

12877
31/8/14

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सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No.	: IN-DL03728661578835I
Certificate Issued Date	: 28-Aug-2010 11:46 AM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP PUBAGH/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-CORPBK07569833438788I
Purchased by	: MAHENDER SINGH AND OTHERS
Description of Document	: Article 35(v) Lease upto 30 years
Property Description	: PLOT NO. 26, KHASRA NO. 40/2 AND 34/22/1, 34/22/2, VILLAGE NILOTHI NEW DELHI-41
Consideration Price (Rs.)	: 0 (Zero)
First Party	: MAHENDER SINGH AND OTHERS
Second Party	: SHRI DALIP SINGH EDUCUATIONAL AND WELFARE SOCIETY
Stamp Duty Paid By	: MAHENDER SINGH AND OTHERS
Stamp Duty Amount(Rs.)	: 20,600 (Twenty Thousand Six Hundred only)



55

40

40

34

Please write or type below this line



ECI No -
IPN1289116

ECI No -
DYL1065226

DL No -
R4052001253277

ECI No -

DL/03/031/141460

Mahender Singh, Sabish Kumar Anup Sam

Dalip Singh

WEST

Deed Related Detail

Deed Name LEASE		LEASE UPTO 30 YEARS	
Land Detail			
Tehsil/Sub Tehsil	SR IIA-PUNJABI BAGH	Area of Building	0 oZx Q
Village/City	Nilothi	Building Type	
Place (Segment)	Nildthi		
Property Type	Others		
Area of Property	4,840.00 oZx M	0.00	0.00
Money Related Detail			
Consideration Value	19,032.0 Rupees	Stamp Duty Paid	20,600.00 Rupees
Value of Registration Fee	1,000.00 Rupees	Pasting Fee	100.00 Rupees

This document of LEASE

LEASE UPTO 30 YEARS

Presented by: Sh/Smt.

S/o, W/o

R/o

Mahender Singh

Bhagwan Singh

151, Vill. Nilothi N.D

Satish Kumar

Bhagwan Singh

151, Vill. Nilothi N.D

Anup Singh

Bhagwan Singh

151, Vill. Nilothi N.D

in the office of the Sub Registrar, Delhi this 31/08/2010 day Tuesday
between the hours of

Signature of Presenter

Executed and presented by Shri /Ms. Mahender Singh, Satish Kumar, Anup Singh

and Shri / Ms. Dalip Singh Educational Welfare Society Through its President Chander Shekhar

Who is/are identified by Shri/Smt/Km. Virender Kumar S/o W/o D/o Kalika Prasad R/o A-50, Uday Vihar Nilothi Extn, N/d

and Shri/Smt./Km Davender Kumar S/o W/o D/o Jeet Ram Yadav R/o WZ-67, Jawala Heri Paschim Vihar N.d

(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 31/08/2010

M. Singh
Registrar/Sub Registrar
SR IIA-PUNJABI BAGH
Delhi/New Delhi

- 2 -

LEASE DEED
for the period of 30 years

This Lease Deed is made at Delhi, on this 31st day of August, 2010, between (i) Shri Mahender Singh, (ii) Shri Satish Kumar and (iii) Shri Anup Singh Shokeen, all sons of Shri Bhagwan Singh, R/o H.No.151, Village Nilothi, New Delhi-110041, as General Attorneys of Shri Bhan Singh alias Bhagwan Singh son of Shri Dalip Singh, R/o Village Nilothi, Nangloi, Delhi-110041, vide GPA registered as Document No.1852, in Addl. Book No.4, Volume No.603, Pages 118 to 120, dated 23.08.2010, with the office of the Sub-Registrar-IIA, Punjabi Bagh, New Delhi, (hereinafter called the first party/lessor) ...AND... SHRI DALIP SINGH EDUCATIONAL & WELFARE SOCIETY, A-50, Uday Vihar, Nilothi Exten., Delhi-110041, through its President Shri Chander Shekhar, (hereinafter called the lessee/second party).

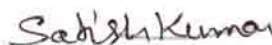
The expression of the lessor and the lessee shall mean and include their legal heirs, successors, executors, legal representatives, administrators, nominees and assigns etc.

WHEREAS the aforesaid lessors is the owner of property bearing No.26, land area measuring 2420sq.yds., part of Khasra No.40/2, and 2420sq.yds., part of Khasra No.34/22/1, 34/22/2, total area measuring 4840sq.yds., situated in the area of village Nilothi, colony known as Dalip Vihar, Nilothi Extn., Delhi-110041 and bounded as under:-

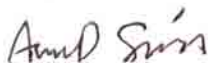
East : Gali 10ft.
West : Gali 15ft.
North : Road 25ft.
South : Other plot

And whereas the aforesaid second party/lessee approached to the first party/lessor to let out the said premises for running the school and the said first party/lessor agreed to let out the aforesaid property, to lessee/second party on following terms and conditions and handed over the premises to the said second party/lessee. But due to compliance of Govt. rules the said lease deed executed on the Non-Judicial Stamp Paper and registered the same are required hence execute this lease deed between the parties.









Reg. No.
5528

Reg. Year
2010-2011

Book No.
1



Ist Party पट्टा देने वाला



IInd Party पट्टा लेने वाला



Witness xokg

Ist Party

IInd Party

Ist Party पट्टा देने वाला :- Mahender Singh, Satish Kumar, Anup Singh

IInd Party पट्टा लेने वाला :- Dalip Singh Educational Welfare Society Through its President Chander Shekhar

Witness xokg Virender Kumar, Davender Kumar

Certificate (Section 60)

Registration No.5,528 in Book No.1 Vol No 1,517
on page 137 to 140 on this date 31/08/2010
and left thumb impressions has/have been taken in my presence.

Date 31/08/2010

THE SEAL OF
SUB REGISTRAR
SR IIA-PUNJABI BAGH
DIST. W.P.
New Delhi/Delhi

NOW THIS LEASE DEED WITNESSETH AS UNDER :

1. That the lessee has taken the aforesaid property from the Lessor/first party on ease for the period of 30years (thirty years) commence from 01.09.2010 to 31.08.2040.
2. That the monthly lease money will be paid by the second party/lessee to the lessor/ first party at the rate of Rs.14,800/- (Rupees fourteen thousand eight hundred only) per month, and the first party/lessor issue the receipt in this respect. Without receipt no money will be adjusted/acknowledge by the lessor/first party in any manner.
3. That the said lease money of Rs.14,800/- (Rupees fourteen thousand eight hundred only) will be paid in advance, month by month to the lessor/first party by the lessee/ second party by 5th day of each English Calendar month and the rent will be increased by 10% after every five years.
4. That the said lease premises be utilised for the school purpose only.
5. That all the expenses of electricity, water charges, and white wash and other day to day maintenance will be borne by the lessee/second party for the said premises of school, and the first party/lessor will not be responsible in any manner.
6. That the day to day lookafter of the said school premises by the said lessee/second party and the premises will be keep in good conditions and neat and clean condition.
7. That the said lessor entitle to inspect the said school premises accordingly, in the reasonable hours and the second party and his authorised person will not raise any objection.
8. That the said second party/lessee will not create any unlawful problem in the said premises.
9. That the said second party/lessee will not kept any unlawful thing in the said premises.
10. That the said second party/lessee will be liable all rules and regulations of the Delhi Development Authority, Municipal Corporation of Delhi and Govt. of Delhi and Govt. of India/Union of India, and law of land.

contd.....4



Savish Kumar

Anup Singh



Deed Related Detail

Dec	LEASE UPTO 30 YEARS		
T	PUNJABI BAGH	Area of Building 0	oZx Q
V	hi	Building Type	
Pl	hi		
P			
A	00 oZx xt	0.00	0.00
	Money Related Detail		
Ce	0 Rupees	Stamp Duty Paid 20,600.00 Rupees	
V	00.00 Rupees	Pasting Fee 100.00 Ruppes	

LEASE UPTO 30 YEARS

S/o, W/o

R/o

Bhagwan Singh

151, Vill, Nilothi N.D

Bhagwan Singh

151, Vill, Nilothi N.D

Bhagwan Singh

151, Vill, Nilothi N.D

in Delhi this 31/08/2010 day Tuesday

Sir Registrar/Sub Registrar
SR IIA-PUNJABI BAGH
 Delhi/New Delhi

Es. Mahender Singh, Satish Kumar, Anup Singh

ational Welfare Society Through its President Chander Shekhar

M. Virender Kumar S/o W/o D/o Kalika Prasad R/o A-50, Uday Vihar Nilothi Extn, N/d

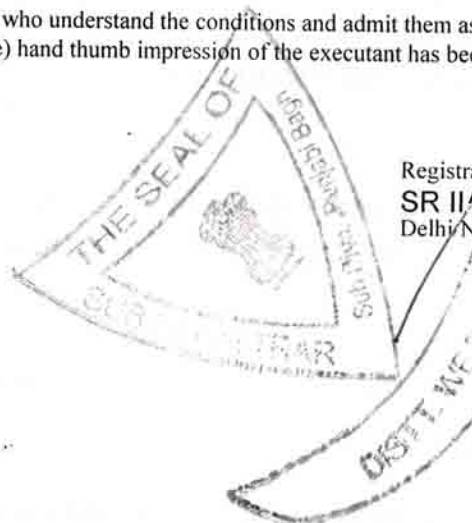
S/o W/o D/o Jeet Ram Yadav R/o WZ-67, Jawala Heri Paschim Vihar N.d

is known to me.

ed to the parties who understand the conditions and admit them as correct.

the case may be) hand thumb impression of the executant has been affixed in my presence

Registrar/Sub Registrar
SR IIA-PUNJABI BAGH
 Delhi/New Delhi



11. That the said premises will be return in good conditions and shall not damage to the said lease premises.

12. That the second party entitle to regularised or recognised the said school from the Directorate of Education of Delhi, or from any other Govt. Department or Institute or Board etc.

13. That the said second party and his authorised persons will be liable for all illegal activities arrived in the premises, and the lessor/first party will not responsible for the same.

14. That the Lessor/first party will not sell the aforesaid property to anyone without the permission of the second party.

15. That the Second party/Lessee will not sub-let the aforesaid property to anybody else.

16. That if any dispute arises between the aforesaid parties then both the parties will appoint an arbitrator whose decision shall be binding on both the parties.

IN WITNESS WHEREOF both the parties put their hands on the date, years first written stated above.

U.K. Tripathi
WITNESSES:

1. U.K. Tripathi

Sh. Vinender Kumar
8/08, Kalika Rasad
P6 A-50, Uday Vihar
Nizam's ext, Nangla, Delhi
EC/No - DY/1065259

2.

Sh. Devender Kumar
8/08, Jeet Ram yadar
P6 W2-67, Jwala Heri
Pachin Vihar, W Delhi

Sabish Kumar Arun Sin

FIRST PARTY/LESSOR

Arun Sin
SECOND PARTY/LESSEE

Res

Book No.

1



IInd Party पट्टा लेने वाला

Witness xokq

IInd Party

Ist Part

er Singh, Satish Kumar, Anup Singh

IInd P

ingh Educational Welfare Society Through its President Chander Shekhar

Witness

uar, Davender Kumar

ertificate (Section 60)

No.1 Vol No 1,517

te 31/08/2010

day Tuesday

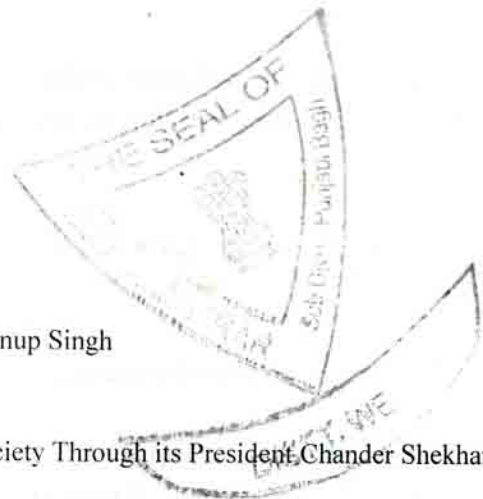
been taken in my presence.

Sub Registrar

SR IIA-PUNJABI BAGH

New Delhi/Delhi

Date 31



Cash Receipt

Receipt Book (A)

Original

Sub Registrar Office SR IIA-PUNJABI BAGH

S. No. 12877 **Registration Date** 31/08/2010

Name of First Party Mahender Singh

Date of Execution 31/08/2010

Date of Presentation 31/08/2010

Type of Deed LEASE UPTO 30 YEARS

Consideration Value 19032.00

Stamp Duty 20600.00

Registry Fees 1,000.00

Copying Fees 100.00

Total Fees 1100.00

Sub Registrar
SR IIA-PUNJABI BAGH