



रक्षा सम्पदा अधिकारी का कार्यालय
OFFICE OF THE DEFENCE ESTATES OFFICER
कोलकाता मण्डल / KOLKATA CIRCLE



भारत सरकार, रक्षा मंत्रालय / GOVT. OF INDIA, MINISTRY OF DEFENCE
एसी-4,4/1, बेल्वेडेर रोड, (तृतीयतल) / AC-4, 4/1, BELVEDERE ROAD (3RDFLOOR),
अलीपुर, कोलकाता / ALIPORE, KOLKATA-700027

केतुत पुरुषोत्तम
ONE EARTH - ONE FAMILY - ONE FUTURE

टेली/फैक्स सं. 033-22832875

ई-मेल : deokolk-stats@nic.in

ई-मेल/स्पीड पोस्ट

सं./No. 0-33/59/KVS/Kankinara/Vol-II/23

दिनांक: 19 अगस्त, 2024

सेवा में/To,

✓ प्रधानाचार्य/The Principal,
केंद्रीय विद्यालय कांकीनाड़ा
Kendriya Vidyalaya Kankinara
313, एम यू कैम्प/M U Camp
पो.ओ. - कांकीनाड़ा/P.O. - Kankinara
उत्तर 24 परगना/North 24 Parganas
पश्चिम बंगाल/West Bengal - 743126

विषय/SUBJECT : LEASE RENT IN RESPECT OF LAND MEASURING 4.33 ACRES TO
KENDRIYA VIDYALAYA KANKINARA.

संदर्भ/Reference: इस कार्यालय का पत्र सं. 0-33/59/KVS/Kankinara/Vol-II/3 दिनांक
16.05.2023 और आपका पत्र सं. 25050/KVKK/2023-24/32 दिनांक
20.05.2023.

2. उपर्युक्त विषय के संबंध में यह सूचित किया जाता है कि दिनांक 18.01.2024 से
17.01.2026 तक दो वर्ष की आवधि का पट्टा किराया बकाया हैं जो मात्र रु. 1/- की वार्षिक दर
से दो वर्ष का कुल रु. 2/- है। अतः आपसे अनुरोध है कि उक्त राशि का पट्टा किराया चेक या
डिमांड ड्राफ्ट के द्वारा रक्षा संपदा अधिकारी, कोलकाता सर्कल के पक्ष में इस कार्यालय में जमा कराएं।

office for n.a.

21/08/2024

प्रधानाचार्य/Principal
केंद्रीय विद्यालय कांकीनाड़ा
प्रवर्तन प्रति / Float copy
PM SHA, Kendriya Vidyalaya Kankinara
24-Pgs. (N) 743 126

Passed for Payment of Rs. Two only

Manish Ray,
Principal

(प्रमोद कुमार सिंह, भा.र.स.से.)
रक्षा सम्पदा आधिकारी
कोलकाता मण्डल

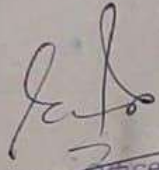
Vide Chemo: 17093002
do: 22/08/2024

-: AGREEMENT :-

THIS INDENTURE made the 13th day of October 1995 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) of the OTHER PART.

W H E R E A S the LESSOR has agreed to demise the plot of land hereinafter described to the Lessee in manner hereinafter appearing.

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Estate Officer,
Calcutta Circle


सी० सीपल्लव (C. S. Pillay)
संयुक्त वास्तु (Joint Architect)
केंद्रीय विद्यालय संगठन (Kendriya Vidyalaya Sangathan)
नई दिल्ली/New Delhi

of such payment to be made on the 18th day of January' next.

1. AND THIS LESSEE DOTH hereby covenant with the Lessor.

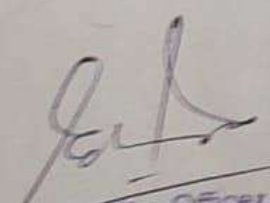
(1) To pay unto the Lessor the yearly rent hereby reserved on the days and in the manner hereinbefore appointed.

(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 all 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 hereinafter 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 Estates Officer, Calcutta Circle who will dispose of the same and credit the sale proceeds to the Government.

(4) Not to make any excavations in the land hereby demised or remove any minerals, mineral substances of any description and or clay from the said land without the consent of and in accordance with the terms and conditions prescribed by the Defence Estates Officer, Calcutta Circle.

(5) Within calendar months next after the date of these presents at their own cost to erect and finish fit for use


Defence Estates Officer,
Calcutta Circle

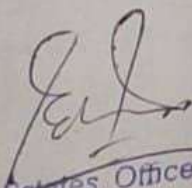

CHANDER SHEEMANNA (Ann.)
Defence Estates Officer,
Calcutta Circle
at New Delhi

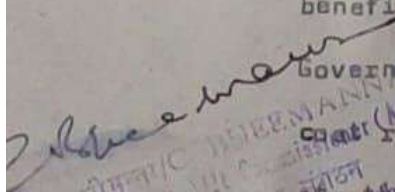
on the premises hereby demised Kendriya Vidyalaya Building ,
Hostel Teacher Accommodation, play grounds in accordance with
a plan or plans to be approved in writing by the Officer Commanding
of the Station and not to erect or suffer to be erected on any
part of the premises hereby demised any building without the
previous consent in writing of the station Commander.

(6) Not to make any alterations in the plan or elevation
of the said school buildings, hostel, teachers accommodation any
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
of plan 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 premises in the same condition 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


Officer,
Calcutta Circle


सी० जीमनाथ/CH. JIMNATH
मुख्य आयुक्त/Chief Commissioner
केंद्रीय विद्यालय संगठन
Kendriya Vidyalaya Sangathan
नई दिल्ली/New Delhi

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 Engineers, Military Engineering Service 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.

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

[Signature]
Estate Officer,
Calcutta Circle

(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 hand over 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 expected or at its option to pay compensation in lieu thereof provided that such compensation shall be based on 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.

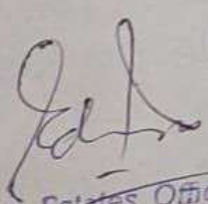
(13) Not to remove any fixture and fittings from the premises

existing at the commencement of this lease without the previous permission of the lesser.

(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 delivering up of the premises, the Lessee shall be liable for any damage 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 the decision of the Officer Commanding station/Sub-Area commander on the question whether any damage was caused to the premises and the amount of such compensation shall be final and binding on the parties.


Defence Estates Officer,
Calcutta Circle

(II) PROVIDED ALWAYS that if any part of the rent hereby reserved shall be in arrear or 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 for not or if their shall have been in the opening of the defence Estate Officer, Calcutta any breach by the lessee or by any person claiming through or under him of any of the covenant conditions hereinbefore contained then and in such case, the lessor may not withstanding the waiver of any previous cause of right or re-entry enter upon any part of the premises

premises hereby demised or of the building thereon in the name of whole and there upon 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 terms on giving thirty days notice in writing to the Lessee to resume possession of and determine tenancy of the Lessee of the said land or any part thereof without making payment to the Lessee of any compensation on account thereof save only a fair payment for the authorised buildings erected by the lessee, cost whereof will be assessed by the Lessor and the amount of compensation as fixed the Lessor shall be final and binding on the Lessee.

[Signature]
Defence Estates Officer.
Calcutta Circle

(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 and deemed fit without payment of any rent/compensation.

[Signature]
Sd/- **CHANDAN ANNA**
Joint Commissioner (Admin.)
Kendriya Vidyalaya Sangathan
New Delhi

(V) PROVIDED ALSO that during times when school buildings other than class room, laboratories, hostels and like are not use the same may be made available free of rent to the local Military authorities for temporary use for defence/recreation/training purposes.

(VI) PROVIDED ALSO that in the event of the premises or a part thereof being no longer required by the Lessee, the
cont..p/8(Eight)

ence Estates Officer,
Calcutta Circle (VII)

(VII) In the event of dissolution of the lease the said land as also the buildings standing thereon shall vest on the Lessor.

(VIII) PROVIDED ALSO that the expression "President of India" and the Lessee/Lessee hereinbefore 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 situated at M U Camp, Kankinara, recorded in the Military Land Register and bounded :

On the North - Lane of Kankinara Jute Mill.

On the South - Defence land

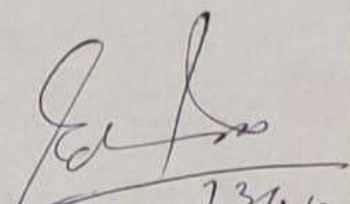
On the East - Clerk Ghat Road,

On the west by : Land of Kankinara Jute Mill.

IN WITNESS WHEREOF THE parties have to sent their hands the day and year first written above.

Signed by R.D. CHATURVEDI

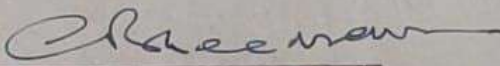
Defence Estates Officer,
Calcutta Circle on behalf
of the President of India
in presence of :-


Defence Estates Officer,
Calcutta Circle 13/10/85

WITNESSES:

1. Atul Chandra De
C/O DEO
13 Camac Street, Cal-17.
2. Nilesh Chandra Borisun
C/O DEO
13 Camac Street
Cal-17

SIGNED BY



on behalf of Kendriya

सी० नीमला/C BHEEMANNA
Vidyalyaya Sangathan संयुक्त कायदा प्र०) Jt Commissioner (Adm)
केन्द्रीय विद्यालय संगठन
New Delhi, in presence of Kendriya Vidyalyaya Sangathan
नई दिल्ली/New Delhi

WITNESSES:

1. Hareend (Harikaran P.G.T. (Hindi))
K. V. Kankinara
24 Pgs (W.B.)
2. AN Midlins, PGT (Maths)
K. V. Kankinara