any religious ceremony without the consent and no citizen shall be deprived of admission to the school on ground of religion, face, caste, language or any of them.
16. In the event of deracognition of school by the Director of Education, Delhi Admn. or any other Competent Authority, the lessee shall be required to pay premium for the land allotted at the market rate prevailing on the date of deracognition of the school or the land with super structure, fixtures, fittings etc. shall revert to the Govt. on payment of compensation as may be decided by the Govt.
17. The school shall not increase the rates of admission fee without the prior sanction of the Director of Education, Delhi Admn. and shall follow the provisions of Delhi School Education Act/Rules, and other instructions issued from time to time.
18. The Gulshan Edu. Society shall ensure that the contingent of fees is paid by the students as laid down under rules by the Delhi Admn. from time to time is strictly complied. They will ensure admission to the students according to weaker sections to the extent of 25% and 5% free.
19. The Delhi Admn. will have a nominee in the Governing body.

Gulshan Edu. Society
6/1/25

Tahuf H/c
4/2/25

20. The Society shall not refuse admission to the residents of the locality.
21. The society shall follow the instructions of the Dir. of Education for minimum/maximum enrolment of students in the school new building constructed on land allotted by the Govt.

If the above terms and conditions are acceptable to the Gulshan Adm. Society, the acceptance thereof, may be communicated to the undersigned and also deposit a sum of Rs. 38,03,896/- (Rs. 37,07,500/- on account of cost of land Rs. 92,688/- on account of ground rent for the period of one year @ Rs. 1/- p.a. Rs. 3708/- as nominal ground rent for the play ground) in favour of DDA, within 30 days from the date of issue of this letter, failing which the allotment will stand automatically cancelled and withdrawn.

Yours faithfully,

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DY. DIRECTOR (INSTITUTIONAL)

Copy to:-

1. Dy. Dir. (Instl) Directorate of Education, Old Secret., Delhi Adm, Delhi for information.
2. A.O.(G), D.D.A. for information.

Push 6/7/25

1. Premium of land
measurment 0.7415
are @ Rs. 50,000/- Rs. 37,07,500/-

Dy. Dir. (Instl)
D.D.A.

2. G. Rent @ 2.5% Rs. - 92,688/-
of Premium

3. Licence fee for
0.7415 are Rs. 3708/-

Rs. 38,03,896/-

Sahul 4/2/25

DELHI DEVELOPMENT AUTHORITY
(INSTITUTIONAL BRANCH)

" 2nd Floor, Block 'A'
Vikas Sadan, I.N.A.

No. F. P.186 91/90-IL/61 New Delhi,

30-7-1994

To

The Secretary,
Gulshan Education Society (Regd),
27, Raj Nagar, Pitampura,
Delhi- 110034.

Sub:-

Issue of No objection certificate in respect
of land allotted to Gulshan Education Society
measuring 0.6 Hect. in Pitampura (P.S. 7)
Building. for Construction of Middle School

Sir/Madam,

With reference to your letter dated 26.7.96
please find herewith a No objection certificate in
respect of the plot/land for getting the sanction of
building plans.

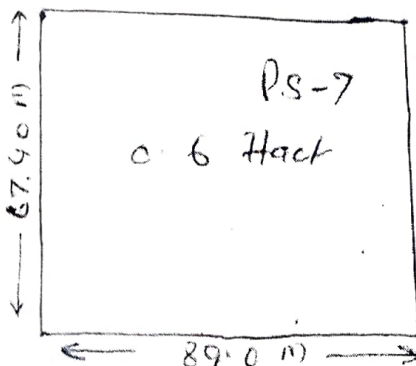
NO OBJECTION CERTIFICATE.

1. Name of the lessee/ allottee Gulshan Education Society (Regd)
2. Plot No./situation of plot P.S.- 7 Pitampura.
3. Name of the Scheme Institutional scheme.
4. Area of the plot/land 0.6 Hect.
5. Size of the plot As per rough Sketch given below
6. Use of the plot/land
as specified Middle School
7. Premium of the land/plot Rs. 38,03,896/- including Ground
rent in advance Licence fee
8. Date of issue of possession
handed over to the allottee.

30.7. 1996

LEASE ADMINISTRATION OFFICER
INSTITUTIONAL BRANCH.

Rough sketch not to scale.



DELHI DEVELOPMENT AUTHORITY.
INSTITUTIONAL BRANCH I.N.A.

No.F. 18 (9) 90 / IL/

T.

VIKAS SADAN
IIND FLOOR
BLOCK 'A'

The General Secretary,
Gulson Educational Society

PROVISIONAL

27-Raj Nagar, Pitampura

Delhi-110034.

Sub : Allotment of ~~XXXXXX~~ Additional Land to Gulson Educational Society at Pitampura for construction of a Middle School.

Dear Sir,

I am directed to inform you that it has been decided to allot on parpatual lease hold basis a ^{Additional} plot of land measuring ~~0.20 Hect. XXXX~~ (0.20 Hect. (2000 Sqtr.))

for running a ~~Nursery~~ /Middle/ ~~XXXXXX~~ School at Pitampura

on usual terms and conditions which shall also included the Following :-

1. The Gulson Educational Society shall be required to pay the cost of land measuring 0.10 hect. (1000 Sqtr.) allotted for school building at the rate of Rs.50 ~~lacs~~ ^{120%} per acre alongwith annual ground rent @ 2% P.A. provisionally of the total premium.
2. The land measuring 0.10 hect. XXXX is allotted to the society for play field on temporary basis on payment of nominal ground rent @ 5000/-+120% enhanced per acre per annum.
3. The ground rent of the land shall be paid by the said society from the date of handing over the possession of the plot/land.
4. The area allotted for play ground shall be kept open and no structure of even temporary nature shall be raised on the land.
5. The Gulson Educational Society shall use the land for running a Middle School failing which the land alongwith the structure raised thereon will be resumed by the Govt/D.D.A.
6. The cost of land as demanded is provisional. The Society shall given an undertaking on Rs.2/- stamp paper duly attested from Ist Class Magistrate/Notary Public to the effect that the difference as cost of land as and when decided by the Govt of India and DDA shall be payable by the Society.
- 6-A The land meant for playfield would be allowed to be used in non school hours by the local children. ~~XXXXXX~~
- B The entry to the field would be from outside and not inside the school.
- C 5% of the total strength of the students would be given admission to if recommended by the Govt. of Delhi and subject to normal test. Such students should be allowed freeship admission based on income criterion as decided by the Govt. of Delhi.

P.T.C.

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6/2/25

ing constructed on land allotted
 Zahur 1/8/25
 Contd.-----
 4/2/25

If the allottee or breach terms and conditions of the plot, the possession of the plot/land with building, any will be handed over to the DDA by the allottee on the date and given in the cancellation letter/notice.

23. If the above terms and conditions are acceptable to you, the acceptance thereof with attested undertaking be sent to the undersigned alongwith the bank challan in favour of D.D.A. for Rs. 27,88,773/- Provisional (premium Rs. 27,18,100/- Ground rent Rs. 67,953/- and annual licence fee/ground rent of play ground Rs. 2,720/- within 60 days from the date of issue of allotment-cum-demand letter. The said amt. can also be deposited in the bank counter situated in INA office complex and copy of the same may be sent to this office for having deposit the demand alongwith acceptance letter, undertaking within 60 days from the date of issue of demand-cum allotment letter. Thereafter 12% interest charges will be upto six months from the date of issue of D/E
24. In case the payment and acceptance letter with required undertaking is not received within the stipulated period stated above, it will be presumed that you are not interested in the allotment of the land and the offer of allotment will stand withdrawn.

Yours faithfully

Dy. Director (Instl.)

Copy forwarded for information to:-

1. Dte. of Education (CW), Govt of NCT of Delhi, Old Sectt. Delhi.
2. Sr.A.O.(IL) .

Details of demand.

Premium of the land measuring <u>1000 Sqtr. approx/1000 Sq. Mtrs.</u>	
@ Rs. <u>50 Lacs</u> plus 12% enhanced per Acre	Rs. 27,18,100-00
Provisionally.	
Ground rent @ <u>2 1/2%</u> P.A. of the	Rs. 67,953-00
Total premium.	
Annual licence fee for the land measuring <u>1000 Sqtr. approx/1000 Sq. Mtrs.</u>	
per acre for play field @ 5000/- + 12%	Rs. 2,720-00
Total	Rs. 27,88,773-00

Rahul Singh
4/2/25

C.D. Singh
4/2/25