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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

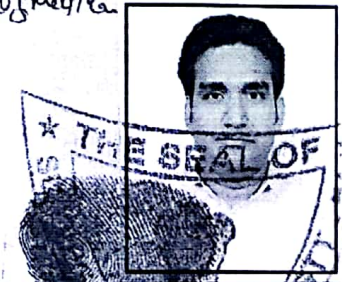
सत्यमेव जयते

Certificate No.	: IN-DL58521394819365T
Certificate Issued Date	: 11-Mar-2021 02:05 PM
Account Reference	: NONACC (BK)/ dlbobbk02/ SHAHDRA/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDLBOBBK0218853391556968T
Purchased by	: SURESH
Description of Document	: Article 35(v) Lease upto 30 years
Property Description	: B-1/10 YAMUNA VIHAR DELHI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: SURESH
Second Party	: SHREE RAMNATH CHERITABLE AND EDUCATIONAL TRUST
Stamp Duty Paid By	: SURESH
Stamp Duty Amount(Rs.)	: 2,200 (Two Thousand Two Hundred only)

सत्यमेव जयते



8885-5311-5862 Mob: 9871725573 2820-6152-7193
 11/03/1955 e-mail: eliteschooldelhi@gmail.com 12/07/1985



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Statutory Alert:
 1. The authenticity of this Stamp Certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
 2. The onus of checking the legitimacy lies on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.

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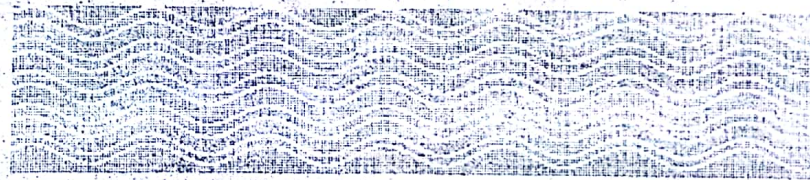
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Base Certificate No. : IN-DL58521394819365T
Rectified Certificate No. : IN-DL58964879061971T
Certificate Issued Date : 12-Mar-2021 01:42 PM
Account Reference : NONACC (BK)/dlbobbk02/ SHAHDRA/ DL-DLH
Unique Doc. Reference : SUBIN-DLDBOBBK0219711364676235T
Purchased by : SURESH
Description of Document : Article 35(v) Lease upto 30 years
Property Description : C-2/78 GALI NO.2 IInd PUSTA SONIA VIHAR DELHI
Consideration Price (Rs.) : 0
(Zero)
First Party : SURESH
Second Party : SHREE RAMNATH CHERITABLE AND EDUCATIONAL TRUST
Stamp Duty Paid By : SURESH
Stamp Duty Amount(Rs.) : 2,200
(Two Thousand Two Hundred only)

LOCKED



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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
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e-STAMP CERTIFICATE NO. IN-DL58521394819365T

LEASE-DEED

THIS LEASE DEED is executed at Delhi, on this 12th day of March, 2021, between SMT. SURESH WIFE OF SHRI SURENDER SINGH Resident of House No.B-1/10, Yamuna Vihar, Delhi-110053, hereinafter referred to as the LESSOR.

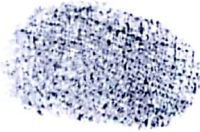
AND

SHREE RAM NATH CHERITABLE AND EDUCATIONAL TRUST, at B-1/10, B-Block, Yamuna Vihar, Delhi-110053, through its CHAIRMAN MR. NAVEEN KUMAR SON OF SHRI SURENDER SINGH, Residing at House No. B-1/10, Yamuna Vihar, Delhi-110053, who has the necessary authority to do, act and perform in the name and on behalf of the Lessee/Second Party School, including authority to sign and execute this Lease Deed on behalf of the Lease/Second Party School, hereinafter referred as the LESSEE'.

The expression of THE LESSOR AND THE LESSEE shall mean and include their respective heirs, successors, executors, assign legal representatives, administrators assignees etc.

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WHEREAS the Lessor is the Lawful General Attorney and in physical possession of a Double Storied Built-up Property, constructed whatsoever thereon according to site, alongwith all rights to construction upto the last storey, Plot of land measuring area 4500 sq. yds., out of Khasra No. 221, bearing Property No. C-2/78, Situated in the area of Village Sadatpur Gujran, in the abadi of Gali No. 2, IInd Pusta, Sonia Vihar, Illaqa Shahdara Delhi-110094, and on the request of the Lessee, the Lessor has agreed to let out the above said whole of the property @ Rs. 2,000/- only (Rupees Two Thousand only) per month, for the period of 30 years, (Thirty years) w.e.f. 01.04.2020 - 31.03.2050, (EXCLUDING ELECTRICITY AND WATER CHARGES) to the Lessee/Second Party, and bounded as under:-

East : Property of others
West : Road
North : Property of others
South : Property of others

AND WHEREAS the Lessor is the General Attorney of Shri Surender Singh son of Shri Ram Nath Singh, vide G.P.A. alongwith Agreement to sell, duly attested by Notary Public, dated 20.06.2000, at Delhi.

AND WHEREAS the Lessor is desirous is taking on Lease and the Lessee has agreed to Lease out the said premises together with fixtures and appurtenants thereto at a monthly rent of Rs. 2,000/- p.m. (Rupees Two Thousand only) per month, for the period of Thirty years, w.e.f. 01.04.2020 31.03.2050, for the purpose of Running the School.

AND WHEREAS the Lessor consideration of the Monthly Lease reserved and of the Lessee/second party covenants and conditions to be observed and performed by it as hereinafter expressly stated, the Lessor to hereby Lease out the said Premises to the Lessee, together with appurtenants TO USE AND ENJOY the same, on the following terms and conditions:-

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Deed Related Detail

Deed Name LEASE LEASE UPTO 30 YEARS

Land Detail

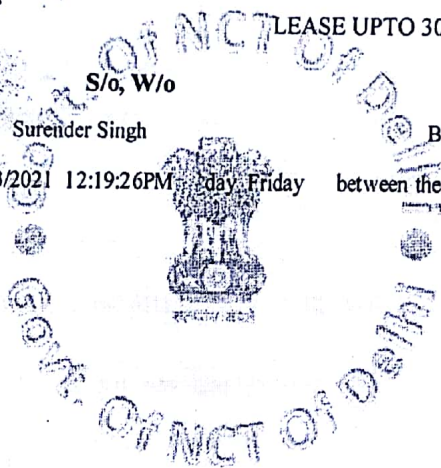
Tehsil/Sub Tehsil SR IV - SEELAMPUR
Village/City Sadatpur Gujran Building Type
Place (Segment) Sadatpur Gujran
Property Type Commercial
Property Address House No. C-2/78, Road No. Sadatpur Gujran
Area of Property 4,500.00 Sq.Yard 0.00 .00

Money Related Detail

Consideration Amount 2,000.00 Rupees Stamp Duty Paid 2,200.00 Rupees
Value of Registration Fee 100.00 Rupees Pasting Fee 100.00 Rupees

This document of LEASE UPTO 30 YEARS

Presented by: Sh/Smt. S/o, W/o R/o
Suresh Surender Singh B-1/10, Yamuna Vihar, Delhi
in the office of the Sub Registrar, Delhi this 12/03/2021 12:19:26PM day Friday between the hours of



Naveen Kumar
Registrar/Sub Registrar
SR IV - SEELAMPUR
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said: Shri / Ms.

Suresh

and Shri / Ms.

Shree Ramnath Cheritable and Educational Trust through its auth. sig. Naveen Kumar

Who is/are identified by Shri/Smt/Km. Amit Chaudhary S/o W/o D/o Krishna Chaudhary R/o B-15, Gali No-5 New Modern Shahdara, Delhi

and Shri/Smt./Km Dharamveer Sharrma S/o W/o D/o G. C. Sharma R/o K-5/23, Near Vikrant Chowk, D. K. Mohan Garden, Delhi

(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) (the case) hand thumb impression of the executant has been affixed in my presence.

Date 12/03/2021 12:23:44PM

NORTH EAST SEELAMPUR

Naveen Kumar
Registrar/Sub Registrar
SR IV - SEELAMPUR
Delhi/New Delhi

Revenue Department NCT of Delhi

DORIS



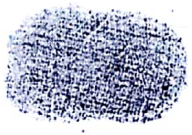
NOW THIS LEASE DEED WITNESSETH AS UNDER:-

1. That the Lessee shall pay to the Lessor monthly Rent of Rs. 2,000/- (Rupees Two Thousand only) per month excluding Electricity and water charges always in advance to be paid by the Ist of each English Calendar month in Cash or by Account payee Cheque, for which the Lessor shall give receipt of the amount of Lease Received.
2. That the Property hereby rented out shall be used by the Lessee for the purpose of Running School only.
3. That the Lessee shall not sublet, assign or part-with the whole or the part of the possession of the premises hereby let out to any person(s) institution or society whatsoever.
4. That the premises hereby let out is in good inhabitable condition, duly painted, polished and white-washed to the satisfaction of the Lessee and the Lessee hereby covenants that the possession of the premises in question shall be handover to the Lessor in its original condition on the expiry of the Lease.
5. That the Lessee shall not do or cause to be done any damage or loss to the premises hereby let out and in such a case, the Lessor shall have rights to recover the damages/losses from the Lessee.

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Handwritten signature of the Lessor

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6. That the Lessee shall not make or cause to be done any structural additions or alterations in the premises hereby let out without prior consent of the Lessor in writing, but the Lessee may install Electrical appliances/articles which may be required for the purpose of using the said premises for School purposes. However, on the expiry/termination of the Lease, the premises let out shall be restored into its original condition before handing over the possession of the same to the Lessor.
7. That the Lease period for the period of Thirty years w.e.f. 01.04.2020 31.03.2050.
8. That the Lessor or his authorized representatives may enter into the premises hereby let-out during the period of sunset and sunrise to carryout inspection or repair of the premises with prior intimation to the Lessee.
9. That the all minor repairs, renovations, white wash, paintings etc., shall be carried out by the Lessee at its own expenses and the Lessor shall not be held responsible for the same in this regard. However, major repairs and replacements not caused due to negligence or misuse of the premises by the tenant, shall be carried out by Lessor.

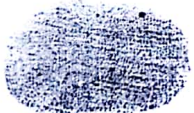
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10. That the Terms of the Lease Deed is Thirty years to be effective from w.e.f. 01.04.2020 31.03.2050., the date of its commencement. The Lease, shall automatically cease to exist on the expiry of the Rent period and the Lease shall be obliged to handover the peaceful and vacant possession of the premises in its original condition to the Lessor. However the Lease, may further be extended for any further period and upon such terms and conditions as may be agreed upon from time to time between the parties in writing.
11. That the Lessee has already taken possession of the said premises from the Lessor/Landlord and the Lessee has been running the school in the said premises.
12. That the Lease may be terminated in case the Lessee fails to fulfill any of the conditions of this Lease Deed. In such a condition, the Lessee shall be obliged to vacate the said premises and handover the peaceful vacant physical possession of the same in its original condition to the Lessor.
13. That the premises Lease-out has Electricity and Water connections with meters installed in the premises and the Lessee shall be liable to directly may be Electricity and water charges/bills being raised by the concerned departments/authorities from time to time during the occupancy of the premises. The Lessor shall have the rights to demand and receive the original paid Electricity and water bills from the Lessee for their satisfaction and Records.
14. That the Lessor shall pay from time to time House Tax, Ground Lease or any other taxes/levy in respect of the premises hereby lease-out to the concerned authority.

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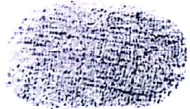
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15. That the parties to this Lease Deed shall be entitled to give one month notice in writing to vacate the premises before expiry of the tenancy period. The Lease shall then be deemed to expired/terminated on the expiry of the notice period. Both the parties shall settle their outstanding claims before the date of vacation of the premises by the Lessee.
16. That the Lessee shall use the premises only for Running the School and not for any other purposes. It shall be the duty and responsibility of the Lessee to evict the premises and handover the peaceful vacant physical possession of the same to the Lessor on the expiry of the Lease or on its termination, whichever occurs earlier.
17. That the Lessee shall not commit any illegal acts or conduct and if in any case infringements, agents, employee/s or any other person/s, the same shall be the responsibility of the Lessee, and the Lessor shall not be held responsible for any acts, committed by the Lessee or his dependents/agents or servants.
18. That if the Lease remains in arrears for three consecutive months or if the Lessee omits to perform or observe any of the covenants or conditions herein mentioned, then in that case, it shall be lawful for the Lessor/Landlord to terminate this Lease forthwith without prejudice to any claim or rights they may have. In such a case, the Lease shall be deemed to have been terminated and the Lessor shall have the rights to enter upon the premises and the Lessee shall handover the peaceful physical vacant possession of the premises immediately.

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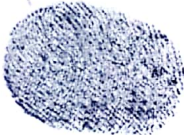


19. Only Delhi Courts shall be the Jurisdiction to try and entertain any dispute/differences between the parties.

IN WITNESSES whereof the both parties to this Lease Deed have signed on this date month and year first above mentioned in the presence of the following witnesses.

WITNESSES:-


1.


Amit
Sh. Amit Chaudhary
S/o Sh. Krishna Chaudhary
R/o b-15, Gali No. 5, New Modern
Shahdara, Shahdara Delhi-110032.
UID No. 2532 6368 3569

रुद्र
LESSOR 

Sharma
LESSEE

RAM NATH CHERITABLE AND
EDUCATIONAL TRUST, through
its CHAIRMAN MR. NAVEEN
KUMAR SON OF SHRI
SURENDER SINGH.


Dharamveer
2. Sh. Dharamveer Sharma
S/o Sh. Gyan Chand Sharma
R/o H.No. K-5/23, Near Vikrant
Chowk, D.K. Mohan Garden,
West Delhi, Delhi-110059.
UID No. 8326 1928 1341

Deebak



Reg. No.
1408

Reg. Year
2021-2022

Book No.
1



Ist Party



IInd Party



Witness

Ist Party Suresh

IInd Party Shree Rannath Cheritable and Educational Trust through its auth. sig. Naveen Kumar

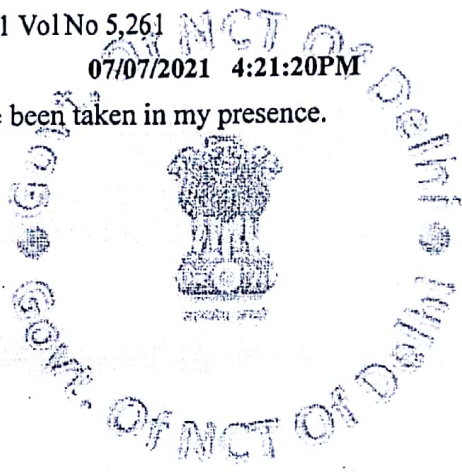
Witness Amit Chaudhary, Dharamveer Sharrma

Certificate (Section 60)

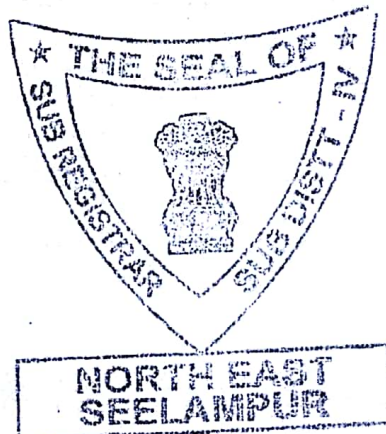
Registration No.1,408 in Book No.1 Vol No 5,261
on page 156 to 164 on this date **07/07/2021 4:21:20PM**
and left thumb impressions has/have been taken in my presence.

day Wednesday

Date 07/07/2021 16:27:29



Naveen Kumar
Sub Registrar
SR IV - SEELAMPUR
New Delhi/Delhi



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