

S T A M P : RUPEES TEN

No. 130/87 Rupees Ten

Purchaser :- Kendriya Vidyalaya Sangathan,
Principal, K.V.No.3 Jamnagar.

Jamnagar Dt.8.1.87


Sd/-
Stamp Vendor

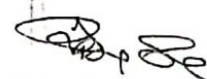
AGREEMENT :-

THIS INDENTURE made the ^{19th} day of
January, 1987 between the President
of India (hereinafter called the Lessor) of the one part
and the Central School Organisation, Central School No.1
Air Force - II, Udyognagar, Jamnagar, a society registered
under the Society Registration Act (hereinafter called
the Lessee) of the other part.

WHEREAS the Lessor has agreed to demise the
plot of land hereinafter described to the Lessee in
manner hereinafter appearing.

....2/-


V. V. SRIKANTHAIAH
DEPUTY COMMISSIONER
KENDRIYA VIDYALAYA SANGATHAN
NEW DELHI


Defence Estates Officer
Gujarat Circle,
Ahmedabad - 2.
(RAJENDER KUMAR)

From Sy. No. 1459
1469 and 1470

Rajender Kumar
Defence Estates Officer
Gujarat Circle,
Ahmedabad - 3.,
(RAJENDER KUMAR)

NOW THIS INDENTURE WITNESS that in consideration of the rent hereinafter reserved and of the covenant on the part of the lessee hereinafter contained the lessor hath hereby demise unto the lessee ALL THAT plot of land containing by admeasurement ^{7 (seven)} acres situated at Air Force - II, 250 Signal Unit, Udyognagar, Jamnagar of which said plot of land is more particularly described in the schedule hereunder written and with the boundaries thereof is delineated on the plan annexed to these presents and thereon coloured red.

TOGETHER with all rights easements and appurtenances whatsoever to the said plot of land belonging or in any wise appertaining EXCEPTING AND RESERVING unto the lessor all mines, minerals, mineral substances of every description, sand and clay in or under the premises hereby demise with full right and liberty at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, digging, working, obtaining, removing, enjoying the same (paying the lessee reasonable compensation for all damage done)

V. V. Srikanthiah
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DEPUTY COMMISSIONER
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Gujarat Circle,
Ahmedabad - 3.,
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and also timber, fruit, trees and other trees (but no fruit or leaves or fallen branches of trees cut down with the written consent of the ^{by Debar} Military Estates Officer or Cantonment Board) with right of entry to mark, fell out and carry away etc. same to HOLD the premises hereby demised unto the Lessee in perpetuity from the^{12th} day of January 1907 paying thereof the yearly rent of Rs.1/- (Rupee one only) clear of all deduction on the^{12th} day of ^{January} each year at the office of the ^{Debar} Military Estates Officer or such places as the Military Estates Officer shall from time to time appoint in this behalf the first of such payment has already been made. LAND THE LESSEE DO hereby covenant with the Lessor.

h *2* *1*


- 1) To pay ^{to} the Lessor the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.
- 2) From time to time and at ^{all} times so pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter be imposed charged or assessed upon the premises hereby demised or the buildings to be erected thereupon.

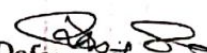
.....A/-

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De + Se
 Defence Estates Officer
 Gujarat Circle,
 Ahmedabad - 3.,
 (RAJENDER KUMAR)

- 3) Not to cut down any of the timber, fruit, grass or other trees now or at any time hereafter growing on the premises hereby demised but to preserve them in good order. If during the course of construction of School Buildings it becomes necessary to cut down a tree, it may be done by the ^{Defence} Military Estates Officer who will dispose of the same and credit the sale proceeds to the Govt.
- 4) Not to make any excavations in the land hereby demised or remove any minerals, mineral substance of any description sand or clay from the said land without the consent of and in accordance with the terms and conditions prescribed by the ^{Defence} Military Estates Officer.
- 5) Within 12 calendar months next after the date of these present at their own cost to create and finish fit for use on the premises hereby demised Central School building, hostel, teacher's accommodation, play grounds in accordance with a


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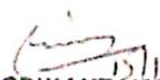

Defence Estates Officer
Gujarat Circle,
Ahmedabad - 3.,
(RAJENDER KUMAR)

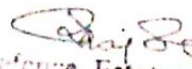
plan or plans, to be approved in writing by the Officer Commanding of the Station and not to erect or suffer to be erected or any part of the premises ^{by} writing of the General Officer Commanding in-Chief the Command. ^{by} hereby advised any ^{without the previous}

6) Not to make any alterations in the plan or elevation of the said School Building, Hostel, Teacher's accommodation and play grounds without such consent as aforesaid and not to use the same or permit the same to be used for any purpose other than those of accommodation for school, hostel, buildings and/or play grounds.

7) The responsibility for maintenance of the premises will rest with the Lessee. The Lessee shall make no structural alterations, erect any new structures in or upon any part of the premises and install therein fittings without the prior approval of the Lessee. No compensation shall be paid for the aforesaid additions and alterations on delivering up the premises and the benefit of such additions and alterations shall accrue to Government. If the

.....6/-


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Defence Estates Officer
Gyandhar Circle,
Almedhal - 3,
(RAJENDER KUMAR)

Lessor so desires, the Lessee shall at its cost restore the premises in the same condition as they were at the commencement of these presents.


8) Not to assign, underlet, transfer or handover possession of the said land and buildings or part thereof or any of their right/ rights therein under these presents without sanction of the Lessor on such terms as to revision of rent, period of lease and other matters as may be deemed fit to impose.

9) To pay all charges in respect of electric power and light and water used on the said premises during the currency of the lease at the schedule of rates current and as may be revised by the Garrison Engineer, Military Engineering Services of the Station from time to time.

10) To pay all existing and future rates, taxes, assessment charges and other outgoings of every description in respect of the said premises if legally leviable and levied.

....7/-


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Defence Estates Officer
Cantonment Circle,
Ahmednagar - 3,
(RAJENDER KUMAR)

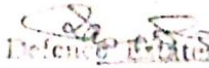
2. Clause 11) To pay the taxes, assessment charges that may be recoverable under Contention Act, 1924 in respect of the said premises during the period the buildings are with the lessee.

2. Clause 12) At all times to keep the said premises in good and substantial repair to the satisfaction of the Officer Commanding the Station, and on determination of the lease to handover the 'said premises' in the same condition as they were at the commencement of these presents fair, wear and tear and damage by fire or other causes beyond the control of the lessee being accepted or at its option to pay compensation in lieu thereof provided that such compensation shall not exceed the value of the said premises on the date of determination of the premises, if they had remained in the same structural state and condition of repairs as they were in at the commencement of this lease.

13) Not to remove any fixture and fittings from the premises existing at the commencement of this lease without the previous permission of the lessor.

.....8/-


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DEPUTY COMMISSIONER
KENDRIYA VIDYALAYA SANGATHAN
NEW DELHI


Deputy Station Officer
Gujarat Circle,
Ahmedabad - 4,
(RAJENDER KUMAR)

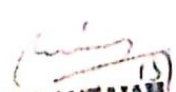
14) Registration charges, if any, shall be borne by the lessee.


15) The Lessee shall permit the Government with or without workmen to enter upon and view the condition of the said premises at all reasonable times upon prior notice.

16) During the occupancy of the premises and on deliverings up of the premises, the Lessee shall be liable for any damages caused to the premises and to the fixtures and fittings as per inventory attached to the Deed and shall pay compensation in lieu thereof, fair, wear and tear and damage by fire or other natural causes not occasioned by wilful act or default of the Lessee. The decision of the Officer Commanding Station/ Sub Area Commander on the question whether any damage is caused to the premises or the amount of such compensation shall be final and binding on the parties.

Lessee

.....9/-



V. V. SRIKANTIAH
DEPUTY COMMISSIONER
KENDRIYA VIDYALAYA SANGATHAN
NEW DELHI



Rajender Kumar
Officer
Ahmedabad
(RAJENDER KUMAR)

II PROVIDED ALWAYS that if any part of the rent hereby received shall be in arrear or unpaid for on calendar month next after any of the days when on 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} Military Estates Officer any breach by the Lessee or by any person claiming through or under him or any of the covenants or conditions herein before contained then and in such case, the Lessor may notwithstanding the waiver of any previous cause of right or re-entry enter upon any part of the premises hereby demised or of the building thereon in the name of heirs and thereupon the said premises and buildings shall remain to the use of and ^{be} vested in the Lessor and this demise shall stand determined and the Lessee shall not be entitled to any compensation whatsoever.

III PROVIDED ALWAYS that it shall be lawful for the Lessor at any time or times during the said term on giving thirty day's notice in writing to resume possession of and determine tenancy of the Lessee of the said land or any part thereof without making to the Lessee/ Lessees any compensation on account

....10/-


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NEW DELHI


Defence Estates Officer
Gujarat Circle,
Ahmedabad, 1,
(RAJENDER KUMAR)


thereof save only a fair payment for the authorized buildings erected by the Lessee, cost whateer will be assessed by the Lesser and the amount of compensation so fixed by the Lesser shall be final and binding.

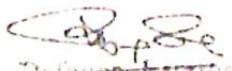
IV PROVIDED ALSO that unbuilt portion of demised land will be made available on short notice to the local Military Authorities as and when required for such temporary use as deemed fit without payment of any rent/ compensation.

V PROVIDED ALSO that during times when School Buildings other than class room, laboratories, hostels and like are not in use the same may be made available free of rent to the local Military Authorities for temporary use for defence/ recreation training purpose.

VI PROVIDED ALSO that in the event of the premises or a part thereof being not longer required by the lessee. The lesser shall have the right to purchase the said buildings from the Lessee on payment to the Lessee of the value of the building as assessed by

.....11/-


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Defence Estates Officer
Gujarat Circle,
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(BALKRISHNAN SINGH)

the Garrison Engineer, Military Engineering Service of the Station. In the event of Lessee not purchasing the said building ^{the Lessee shall be entitled to purchase the building} within one month after communication of the decision of the Lessor, if the Lessee fails to receive the building, the same shall remain to the use of and be vested in the Lessor and the Lessee shall not be entitled to any compensation whatever therefor.

VII In the event of dissolution of the lease the said land as also the building standing thereon shall vest, in the Lessor.

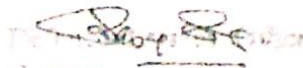
VIII PROVIDED ALSO that the expression 'President of India' and the Lessee/Lessees herein before used shall unless such an interpretation be inconsistent with the context include in the case of the former his successors and assign and in the case of latter its successors and assigns.

The schedule above referred to.

All that piece and parcel of land ^{st 7 acres} situated at Air Force-II, 250 Signal Unit, Udyanagar, Jaanagar and bounded, :-

.....12/-

V. V. SRIKANTIAH
DEPUTY COMMISSIONER
KENDRIYA VIDYALAYA SANGATHAN
NEW DELHI


Rajendra Kumar
Assistant
(RAJENDRA KUMAR)

on the North by : Private land

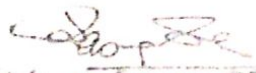
on the South by : Siddhis (Dahisar)

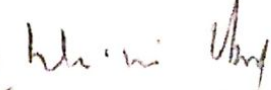
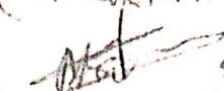
on the East by : Vacant land

on the West by : Private land

IN WITNESS whereof the parties have set their hands
the day and year first written above.

On the behalf of the President
of India in the presence of


Rajender Kumar
A. S. Road,
Ahmedabad - 3.
(RAJENDER KUMAR)

Witness : 01 
(G. SRINIVASAN) SDO
02 
(M. K. SAHA) SDO

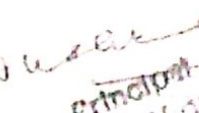
Signed by above
In the presence of


V. V. SRIKANTHIAH
DEPUTY COMMISSIONER
KENDRIYA VIDYALAYA SANGATHAN
NEW DELHI

Witness : 01


Principal
Kendriya Vidyalaya (SAC)
Ahmedabad - 380015

02


Principal
Kendriya Vidyalaya
L. N. S. VALSAD