

CERTIFICATE OF LAND

File No. 23/2025Date: 03/03/2025

Certified that the land measuring 1424.935 square meters is owned by the Shri Ranjee Yadav (Name of the owner) by way of lease (Sale Deed/Conveyance Deed/Gift Deed/Allotment Letter etc.) (In case of allotment of land, if it is not perpetual, periodicity of allotment to be mentioned from 22-5-2017 to 21-5-2047)

It is further certified that owner of the land has leased the said land to YBN Public School (In case of lease /sub- lease only) (Name of the School/Society/Trust/Company under Section 8 of companies Act, 2013) fully described in the schedule mentioned hereinafter with the following details for a period of 30 years from 22-5-2017 to 21-5-2047 (After 30 years lease will be extended according to terms and conditions).

SL	Particulars	Details
1.	Plot No. (s)/ Survey No. (s)/Khasra No. (s)/Khata No.(s)/Khatauni No.(s)	Hec lease land (Sector-1)
2.	Name of street/village, Sub Division, District and State	Sector-1, Hec Colony Near Panchmukhi Mandir, Dhurwa, Ranchi - 834004.

It is certified that the said entire land comprise of a single contiguous plot of land. It is further certified that YBN Public School, Sector-1, Hec Colony (Name of the School with name of street, village, sub-division and district) run by name of Tribal Social Welfare Society (TSWS) (Society / Trust / Company under Section 8 of companies Act, 2013) is located on the said plot of land.

THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring 1424.935 square meters (area of land in square meters) situated in Hec lease land (Plot No. (s)/Survey No.(s)/ Khasra No. (s)) at YBN Public School (name of street/village, sub division, district and state) and bounded as follows:

North : Hec Buildings.
East : Lighthouse
West : Hec Buildings
South : Hec Buildings

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



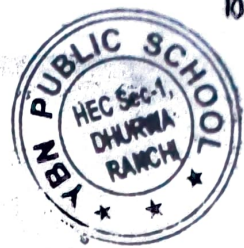
Vaibhav Mohan Singh

(Stamp and Signature of the land authority)

(Name of Officer)

(Name of District)

* The filled up certificate should be either in Hindi or English. If it is issued in vernacular language, translated notarized version in English be uploaded along with the original vernacular certificate as a single pdf.



Heavy Engineering Corporation Limited
(A Govt. of India Enterprise)
Headquarter

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ISO 9001 Company

Dated: 22/05/2017

Ref No. - TA/REV/2017- 41

To,
M/s TRIBAL SOCIAL WELFARE SOCIETY,
Panchawati, South Rly Colony
Chutia, Ranchi-834001
Jharkhand, India,
Contact No.- 0651-2461794, Mob. 07061261449
E-mail:- ramjeeyadav112@gmail.com

Sub: Letter Of Intent for Leasing Out "College Building".

Ref.

1. Open Tender: TA/REV/2017-43 dated 27.03.2017 for LEASING OUT OF FIVE NONRESIDENTIAL BUILDINGS WITH ASSOCIATED LAND OF HEC TOWNSHIP.
2. Your offer no: NIL, Dtd 17.04.2017

Dear Sir,

HEC Management is pleased to lease out its premises no. at Sl. no. 4 i.e. "College Building" to "M/S Tribal Social Welfare Society", Panchwati, South Railway Colony, Chutia, Ranchi - 834001, Jharkhand, India on the following rate & conditions:

1. Description of the premise:

(vi)	Name-	College Building
(vii)	Location-	Sector 1
(viii)	Built up Area -	17387 sq ft
(ix)	Abutting Land-	135815 sq ft

2. Vision & Mission for the Proposed premise/Building Educational Activity.

3. One time premium amount Rs. 2,98,50,000/-
(Rupees Two Crores Ninety Eight Lakhs Fifty Thousand Only).

4. Lease rent: 1.5% of One time premium, per annum
(1st lease rent is to be paid before signing of the agreement and for subsequent years the lease rent is to be deposited in advance before commencement of the next year.)

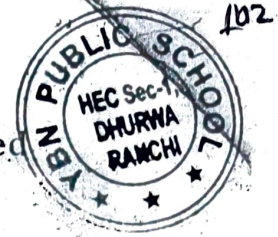
Handwritten note: "Handwritten note: 1.5% of One time premium, per annum"



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5. Taxes & Duties-

To be borne by lessee

All applicable taxes and duties including service tax during the lease period is to be borne by lessee.

6. TERMS & CONDITIONS

a. Period of Lease:

30 Years.

(The period of the lease will be for 30 years which is renewable for another 30 years on the decisions and terms and conditions of HEC Management).

b. The buildings and halls will be offered on "as is where is" basis. The Lessee can make premises / interiors suitable as per their requirement at their own cost.

c. Permanent structure(s) if constructed on vacant land or renovated structure cannot be demolished at the time of vacating these buildings. No claim for this on HEC shall be tenable at the time of vacating these buildings by the lessee.

d. The lessees will be allowed to renovate the existing structures & maintain the halls and buildings properly.

e. The lessee shall not sublease the premises and shall use it only for the purpose for which it has been granted.

f. Cancellation of Contract: HEC reserves the right to cancel the contract in full or in part, in the following cases:

vii) If the Lessee commits default in proceeding with the services with due diligence and continues to do so even after a notice in writing from the Officer-in-charge, then on the expiry of the period as specified in the notice.

Or

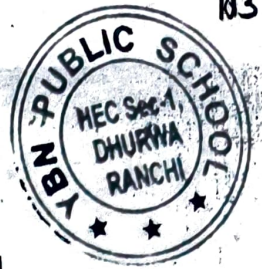
viii) If the lessee commits default/breach in complying with any of the terms and conditions of the contract and do not remedy it or fails to take effective steps for the remedy to the satisfaction of the Officer-in-charge, then on the expiry of the period as may be specified by the Officer-in-charge in a notice in writing.

Or

ix) If the lessee obtains a contract with the Lessor as a result of ring tendering or other non-bonafide methods of competitive tendering.

Or

x) If the lessee shall offer or give or agree to give any person in the service of the Lessor or to any other person on his behalf any valuable gift or



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consideration of any kind as an inducement or reward for act/acts of favour or disfavor in relation to the obtaining or execution of this or any other contract for HEC.

Or

- xi) If the lessee transfers, sublets, assign the entire work or any portion thereof without the prior approval in writing from the Officer-in-charge HEC Ltd. The Officer-in-charge HEC Ltd. may be giving a writing notice, cancel the whole contract or portion of it which is in default.

Or

- xii) Under violation of any term and condition of lease agreement or any other general/special term & condition by giving one month notice in writing for eviction of premises otherwise legal action will be initiated as per the PP (EOUO) Act 1971.

g. Penalty & Compensation

In case of delay in the lease rent payment, DPS (i.e. Delay payment surcharge) @ 2% per month of the due amount shall be imposed.

h. Agreement:

The Lessee shall enter into an agreement as per the "Proforma for Execution of Agreement" as per annexure - VI of the NIT within one month time from the date of issue of the LOI. The expenditure regarding the agreement will be borne by the Lessee.

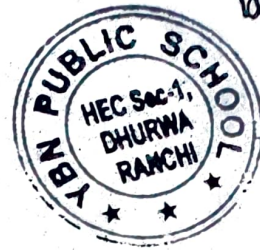
- i. All the terms and conditions will be as per General terms & Condition of NIT and GCC of HEC.

The lessee is requested to deposit the one time premium (adjusting the EMD amount of Rs 7,50,000/- deposited along with the offer) with the lease rent @ 1.5% within 15 days time from the date of issue of the LOI to expedite the agreement and the handing over & taking over of the premises.

Thanking You,

(Sanjay Kumar Singh)
Dy. Manager/Township/HEC

Heavy Engineering Corporation Limited
Town Administration Division
(Revenue Section)



Date: 14.02.2018

No: TA/REV/2018- 01

Occupation Report

Sub: Handing Over of College Building, Sector-I in H.E.C. Township.

Ref: Letter No. TA/REV/2017-41, dated 22.05.2017.

As per the letter No. TA/REV/2017-41, dated 22.05.2017; the College Building, Sector-I in H.E.C. Township is handed over to M/s Tribal Social Welfare Society, Panchawati, South Rly Colony, Chutia, Ranchi-834001 as per the details mentioned below:

College Building, Sector-I:-

1. **Date of Occupation:** 14.02.2018.
2. **Built up Area:** 17387 sq. ft. & **Abutting Land:** 135815 sq. ft.
3. **One Time Premium Amount (OTP) :** Rs 2,98,50,000/-
4. **Lease Rent:** 1.5% of One Time Premium per Annum (1st lease rent is to be paid before signing of the agreement and for subsequent years the lease rent is to be deposited in advance before commencement of the next year).
5. **Taxes & Duties:** All applicable taxes and duties including GST on the OTP and the annual lease rent during the lease period.
6. **Period of Lease:** 30 Years (The period of the lease will be for 30 years, which is renewable for another 30 years on the decision and terms and conditions of HEC Management).
7. **Terms & Conditions:** All other terms & conditions remain as per the letter No. TA/REV/2017-41, dated 22.05.2017.

Handed Over by

Jhon Dahanga

Jhon Dahanga
Assistant Manager / Estate,
Town Administration Division
HEC Ltd. Ranchi-04
Manager (ESTATE)
TA Division
HEC Ltd., Ranchi - 4

Taken Over by

Ramja Yadav 14/02/18
Ramja Yadav
Tribal Social Welfare Society
Panchawati, South Rly Colony,
Chutia, Ranchi-834001



R
PRINCIPAL