Appendix X

CERTIFICATE OF LAND

File No. SDM/MK/SDS/MISC/22354 20-12-2022

Certified that the land measuring 3093 .59 Sq Mtr owned by Sh. Avatar Singh by the way of Sale Deed and Revenue Record (as Cultivator)

It is further certified that owner of the land has leased the said land----NIL---------(Name of the School/Society/Trust/company under Section8 of Companies Act, 2013) fully described in the schedule mentioned hereafter with the following details for the period of-------NIL----------years from----------to ----------

SL	Particulars	Details
1.	Plot No.(S)/ Survey No.(S)/ Khasra No.(S)/ Khata No.(S)/Khatuani No.(S)	Kh. No. 69 Min(1-07 Bigha -Biswa) & 70 Min(0-15 Bigha-Biswa) as claimed by Sh. Avtar Singh(Cultivator) through School Principal Mrs, Dayal P.Guruwara vide diary no.22354 dated 19/5/2022 (As per the LAC(S) Branch report dated 10/11/2022, the notification u/s -4 file no. F.9(16/80/L&B dated 5/11/80 and u/s -6 f.9(25)/85/L&B dated 7/6/85 in respect of Kh. No. 2251/69(0-17), 2252/69(0-5), 2253/69(0-5), 2254/69(0-13), and 70 (5-8) of Village Khirki issued. Regarding Kh. No. 2251/69, 2252/69, 2253/69, 2254/69, in Award No. 20/87-88 and and 70(5-8) in Award No. 20/87-88 it is mentioned that " There is a stay proceeding against following Khasra No.s. These Khasra No.are left out from Acquisition" However,it appropriate to get the status in r/o Kh. No. 70 of Village Khirki from DDA and L&B
2.	Name of street/village, sub Division, District and State	Swarn Public School, 171-A, Main Khirki Road, Malviya Nagar, Delhi-110017

It is certified that the School comprise of a single contiguous plot of land, it is further certified that Swarn Public School Khirki Extn , Village Khirki Delhi run by name of Educational Society of Professionals and Vocationals Society/Trust?company under Section 8 of Companies Act, 2013) is located on the said plot of land.

THE SCHEDULED OF LAND REFFEERRED TO

All that piece and parcel of land measuring 3093.59 Sq mtr may be situated in Kh. No. 2251/69(0-17), 2252/69(0-5), 2253/69(0-5) and Kh. No. 70 Min(0-15) at 171-A, Main Khirki Road, Malviya Nagar, Delhi-110017 and bounded as follows

North-Other Propery
East- Road
West-Other Property
South- Other Property.

(Satmp and Signature of the land authority)
(Name of Officer)
(Name of District)

Indoor post
20/12/23

Document 1

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	:	**IN-DL04211169987784I**
Certificate Issued Date	:	25-Nov-2010 10:34 AM
Account Reference	:	NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference	:	SUBIN-DLDL-CORPBK08534033102136I
Purchased by	:	EDUCATIONAL SOCY OF PROFESSIONAL AND VOCATIONALS
Description of Document	:	Article 48(f) Power of attorney- GPA with consideration
Property Description	:	PROPERTY NO. 171-A, VILLAGE KHIRKI, NEW DELHI-110017
Consideration Price (Rs.)	:	1,65,70,000 (One Crore Sixty Five Lakh Seventy Thousand only)
First Party	:	S AVTAR SINGH
Second Party	:	EDUCATIONAL SOCY OF PROFESSIONAL AND VOCATIONALS
Stamp Duty Paid By	:	EDUCATIONAL SOCY OF PROFESSIONAL AND VOCATIONALS
Stamp Duty Amount(Rs.)	:	4,97,500 (Four Lakh Ninety Seven Thousand Five Hundred only)

34817

6827

.....Please write or type below this line.....

AVTAR SINGH
DL No. P0304200125679 5

KANWAL JIT SINGH
TZD0901413

VERIFIED

T. 42

PAN NO. AAZPS4191D

Educational Society of Professionals & Vocationals
N.D.S.E., New Delhi
14, South Extension Part-1
Road, New Delhi-110049

PAN NO. AAATE[illegible]

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Seal Authorised Collection Centers.
2. The Contact Details of ADC [illegible] are available on the Web site www.shcilestamp.com

Document 1

GENERAL POWER OF ATTORNEY

WITH CONSIDERATION FOR A SUM OF RS. 1,65,70,000/-
STAMP DUTY PAID @3 % RS. 4,97,500/-

PROPERTY No.171-A, MEASURING 2257.47 SQ. MTRS., SITUATED AT VILLAGE KHIRKI, NEW DELHI-110017.

CATEGORY "H"

TOTAL AREA 2257.47 SQ. MTRS.,
TOTAL PLINTH AREA 418.05 SQ. MTRS.
SALE OF PLINTH AREA 418.05 SQ. MTRS.
YEAR OF CONSTRUCTION

LAND COST 6900/- PER SQ. MTRS.
6900 X 2257.47 = 15576543 (LAND COST)

CONST. COST 2375/- PER SQ. MTRS.
2375 X 418.05 = 992868.75 (CONS. COST)

LAND COST 15576543 + CONST. COST. 992868.75
= 16569411.75 (PROPERTY COST AS PER CIRCLE RATE).

This General Power of Attorney with consideration is made and executed at New Delhi, on this 25th. day of November, 2010 by, S. Avtar Singh S/O S. Fuja Singh R/O B-1/7, Malviya Nagar, New Delhi-110017, do hereby appoint nominate constitute and authorise Educational Society of Professionals& Vocationals through Its Secretary Mr. Kanwal jit Singh S/O S.Avtar Singh R/O B-1/7, Malviya Nagar, New Delhi-110017, as my true and lawful legal attorney to do the following acts, deeds and things in my name and on my behalf in respect of property bearing No. 171-A, measuring 2257.47 sq. mtrs., Khasra No.69, (hereinaftercalled the said property), Situated at revenue estate of Village Khirki, (Malviya Nagar), Tehsil Hauz Khas, New Delhi-110017, with all fitting, fixture, connection & structure standing thereafter.

That said part of land/property is declared as Urbanized Vide Notification No.F-9(2) 66-Law crop. Delhi dated 28th. May, 1966.

Whereas the executant is absolute owner and in possession of above said property.

THIS GENERAL POWER OF ATTORNEY WITH CONSIDERATION WITNESSETH AS UNDER:

That the executant's has been already received a sum of Rs.1,65,70,000/-(Rupees. One Crore Sixty Five Lac Seventy Thousand Only), from attorney holder, on execution of this General power of Attorney and the receipt of the same, the executant hereby admits and acknowledge.

Educational Society of Professionals
& Vocationals
N.D.S.E., New Delhi
N-14, South Extension-1
Ring Road, New Delhi-110049

Contd.p/2

Reg.No. 6877 Date 25/11/2010

Deed Related Detail

Deed Name POWER OF ATTORNEY	GPA WITH CONSIDERATION

Land Detail

Tehsil/Sub Tehsil	Sub Registrar V	Area of Building	0
Village/City	Khirki	Building Type	
Place (Segment)	Khirki		
Property Type	Residential		
Area of Property	0.00	0.00	0.00

Money Related Detail

Consideration Value 16,570,000.00 Rupees	Stamp Duty Paid 497,500.00 Rupees
Value of Registration Fee 50,000.00 Rupees	Pasting Fee 100.00 Rupees

This document of POWER OF ATTORNEY GPA WITH CONSIDERATION

Presented by: Sh/Smt. Avtar Singh S/o, W/o F singh R/o bI/7 malviya Ngr nd

in the office of the Sub Registrar, Delhi this 25/11/2010 day Thursday between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar V
Delhi/New Delhi

Executed and presented by Shri/Ms. Avtar Singh

and Shri/Ms. Kanwal Jit Singh

Educational Society of Professionals & Vocationals
N.D.S.E., New Delhi
N-14, South Extension Part-I
Ring Road, New Delhi-110049

Who is/are identified by Shri/Smt/Km. Manoj K singh S/o W/o D/o K Singh R/o bI/I Malviya Ngr nd

and Shri/Smt./Km H Kumar S/o W/o D/o Lt J P Wadhwa R/o 178 Devli Nd

(Marginal Witness). Witness No. II is known to me.
Contents of the document explained to the parties who understand the conditions and admit them as correct.
Certified that the left (or Right, as the case may be) hand thumb impression of the executant has been affixed in my presence

Date 25/11/2010

Registrar/Sub Registrar
Sub Registrar V
Delhi/New Delhi

1. To run the Educational Society of Professional & Vocationals of the said property

2. To manage, control and look after the above said property.

3. To run a school, polytechnic, hospital and any other type of work.

4. To get the water/sewer/electricity/power connection and other services in the said property and deal with the respective Departments with all matter in connection therewith and for their purpose to do all, deeds and things which are necessary for the same and also be responsible for the payment of water/electricity charges, property tax, ground rent and other dues in respect of above property.

5. To get the sale deed of the said property and/or the land beneath the same from the office of the competent Authority in this regard and to get the same registered in the office of the Sub-Registrar, New Delhi/Delhi.

6. To do repairs or execute other work or works with a view to enhance the rental value of the said property and for such purpose, to obtain such sanction from any local authority as may be necessary.

7. To make any additions/alterations in the existing structure after seeking permission from the competent Authority in this regard and for the purpose to apply for and get the plans sanctioned if required and get the authorized quotas of building materials and engage any Architect/Labor/Contractor etc. for the purpose. The above additions/alterations should be done at the risk, cost, to construct and responsibility of the power of attorney holder.

8. To get the said property assessed for house tax, to pay the same and to get the refund thereof if paid in excess.

9. To let out the said property in full or in part for any purpose and with such rights as may be deemed fit to any intended tenant(s), to receive rents in his/her/their own name to issue receipts thereof under his/her/their own signatures and deal with the tenant(s) in any lawful manner and enter into any agreement in this regard and to file suit for the recovery of rents against the tenant(s) of the said property in the court of law.

10. To sell in part or a whole negotiate, agree to sell or dispose off in any manner or transfer by way of exchange, lease (whether permanent or for long or short period) the said property or any part thereof at such terms which my attorney may in his/her/their sole discretion deem fit and proper, with any person, whatsoever and to enter into any agreement(s) with intending purchaser and to receive entire consideration in his/her/their own name and give receipts thereof and to do all acts, deeds and things which are necessary for the same.

Contd.p/3

Educational Society of Professionals
& Vocationals
N.D.S.E., New Delhi
N-14, South Extension
Ring Road, New Delhi-110049

11. To apply for and get sale permission/No objection Certificate and other connected permission from the office of the Competent Authority in this regard for the sale/transfer of my rights, shares, interests, liens and titles in the said property and in the deeds and things which are necessary for the same.

12. To let out, lease and to mortgage the said property for raising any loan or any part thereof and to execute and register all deeds as may be required and/or deemed necessary and present the same before the registering authorities, if required and to admit the execution thereof.

13. To apply for and get the Income Tax clearance Certificate for the sale of my said property from the office of the concerned Income Tax Officer in form 34-A, under the provisions of section 230-A (1) of the Income Tax Act, 1961.

14. To file/defend any suit in any court of law in any matter concerning the said property or any matter incidental thereto and for the purpose to appoint any advocate, pleader, vakil, attorney etc., and to make any statement, application, affidavit, undertaking etc. for and on my behalf and in my name and the said attorney may accept the services and summons or notice issued by the lawful authority.

15. To execute, sign and present all kinds of suits, writs complaints, petitions, revisions, written statements, appeals, applications, affidavits etc. in court of Law i.e. Civil, Criminal or Revenue and/or Tribunal and to proceed in all proceedings before the court of law with regards to any matter concerning the said property or any matter incidental thereto.

16. To execute, sign and present for registration before proper Registering Authority, proper Sale/Conveyance Deed for conveying my rights interests, liens and titles in the said property and land beneath the same or any part thereof in favour of the intending purchaser(s) and for the purpose of conveying the same absolutely and for ever, in favour of the intended purchaser(s) to his/her/their nominee(s), to do all other acts, deeds and things which are necessary for the purpose i.e. to receive the consideration in his/her own name thereof and to admit the receipt thereof and deliver the possession thereof to said purchase(s) or his/her/their nominee(s) either physical or constructive as may be feasible.

17. To execute a rectification deed of any deed executed in respect of the said property and to get the same registered in the office of the sub-registrar, Delhi/New Delhi or any other registering Authority.

18. To appoint any other person(s) as my attorney authorizing him/her/them to do all or any of the above acts, which have or have not been specifically mentioned hereinabove and in the opinion of my attorney ought to be done executed or performed in respect of my said property or any matter incidental thereto and to cancel withdraw or revoke the powers conferred upon the said attorney.

Contd.p/4

FORM-A

[See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007]

1. Name of office of Registrar/Sub-Registrar : V, Hauz Khas, New Delhi
   Name & Father's Name of the Transferor : S. AMARSINGH S/O FAUJA SINGH R/O B1/7
   Address of the Transferor : MALKIYA NAGAR RD
   Name & Father Name of the Transferee : EDUCATIONAL SOCITY OF PROFESSIONALS & VOCATIONALS THROUGH SECRETARY
   Address of the Transferee :
2. If the property was transferred earlier (Yes/No.) [NO]
   (a) if, yes, amount of consideration thereof : No.
3. Amount of consideration of the present transfer : 16570,500/
4. Other Information: -

A. In case of Agricultural land:

i. Name of the Revenue Estate: -
ii. Name of Village: KHIRKI
iii. Khasra Number(s):
iv. Area of land under transfer (in hect/sq. mtr.): (1 Acre= ___ Bighas and ___ Biswas)

B. In case of non-agricultural land :
i. Location of the property : .
ii. Name of the Colony/ locality : .
iii. Sl. No. of the Colony/ locality in the list colonies/ Localities: .
a. Category of the colony/ locality : " "

(If the name of colony/ locality is not included in the list of colonies/ localities, the category of the nearest colony/ locality may be mentioned).

iv. Area (in sq. mtrs.) :
v. Land Use :
vi. (Fill the corresponding value of the following land uses as applicable in your case)
a. Residential-1
b. Govt. Public Purpose-1
c. Private public Purpose (e.g. private school, colleges, hospitals)
d. Industrial-2
e. Commercial-3
iv. Land marks, if any, with the help of which the property can be located:
C. In case of built-up property other than flats: -
i. Total area to the plot :
ii. Land *Use :
iii. *(Fill the corresponding value of the following land uses as applicable in your case).

a. Residential-1
b. Govt. Public Purpose-1
c. Private public Purpose (e.g. private school, colleges, hospitals)
d. Industrial-2
e. Commercial-3

iv. Total plinth area of the property (in sq. mtrs.): 418 Sqm

v. Plinth area under transfer (in sq. mtrs) : 418 Sqm

vi. Year of construction: : 1995

vii. Nature of construction:

viii. (In case of the colonies falling in categories 'G' and 'H', please mentioned the corresponding value of the following type of structure applicable in your case):

Pucca	-	1.0
Semi-Pucca	-	0.75
Katcha	-	0.5

D. In case of Flats:

i. Constructed by DDA/Co-operative Ground Housing

ii. Society (CGHS) Private Builder:

iii. Plinth area of the flat (in sq. Mtrs.)

iv. Whether number of storeys in the building of your flat exceeds four or not (Yes/ No):

Name & Signature of the Transferor(s)

VERIFICATION:
I/We, S. Akter Sam & S. Fuja hus do hereby solemnly declare that what is stated above is true to the best of my knowledge and belief. Verified today, this 25th day of Nov 2010.

Signature of Transferee

Signature of Transferor(s)

Educational Society of Professionals
& Vocationals
M.D.S.E., New Delhi
N-14, South Extension Part-1
Ring Road, New Delhi-110049

19. And to do all acts, deeds and thing which my attorney may deem fit and proper for the management, control and supervision, and disposal of my said property as effectively as I would have done if present personally to do so.

20. And I the Executant(s) do hereby agree to confirm and ratify all and every act or thing done by my said attorney in respect of my said property, by virtue of the powers hereby conferred on him/her by these presents and all deeds or documents executed by him/her in my name or on my behalf under this power of Attorney shall be binding on me as if the same were executes by me.

The said plot of land is not notified u/s 4 & 6 of land acquisition Act. 1894, and has not been acquired by the Government for any public purpose. There is no contravention of Delhi Land Reforms Act.

That this General Power of Attorney is Irrevocable.

IN WITNESS WHEREOF, I the Executant have put my hands on these presents on the date, month and year herein below mentioned in the presence of the following witnesses.

Place: New Delhi
Dated: 25/11/2010

WITNESSES: TZD0901439
DAMANJEET SINGH
S/d KANWALJIT SINGH
R/o B/7 MALVIYA NAGAR N.D

EXECUTANT

2. 2401628775
Harish Kumar
S/o Late Sh. J.P. Mallick
178 Delhi No 62

Educational Society of Professionals
& Vocationals
N.D.S.E., New Delhi
N-14, South Extension
Ring Road, New Delhi-110049

SWARN SINGH
Advocate (D/623/95)
S-21, Sriniwaspuri, New Delhi-65

4924

STAMP PAPER OF RS. ..... SOLD TO .....

DO .....

Regd. No. .....

SUB REGISTRAR
HAZARIBAGH

5/12/90

THE SEAL OF THE SUB REGISTRAR DELHI

Document 2

2134 17-10-1990

5000Rs.

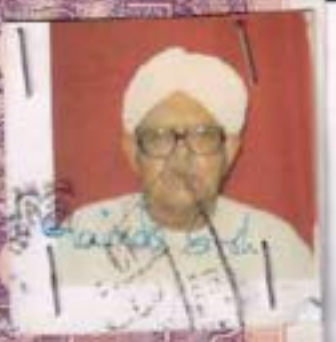
INDIA NON JUDICIAL

५000रु. Rs.50

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES



' Sale Deed for Rs.1,75,000/-'

Stamp Duty	Rs. 5,250/-
Corporation tax	Rs. 8,750/-
Total stamp	Rs.14,000/-

This sale deed is executed at New Delhi on this 30 day of July 1990, by Shri Gainda Singh s/o Shri Chet Ram R/o 138, Village Khirki, New Delhi, hereinafter called "The Vendor " (which expression shall mean and include his heirs, successors, legal representatives, administrators, executors, nominees and assigns).

in favour of

Educational Society of Professional & Vocational N-14, N.D.S.E. I, New Delhi, through its Secretary Mr. Kanwaljit Singh, hereinafter called "The Vendee" (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

....2.

4024

Sale Deed.

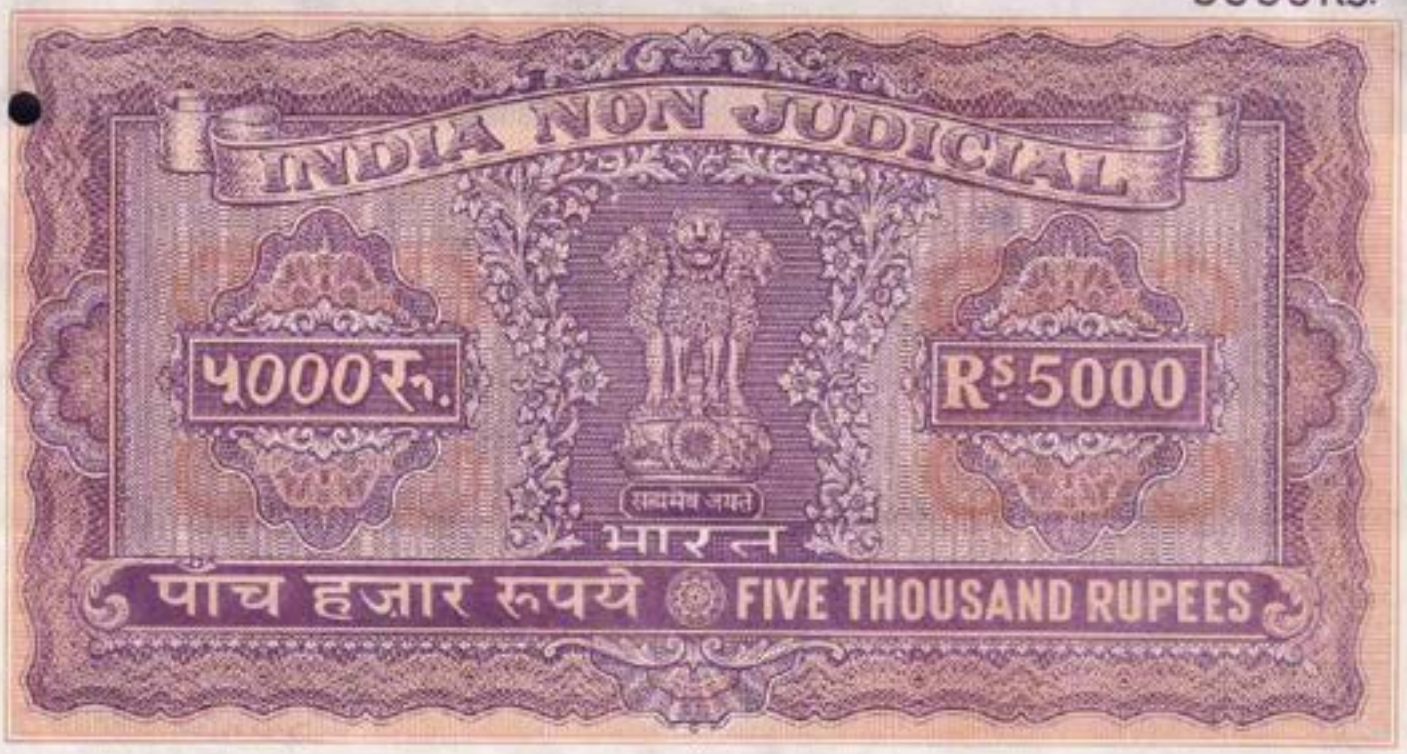
Gainda Singh.
S/o Sh. Chet Ram
138. Vill. Khirki
N. Delhi.

3-7-80

3/7/80.

SUB-REGISTRAR

5000Rs.



Whereas the vendor is the absolute owner of 20/108 share in agricultural land measuring 5 bighas and 8 biswas, (equal to 1 bigha), khasra No. 70, situated in Village Khirki, Tehsil Mehrauli, New Delhi.

And whereas the vendor purchased the said land from Puran Singh etc. vide sale deed registered as no.2546, in addl.book no.1, volume no.5234, on pages 102 to 105 dated 11.4.85, in the office of the Sub-Registrar, New Delhi.

And whereas the Vendor has agreed to sell and the Vendee has agreed to purchase the said land for a sum of Rs.1,75,000/-

Now this sale deed witnesseth as under:-

That in consideration of the sum of Rs.1,75,000/- (Rs.One Lac seventy five thousand only) which has already been received by the vendor from the vendee, the receipt of which the vendor hereby admits and acknowledges,

4924

BOGUS PAPER OF RS.
S/D
Through Shri

Gainda Singh

Vendor

1. Satnam Singh (MWI)
2. Y. Pal Pel.

3/7/90

1,75,000/- in Advance.

3/7/90

NOC. No 5356 Dtd. 20/6/90 filed.

SR III
3/7/90

INDIA NON JUDICIAL

३000 रु.

Rs 3000

सत्यमेव जयते

भारत

तीन हज़ार रुपये THREE THOUSAND RUPEES

the vendor doth hereby sell, convey and transfer the said land with boundary wall, rooms and other fittings and fixtures, to the vendee, who shall hereafter be the absolute owner of the same and shall enjoy all rights of ownership, possession, privileges, easements and appurtenances, whatsoever of the said land.

That the possession of the said land is already with the vendee since 1986 and the proprietory possession of the said land has been delivered by the vendor to the Vendee.

Now the vendor has been left with no right, title, interest, claim or concern of any nature with the said land and the vendee has become the absolute owner of the same.

....4

4024

THIS PAPER OF RS. .... SOLD TO ....
S/O .... R/O ....
Through Shri ....

[illegible] TREASURY
TIS HAZARI [illegible]

2/7/93

- 3 -

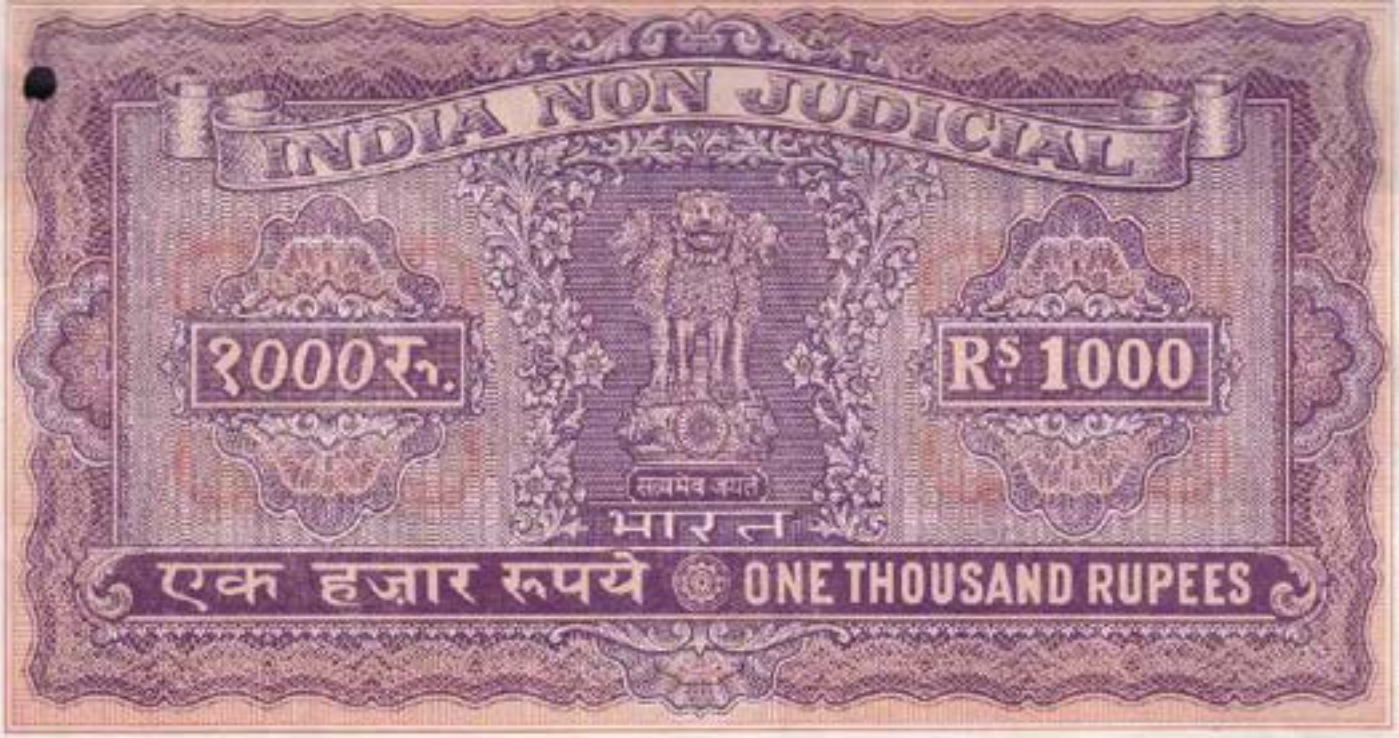
the vendor doth hereby sell, convey and transfer the said land with boundary wall, compound and other fittings and fixtures, to the vendee, who shall henceforth be the absolute owner of the same and shall enjoy all rights of ownership, possession, privileges, easements and appurtenances whatsoever of the said land.

That the possession of the said land is already with the vendee since 1958 and the documentary possession of the said land has been delivered by the vendor to the vendee.

That the vendor has [illegible] title, [illegible] the said land [illegible] the absolute owner of the [illegible]

....

SUB-REGISTRAR



That the vendor assures the vendee that the said land is free from all kinds of encumbrances such as sale, gift, mortgage, dispute, litigation, acquisition, attachment in the decree of any court, lien, court injunction, lease, agreement, etc.etc. and if it is ever proved otherwise, or if the whole or any portion of the said land is taken away or goes out from the possession of the vendee on account of any legal defect in the ownership and title of the vendor, then the vendor will be liable and responsible to make good the loss suffered by the Vendee.

That the Vendee can get the said land mutated in its name in revenue recordsand other concerned authorities on the basis of this sale deed or its certified true copy.

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4924

STAMP PAPER OF RS. ..... SOLD TO .....

DO .....

Regd. No. .....

SUB REGISTRAR
HAZARIBAGH

5/12/90

THE SEAL OF THE SUB REGISTRAR DELHI

That the land has not been notified under section 4 or 6 of the Land Acquisition Act, 1894, either for the planned development of Delhi or for any other purposes. This sale deed does not contravene the provisions of DelhiLand Reforms Act.1954.

That there is no poultry farm, ware house, cattle live stock, raising of grass on the said land. The Vendee shall use the said land as per law permits.

That all the expenses of this sale deed viz. stamp duty, registration charges etc. have been borne and paid by the Vendee.

In witness whereof, the Vendor has signed this sale deed at New Delhion thedatefirst mentioned above in the presence of the following witnesses;

Witnesses:-

1. (SATNAM SINGH) S/o S.Jawahir Singh
H-14, NDSE - Part I
New Delhi - 110049.

2.

Gainda Singh _____
Vendor.