

INDIA NON JUDICIAL

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29/12/21

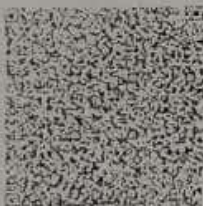
Government of National Capital Territory of Delhi

e-Stamp

P-6703/1

Certificate No.	: IN-DL69928132610508T
Certificate Issued Date	: 27-Dec-2021 04:14 PM
Account Reference	: NONACO (BK)/ di-corpbk/ CORP NARELA/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK31412469726071T
Purchased by	: PYARI DEVI MEMORIAL EDUCATION SOCIETY
Description of Document	: Article 35(v) Lease upto 30 years
Property Description	: KH NO-4777 POOTH KALAN DELHI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: JASWANT SINGH
Second Party	: PYARI DEVI MEMORIAL EDUCATION SOCIETY
Stamp Duty Paid By	: PYARI DEVI MEMORIAL EDUCATION SOCIETY
Stamp Duty Amount (Rs.)	: 1,18,100 (One Lakh Eighteen Thousand One Hundred only)

e-Stamp Certificate
Verified & Locked



[Signature]
Manager
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

[Signature]
Principal
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

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Warning

The document features a variety of decorative elements, including geometric flexible lettering and ornamental design borders. A ti-copix watermark is visible in the center. The document is marked with a circular stamp that reads "NORTH WEST" and "ARVID" around the perimeter.

Manager

LAUREL CONVENT SCHOOL

D2/56, Budh Vihar, Phase-1,
Delhi-110092

Principal

LAUREL CONVENT SCHOOL

D2/56, Budh Vihar, Phase-1,
Delhi-110086

JASWANT SINGH
(AADHAAR NO. 8120 4330 7177)
(PAN BCVPS6265B, DOB-05.05.1959)

AJIT SINGH
TREASURER PYARI DEVI MEMORIAL
EDUCATION SOCIETY, (PAN AAGAP3067K,
AADHAAR NO. 6135 2098 0848, DOB-04.12.1957)



e-Stamp No. DL 699281326105087 dt. 27.12.2021 for Rs. 1,18,100/-
Lease Deed : Rent = 01.12.2021 to 30.11.2026 Rs. 85,000/- per month
01.12.2026 to 30.11.2031 Rs. 93,500/- per month
01.12.2031 to 30.11.2036 Rs. 1,02,850/- per month
01.12.2036 to 30.11.2041 Rs. 1,13,135/- per month
01.12.2041 to 30.11.2046 Rs. 1,24,448.50 per month
01.12.2046 to 30.11.2051 Rs. 1,36,893.35 per month

Average Rent = Rs. 1,09,304.50

Stamp Duty @ 9 % Rs. 1,18,049/- or say 1,18,100/-

Lease Period 01.12.2021 to 30.11.2051 Security = Nil

Mail Id. Paramjeetvishnu@gmail.com

M.No. 9654444404

-2-

LEASE AGREEMENT

This Lease Agreement is executed at Delhi, on this 29th day of December 2021 between Sh. JASWANT SINGH S/O SH. KHADE RAM R/O H.NO. 67, VPO-POOTH KALAN, DELHI-110086, (AADHAAR NO. 8120 4330 7177, PAN BCVPS6265B, DOB-05.05.1959), (hereinafter called the LESSOR, which expression shall wherever the context permits, be deemed to include their heirs, legal representatives and assigns) on the ONE PART.

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PYARI DEVI MEMORIAL EDUCATION SOCIETY

[Signature]
(TREASURER)

[Signature]

[Signature]

Manager
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

[Signature]

Principal
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

AND

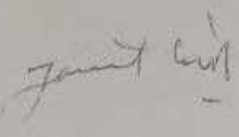
PYARI DEVI MEMORIAL EDUCATION SOCIETY, 67, VPO-POOTH KALAN, DELHI THROUGH ITS TREASURER SH. AJIT SINGH S/O SH. RAM KISHAN R/O 144-A, VPO-POOTH KALAN, DELHI-110086 PAN AAGAP3067K, AADHAAR NO. 6135 2098 0848, DOB-04.12.1957, duly authorised vide resolution dt. 24.12.2021 (hereinafter called the "LESSEE" which expression shall wherever the context permits, be deemed to include its successors, legal representatives, administrative, executors and assigns) of the OTHER PART.

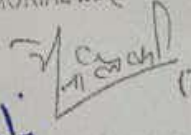
WHEREAS the Lessor is the owner and in possession of Land Area measuring 4 Bighas, Bearing Khasra No. 47/7, situated at VPO-Pooth Kalan, Delhi-110086, (hereinafter called the DEMISED PREMISES).

AND WHEREAS the Lessee approached the Lessor to give on lease the Land Area measuring 4 Bighas, Bearing Khasra No. 47/7, situated at VPO-Pooth Kalan, Delhi-110086 (hereinafter called the demised premises) to the Lessee and the Lessor has agreed to give the demised premises on rent.

AND WHEREAS the Lessor and the Lessee have agreed to the following terms and conditions upon which the demised premises shall be given on lease for the said purpose.

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Manager
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

PYARI DEVI MEMORIAL EDUCATION SOCIETY

(Treasurer)

Principal
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

Lease Name LEASE

LEASE UPTO 30 YEARS

Land Detail

Tehsil/Sub Tehsil S R VID Rohini

Village/City Pooth Kalan

Building Type

Place (Segment) Pooth Kalan

Property Type Commercial

Property Address House No.: KH NO 47/7, Road No.: , Pooth Kalan

Area of Property 0.00 0.00 0.00

Money Related Detail

Consideration Value 109,304.00 Rupees

Stamp Duty Paid 118,100.00 Rupees

Value of Registration Fee 1,000.00 Rupees

Pasting Fee 100.00 Rupees

Transfer Duty 0 Rupees

Government Duty 118100 Rupees

This document of LEASE

LEASE UPTO 30 YEARS

Presented by: Sh/Smt.

JASWANT SINGH

S/o, W/o

KHASE RAM

R/o

67 VPO POOTH KALAN DELHI

in the office of the Sub Registrar, Delhi this 29/12/2021 12:00:00AM day Wednesday between the hours of

Signature of Presenter

Execution admitted by the said Shri / Ms.

JASWANT SINGH

and Shri / Ms.

PYARI DEVI MEMORIAL EDUCATION SOCIETY THRU AJIT SINGH

Who is/are identified by Shri/Smt/Km. BABLU SINGH S/o W/o D/o RAJENDER PRASAD SINGH R/o A-20-B MANGE RAM PARK BUDH VIHAR DL

and Shri/Smt./Km BIRHAMJEET SOLANKI S/o W/o D/o JASWANT SINGH R/o 67 VPO POOTH KALAN DELHI

(Marginal Witness). Witness No. 1 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

Registrar/Sub Registrar

S R VI D Rohini

Delhi/New Delhi

Date 29/12/2021 19:14:24



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Revenue Department NCT of Delhi

DORIS

Manager

LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

Birhamjeet

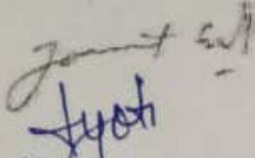
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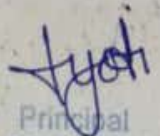
Principal

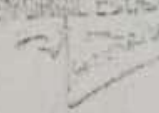
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

NOW THIS DEED WITNESETH AS FOLLOWS:-

1. That the Lessor agrees to give the Lessee on lease the demised premises for a period of 30 years (Thirty Years) starting from 01.12.2021 to 30.11.2051 and the Lessee shall pay a monthly rent as per details given below:-
01.12.2021 to 30.11.2026 Rs. 85,000/- per month
01.12.2026 to 30.11.2031 Rs. 93,500/- per month
01.12.2031 to 30.11.2036 Rs. 1,02,850/- per month
01.12.2036 to 30.11.2041 Rs. 1,13,135/- per month
01.12.2041 to 30.11.2046 Rs. 1,24,443.50 per month
01.12.2046 to 30.11.2051 Rs. 1,36,895.35 per month
2. That the monthly lease amount will get an appreciation /Hike of 10 % (Ten percent) after every five years of the lease period.
3. That the Lessee shall use the demised premises for running a School.
4. That the Lessee will pay electricity charges extra as per consumption of meter reading to concerned authorities.
5. That the Lessee shall not sublet, assign or otherwise part with the possession of the whole or part of the said demised premises to any body.
6. That the Lessee shall maintain the said demised premises during the tenancy of the agreement in good and habitable condition.
7. That the Lessee is also allowed to renovate the walls, floors, ceiling etc. as required for interior decoration.


Manager
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086


Principal
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

Contd. P. 5.
PRADEVI MEMORIAL EDUCATION SOCIETY

17/12/2021

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gauti
Manager
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086



gauti
Principal
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

- 8 That the Lessor or its authorized representatives shall inspect the said demised premises whenever necessary during reasonable hours in the day-time on due notice given to the Lessee in order to examine the state and condition of the said demised premises.
- 9 That the Lessee has right to terminate the lease before the expiry of the term of this agreement by giving prior written notice of two months, but the Lessor cannot terminate before the nine years period agreement. If Lessor sells the premises he shall have to sell with the same condition.
- 10 That all the expenses of this rent agreement shall be paid and borne by both the parties.
- 17 That in the event of dispute, if any, the Lease Deed is subject to the jurisdiction of the Court of Law of New Delhi.
- 12 That the present agreement has been executed under the free Will and consent of both the parties without any pressure, threat, coercion etc.

IN WITNESS WHEREOF the parties hereto have signed the lease deed at New Delhi on the day, month and year first written above.

In the Presence of:

1. Bablu Singh

SH. BABLU SINGH
S/O SH. RAJENDER PRASAD SINGH,
R/O A-20-B, MANGE RAM PARK,
BUDH VIHAR, DELHI-86,
AADHAAR NO. 2078 3997 6905.

[Signature]
Principal

LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

LESSOR [Signature]

2. Birhamjeet

SH. BIRHAMJEET SOLANKI
S/O SH. JASWANT SINGH
R/O H.NO. 67, VPO-POOTH KALAN,
DELHI-110086,
AADHAAR NO. 4642 2357 6305.

[Signature]
Manager

LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086

LESSEE [Signature]

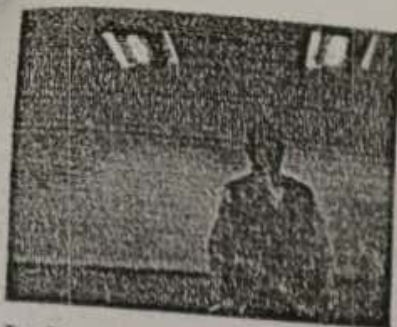
PYARI DEVI MEMORIAL EDUCATION SOCIETY

[Signature]
(Treasurer)

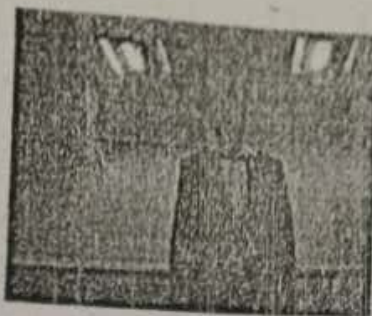
Reg. No.
6703

Reg. Year
2021-2022

Book No.
1



Ist Party



IInd Party



Witness

Ist Party JASWANT SINGH

IInd Party PYARI DEVI MEMORIAL EDUCATION SOCIETY THRU AJIT SINGH

Witness BABLU SINGH, BIRHAMJEET SOLANKI

Certificate (Section 60)

Registration No.6,703 in Book No.1 Vol No 1,963
on page 82 to 87 on this date 29/12/2021 7:12:45PM
and left thumb impressions has/have been taken in my presence.

day Wednesday

Date 29/12/2021 19:14:31

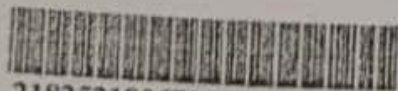


[Signature]
Sub Registrar
S R VI D Rohini
New Delhi/Delhi

[Signature]
Manager
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086



[Signature]
Principal
LAUREL CONVENT SCHOOL
D2/56, Budh Vihar, Phase-1,
Delhi-110086



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