

I 26



दिनांक 18 फरवरी 1997 के दस्तावेज है  
 स्टाम्प बोनस की धारा 10A के अन्तर्गत  
 स्टाम्प बोनस ...  
 पत्र ...  
 निवासी ...  
 एकेन ...  
 दिनांक ...  
 पंक्ति ...



**LEASE DEED**

This lease deed made on the 4th day of JANUARY in this year One Thousand Nine Hundred Ninety - 1999 between the New Okhla Industrial Development Authority, a body Corporate constituted under section 3 of U.P. Industrial Area Development Act. 1976 (U.P.) Act No.6 of 1976) hereinafter called the "Lessor" which expression shall, unless the context does not so admit, include its successors, assigns of the one part, and Agnel Charities (Agnel Seva Sangh) Delhi, Gautam Nagar, New Delhi -110049 herein after called the "Lessee" which expression shall, unless the context does not so admit, include its subsidiaries, executors, officers, administrators and assignees representatives and permitted assignees of the other part through its Vice Chairman, Fr. Bento Rodrigues, S/o Shri Peter, r/o Agnel Ashram, Gautam Nagar, New Delhi and Secretary, Fr. J.A. Carvalho, S/o Shri Inacio, r/o Agnel Ashram, Gautam Nagar, New Delhi 49.

WHEREAS the Demised Plots (herein after described) form part of land acquired by the Lessor under the Land Acquisition Act, 1896 and developed by the Lessor for the purpose of setting up of Urban and Industrial Township.

And the Lessor has agreed to demise and the Lessee has agreed to take on Lease the Demised Premises on the terms and conditions herein after appearing for the purpose of construction and setting up its Education Institution according to bye-laws and as per other building plans approved by the Lessor, on the terms and conditions herein after and contained in the allotment letter.

हय० सी० भारद्वाज  
 महापौर सिविल अधिकारी  
 कोयंबा

1. *Fr. Bento Rodrigues*  
 2. *Jalwar*  
 Agnel Charities (Agnel Seva Sangh) Delhi  
 Gautam Nagar, New Delhi-110049



00DD 951472

NOW THIS AGREEMENT TO LIEASE WITNESSES AS FOLLOWS:

1. That in consideration of total premium of Rs. 80,04,113.75 (Rupees Eighty Lakhs Four Thousand One hundred and thirteen and seventy five paise only) towards the Land premium for a plot area of 22,584.81 sq. mtr. of which Rs. 29,64,113.75 (Rupees Twenty Nine Lakhs Sixty Four Thousand One Hundred Thirteen and Seventy Five paise only) has already been paid by the Lessee to the Lessor as allotment money. The receipt whereof the Lessor hereby acknowledge and the Balance of Rs.50,40,000.00(Rupees Fifty Lakhs and Forty Thousand only) to be paid in twelve equal half yearly installments including interest thereon as under:

S. No.	Amount(Rs)	On or Before
1.	4,20,000.00	17-7-1994
2.	4,20,000.00	17-1-1995
3.	4,20,000.00	17-7-1995
4.	4,20,000.00	17-1-1996
5.	4,20,000.00	17-7-1996
6.	4,20,000.00	17-1-1997

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Agnel Charities (Agnel Seva Sangh) Delhi  
Gautam Nagar, New Delhi-110049

प्रबं सी० भारद्वाज  
सहायक विधि धर्मिजा  
दीपक





7.	4,20,000.00	17-7-1997
8.	4,20,000.00	17-1-1998
9.	4,20,000.00	17-7-1998
10.	4,20,000.00	17-1-1999
11.	4,20,000.00	17-7-1999
12.	4,20,000.00	17-7-2000

The outstanding amount premium will carry interest @15% p.a. from the date of allotment. In case of default, the Lessee would be required to pay interest @24% p.a. on defaulted amount and for defaulted period. The defaulted amount will be compounded half yearly and would be payable along with interest @24%p.a. The Lessor hereby agrees to give, demise and lease up to the date of delivery of possession.

Lessee shall construct the building in 12.584.81 Sq. Mtr. and will use 10,000 Sq. Mtr. for play ground only.

एम० सी० सांख्यिकी  
सहायक विधि अधिकारी  
प्रमुख

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L. Banti Bhatnagar  
2. Jalnagar

Agnel Charities (Agnel Sema Sangh) Delhi  
Gautam Nagar, New Delhi-110049



00DD 951469

2. The execution of Lease Deed of the demised premises shall have to be executed within 30 days from the date of issue of Form 371 from Income Tax Department. If the Lessee fails the execution of Lease Deed as aforesaid, the allotment of demised premises may be cancelled and money deposited may be forfeited as per rates. However, the time limit may be extended by Chief Executive Officer of the Lessor (CEO) at his/her absolute discretion. In the event of delay in execution of the lease deed, penalty will be charged equivalent to lease rent for the delayed period.

3. And also in consideration to the yearly lease rent hereby reserved and the covenants, provisions and agreements herein after contained and on the part of the Lessor to be paid observed and performed respectively of the Lessor doth hereby demise to the Lessor all the plot of the land numbered as Plot No.2 and 3 Blocks, Sector 62, NOIDA, contained by measurement 22584.81 sq. mtr. to be same and bounded as under;

On the North as per site :  
On the South as per site :  
On the East as per site :  
On the West as per site :

एम० सी० भास्कर  
प्रमाणित निधि अधिकारी  
नोडा

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Agnel Charities (Agnel Seva Sangh) Delhi  
Gautam Nagar, New Delhi-110049





00DD 951473

And which said plot is referred in the Lease Deed as the Demised Premises and is more clearly delineated and shown in the attached plan. The Lessee shall hold the Demised Premises with appurtenances up to lease term of 90 years commencing from the date of execution of Lease deed or possession of the Demised Premises, except and always reserving to the Lessor, subject to the prior written permission of the Lessee,

- (a) A right to lay water mains, drains sewer or electric wires under / above the Demised Premises, if deemed necessary by the Lessor in developing the same.
- (b) Full right and title to all mines and minerals under the demised premises or any part thereof.
- (c) In addition to the premium of plot, lease rent for the lease period of 90 years, @2.5% p.a. of the total premium of Rs.80,04,113.75 to be paid each year by the Lessee beginning from 4th January

In case of default in payment of lease rent interest @24% shall be charged on the defaulted amount for the defaulted period. The annual lease rent may be enhanced on expiry of every 10 years. The amount of the lease rent to be enhanced shall not be more than 50% of the amount last fixed.

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*A. Benth Reddy*  
*2. Jabbar*

मि. सी. प्रसाद,  
अध्यक्ष निधि समिति  
नै.रा.

Agnel Charities (Agnel Seva Sangh) Delhi  
Gautam Nagar, New Delhi-110049



4. The Lessee shall be liable to pay all rates, local taxes, charges and assessment by whatever name called of every description in respect of the demised premises and/or building constructed thereon, assessed or imposed from time to time by any authority / the Lessor.

5. That the Lessee shall obey and submit to all directions or regulations made by the Lessor now existing or hereafter to exist so far as the same are incidental to the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the surrounding area.

6. The Lessee is liable to start the construction within six months from the date of possession.

7. That the Lessee shall have to erect and complete the minimum building facilities within the specified period on the demised premises within the period of 4 (four) years from the date of possession unless extension is allowed by the Lessor in exceptional circumstances and on such conditions as it may impose. If allottee fails to implement the

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*A. Gautam*  
2 *Gautam*

Agnel Charities (Agnel Seva Sangh) Delhi  
Gautam, Nagat, New Delhi-110049





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Attached with Lease Deed of

Plot No. 2 & 3, Block - B,

Sector - 62, NOIDA.

रा. जी. भा. भा. भा.  
गौतम नगर नई दिल्ली

L. Benth Kodiy  
2. January

Agnel Charities (Agnel Seva Sangh) Delhi  
Gautam Nagar, New Delhi-110049

## नवीन ओखला औद्योगिक विकास प्राधिकरण

(औद्योगिक लेखा अनुभाग)  
*सहायक*

Provisional
On Allottees Request

पत्र सं० नौएडा / ले.अ. (औ.) लेखा / 2005 / 400

दिनांक 28/6/14

m/s Agnel Charities.  
(Agnel Sewa sangh)  
243 Sector-62  
Noida.

1. भूखण्ड सं 243
2. ब्लॉक सं -
3. सेक्टर 62

आपके पत्र सं० \_\_\_\_\_ दिनांक 28/5/14 के संदर्भ में  
मैसर्स/ ~~मैसर्स~~ Agnel Charities का लेखा विवरण पत्रावली में प्राप्त सूचना/रिकार्ड  
के अनुसार निम्नलिखित है।

1. किरतें देय Full Rent तक
2. ब्याज देय \_\_\_\_\_ तक
3. भू-भाटक/ ब्याज One time fee तक  
*vide challan No 825/14*
4. प्राप्त राशि 28/5/14 तक  
*CR.*

रु० Being issued as per old  
रु० N.D.C. No- 67 dt- 10/4/13  
रु० \_\_\_\_\_  
रु० \_\_\_\_\_

बैंक \_\_\_\_\_ के अनुसार जमा किया गया जिसका सत्यापन बैंक से  
प्राप्त चालान/ **Statement** से मिलान के पश्चात मान्य होगा।

कुल शेष (यदि कोई है) \_\_\_\_\_

- ✓ 1. **Restoration** शुल्क/हस्तांतरण शुल्क/समय वृद्धि शुल्क (यदि औद्योगिक विकास विभाग के अनुसार देय है) तो आबंटी से प्राप्त किया जायेगा।
- ✓ 2. लेखा-विवरण आबंटी के प्रार्थना-पत्र व रिकार्ड के आधार पर निर्गमित किया गया है।
- ✓ 3. पूर्ण भुगतान के मामलों में विवरण के आधार मान्य होगा।

✓ नोट: उपरोक्त लेखा विवरण उस स्थिति में वैध नहीं होगा जहाँ भूखंड निरस्त अथवा प्रक्रिया के अधीन है।

सहाय लेखाकार (औ.ले.)

लेखाकार (औ.ले.)

लेखाधिकारी (औ.)





## PASCHIMANCHAL VIDYUT VITRAN NIGAM LTD.

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## BILL-CUM-NOTICE

Name: Father Agni School Address: P.N. - 2, 63, Sector - 62, NOIDA, UP, IND	Bill No: 412620585674	Bill Due Date Disconnection Date	A/C No. 4126263000 16-DEC-2015 23-DEC-2015
Circle: CIR14101 Division: DIV141011 Sub Division: SDO1410115 K No: 305619134	Book No: 141011999999 SC No: PV_X0022 Account No: 4126263000	Bill Date: 02-DEC-2015 Bill Month: DEC-2015	

Meter Badge No	Meter No.	Rcd Dmd	Bill Basis	Previous	Current	DIFF	M.F	Billed Units	MNTH	Rmrk	Meter Status
M14101109510 0140001	09510014		OK	01-NOV-15 58632	01-DEC-15 606739	8217	3	24651 KVAH	1	OK	A
M14101109510 0140001	09510014		OK	01-NOV-15 584291	01-DEC-15 582369	8078	3	24234 KWH	1	OK	A
M14101109510 0140001	09510014	37.42	OK				3	112.25 KVA	1	OK	A

Assessed Units			Adjustment Units		Total Billed Units
KWH	KVAH	KVA			24651

Arrears details (₹)		EC Calculation				Connection Details	
Category	Amount (₹)	Units	Rates	Amount	Description	Tarif Code	H/V1
Arrears	634.79					Supply Type	H11
Previous Arrears Surcharge	0.00	24651	7.1	175022.10	Energy Charge	Conn Load	250.00 KVA
Miscellaneous Arrears	0.00					Security Deposit (₹)	82172.00
Total	634.79					Inspective Balance (₹)	0.00
						Additional Security	0.00
						Security Deposit Interest	0.00

Bill Details (₹)		Bill Details (₹)		Last Payment Status	
Electricity Charges	175022.10	Installment Amount (A) Installment Number	0.00	Amount (₹)	382206.00
Fixed Demand Charges	50625.00			Receipt No	412626385413
Rural/Dept Rebate	0.00			Receipt Date	10-NOV-2015
Load Factor Rebate	0.00			Payment Details	382206.00
Power Loom Rebate	0.00				
Amount for Min Charges	0.00				
Dishonor Cheque	0.00	Total Payable Amount (₹)	258639		
Solar Heater Rebate	0.00				
Fuel Surcharge	0.00	Payable Amount in words	Two Lakh Fifty Eight Thousand Six Hundred Thirty Nine Rupees Only		
LT Metering surcharge	0.00				
Excess Demand Penalty	0.00				
Capacitor Surcharge	0.00				
Current LPSC	3.39				
Electricity Duty	16923.53				
Regulatory Surcharge1	6408.38				
Regulatory Surcharge2	9657.70				
Maintenance Charges	0.00				
Provisional Adjustment	0.00				
Tariff Adjustments	0.00				
Debit	0.00				
Credit	-835.46				
Current Payable Amount (₹)	257804.64				

Energy Saved to Energy Produced  
Note: If the Bill is not paid by Due Date, the supply will be disconnected without any further notice.

Book No.	Receipt No.	Counter no.	Old Acct No.	Acct No.	Bill No.
141011999999			805619134	4126263000	412620585674
Amount Received (Figures)			Counter Name	Received by	Collection Date
(In words)					

Cheque/DD No	Due Date	16-DEC-2015
Bank:	Total Amount Payable before Due Date (₹)	258075
Branch:		
Date:		
Amount:	Cashier Signature	

NOTE: Pay your bill online [www.upscnollos.com](http://www.upscnollos.com) Customer Care Toll Free No: 1800-180-3002

EXECUTIVE ENGINEER-EUDD-1 NOIDA

definited  
on  
10-12-15

## नवीन ओखला औद्योगिक विकास प्राधिकरण, नोएडा

प्रशासनिक भवन, सेंक्टर-६, नोएडा, गाजियाबाद (उ०प्र०)


### कब्जा प्रमाण पत्र

पत्र संख्या <u>सू० वि० प्र० सो० एम० एन०</u> / 666	आवंटी का नाम एवं पता
दिनांक <u>11.1.99</u>	<u>Fr. BENTO RODRIGUES (VICE-SUPERVISOR)</u> <u>Fr. J. A. CARVALHO (SECRETARY)</u> <u>M/S AGNEL CHARITIES (ANGEL SEVA</u> <u>DEHLI ANGEL ASHRAM, GAUTAM NAGAR, DELHI</u>
भूखण्ड नम्बर <u>283</u>	ब्लॉक नम्बर <u>—</u> सेंक्टर <u>62 - Phase-I</u>
भूखण्ड की स्थिति	भूखण्ड का क्षेत्रफल वर्ग मी० टिप्पणी
उत्तर <u>Green belt Village</u>	<u>22,584.81 m<sup>2</sup></u>
दक्षिण <u>Plot no-1</u>	
पूर्व <u>30.0m wide road</u>	
पश्चिम <u>Village Khoda</u>	

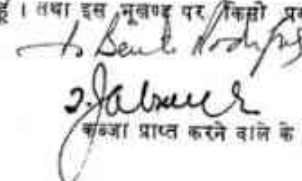
मैं/हम ने भूखण्ड नम्बर 283 ब्लॉक नम्बर — सेंक्टर 62 का कब्जा  
 दिनांक 11.1.99 को ले लिया है।

मैं/हम इस भूखण्ड के आकार, क्षेत्रफल तथा निशानदेही से सहमत हैं/हैं। तथा इस भूखण्ड पर किसी प्रकार का  
 अतिक्रमण नहीं है।

कब्जा देने वाले के हस्ताक्षर

  
 अवर अभियन्ता

सिविल निर्माण ख० (प्रथम) नोएडा

  
 कब्जा प्राप्त करने वाले के हस्ताक्षर

भूखण्ड स्वामी

पत्रांक नोएडा/ P.E-I / 59 / 62 / C / 199 दिनांक 11/1/99

प्रतिलिपि :-

१. भूखण्ड स्वामी।
२. विकास प्रबन्धक (अभियन्ता)
३. वरिष्ठ लेखाधिकारी (अभियन्ता)
४. मुख्य परियोजना अभियन्ता, नोएडा।
५. सहायक परियोजना अभियन्ता (I)
६. अवर अभियन्ता।

  
 अवर अभियन्ता

सि० नि० सन्ध प्रथम नोएडा

9



**NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY**

NO.NOIDA/DM(Instt.)/EI-77/98/ 523

Dated 26/9/98

M/s Agnel Charities,  
(Agnel Seva Sangh) Delhi,  
Agnel Ashram, Gautam Nagar,  
NEW DELHI-110049.

**SUB:- Allotment of Plot No.2 & 3 Sector-62 Institutional Area Phase-II measuring 18025.44 and 4559.37 total 22584.81 sq. mts. in lieu of earlier Plot No.B-23, Sector-62.**

Dear Sir,

Please refer to your letter dated 4<sup>th</sup> September, 1998, regarding correction in the area of Plot No.1, Sector-62 mentioned in our letter No.NOIDA/DM/(Instt.)/EI-77/98/463, dated 29<sup>th</sup> August, 1998. In this connection, we regret to inform you that actual area of Plot No.1, Sector-62 16185.87 sq.mts. only and letter dated 29<sup>th</sup> August, 1998 is hereby withdrawn considering the fact that we were supposed to allot you 22000 sq. mts. land i.e. 12000 sq. mts. for School Building @ Rs.600/- per sq. mt. and 10000 sq. mts. for Play Ground without any cost as per terms & conditions of Allotment Letter dated 18.1.94. Now, it has been decided to allot above mentioned plots i.e. Plot No.2 and Plot No.3, measuring 18025.44 sq. mts. and 4559.37 sq. mts. respectively total measuring area 22584.81 sq. mts. The allotment of plots are on following terms & conditions:-

- 1- Plot is allotted on 'As is where is basis'.
- 2- Out of total area allotted i.e. 22584.81 sq. mts., 12000 sq. mts. is allotted @ then communicated rate vide this office letter dated 18.1.94 i.e. Rs.600/- per sq. mt., 10000 sq. mts. for Play Ground as per terms of allotment letter dated 18.1.94 and balance 584.81 sq. mts. is allotted @ Rs.1375/- per sq. mts. You are required to deposit premium of additional area for 584.81 sq. mts. Rs. 804113.75 (Eight lacs four thousand one hundred thirteen and Paise Seventy five only) within 30 days from the date of issue of this letter.
- 3 - You are also requested to submit 37(I) from under Section 269UC of the Act, 1961 for clearance from Appropriate Authority, Lucknow within 45 days from issue of this letter and you will have to obtain order under section 269UL(3) of the Income Tax Act, 1961 within 90 days from the date of this letter.
4. You also required to execute the lease deed and take over the Physical Possession of Plot within 120 days from the issue of this letter and all expenses of legal documentation in the office of Sub-Registrar, NOIDA shall be borne by you only.

All other terms & conditions of allotment letter dated 18.1.94 shall remain un-changed.

Thanking you,

Yours faithfully,

(ASHOK VERMA)

Asstt Development Manager, (Instt.)

Copy to:-

1. Accounts Officer (IAA), NOIDA.
2. CAP for information.
3. CPE for information & necessary action.

Asstt. Development Manager (Instt.)



# AGNEL CHARITIES

(AGNEL SEVA SANGH) DELHI

Agnel Ashram,  
Gautam Nagar,  
New Delhi - 110 049  
Ph. : 41003440, 41034441

Date: 18.11.2025

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS of Fr Agnel School Noida held at Agnel Ashram Gautam Nagar, New Delhi on Monday 17.11.2025 AT 11.00 AM.**

"RESOLVED THAT approval of the Board be and is hereby accorded to the Company to apply to M/s Uttar Pradesh Power Corporation Limited (M/s UPPCL) for granting electricity connection / enhancement of load / reduction of load / Disconnection / name change / address change in respect of its Premises located at Fr Agnel School Noida held at Plot Number 2 & 3, Institutional Area, Sector 62, Noida, Uttar Pradesh 201020 which is owned by the Company.

"RESOLVED FURTHER THAT **Fr Jose Alarico Carvalho, Chairman** of the Company be and are hereby authorized severally to apply, sign, execute, verify and submit all documents, applications, undertakings, and declarations, as may be required by M/s UPPCL for the above purpose and carry out any modification/amendment, if required thereto and do all such acts, deeds and things as may be required in this regard to implement and give effect to the above Resolution."

"RESOLVED FURTHER THAT a copy of above Resolutions duly certified by the Chairman of the Company be forwarded to M/s UPPCL for the above purpose."

**Specimen Signature of authorized persons:**

**1. Fr. Jose Alarico Carvalho, Chairman**

  
Signature

For AGNEL CHARITIES (AGNEL SEVA SANGH) DELHI  
For Fr Agnel School - Noida

  
Authorised Signatory  
Chairman  
(Fr. Jose Alarico Carvalho)  
Mobile No.: 9289444118  
Email Id. : office@fasnoida.org