



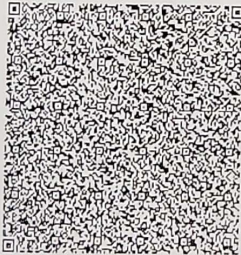
सत्यमेव जयते

INDIA NON JUDICIAL

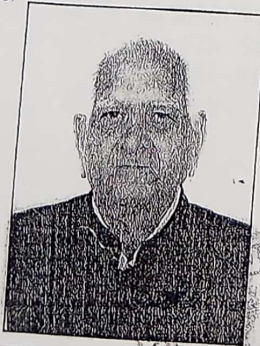
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL299186334338390
 Certificate Issued Date : 22-Mar-2016 03:25-PM
 Account Reference : NONACC (BK)/ dl-corp/bk/ CORP ALIPUR/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DL-CORPBK575316622320420
 Purchased by : SURAJ MAL
 Description of Document : Article 35(v) Lease upto 30 years
 Property Description : PROP.NO. 33/4, 33/5/1, NARELA, DELHI
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SURAJ MAL
 Second Party : THE TRINETRA DEVA SOCIETY
 Stamp Duty Paid By : SURAJ MAL
 Stamp Duty Amount(Rs.) : 43,035
 (Forty Three Thousand And Thirty Five only)



Please write or type below this line



PRINCIPAL
 KHEMO DEVI PUBLIC SCHOOL
 Safiabad Road, Narela, Delhi-110040
 Ph. 9999978997, 9990054997
 School I.D.1310461



Khemo Devi Public School
 Manager

9626-0152-4584

2751-3178-6057
 0000843950

Statutory Alert:

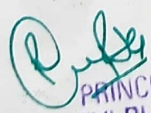
1. The authenticity of this Stamp Certificate should be verified at "www.shcllestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

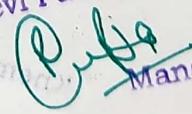


Warning

The contents of this certificate can be authenticated world-wide by members of the International Association of Schools and Colleges (IASC) at any Auditorium free of cost.




PRINCIPAL
KHEMO DEVI PUBLIC SCHOOL
Safiabad Road, Narela, Delhi-110040
Ph. 9999976997, 9990054997
School I.D.1310461


Khemo Devi Public School
Manager

e-Stamp Certificate No.IN-DL299186334338390

LEASE DEED FOR 30 YEARS

TOTAL ANNUAL RENT AMOUNT: Rs.4,78,135/-
SECURITY AMOUNT : Rs.NIL

STAMP DUTY @ 9% on Annual Rent: Rs.43,035/-
FOR SECURITY AMOUNT : Rs.NIL/-

Total Stamp Duty paid : Rs.43,035/-

This lease deed has been made at Delhi, on this 28th day March, 2016, between SHRI SURAJ MAL SON OF LATE SHRI HARI SINGH alias SHRI HEERA SINGH, resident of House No.438, Panna Udyan, Narela, Delhi-110040, (hereinafter called the LESSOR).

>>>>AND<<<<<

THE TRINETRA DEVA SOCIETY Educational, Research, Cultural & Social Upliftment; having its Regd. Office at 98, Defence Enclave, Delhi, through its Secretary SMT. MAYA DEVI KHATRI WIFE OF SHRI VIJAY KUMAR KHATRI S/O SHRI SURAJ MAL S/O LATE HARI SINGH @ HEERA SINGH, (hereinafter called the LESSEE).

WHEREAS, the expressions of the LESSOR and the LESSEE wherever they occur in the body of this deed, shall mean and include their respective heirs, successors, legal representatives, executors, assigns, and unless and until is the repugnant to the context meaning therein.

AND WHEREAS, the Lessor is owner and in peaceful physical possession of PROPERTY BEARING KHASRA NOS.33/4(4-15), 5/1(2-00) TOTAL LAND MEASURING 6800 SQ.YDS. APPROX., CONSISTING OF 19 ROOMS, 4 TOILET/WASHROOMS, PLAY GROUND AND BOUNDARY WALLS situated on Narela-Safiabad Road, in the area of Village NARELA, TEHSIL-NARELA, DISTT. NORTH, DELHI-110040 as per revenue records, Delhi, hereinafter called the Property.

. Contd....p/3

Sy. Mal

Principals Public School
Principal
Manager

Principal

PRINCIPAL
PRINCIPALS PUBLIC SCHOOL
Road, Narela, Delhi-110040
110040

Maya

RegNo. 1137

Date 28/03/2016 12:10:19

Deed Related Detail

Deed Name LEASE

LEASE UPTO 30 YEARS

Land Detail

Tehsil/Sub Tehsil Sub Registrar VI B

Village/City Narela

Place (Segment) Narela

Property Type Residential

Building Type

Property Address House No.: , Road No.: , Narela

Area of Property 6,800.00 Sq.Yard 0.00 0.00

Money Related Detail

Consideration Value 25,000.00 Rupees

Value of Registration Fee 1,000.00 Rupees

Transfer Duty 0 Rupees

Stamp Duty Paid 43,035.00 Rupees

Pasting Fee 100.00 Rupees

Government Duty 43035 Rupees

This document of LEASE

Presented by: Sh/Smt.

Sh. Suraj Mal

LEASE UPTO 30 YEARS

S/o, W/o

LT. SH HARI SINGH ALIAS SH HEE

R/o

438. PANA UDYAN NARELA, DELHI

in the office of the Sub Registrar, Delhi this 28/03/2016 11:59:49

day Monday

between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.
Sh. Suraj Mal

Registrar/Sub Registrar
Sub Registrar VI B
Delhi/New Delhi

and Shri / Ms.

The Trinetra Deva Soc. Thr. Smt. Maya Devi Khatri

Who is/are identified by Shri/Smt/Km. VIJAY KUMAR KHATRI S/o W/o D/o SH SURAJ MAL R/o 438, NARELA, DELHI

and Shri/Smt./Km SUNIL KUMAR S/o W/o D/o SH RAM NARAIN R/o 652, VPO BANKNER, 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, as the case may be) hand thumb impression of the executant has been affixed in my presence

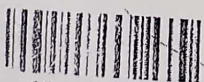
Maya

Date 29/03/2016 16:34:17

Registrar/Sub Registrar
Sub Registrar VI B
Delhi/New Delhi

PRINCIPAL
KHEMO DEVI PUBLIC SCHOOL
Safabad Road, Narela, Delhi-110040
Ph. 9999976997, 9990054997
School ID 1310461

Khemo Devi Public School
Manager



68111241137

AND WHEREAS, on the humble request of the lessee, the lessor let-out his above said property to the above said lessee for 30(Thirty) years for running the School under the name and style of KHEMO DEVI PUBLIC SCHOOL at the above said property i.e. PROPERTY BEARING KHASRA NOS.33/4(4-15), 5/1(2-00) TOTAL LAND MEASURING 6800 SQ.YDS. APPROX., CONSISTING OF 19 ROOMS, 4 TOILET/ WASHROOMS, PLAY GROUND AND BOUNDARY WALLS situated on Narela-Safiabad Road, in the area of Village NARELA, TEHSIL-NARELA, DISTT. NORTH, DELHI-110040 at the rate of Rs.25,000/- (Rupees twenty five thousand only) per month and both the parties have also agreed to run the above said school in the above said property.

THE TERMS AND CONDITIONS OF THE LEASE ARE AS UNDER:

1. That the lessor hereby agreed and the lessee hereby accepts the lease of premises hereinabove mentioned from the date of execution of this deed to let the premises for a specific period of 30(Thirty) years.
2. That monthly rent reserved shall be Rs.25,000/- (Rupees twenty five thousand only) which shall be payable in advance or before the 7th day of every English Calander month by way of Cheque or cash in the name of lessor.
3. That electric charges shall be payable by the lessee to the concerned department in the name of the lessor according to the actual consumption of electricity, as per bills received from Delhi Electric Supply Undertaking/Nor Delhi power Ltd./N.D.P.L/D.V.B. The lessee shall pay water charges as per bills received from Municipal Corporation of Delhi. In the event of non-payment of electricity & water charges the lessee shall be liable for all costs, expenses and penalties for such defaults and property tax or any Government levies or taxes shall be paid by the lessor.
4. That premises are being let purely running the said School by the said lessee.
5. That the lessee shall not make any kind of addition or alternation in the premises demised without the prior sweet written consent of the lessor.
6. That the lessee shall permit the lessor and his agents or attorney to enter upon the demised premises for inspection at a reasonable time, as and when required.

Contd....p/4

Sy. Mal
Khem Devi Public School
Principal
Manager

P. Mal
KHEMO DEVI PUBLIC SCHOOL
Safiabad Road, Narela, Delhi-110040
Ph. 9999378397, 9990054997
School I.D.1310461

M. Singh

7. That in case the lessee fails to pay the rent to the lessor regularly within the said stipulated period then the lessor will be fully entitled to vacate the said premises from the lessee.

8. That in case any local authority enhances any Tax or levy any penalty on account of the use of the demised premises by the lessee for the purpose other than running the said School then the lessee shall be liable to pay such kind of penalty/tax imposed by the concerned authority.

9. That the lessee shall not sub-let, assign or part with the possession of the said premises or any part of thereof without the prior sweet consent of the lessor under any circumstance.

10. That the lessee shall be liable and responsible for all or any type of damages, breakage, losses in the said premises, during the tenancy period.

11. That the lessee shall hand-over the physical vacant possession of the said tenanted premises to lessor at the time of expiry of the tenancy period without any demand.

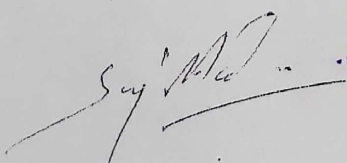
12. That the lessee infringes the terms and conditions of this agreement then the lessors shall be entitled to evict the the lessee from the said premises through the court of law at the cost of the lessee.

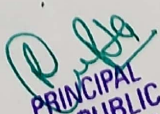
13. That the lessee shall not run any kind of illegal act/bussiness in the said premises, if it is found by any Government Authoirty, then the lessee itself will be fully responsible and will bear the fine/panelty or any punishment given by the authority concerned. The lessor will have no legal duties and binding for the illegal act done by the lessee and the lessee will not take part in anti-social and subversive activities pre-judicial to neighbours and the owner during the period of tenancy.

14. That for vacation of the said premises under lease both the parties will serve three month's written notice to each other.

15. That the lessee will be bound to increase the lease amount at the rate of 10% (ten percent) in the previous lease amount after every 3(three) years and pay the same to the lessor.

Contd....p/5.


KHEMO DEVI PUBLIC SCHOOL
Manager


PRINCIPAL
KHEMO DEVI PUBLIC SCHOOL
Safabad Road, Narela, Delhi-110040
Ph. 9999976997, 9990054997
School I.D.1310461

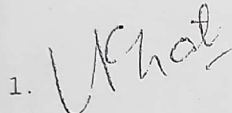
Maya

16. That both the parties have amicably and mutually agreed that the TDS and other taxes on the above said lease amount will be borne and paid by the lessee from its own account respectively.

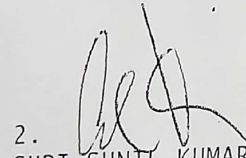
17. That if the lessee abide all the terms and conditions mentioned above then neither the lessor nor any his legal heir will raise any kind of restriction/obstruction for running the School in the said premises:

IN WITNESSES WHEREOF the parties have set their hands on the day, month and year first above written in the presence of the following witnesses.

WITNESSES:

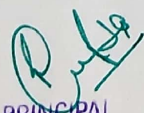
1. 
SHRI VIJAY KUMAR KHATRI
S/o Sh. Suraj Ma
R/o 438, Panna Udyan
Narela, Delhi-110040
Aadhaar No.3363-2034-1492

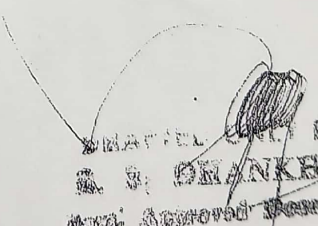
LESSOR

2. 
SHRI SUNIL KUMAR
S/o Sh. Ram Narain
R/o 652, VPO: Bankner,
Delhi-110040
Aadhaar No. 9201-6024-1349

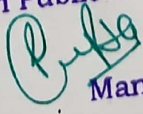
LESSEE

Mayer


PRINCIPAL
KHEMO DEVI PUBLIC SCHOOL
Safiabad Road, Narela, Delhi-110040
Ph. 9999976997, 9990054997
School I.D 1310461


MANAGER
K. S. CHAKRABARTY
Devi Approved Document
VERIFIED

Khemo Devi Public School


Manager

Reg. No. 1137 Reg. Year 2016-2017 Book No. 1



Ist Party

Ist Party

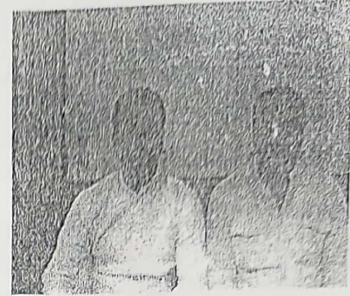
Sh.Suraj Mal



IInd Party

IInd Party

The Trinetra Deva Soc. Thr. Smt. Maya Devi Khatri



Witness

Witness

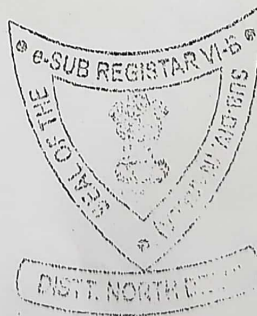
VIJAY KUMAR KHATRI, SUNIL KUMAR

Certificate (Section 60)

Registration No.1,137 in Book No.1 Vol No 3,543
on page 94 to 98 on this date 29/03/2016 15:10:56
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 29/03/2016 16:33:57



Sub Registrar
Sub Registrar VI B
New Delhi/Delhi

Khemo Devi Public School

Manager

PRINCIPAL
KHEMO DEVI PUBLIC SCHOOL
Safiabad Road, Narela, Delhi-110040
Ph. 9999976997, 9990054997
School I.D.1310461



168151391137