

## CERTIFICATE OF LAND

File No. 1-04CAI/K.V.Baad/2024-95/

Date: 02/03/2024

Certified that the land measuring 17806.2 sq. meter is owned by the central Railway by the way of lease from 2000 to 2099.

It is further certified that owner of the land has leased the said land to Kendriya Vidyalaya Sangathan (KV No-3 Baad Mathura) under Section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of 99 years from 2000 to 2099

SL	Particulars	Details
1.	Plot No. /Survey No/Khasra No.	Khasra No. 2506,2507/1,2508,2509/2,2528,2529
2.	Name of street/village, Sub Division, District and State	Railway Colony, Baad, Mathura, (UP)

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that Kendriya Vidyalaya No-2 Baad Mathura, Railway Colony run by name of Kendriya Vidyalaya Sangathan is located on the said plot of land.

### THE SCHEDULE OF LAND ABOVE REFERRED TO

All the piece and parcel of land measuring 17806.2 situated in Railway Colony at Railway Colony, Baad, Mathura, UP and bounded as follows:

North: Boundry wall

East: Railway colony & Pvt. Land

West: Railway colony & Pvt. Land

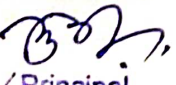
South: Railway colony & Play ground

DM/ADM/SDM/TEHSILDAR/NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/ EQUIVALENT LAND  
AUTHORITY

(Stamp and Signature of the land authority)

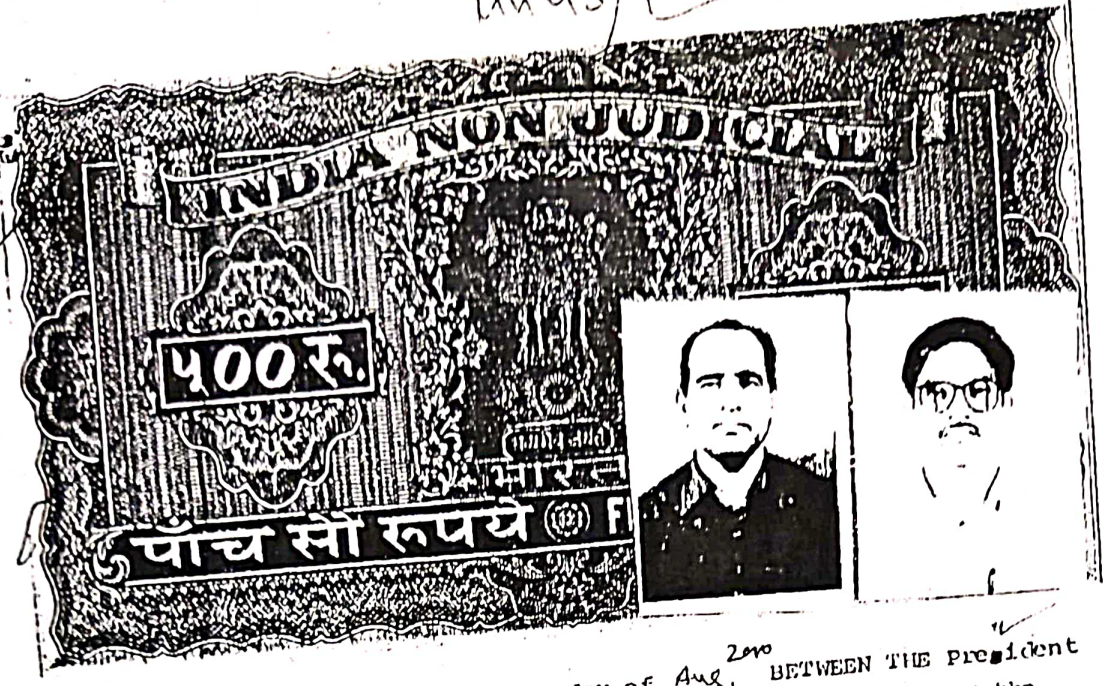
(Name of Officer)

(Name of District)

  
प्राचार्य / Principal,  
पीएम श्री केन्द्रीय विद्यालय/  
PM SHRI KENDRYA VIDYALAYA  
बाद, मथुरा / Baad, Mathura

1443/1 I

500Rs.



3

THIS INDENTURE made the 15<sup>th</sup> day of Aug. 2000 BETWEEN THE President of India (hereinafter called the lessor) of the one part and the Kendriya Vidyalaya Sangathan a society registered under the society Registration Act (hereinafter called the Lessee i.e. Joint Commissioner Kendriya Vidyalaya Sangathan) of the other part.

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

NOW THIS INDENTURE WITNESSETH that in consideration of the rent hereinafter reserved and of the covenant on the part of the lessee hereinafter contained the Lessor doth hereby demise unto the lessee ALL THAT plot of land containing by admeasurement 4.4 Acres of land situated at Railway Colony Baad in the District Mathura of which said plot of land is more particularly described in the Schedule hereunder written and with the boundaries thereof coloured together with the buildings standing thereon and thereon in detail in <sup>the</sup> Schedule II hereunder. TOGETHER with all rights, easements and appurtenances whatsoever to the said plot of land belonging

beed

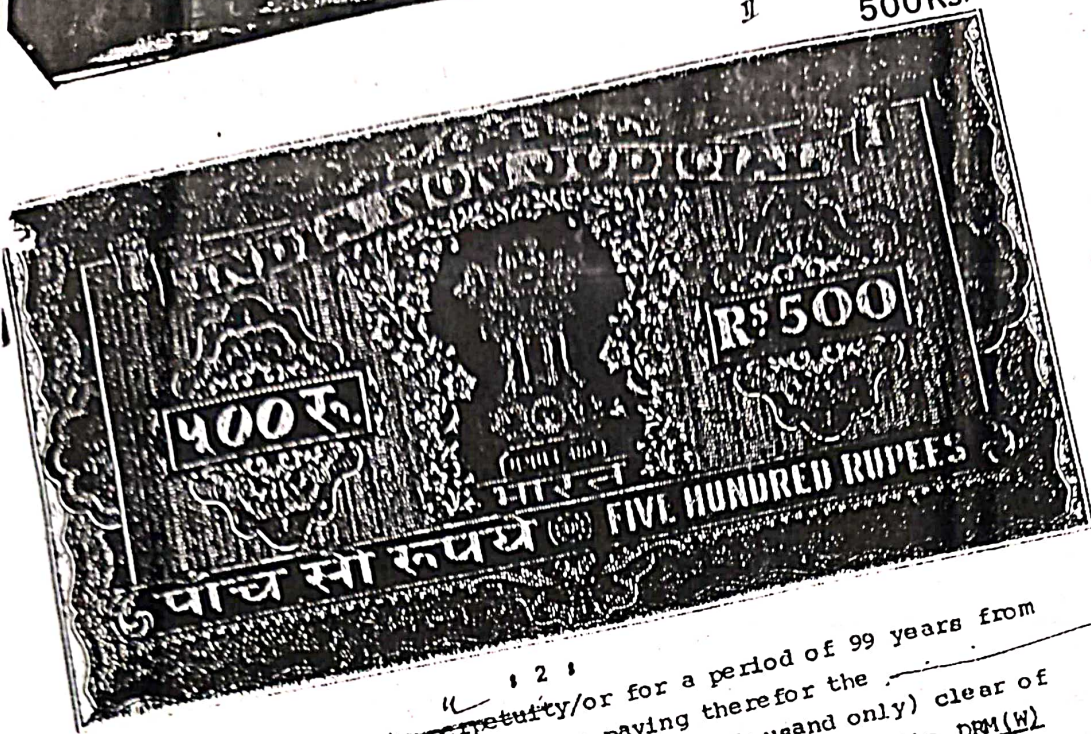
Joint Commissioner (A.D.M.)  
Kendriya Vidyalaya Sangathan

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) and also all timber, fruit trees and other trees (but not the fruit or leaves or fallen branches of the trees cut down with the written consent of the General Manager, Mumbai Central Railway with right of entry to mark, fell, cut and carry away the same TO HOLD the premises hereby -

30/8  
General Manager, Mumbai Central Railway

Contd...2.

Received by  
Joint Commissioner



demised unto lessee in perpetuity/or for a period of 99 years from the \_\_\_\_\_ day of \_\_\_\_\_ paying therefor the \_\_\_\_\_ yearly rent of Rs. 1000/- (Rs. One thousand only) clear of all deduction on the First day of January each year at the DRM(W) office of the General Manager or such other places as the General-Manager shall from time to time appoint in this behalf the first of such payment to be made on the First day of January next.

I AND THE LESSEES DOTH HEREBY covenant with the Lessor.

- (1) To pay unto 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 to pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereinafter be imposed charged or assessed upon the premises hereby demised or the buildings to be erected thereupon.

(3) Not to cut down any of the timber, fruit trees 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 General Manager who will dispose of the same and credit the sale proceeds to the Government.

*[Signature]*  
 Joint Commissioner (Admn.)  
 Kendriya Vidyalaya Sangathan  
 (4)

*[Signature]*  
 PRINCIPAL  
 Kendriya Vidyalaya  
 Road, Mathura (U.P.)  
 20/1/1954

Contd...3.

- (5) Within \_\_\_\_\_ calendar months next after the date of these presents at their own cost to erect and finish fit for use on the premise hereby demised Kendriya Vidyalaya-Building, hostel, teacher accommodation, play grounds in accordance with a plan or plans to be approved in writing by the General Manager of the Central Railway and not to erect or suffer to be erected on any part of the premises hereby demised any building without the previous consent in writing of the General Manager.
- (6) Not to make any alterations in the plan or elevation of the said school building, hostel, teachers accomodation 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 accomodation for school, hostel, buildings and of 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 instal therein fittings without the prior approval of the Lessor. 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 the Government If the Lessor so desires, the Lessee shall at its cost restore the prmises in the same conditions as they were at the commencement of these presents.
- (8) Not to assign, underlet, transfer or hand over 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 matter 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 General Manager - of the Central Railway from time to time.
- (10) To pay all existing and future rates, taxes, assessment charges and other outgoing of every description in respect of the said premises if legally leviable and levied. At all times to keep the said premises in good and substantial repair to the satisfaction of the General Manager of the Central Railway and on determination of the lease to hand over the said premises in the same conditions as they are at the commencement of these presents fair wear and tear and damage by fire or other causes beyond the control of the lessee being expected or at its option to pay compensation in lieu thereof provided that such compensation

1/11/18

Ms. 3018  
शुभम चण्डन  
सेवा विभाग (क. 21)

Recd

शुभम चण्डन (प्र.)  
Commissioner (Admin)  
केन्द्रीय विद्यालय संगठन  
Kendriya Vidyalaya Sangathan

shall not exceed the value of the said premises on the date of determination of the presents, if they had remained in the same structural state and condition of repairs as they were in at the commencement of this lease.

- (12) Not to remove any fixture and fittings from the premises existing at the commencement of this lease without the previous permission of the lessor.
- (13) Registration charges, if any shall be borne by the lessee.
- (14) The lessee shall permit the Government with or without workman to enter upon and view the conditions of the said premises at all reasonable times upon prior notice.
- (15) During the occupancy of the premises and on delivering 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 this 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 excepted. The decision of the General Manager on the question whether any damage is caused to the premises and the amount of such compensation shall be final and binding on the parties.

II PROVIDED ALWAYS that if any part of the rent hereby reserved shall be in arrear of unpaid for one calendar month next after any of the days 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 General-Manager any breach by the Lessee or by any person claiming through or under him of any of the covenants or conditions herein before contained then and in such case, the Lessor may notwithstanding the waiver of any previous cause or right or re-entry enter upon any part of the premises hereby demised or of the building thereon in the name of whole 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 days notice in writing to resume possession of and determination of the lessees of the said land or any compensation account thereof save only after payment for the authorized building erected by the Lessee, cost whereof will be assessed by the Lessor and the amount of compensation so fixed by the Lessor shall be final and binding.

PROVIDED ALSO that in the event of the premises or a part thereof being no longer required by the lessee, the lessor shall have the right to purchase the said buildings from the lessee on payment to the Lessee value of the

Contd...5.

*[Signature]*  
 Joint Commissioner (Admin)  
 Kendriya Vidyalaya Sangathan

*[Signature]*  
 MUNICIPAL IV  
 Kendriya Vidyalaya  
 Road, Vathura (U)

RECORDED  
 13/05/2018

building as assessed by the General Mangar of the Central Railway. In the event of Lessor not purchasing the said buildings, the lessee shall be entitled to remove the buildings within one month after communication of the decision of the Lessor. If the lessees fail to remove the buildings 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.

V

In the event of dissolution of the lease the said land as also the buildings standing thereon shall vest on the lessor.

VI

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 successor and assign and in the case of latter its successors and assigns. The schedule above referred to.

All that piece and parcel of land situated at recorded in the Railways and bounded.

- On the North side : Boundry wall
- On the south side : Railway Colony Baad Road & play ground.
- On the East side : Railway Colony and private land
- On the West side : Railway Colony and private land

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

On behalf of the President of India in the presents of witness

*(Signature)*  
( A.K. Singhal )  
Dr. D. Er. (North)  
Central Railway  
Jhansi Division  
Jhansi.

*(Signature)*  
Joint Commissioner (Admn.)  
Kendriya Vidyalaya Sangathan

*(Signature)*  
PRINCIPAL  
Kendriya Vidyalaya  
Boad. Mathura (U.P.)

*(Signature)* 30/8  
सहायक महानगर वसतिगृह  
मध्य रेल/मथुरा जं.

DETAILS OF AVAILABLE SPACES

S.No	Name of Spaces	Size	Nos.
1.	<u>CLASSES</u>	7000mm 7mbs x 8mbs	32
2.	<u>LABORATORIES:</u>		
a.	Physics	7mbs x 10mbs	01
b.	Chemistry	4x6 x 01 7mbs x 10mbs	01
c.	Biology	7mbs x 10mbs	01
d.	Jr. Science Lab.	7mbs x 8mbs	01
e.	Computer		02
3.	<u>OTHER SPACES:</u>		
a.	Library	5mbs x 7.5mbs	01
b.	Activity	10.68 x 7. mbs	01
c.	Social Science	7mbs x 8mbs	01
d.	Art Room	NO Room.	
e.	Workshop	NO Room.	
f.			
g.			
h.			
4.	<u>ADMINISTRATIVE SPACES:</u>		
a.	Principal Room	7mbs x 8mbs	01
b.	Vice Principal Room	3.30mbs x 7mbs	01
c.	Office	3.30mbs x 7mbs	01
d.	Staff Room	3.50mbs x 5mbs	01
e.	PET Room	7mbs x 8mbs	01
f.	General Store	NO Room	
5.	<u>SERVICE AND SUPPORT:</u>		
a.	NCC / Scout & Guide	} NO Room	
b.	Medical Unit		
c.	Book Store		
6.	<u>ANY OTHER SPACE AVAILABLE:</u>		
a.		NO SPACE AVAILABLE	
b.			
c.			

S. Chandra  
 प्रभारी/Principal  
 के.वी. विद्यालय नं-3  
 केन्द्रिया विद्यालय नं-3  
 बार्, नरसिंह, झारखण्ड

Kendriya Vidyalaya No-3  
Mathura

**INVENTORY OF EXISTING BUILDING OF KENDRIYA VIDYALAYA**

GENERAL

Name of K.V. NO-3, BGD, MATHURA

Year of Opening 1988

Sponsoring Authority KVS, NEW DELHI

Area of Land 4.4 Acres

Whether Lease deed done (Yes / No) Yes. For 99 Years

Mode of Accommodation :

a. KVS Constructed Building :  Yes /  No

b. Partly Sponsored Building :  Yes /  No

(A) K.V.S. CONSTRUCTED SCHOOL BUILDING

Type of Building (Constructed Initially i.e A-0, A-1, A, B, C, D)

PS TYPE

Additional Construction/Primary Block/Hostel Building /Labs. If any (Phase II)

N/A

- a. No. of Class Rooms
- b. Date of Completion
- c. Construction Agency
- d. Completion Cost

145 Rooms  
June 2003 JULY-2004  
UNIT - 35, U.P. JAL NIGAM  
AGRA

→ 102.32 Lacs →

Similar details, if any (Phase III)

- a. No. of Class Rooms
- b. Date of Completion
- c. Construction Agency
- d. Completion Cost

Under Construction, if any :-

- a. No. of Class Rooms
- b. Date of Completion
- c. Construction Agency

/ N/A /

S. K. V. S.  
Principal  
Kendriya Vidyalaya No-3  
Mathura



(B) SPONSORED BUILDING / SHED IF IN USE

Details of Sponsored Building partly being used: :

- a. No. of Class Rooms : 24 18
- b. Whether Barracks / Building : BUILDING
- c. Year of Construction : 1988
- d. Construction Agency : 1 A.T.N. OF RAILWAY. AUTHORITY

(C) DETAILS OF TEMPORARY CLASS ROOMS

- a. No. of Class Rooms.
- b. Date of completion
- c. Completion Cost

N/A. 02 MAY 2004  
40,000.00  
S. K. ...  
Principal  
Kendriya Vidyalaya No-3  
...

3

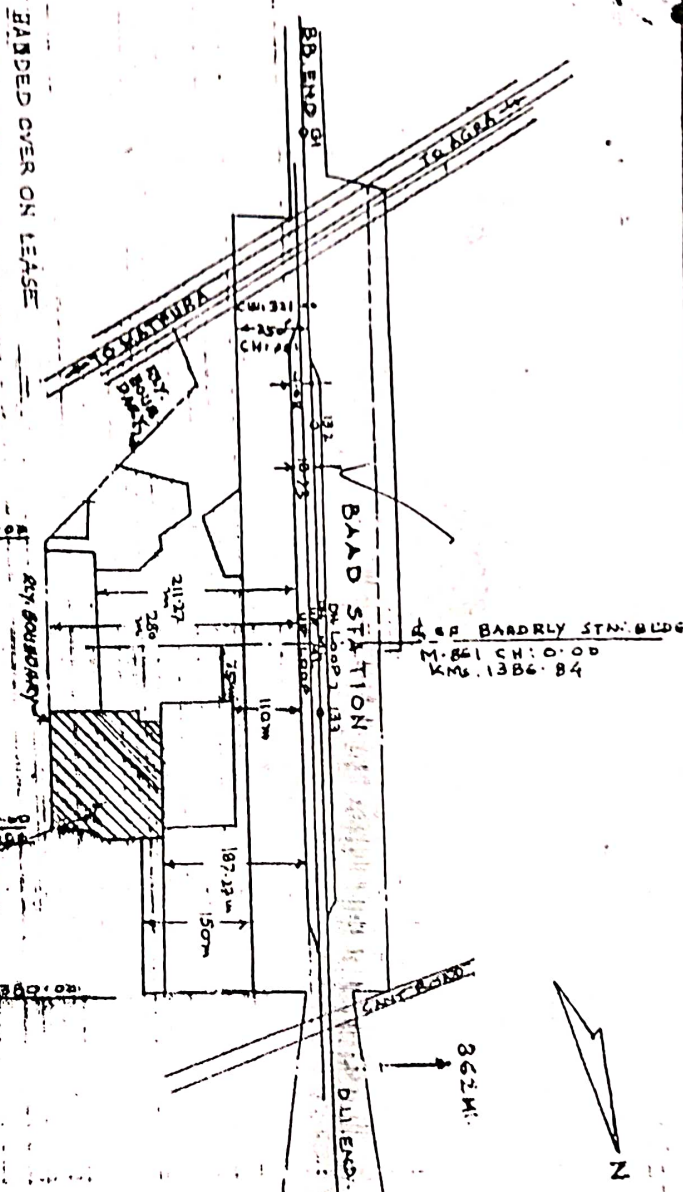
Handwritten scribbles

HANDED OVER ON LEASE  
BASIS HANDED  
SECTION ENGINEER (W) CENTRAL RAILWAY MATURUA

TAKEN OVER  
PRINCIPAL A. H. C. RY MATURUA  
KENDRIYA VIDYALAYA, BAAD (MATURUA)

EXISTING K.V. AT BAAD  
AREA: 440 ACRES  
(17800 M<sup>2</sup>)

DRG. NO. DRM(W)/HS/SK. NO 5325



BAAD

Signature  
 सहायक (स) Commissioner (Admin.)  
 केंद्रीय विद्यालय संग्रहाण

NOTE:  
 \* EXISTING KENDRIYA VIDYALAYA ON RLY. LAND SHOWN THIS