



दिनांक 18 फरवरी 1992 को जनरल एस्टेट्स ब्रोडिंग्स द्वारा दिया गया था।

स्टॉन्ड नं. 10A	पर्सनल रेस्टर
स्टॉन्ड नं. 10A	पर्सनल रेस्टर
दिन वार	प्रियदर्शी
दिनांक	१०-१०-१९९९
दिनांक	१०-१०-१९९९
प्रेसिडेंसी नं. ६६९९	प्रियदर्शी

This lease deed made on the 4th

JANUARY in this year One Thousand Nine Hundred Ninety -
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
representors 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 by-laws and as per other building plans approved by the Lessor, on the terms and conditions herein after and contained in the allotment letter.

पूर्वो सी० भारतीय
ज्ञानापाद चित्रित धौषिण्य
द्वौपूर्व

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

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



0000 951472

NOW THIS AGREEMENT TO LEASE 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

2
1. Sant Kishan
2. J. A. B. M.

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

प्र० सौ० नारदान
 लक्ष्मण विधि धर्मज्ञान
 दीप्ति



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.

3

1. *Santosh*
2. *Jabbar*

दम० सी० नाना०
रहायश विधि वाधनां
द्वारा

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



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 :

4

*1. Brij Raj Singh
2. Jabsawal*

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

*क्षमा तो भावाना
प्रशुष्यतु तिथि वायनाम
दीन*



0000 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 begining from 41st 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.

5

1. *Devt. Rohit*
2. *Jabbar*

Mr. S. S. Agarwal
Agarwal Seva Sangh

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

6

*1. Sent Post Reg
2. Jolson*

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

on
Agnel Seva Sangh
Gautam Nagar, New Delhi-110049



0000 951463

Attached with Lease Deed of

Plot No. 2 & 3, Block - B,

Sector - 62, NOIDA.

1. *Surb Singh*
2. *Jabneer*

AS
एग्ने सेवा संघ
गौतम नगर, नई दिल्ली

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

नवीन ओखला औद्योगिक विकास प्राधिकरण

(श्रीद्योमिक लेखा अनुभाग)

Provisional
 On Allotees Request

पत्र सं० नौएडा / ले.अ. (अौ.) लेखा / 2005 / ६००

दिनांक १२/६/१४

m/s Agnel Charities.
(Agnel Seva Sangh) -
2 & 3 Doctor-62 -
Noida.

1. भूखण्ड सं 263
2. ब्लाक सं १
3. सेक्टर ६२

आपके पत्र सं० दिनांक 29/5/15 के संदर्भ में
मैसर्स / श्री/ श्रीमती Ajmal Chaitanya का लेखा विवरण पत्रावली में प्राप्त सूचना / रिकार्ड
के अनुसार निम्नलिखित है।

1. किस्तें देय Full Period तक
2. व्याज देय तक
3. भू-भाटक/व्याज One Time Under Challan No. 875/16 तक
4. प्राप्त राशि Rs. 5111/- तक

क्र० Being issued as for old -
क्र० H.D.C. No- 67 dt. 10/4/13
क्र० _____
क्र० _____

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

कुल शेष (यदि कोई है) ।

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

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

सहारो लेखाकार (आौ.ले.)

लेखाकार (आॅ.ले.)

लेखाधिकारी (आौ)



PASCHIMANCHAL VIDYUT VITRAN NIGAM LTD.

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BILL-CUM-NOTICE

Name: Father Agnel School Address: P.N. - 2 & 3, Sector - 62, NOIDA, UP, IND Circle: CIR14101 Division: DIV141011 Sub Division: SD01410118 K No: 305619134	Bill No: 412620585674 Book No: 141011999999 SC No: PV_X0022 Account No: 41262053000	Bill Date: 02-DEC-2015 Bill Month: DEC-2015	Bill Due Date Disconnection Date 16-DEC-2015 22-DEC-2015	A/C No: 41262053000
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Meter Badge No	Meter No.	Read Dmd	Bill Basis	Previous	Current	Diff	M.F.	Billed Units	Mnth	Rank	Meter Status
M14101109510 0140001	09510014	OK	01-NOV-15 -	508522	01-DEC-15	506739	8217	3	24651 KVAH	1	OK A
M14101109510 0140001	09510014	OK	01-NOV-15	554291	01-DEC-15	502369	8078	3	24234 KWH	1	OK A
M14101109510 0140001	09510014	37.42	OK					3	112.26 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	Tariff Code	
Arrears	834.79	24651	7.1	175022.10	Energy Charge	HV1	
Previous Arrears Surcharge	0.00					H11	
Miscellaneous Arrears	0.00					250.00 KVA	
Total	834.79					82172.00	

Bill Details (₹)		Bill Details (₹)		Last Payment Status			
Bill Month	Units (KWH)	Units (KVAH)	Demand	Amount(₹)	Receipt No	Receipt Date	
NOV-2015	36103	508514	217.05	382206.00	412620530413	10-NOV-2015	
OCT-2015	45723	46383	221.94				
SEP-2015	48780	49569	220.86				
AUG-2015	47688	48276	233.52				
JUL-2015	20485	28752	157.5				
JUN-2015	38646	30424	222.8				
Total Payable Amount(₹)		Payable Amount in words		Previous Consumption Pattern			
175022.10		258639		Bill Month	Units (KWH)	Units (KVAH)	Demand
50625.00		Two Lakh Fifty Eight Thousand Six Hundred Thirty Nine Rupees Only		NOV-2015	36103	508514	217.05
0.00				OCT-2015	45723	46383	221.94
0.00				SEP-2015	48780	49569	220.86
0.00				AUG-2015	47688	48276	233.52
0.00				JUL-2015	20485	28752	157.5
0.00				JUN-2015	38646	30424	222.8
-835.46							

Energy Saved by Events 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			305619134	41262053000	412620585674
Amount Received(Figures) (In words)			Counter Name	Received by	Collection Date

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

NOTE: Pay your bill online www.upcponline.com Customer Care Toll Free No: 1800-180-3002

EXECUTIVE ENGINEER-EUDD-1 NOIDA

deposited
on
10-12-15

नवीन ओखला औद्योगिक विकास प्राधिकरण, नोएडा

प्रशासनिक भवन, सेक्टर-६, नोएडा, गाजियाबाद (उत्तरा)

कब्जा प्रमाण पत्र

पत्र संख्या सूची प्रमाण संख्या ६६६

आवंटी का नाम एवं पता

दिनांक ११.१.१९९९

Fr. BENTO RODRIGUES (VICE-SUPERVISOR)

Fr. J. A. CARVALHO (SECRETARY)

M/S AGNEL CHARITIES (ANGEL SEVA
DELHI, ANGEL ASHRAM, GAUTAM NARAYAN
SANGH)
DELHI

मूलपृष्ठ नम्बर २८३

क्राक नम्बर —

सेक्टर ६२- Phan-१)

मूलपृष्ठ की स्थिति

मूलपृष्ठ का शोकफल वर्ग मी०

टिप्पणी

उत्तर Green and Village

22,584.81 m²

दक्षिण Plot no-1

पूर्व 30-cm wide road

पश्चिम Village Kheda

मेरे हाथ नम्बर २८३ क्राक नम्बर — सेक्टर ६२ का कब्जा
दिनांक ११.१.१९९९ को ले लिया है।

मेरे हाथ इस मूलपृष्ठ के जाकार, शोकफल तथा नियानदेही से सहमत है/है। तथा इस मूलपृष्ठ पर किसी प्रकार का अतिक्रमण नहीं है।

कब्जा देने वाले के हस्ताक्षर

Fr. Bentu Rodriguez

J. A. Carvalho

कब्जा प्राप्त करने वाले के हस्ताक्षर

अवर अभियन्ता

मूलपृष्ठ स्वामी

सिविल निर्माण वा० (प्रधम) नोएडा

पत्रांक नोएडा/ P-E-I ५९ १६२ / C १९९ दिनांक ११/१/१९९९

प्रतिलिपि :-

१. मूलपृष्ठ स्वामी ।
२. विकास प्रबन्धक (अधिकारी)
३. विद्युत लेखाधिकारी (अधिकारी)
४. मूलपृष्ठ परियोजना अभियन्ता, नोएडा ।
५. सहायक परियोजना अभियन्ता (उ)
६. अवर अभियन्ता ।

Fr. Bentu Rodriguez

सिं. निं. लन्ड प्रधम नोएडा

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NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

NO.NOIDA/DM(Instt.)/EI-77/98/ S 23

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 4th 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 29th 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 29th 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,

ASJ 26/9/98
(ASHOK VERMA)

Asstt. Development Manager,(Instt.)

Copy to:-

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

ASJ 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