

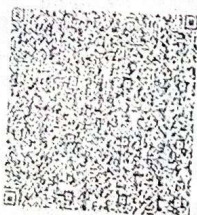
8576
18/10/23
12660

INDIA NON JUDICIAL

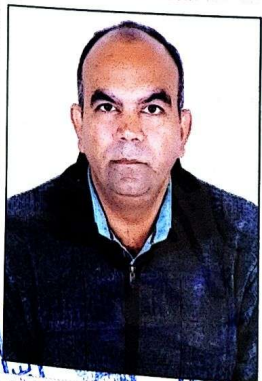
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL80839291948576V
Certificate Issued Date : 13-Oct-2023 03:37 PM
Account Reference : NONACC (BK)/ dlunboi02/ GUJRANWALA TOWN/ DL-DLH
Unique Doc. Reference : SUBIN-DLDLUNBOI0227259905707295V
Purchased by : HARISH KUMAR
Description of Document : Article 35(v) Lease upto 30 years
Property Description : D-111/1 KH NO. 26/8 RAMA VIHAR VILLAGE MOHAMMAD PURI MAJRI
KARALA DELHI
Consideration Price (Rs.) : 0
(Zero)
First Party : HARISH KUMAR
Second Party : JANTA SHIKSHA PRACHAR SAMITI
Stamp Duty Paid By : HARISH KUMAR
Stamp Duty Amount(Rs.) : 10,800
(Ten Thousand Eight Hundred only)



e-Stamp Certificate
Verified & Locked



Handwritten signature



Handwritten signature

Adhar No. 292289235509
D. 03/03/1976

Adhar No. 94065695201
D. 03/03/1951
0006649302



Monthly Rent

Rs.10,000/- x 12=Rs.1,20,000/-

Total Stamp duty @ 9%

Rs.10,800/-

LEASE DEED FOR 30 YEARS

This Lease Deed is made at Delhi, on this 18.10.2023 executed by and between:

SHRI HARISH KUMAR S/O SHRI BALJEET SINGH R/O 496, OPPOSITE SR. SEC. SCHOOL, MOHAMMADPUR MAJRI, KARALA, NEW DELHI-110081 (hereinafter called the First party/ Lessor).

-AND-

JANTA SHIKSHA PRACHAR SAMITI at VILLAGE POOTH KALAN, DELHI-110041, THROUGH ITS PRESIDENT DR. K.S. SOLANKI S/O SHRI PRAHLAD SINGH SOLANKI R/O H.NO 209,VPO POOTH KALAN, DELHI, duly appointed and authorized signatory in the meeting of Governing Body of society vide resolution passed therein on 25.09.2023 (hereinafter called the second party/Tenant / Lessee). *Presently R/o A-1/32, Sector-8, Rohini, Delhi.*

The expression First party / Lesser & second party / Lessee shall mean and include the parties, their respective heirs, successors, executors, administrators' legal representatives and assigns.

President
Janta Shiksha Prachar Samiti
209, Pooth Kalan, Delhi-110096



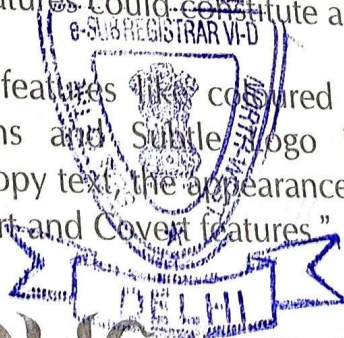
Warning



"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like colored background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features"



RegNo. 4771

Deed Related Detail

Deed Name LEASE		LEASE UPTO 30 YEARS	
Land Detail			
Tehsil/Sub Tehsil S R VI D Rohini		Building Type	
Village/City	Karala		
Place (Segment)	Karala		
Property Type	Residential		
Property Address	House No.: , Road No.: D-111/1 KH NO. 26/8 RAMA VIHAR VILLAGE MOHAMMAD PUR MAJRI KARALA DELHI, Karala		
Area of Property	2,120.00 Sq.Yard	0.00	0.00
Money Related Detail			
Consideration Value	10,000.00 Rupees	Stamp Duty Paid	10,800.00 Rupees
Value of Registration Fee	1,000.00 Rupees	Pasting Fee	100.00 Rupees
Transfer Duty	0 Rupees	Government Duty	10800 Rupees

This document of LEASE

LEASE UPTO 30 YEARS

Presented by: Sh/Smt.

HARISH KUMAR

S/o, W/o

BALJEET SINGH

R/o

496 MOHD PUR MAJRI DL

in the office of the Sub Registrar, Delhi this 18/10/2023 12:00:00AM day Wednesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.
HARISH KUMAR

and Shri / Ms.

JANTA SHIKSHA PRACHAR SAMITI

Who is/are identified by Shri/Smt/Km. PARVEEN KUMAR S/o W/o D/o MANGE RAM R/o 284-B JAIN NAGAR KARALA DL

and Shri/Smt./Km SURAT SINGH S/o W/o D/o ROOP CHAND R/o 41/1 RAMA VIHAR DL

(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 18/10/2023 18:08:45

Registrar/Sub Registrar

S R VI D Rohini

Delhi/New Delhi



2382561104771

WHEREAS, the First party/owner/Lesser is the absolute owner and in possession of built up property bearing No. D-111/1, Land measuring 2120 Sq.Yds., (out of total land area measuring 4240 Sq.Yds.), out of Khasra No. 26/8, situated in the area of Village Mohammadpur Majri, P.O.Karala, Delhi, abadi known as Rama Vihar, Village Mohammdpur Majri, Delhi-110081, which is bounded as under:-

EAST:	ROAD 30 FT.
WEST:	OTHER'S PROPERTY,
NORTH:	ROAD 20 FT.
SOUTH:	OTHER'S PROPERTY,

(hereinafter called the property).

And WHEREAS The first party has agreed to let out of built up property bearing No. D-111/1, Land measuring 2120 Sq.Yds., (out of total land area measuring 4240 Sq.Yds.), out of Khasra No. 26/8, situated in the area of Village Mohammadpur Majri, P.O.Karala, Delhi, abadi known as Rama Vihar, Village Mohammdpur Majri, Delhi-110081, to the second party/tenant on the following terms and conditions:-

NOW THIS LEASE DEED WITNESSETH AS UNDER

1. That the first party/landlord has agreed to let out the said property to second party/tenant on monthly lease of Rs. 10,000/- (Rupees Ten Thousand only) per months in advance every English Calendar month.
2. That the Electricity as per meter reading, water charges and maintenance charges shall be paid by the tenant separately to the concerned authorities directly and the tenant will be responsible for theft of electricity, temper with electric meter and the original receipt of the payment made will be submitted to landlord after the expiry of the tenancy.
3. That the said property will be use for Education and school purpose in the name of **SHRI TULA RAM PUBLIC SCHOOL** run by **JANTA SHIKSHA PRACHAR SAMITI**.



President
Janta Shiksha Prachar Samiti
209, Poeth Kalan, Delhi-110086

4. That the tenancy period will be commenced from 01.04.2023 for a fixed period of Thirty years.
5. That the second party/tenant will be responsible for the maintenance of water motor, Electrical fittings and goods, sanitary fitting and wood works & fitting etc.
6. That after the expiry of the tenancy period, the second party/tenant shall handover/deliver the physical vacant possession of the said premises to the first party/landlord/lesser peacefully.
7. That the tenant shall not make any additions and alterations in the said property or any demolition in any portion of the said property without consent of the first party/landlord/lesser in writing.
8. That the tenant shall abide by the rules and regulations of HOUSEING SOCIETY/DDA/MCD/NDPL/DJB, Corporation or any other authorities having jurisdiction on the said property.
9. That the second party/tenant shall keep the said premises neat and clean and the first party/landlord or his/her representatives shall have full rights to inspect the above said premises at all responsible hours.
10. That in case of any infringement of any terms and conditions of lease deed the tenant will be liable for eviction and also for such costs and damage arising out of such infringement and also security deposits and balance lease will be forfeited.
11. That the minor day to day repairs shall be paid the tenant and shall not ask for the same to the first party/landlord during the tenancy period. If any major repairs in the said premises requested then the landlord/first party will be responsible to get it repair.

[Handwritten signature]

[Handwritten signature] - 5 -

President
Janta Shiksha Prachar Samiti
209, Pooth Kalan, Delhi-110086

12. That the premises have been duly white-washed landlord/leaser/first party and are in perfect tenantable conditions and the tenant shall not demand any white wash or repair during the terms of limited tenancy. The tenant shall keep the premises in good sanitary and habitable condition and shall not make any damage the premise.
13. That due to certain circumstances beyond control the property is sold out, the tenant will have vacant the property only after having received one year notice in advance from the landlord/first party.
14. That the tenant shall not sub-let, assign or otherwise part with possession of the whole or and part of the said premises and will not create any third party interest in the said premises.
15. That the tenant shall not store any contraband and or explosives in the demised premises and will not do any such activity which may cause any nuisance, hindrance or embarrassment to the residents around and which is not against any law or rules.
16. That if first party wants to vacate the said rented premises before the expiry of tenancy period then the desirous party shall have to serve one year advance notice to the second party/tenant/lessee.
17. That the tenant will not take any loan from any bank/financial institution/person or any other agency/department with respect to the said premises lease amount will be increased by mutual consent of both parties.
18. That the second party will not indulge in any illegal activity from said premises. If he does than tenancy stand terminated automatically from the date of knowledge of the first party about the illegal activities of second party without giving one year notice.

Janta

Prabhu
President
Janta Shiksha Prachar Samiti
209, Pooth Kalan, Delhi-110086

19. That the rent agreement is valid for 30 year can be further extended with the mutual consent of both parties.
20. That the lease Deed can be dissolved at any time if both the parties are agreed.
20. That the contents of this Lease Deed have been read over and are admitted to the properly understood by both the parties.
21. That all disputes are subject to the jurisdiction of court in Delhi only.

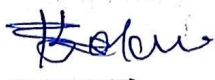
IN WITNESS WHEREOF the parties have set their hands to this LEASE DEED on day month and year above first written in the presence of the following witness.

WITNESSES:-

1. Parveen Kumar
S/o Mande Ram
R/o 284-B, Jain Nagar,
Market Block, Tirthankar
Nagar, Karala, Delhi.
A.C No. 5619 2677 1570
D.O.B. 16/07/1972


(LESSOR)

2. Surat Singh Rawat
S/o Resh Chand Rawat
R/o 41/1, A-Block, Rama Vihar,
Mohammadpur Majri, Delhi.
A.C No. 6597 5750 8970
D.O.B. 23/01/1965

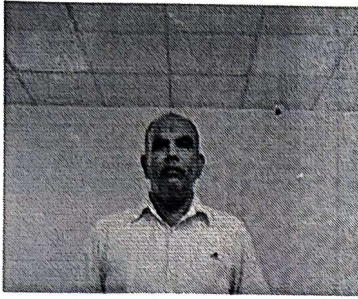

(LESSEE)

President
Janta Shiksha Prachar Samiti
209, Pooth Kalan, Delhi-110009

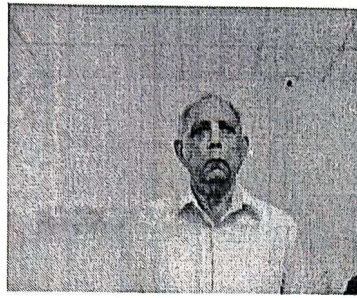
RegNo.
4771

Reg. Year
2023-2024

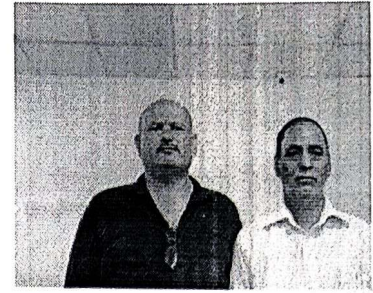
Book No.
1



Ist Party



IInd Party



Witness

Ist Party HARISH KUMAR

IInd Party K S SOLANKI (On Behalf of JANTA SHIKSHA PRACHAR SAMITI)

Witness PARVEEN KUMAR, SURAT SINGH

Certificate (Section 60)

Registration No.4,771 in Book No.1 Vol No.2,492

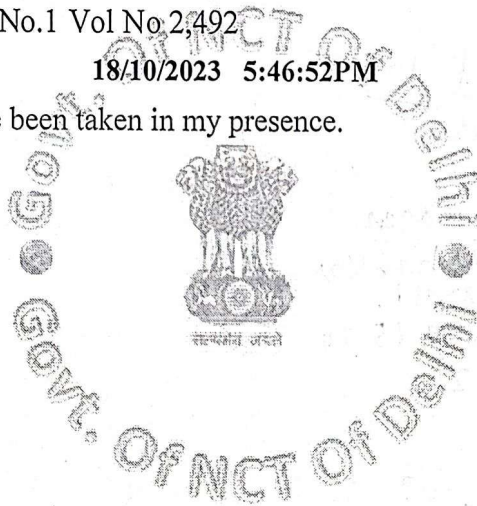
on page 23 to 28 on this date

18/10/2023 5:46:52PM

day Wednesday

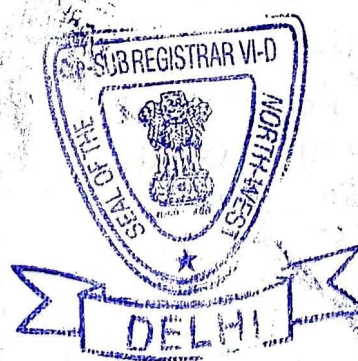
and left thumb impressions has/have been taken in my presence.

Date 18/10/2023 18:08:51



Euliani

Sub Registrar
S R VI D Rohini
New Delhi/Delhi



2382262204771