

DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL BRANCH

PROVISIONAL

NO. F.18 (28) / 2001/IL/ 24

Dated: 3/4/03

From: DY. DIRECTOR(IL),

To,

The President

Jyotika Educational Welfare Society

B-289, Gandhi Vihar,

Delhi-110009

Sub: No land to Jyotika Educational Welfare Society for C/o Sr
Secondary School at A-10, Narela

Sir,

I am directed to inform you that it has been decided to allot on perpetual lease hold basis a plot of land measuring 8000 Sqm./acre. (6000 sqmts for school building and 2000 sqm for play field) for running a Sr. Secondary School at Section A-10 Narela on usual terms and conditions which shall also included the following:-

1. The Jyotika Educational and Welfare Society shall be required to pay the cost of land measuring 6000 sqmtr. allotted for school building @ Rs 35 lac per acre + 142 % enhanced with 2.5% ground rent per annum of the total premium.
2. The land measuring 2000 sqmtr. is allotted to the society for play field on temporary basis on payment of nominal ground rent @ Rs. 5000/- per acre + 33 % enhanced 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. 5% of the total strength of the student would be given admission if recommended by the Govt. of Delhi, subject to normal test. Such student should be allowed free ship admission based on income criterion as decided by the Govt. of Delhi.
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 Jyotika Edu. and Welf. Society shall use the land for running Sr. Sec. School School falling which the land alongwith structure raised thereon will be resumed by the Govt./DDA.
6. The cost of land as demanded with provisional. The society shall given an undertaking on non judicial stamp paper duly attested from the 1st class Magistrate/Notary Public to the effect that the difference of

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cost of land as and when demanded by the Govt. of India and DDA shall be payable by the Society.

7. The society shall shift the present existing school within two year from the date of handing over the possession of the land/plot.

8. The DDA reserve its right to alter any terms and conditions on its desertation.

9. The land shall be used by the society for the construction of school and for no other purpose whatever. No residence except a small hut for chowkidar.

10. The building plan should be got approved from the local body/ DDA before undertaking any construction of the land.

11. The society shall complete the construction of school building on the land within in a period of two years from the date of handing over the possession of the land/plot.

12. The land shall not be transferred/subleased to any other organisation Department by the society without prior permission of the DDA obtained in writing.

13. The perpetual lease shall be executed by the Society own cost as and when called upon to do so.

14. The society shall provide fencing and boundary wall immediately after taking over the possession of prevent the encroachment.

15. The person attending the school shall be required to take part in any religion/institution or to attend any religious worship without his/her consent and no citizen shall be deprived of the admission on the school ground of religion, face, caste, language or any of them.

16. In the even of de-recognition of school by the Directorate of Education, Delhi Administration or any other competent authority by lessee shall be required to pay premium for the land allotted at the market rate prevailing on the date of de-recognition of the school or the land with superstructure fixtures, fitting etc! shall reverted to the Govt. of payment of compensation as may be decided by the Govt./DDA.

17. The school shall not increase the rates of tuition fee without the prior sanction of Directorate of Education, Delhi Administration and shall follow the provisions of Delhi School Education Act/Rule, 1973 & other instruction issued from time to time.

18. The society shall ensure that percentage of free ship from the tuition fee as laid down under rules by the Delhi Administration from time to time strictly complied. They will ensure admission to the student belonging to weaker section to the extent of 25% and grant free ship to them.

19. The Delhi Administration will have two nomination on the Govt. general body of the society.

20. The society shall not refuse admission to the residence of the locality.

21. The society shall follow the instruction of the Directorate of Education or minimum/maximum enrolment of students in the school new building constructed on land allotted by the Govt./DDA.

22. If the allotment is cancelled for breach of any terms and conditions of the allotment the position of the land and of the land with building if any will be handed over to the DDA 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 DDA for Rs. 1,28,77,411/- (Premium Rs. 1,25,57,450/- Ground Rent Rs. 3,13,936/- License Fee Rs. 5980/- and documentation charges Rs.45/-) within 60 days from the date of issue of this letter. The said amount can also be deposited in the bank counter situated in DDA 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 within 60 days from the issue of this letter the allottee shall be reuire to make the entire payment. Thereafter 18% interest shall be chargeable upto 180 days from the date of issue of this demand cum allotment letter.

24. In case the payment and acceptance letter with required undertaking is not received within the stipulated stated above, it will be presumed that you are not interested in the allotment of the land and the offer of allotment will stand cancelled/withdrawn.

25. The society shall also abide by the terms and conditions of the sponsorship.

Yours faithfully,

DY. DIRECTOR (IL)

Copy to:-

Sr. A.O. (IL) for information please.

DY. DIRECTOR (IL)

DETAIL OF DEMAND

1. Premium of land measuring 6000 sqmtr @
Rs. 35 lac per acre + 142% enhanced (Prov.)
2. Ground rent @ 2.5%
3. Licence fee for the play field land
measuring @ Rs. 5000/- per acre
+ % enhanced
4. Documentation charges

Rs. 1,25,57,450-00

Rs. 3,13,936-00

Rs. 5,980-00

Rs. 45-00

Total Rs. 1,28,77,411-00