

PROFORMA FOR GRADING OF INSTITUTIONS

Name & Address of Institution:- Ashtavakra Institute of Rehabilitation Sciences and Research

S.No	Name of Institution and Address	Infrastructure			
1	Ashtavakra Institute of Rehabilitation Sciences and Research 5PSP Institutional Area Madhuban Chowk, Sector 14 Rohini, Delhi 110085			Appendix -1	
		Area of Land:	926.28 Sq mtr.	Attached	
		Status of land	Build Up	Vacant Area	
		Ownership of land	Leased	Rented	Attached
		Land use:	Conforming	Non-Conforming	Attached
		Power back up	62.5 KVA Silent Generator		Attached
		Capacity (Partial/ Full Coverage)	Partial/ Full Coverage		
			√		Attached
			√		
			√		

Signature of the Principal/Director

Name:

Seal:



**DELHI DEVELOPMENT AUTHORITY
INSTITUTIONAL BRANCH**

No. F-12 (103)81 /I.L. /1400
To,

DE:- 17/6/05

The President,
Handicapped Women Welfare Association,
Sector 14, Madhuban Chowk,
Near Tibetan Hostel,
Rohini, Delhi 110003.

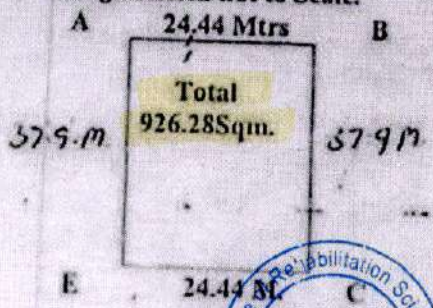
Sub: Issue of No Objection Certificate in respect of land allotted to the Handicapped Women Welfare Association near Madhuban Chowk measuring 926.28 Sqm. at Sector 14, Rohini, Delhi 85.
Sir,

With reference to your letter dated 16.6.2005 please find enclosed herewith a No Objection Certificate in respect of the plot/land for getting the sanction of Building Plans *only*.

REVISED NO OBJECTION CERTIFICATE

1. Name of the leasee/allottee	The Handicapped Women Welfare Association
2. Plot No./Situation of Plot	PSP Instl. Area Madhuban Chowk.
3. Name of the Scheme	P.S.P. Institutional Area Rohini.
4. Area of the plot/land	Total area 926.28 Sqm.
5. Size of the plot	37.9M x 24.44 Mtr.
6. Premium of the plot	Rs.4,35,351.60/- (NP-30)
7. Use of the Plot	C/o School for handicapped Childrens.
8. Date of Possession.	12.10.1988

Rough Sketch not to Scale.

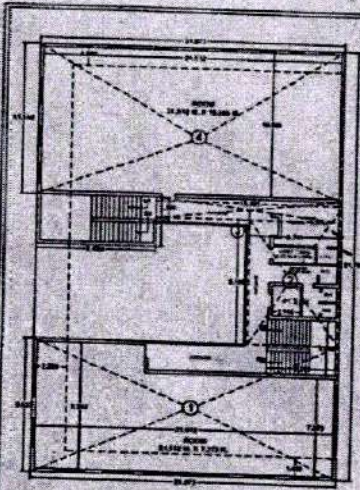


Yours faithfully,

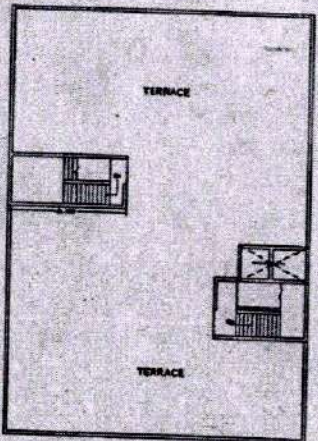
[Signature]

Asstt. Director (IL)DDA
LEASE ADMINISTRATION OFFICER
INSTITUTIONAL BRANCH, DDA

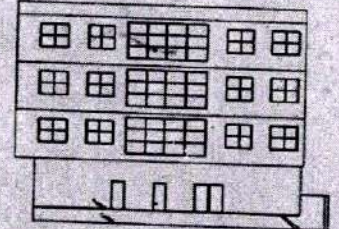




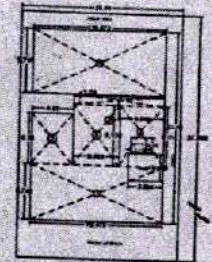
THIRD FLOOR PLAN



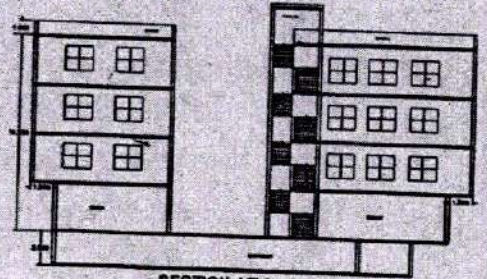
TERRACE FLOOR PLAN



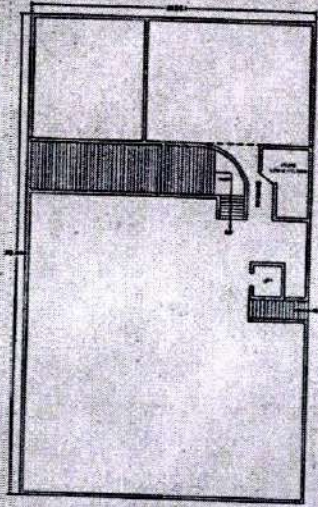
FRONT ELEVATION



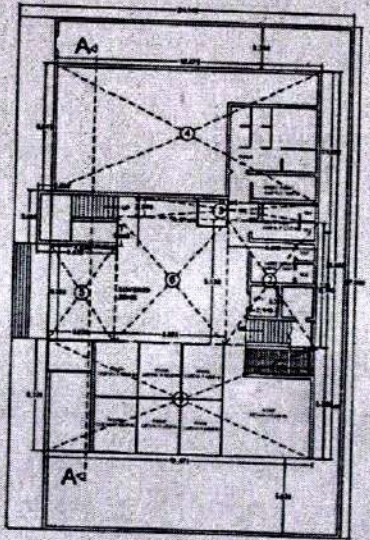
**SITE PLAN
GROUND FLOOR**



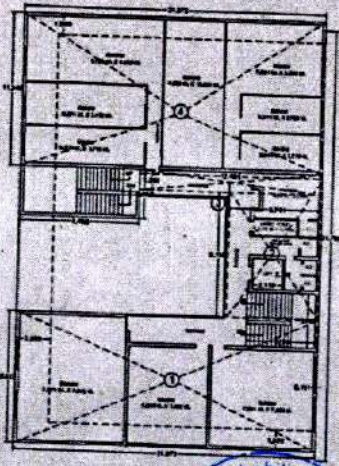
SECTION AT A - A



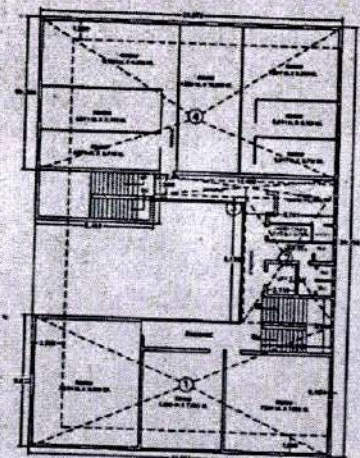
BASEMENT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WATER WORKING CERTIFICATE
CERTIFIED THAT THE SITE HAS BEEN INSPECTED & FOUND THAT THE WATER WORKING PROVISIONS HAS BEEN PROVIDED AT SITE AS WELL AS APPROXIMATE DISCHARGE OF WASTE WATER AS STIPULATED UNDER CLAUSE 22.1 OR 22.4.2 AND INFORMATION GIVEN IS FACTUALLY CORRECT TO THE BEST OF OUR KNOWLEDGE AND UNDERSTANDING.

NOTICE OF GREEN IS A TRAIL
CERTIFIED THAT SITE HAS BEEN INSPECTED & FOUND SATISFACTION REGARDING GREEN BELT AND PROVISION HAS BEEN PROVIDED AS PER CAPTION 'B' OF ENCL. 2016. THE INFORMATION GIVEN THEREIN IS FACTUALLY CORRECT TO THE BEST OF MY KNOWLEDGE & UNDERSTANDING.

AREA DETAILS	
1.	TOTAL PLOT AREA = 24.44 M. X 37.900 M. = 926.280 SQ.M.
2.	PERM. FAR. 225 = 2084.13 SQ.M.
3.	COMPOUNDABLE LIMIT @ 5% OF F.A.R. = 104.21 SQ.M.
4.	TOTAL PERMISSIBLE COVERAGE = 2084.13 SQ.M. + 104.21 SQ.M. = 2189.34 SQ.M.
5. TOTAL COVERED AREA AT GROUND FLOOR -	
(1).	18.473 M. X 9.742 M. = 180.126 SQ.M.
(2).	8.640 M. X 9.130 M. = 80.823 SQ.M.
(3).	13.413 M. X 1.500 M. = 20.118 SQ.M.
(4).	18.473 M. X 9.747 M. = 180.803 SQ.M.
(5).	4.830 M. X 8.900 M. = 33.713 SQ.M.
(6).	8.003 M. X 9.130 M. = 73.067 SQ.M.
	TOTAL = 537.451 SQ.M.
DEDUCTION AREA	
(A)	5.210M X 3.889 M. = 20.229 SQ.M. (STAIR)
(B)	2.110M X 2.250 M. = 4.747 SQ.M. (LIFT AREA)
	TOTAL = 25.976 SQ.M.
	NET EXIST. COVERED AREA = 537.451 SQ.M. - 25.976 SQ.M. = 511.475 SQ.M.
6. TOTAL COVERED AREA AT FIRST FLOOR -	
(1).	21.973 M. X 8.823 M. = 215.840 SQ.M.
(2).	8.740 M. X 9.130 M. = 81.534 SQ.M.
(3).	13.488 M. X 1.500 M. = 20.228 SQ.M.
(4).	21.973 M. X 11.346 M. = 249.305 SQ.M.
	TOTAL = 546.916 SQ.M.
DEDUCTION AREA	
(A)	5.210M. X 3.298 M. = 21.229 SQ.M. (STAIR)
(B)	2.110M. X 2.250 M. = 4.747 SQ.M. (LIFT AREA)
	TOTAL = 25.976 SQ.M.
	NET EXIST. COVERED AREA = 546.916 SQ.M. - 25.976 SQ.M. = 520.934 SQ.M.
7. TOTAL EXIST. COVERED AREA AT SECOND FLOOR - SAME AS FIRST FLOOR = 520.934 SQ.M.	
8. TOTAL EXIST. COVERED AREA AT THIRD FLOOR - SAME AS SECOND FLOOR = 520.934 SQ.M.	
9. TOTAL NET COVERED AREA AT BASEMENT FLOOR - 20.351 M. X 35.584 M. = 721.296 SQ.M.	
10. AREA OF BASEMENT TO BE USED FOR SERVICES & STORE @ 30% OF COVD. AREA OF BASEMENT = 218.385 SQ.M.	
11. TOTAL EXIST. COVERED AREA AT ALL FLOORS =	
	= 511.475 SQ.M. + (520.934 SQ.M. X 3) = 1113.823 SQ.M.
	= 511.475 SQ.M. + 1562.802 SQ.M. + 113.823 SQ.M. = 2188.30 SQ.M.

EXISTING BUILDING FOR REGULARIZATION OF PROPERTY. HANDICAPPED WOMEN WELFARE ASSOCIATION SITUATED AT SECTOR -14, ROHINI, DELHI-110085

 Mr. Sandhya Sharma (Owner's Secretary)	 J. P. SINGH ARCHTCT CASE: 1113
OWNER'S SIGNATURE	ARCHITECT'S SIGNATURE



No. 14848 dated 22/6/5
 Certified that the instrument is properly
 stamped under section 22 of the Indian Stamp
 Act, 1899. Duty Rs. 91/9/4
 Transfer duty Rs. 55/9
 Total 148/8 has been
 received by the Collector of Stamps
 New Delhi.

P/C AAJPG
 68899
 T-2288
 1944



PERPETUAL LEASE

THIS INDENTURE made this
 day of January
two
 one thousand nine hundred and six (1945)

BETWEEN THE PRESIDENT OF INDIA (hereinafter called "the Lessor") of the one
 part and Handicapped Women Welfare Association
 through its
 President/Secretary, Shri/Smt. Kusum Lata Gupta

registered under
 the Societies Registration Act, XVI of 1860 and having its registered
 at Sector 46, Madhuvan Chaur, Rohini, Delhi-110085
 (hereinafter called "the Lessee") of the other part.



WHEREAS THE LESSEE HAS applied to the Lessor for the grant of a
 lease of nazul land and the Lessor has on the faith of the statements and the representations
 made by the Lessee agreed to demise the plot of nazul land hereinafter described in
 the manner hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in consideration of the Lessee having
 paid to the Lessor Rs. 4,45,352/- (Rupees Four Lacs Fifty Three thousand
Three hundred and fifty two only) only)

towards premium before the execution of these presents (the receipt whereof the Lessor
 hereby acknowledges) and of the rent hereinafter reserved and of the covenants on the
 part of the Lessee hereinafter contained, the Lessor, doth hereby demise unto the Lessee

ALL THAT plot of nazul land containing by admeasurement an area of 9.86 Sqm.
 or there about situate at P.S. Institutional Area, Madhuvan Chaur, Rohini, Delhi

which nazul land is more particularly described in the schedule hereunder written and with
 boundaries thereof for greater clearness have been delineated on the layout plan annexed
 to these presents and thereon coloured red (hereinafter called "the said nazul land")
 TOGETHER with all rights, easements and appurtenances whatsoever to the said nazul
 land belonging or appertaining TO HOLD the premises hereby demised unto the Lessee in

perpetuity from the 12th day of October
 one thousand nine hundred and sixty two

THE LESSEE SHALL HOLD AND PAYING
 therefore the yearly rent payable in advance of Rs. 1,08,844/-
 (Rupees One Lakh Eight thousand Eight hundred and Eighty four only)
 day of Oct one thousand nine hundred and sixty two and thereafter

Handwritten signature of Kusum Lata Gupta
 President



Handwritten signature of Shri/Smt. Kusum Lata Gupta
 President
 Handicapped Women Welfare Association
 Sector 46, Madhuvan Chaur, Rohini, Delhi-110085

@ of 2 1/2% the premium the sum already paid and such other sum or sums hereafter to be paid towards premium under the covenants & conditions hereinafter contained or such other enhanced rent as may hereinafter be assessed under the covenants and condition hereinafter contained to be paid towards premium under the covenants and conditions hereinafter contained clear of all deductions, by equal half yearly payments on the fifteenth day of January and fifteenth day of July in each year at the Reserve Bank of India, New Delhi, or at such other place as may be notified by the Lessor for this purpose, from time to time the first of such payments to be made on the fifteenth day of July one thousand nine hundred and Eight Eight only and the rent amounting to Rs. 10,884/- (Rs. Ten thousand Eight hundred only) from the date of commencement of this lease to the last mentioned date having been paid before the execution of these presents.

Subject always to the exception; reservations, covenant and conditions hereinafter, contained, that is to say as follows :-

I. The Lessor accepts and reserves unto himself all mines, minerals, coal, gold-washing, earth and quarries in or under the said land and full right and power at all times to do all acts and things which may be necessary or expedient for the purpose of searching for, working, obtaining removing and enjoying the same without providing or leaving any artificial support for the surface of the said land or for any building for the time being standing thereon provided always that the Lessor shall make reasonable compensation to the Lessee for all damage directly occasioned by the exercises of the rights hereby reserved or any of them.

II. The Lessee for himself, successor and assignees covenants with the Lessor in the manner following that is to say:

(1) The Lessee shall pay within such time such additional sum or sums towards premium as may be decided upon by the Lessor on account of the compensation awarded by the Land Acquisition Collector in respect of the said land or any part thereof being enhanced on reference or in appeal or both and the decision of the Lessor in this behalf shall be final and binding on the Lessee.

Hum gutha

The yearly rent of 2 1/2% percent of the premium hereby



shall be calculated on the sum received towards premium by the Lessor before the execution of these presents and such additional sum or sums payable towards premium as provided herein from 12th day of Oct one thousand Eight Eight only

and the Lessee shall pay unto Lessor the yearly rent hereby reserved on the days and in the manner herein appointed.

(3) The Lessee shall not deviate in any manner from the Master Plan for Delhi and the Zonal Development Plans nor alter the size of the said land whether by sub-division amalgamation or otherwise.

(4) The Lessee shall, within a period of two years from the 12th days of Oct one thousand nine hundred and Eight Eight only (and the time so specified shall be of the essence of the contract) after obtaining sanction to the building plan, with necessary designs, plans and specifications

Handicapped Women Welfare Association

Hum gutha
President Gen. Secretary Treasurer

Handicapped Women Welfare Association

President Gen. Secretary



[Signature]
कैलाश चक्र
पद्म प्रसादन अधिकारी
सामाजिक सुविधा सेवा, दिल्ली-85
द्वारा: दस्ता, कार्यालय, नई दिल्ली

land and complete in a substantial and workmanlike manner a building for *Child's school for Handicapped* *Child's school only* with the requisite and proper walls, sewers and drain and other conveniences in accordance with the sanctioned building plan and to the satisfaction of such municipal or other authority.

(5) (a) The Lessee shall not sell, transfer, assign or otherwise part with possession of the whole or any part of the said land or any building thereon except with the previous consent in writing of the Lessor which he shall be entitled to refuse in his absolute discretion.

PROVIDED that such consent shall not be given for a period of ten years from the commencement of this lease unless, in the opinion of the Lessor, exceptional circumstances exist for the grant of such consent.

PROVIDED FURTHER that, in the event of the consent being given the Lessor may impose such terms and conditions as he thinks fit and the Lessor shall be entitled to claim and recover the whole or a portion (as the Lessor may in his absolute discretion determine) of the unearned increase in the value (i.e. the difference between the premium paid and the market value) of the said land at the time of sale, transfer, assignment, or parting with the possession and the decision of the Lessor in respect of the market value, shall be final and binding.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the property after deducting such percentage as decided by the Lessor of un-earned increase as afore-said.

(b) Notwithstanding any thing contained in sub-clause (a) above, the Lessee may with the previous consent in writing of the Lt. Governor, of Delhi (hereinafter called "the Lt. Governor") mortgage or charge the said land to such person as may be approved by the Lt. Governor in his absolute discretion.

PROVIDED that, in the event of the sale or fore-closure of the mortgaged or charged property, the Lessor shall be entitled to claim and recover such percentage as decided by the Lessor of the unearned increase in the value, of the said land as aforesaid, and the amount of the Lessor's share of the said unearned increase shall be a first charge, having priority over the said mortgage or charge. The decision of the Lessor in respect of the market value of the said land shall be final and binding on all parties concerned.

PROVIDED FURTHER that the Lessor shall have the pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the Lessor of the unearned increase as aforesaid.

(6) The Lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned hereinbefore shall apply equally to any voluntary sale or transfer whether it be by or through an executing or insolvency court.

(7) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever, the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefore.

(8) Whenever the title of the Lessee in the said land is transferred in any manner whatsoever, the transferor and the transferee shall, within three months of the transfer give notice of such transfer in writing to the Lessor.

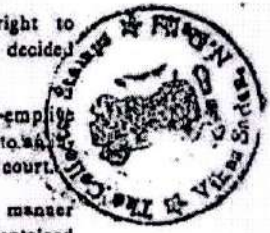
The transferee or the person on whom the title devolves, as the case may be, shall

Chaman Gupta

Handicapped *Chaman Gupta* Association

President

P. 11/10



Chaman Gupta
केलाच चण

युवा प्रशासन अधिकारी
संस्थागत भूमि शाखा, दि. वि. प्रा.
विनायक बदन, आई. एन. ए. नई दिल्ली

Reg.No. 1,949

Date 25/01/2006

Deed Related Detail			
Deed Name PERPTUAL LEASE FOR RESIDENTIAL			
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VII	Area of Building	0 वर्ग फुट
Village/City	Rohini	Building Type	
Place (Segment)	Rohini		
Property Type	Residential		
Area of Property	0.00	0.00	0.00
Money Related Detail			
Consideration Value	445,352.00 Rupees	Stamp Duty Paid by Party	30,517.00 Rupees
Stamp Duty To Be Paid	30,016.72 Rupees		
Value of Registration Fee	1500 Rupees	Pasting Fee	100 Rupees

Presented by: Sh/Smt.

S/o. W/o

R/o

POI

in the office of the Registrar/ Sub Registrar, Delhi this 25/01/2006 day
Wednesday
between the hours of

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

Signature of Presenter
Execution admitted by the said Shri/Smt POI

and Shri/Smt./Mn. Handicapped Women Welfare Association Th: Karam Lane (Gopal)

Who is/are identified by Shri/Smt./Mn. Nil S/o W/o D/o R/o

and Shri/Smt./Mn Nil S/o W/o D/o R/o

(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.

Registrar/Sub Registrar
Sub Registrar VII
Delhi/New Delhi

Date 25/01/2006



Handwritten signature

Handwritten signature

ASHTAVAKRA INSTITUTE OF REHABILITATION SCIENCES AND RESEARCH

DG SET SILENT POWER 62.5KVA



1. DG SET installed at terrace on the AIRSR
2. 50LTR DIESELS KEPT IN BACKUP FOR EMERGENCY



Jay Swaminathan

TIN No.: 06293015477

42

SUSHIL ENGINEERS



M/s Special Art School 5, PSP Institutional Area, Madhuban Chowk, Rohini, Delhi - 85.	20-05-14 This should not be treated as invoice P.O : TIAS/2013-14/0393
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S.No.	Particulars	Unit	Qty.	Amount
1	Supply of cubical Electrical panel with 62.5 Kvar comprising complete to 415v 62.5Kvar common Base with other standard accessories i.e. tank, Batteries with leadscontrol wiring connector, contactor mccb etc.	Set	1	4,35,000.00
Advavnce received				1,38,720.00
Balance Due				2,96,280.00

Rupees Two Lakh(s) Ninety Six Thousand Two Hundred Eighty Only

Our Bank Details are:-
Bank of India
Rai Branch, Dist. Sonapat (Hr.)
A/c No.: 672130110000031
IFSC Code: BKID0006721

ENTERED

Di... 27/5/14

STOCK ENTRY
Reg. No... h.w.c.A/11471.168
Page No... 10
Date... 20/5/14
Sign... [Signature]

E. & O.E.

Goods inspected and found in order.
Goods once sold will not be taken back or exchange.
Dispute if any will be subject to Delhi Jurisdiction only.
Interest @ 24% per annum will be charged on this bill if not paid on presentation.
The above-mentioned goods are received in safe and sound condition.

For Sushil Engineers

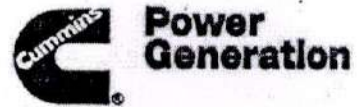
Authorized Signatory



WORKS:

Plot no.-324, HSIDC, Rai Industrial Estate,
Distt. Sonapat, Haryana.
power@sushilengineers.net
Web: www.sushilengineers.net

Our energy working for you.™



Cummins India Ltd.
Power Generation Business Unit

Engine Test Certificate

This is to certify that Engine Model S3.8G7

Serial Number 1404 08626 was tested using

Diesel as per ISO - 3046 Standard.

Corrected Full Load B.H.P. to N.T.P. conditions as per the

test standard is 80 BHP @ 1500 RPM



Sudhir Gensets Ltd. ATHAL UNIT

sudhir
Powering the Nation

Plot No. 8,9 & 10, Survey No. 144/1/2/1/2
& 144/1/2/1/3 & 144/1/2/10. Athal Industrial Estate, Village - Athal
Post. Naroli, Silvassa. (U. T. of D & N.H.) Tel.: (0260) 3291420 / 21

TEST CERTIFICATE FOR ELECTRIC DIESEL GENERATING SET

This is to certify that 62.5 KVA Diesel Generating Set

S. R. No. 0978 has been tested at our works as per

ISO : 8528. The performance of the set was found electrically
and mechanically sound and in working order in all particulars.

The set was coupled with the following major components.

Engine Make : Cummins

Engine Model : S3.8G7

Engine Sr. No. : 140408626

Alternator Make : Stamford

Frame Size : UC/224 V1

Alternator Sr. No. : G14D184171



Resor
(Authorised Signatory)

(Q. A & C.)

SK FIRE SAFETY WORKS

Deals in : All Kinds of Fire Extinguisher &
Fire Fighting Equipments
Spl. In : Refilling, Installation & Maintenance

GSTIN : 07AEPPT4297R1Z5 • PAN No.: AEPPT4297R

Ref. No.

Date

WARRANTY CERTIFICATE

100

09/NOVEMBER/2023

Customer Name & Service

M/S ASHTAVAKRA INSTITUTE OF REHABILITATION
SCIENCE AND RESEARCH SECTOR 14
ROHINI NEW DELHI 110085

Product Name

01. REFILL of ABC 5 kg FIRE EXTINGUISHER 09

[ONE YEAR warranty IF SEALED NOT BROKEND]

fire extinguisher Refilling by us provide our Invoice No. 100 Dated 09-11-2023 the equipment returned to our factory within 12 months for the dated of Refilling and found to be defective in workmanship or material, will be repair or replace and the company's opinion, free of cost and returned Freight Per-paid and insured by the most economical mode of transport.

If inspection by factory does not disclose and defect In work Man ship or material, the company reserves the right to charge for repairs carried out or parts replaced

[ONE YEARS WARRANTY IF SEALD NOT BROKEN]

FOR SK FIRE SAFETY WORKS
AUTHORISED SIGNATORY



Shop No. 15, Sarja Market, Naharpur, Sector-7, Rohini, New Delhi-110085 • Ph. : 8920112029,8750240767

Email : tamtasantosh.skfire@gmail.com