



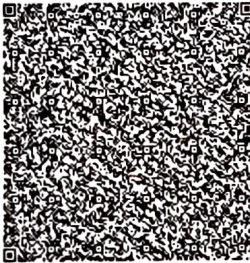
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL37696835234434L
 Certificate Issued Date : 16-Jul-2013 03:57 PM
 Account Reference : NONACC (BK)/ dlbobbk02/ JANAK/ DL-DLH
 Unique Doc..Referencee : SUBIN-DL DLBOBBK0274274003819302L
 Purchased by : NARESH KUMAR GAUR
 Description of Document : Article 35(v) Lease with security upto 30 years
 Property Description : KHASRA NO.93,PROPERTY IN EXTENDED LAL-DORA OF VILL CHHAWLA NEW DELHI
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : NARESH KUMAR GAUR
 Second Party : DAL CHAND MEMORIAL EDUCATIONAL SOCIETY
 Stamp Duty Paid By : NARESH KUMAR GAUR
 Stamp Duty Amount(Rs.) : 600
 (Six Hundred only)



LOCKED

Please write or type below this line

N. Gaur

N. Gaur

ZK 0000827024

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(1st page being e-stamp)



(Naresh Kumar Gaur)

UID No: 725587975781



(Sunil Kumar Gaur)

UID No: 206930437626

LEASE DEED

This Lease Deed is made and executed at New Delhi on this 19th July, 2013, by Shri Naresh Kumar Gaur S/o Shri Dal Chand R/o VPO Chhawla, New Delhi, (hereinafter called the First Party/Owner/Landlord) of the one part.

AND

SHRI DAL CHAND MEMORIAL SOCIETY, having its office at Village Chhawla, New Delhi, represented through its Secretary Shri Sunil Kumar Gaur S/o Shri Dal Chand R/o VPO Chhawla, New Delhi, (hereinafter called the Second Party/Tenant) of the other part.

WHEREAS the First Party is the absolute owner of Built-up Property consisting of 35 Rooms, with attached amenities of bath, electricity, toilet and open space, total measuring 2040 Sq. Yards, being part of Khasra No.93, Situated within the Extended Lal-Dora Abadi of Village Chhawla, Tehsil Palam, New Delhi-71, (hereinafter referred to as "the Said Property"), as per the records of the concerned authorities.

AND WHEREAS the second party/tenant approached and requested the first party/landlord to let out the aforesaid property, and the first party/landlord accepted the same, and has agreed to let out the aforesaid property against the fixed yearly rent of Rs.99/- (Rupees Ninety Nine only) for running a School and other charitable activities, for a period of 30 (Thirty) years.

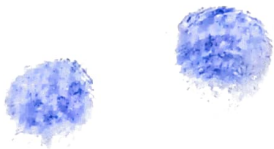


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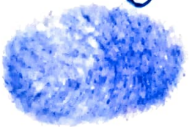
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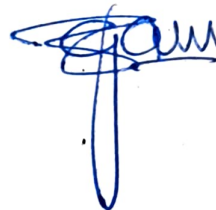
11/2/01/02/03



11/2/01/02/03

NOW THIS DEED WITNESSETH AS UNDER :-

1. That the yearly rent of the said property is fixed at Rs.99/- (Rupees Ninety Nine Only) which is payable on or before 7th March of every Year.
2. That the Second Party will pay the rent amount to the First Party in advance in every year.
3. That the Second Party is not permitted to sub-let the said land/ premises to any other person(s).
4. That the tenancy period of the said agreement of this premises is only for thirty years and the tendency will be deemed to be commenced from the date 01.11.1997 to 30.10 2027, there-after the renewal/extension of lease deed can be made for further period subject to mutual consent of both the parties.
5. That the Electric/Water/House tax bills of the said premises will be paid and born by the Second Party in addition to the rent as per meter reading.
6. That the Second party will not damage the said premises and shall not make any addition/alteration bearing under any circumstances.
7. That the Second Party will the said premises neat and clean and the First Party shall have every right to inspect the said premises during the reasonable time.
8. That on the non-payment of the regular rent of the said premises the Second Party will be liable for the ejectment from the said premises without any further delay.
9. That after expiry of this Lease Deed, the First Party can take the vacant position of the said premises from the Second party, and the Second Party will handover the vacant peaceful position of the said premises to the first Party without any hitch and objection.
10. That the tenant shall be responsible for leaving the building with the fitting and fixtures in the same position.
11. That all repairs, white-wash etc. will be done by the Second Party at its own cost during the tenancy period.



Deed Related Detail

Deed Name LEASE

LEASE WITH SECURITY UPTO 30 YEARS

Land Detail

Tehsil Sub Tehsil Sub Registrar IX

Village/City Chhawla

Building Type

Place (Segment) Chhawla

Property Type Commercial

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

Area of Property 2,040.00 Sq.Yard 0.00 0.00

Money Related Detail

Consideration Value 99.00 Rupees

Stamp Duty Paid 600.00 Rupees

Value of Registration Fee 1,000.00 Rupees

Pasting Fee 100.00 Ruppees

This document of LEASE

LEASE WITH SECURITY UPTO 30 YEARS

Presented by: Sh.Smt.

S/o, W/o

R/o

Naresh Kumar Gaur

Dal Chand

VPO Chhawla New Delhi

in the office of the Sub Registrar, Delhi this 19/07/2013 day Friday
between the hours of

Signature of Presenter

Executed and presented by Shri /Ms. Naresh Kumar Gaur

and Shri / Ms. Dal Chand Memorial Educational Society through its Sunil Kumar Gaur

Who is/are identified by Shri/Smt.Km. Pradeep Kumar S/o W/o D/o Bhanwar Singh R/o B-55 Shyam Vihar -I Najafgarh New Delhi

and Shri/Smt.Km Ashish Khan S/o W/o D/o Bahadur Khan R/o C-7 VPO Chhawla New 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


 Registrar/Sub Registrar
 Sub Registrar IX
 Delhi/New Delhi


 Registrar/Sub Registrar
 Sub Registrar IX
 Delhi/New Delhi


12. That the First Party has agreed to allow the tenant to carry on the run the educational Institution namely M/S GYAN JYOTI PUBLIC SCHOOL only in the premises rented to him. The Second Party can utilize the building for other higher educational courses. (i.e. B Tech, M Tech, BBA, MBA, BCA, MCA, B.Ed, DIET, JBT & NTT.).
13. That the tenant shall abide by the rules of Govt./MCD/DDA/revenue Deptt. and any other local body of authority in the use and in possession of the said premises.
14. That the tenant in case be committed a breach of the same, then he shall be liable to the same in every respect and keep the landlord indemnified thereof.
15. That the tenant shall abide by the rules and regulations of the concerned authority from time in force.
16. That the tenant /tenancy completely satisfied on the matter of the tenanted premises rent etc. and found every thing satisfactory and reasonable.

IN WITNESS WHEREOF, both the parties hereto have signed this Deed at New Delhi on the day, month and year, first above mentioned, in the presence of the following witnesses;

WITNESSES

1.

[Signature]
Radeep Kumar
G.M. Bhanwar Singh
G-35 B Block Shyam Vihar-2
Nafegam n
UID 436136624029

[Signature]
FIRST PARTY'

2.

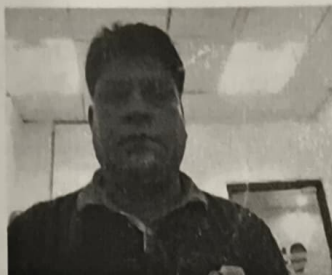
[Signature]
Aashish Khan
G.M. Bahadur Khan
C-7, Kurast Mohalla, Chhola n
UID 720774910530

[Signature]
SECOND PARTY'

Reg. No. 8097 Reg. Year 2013-2014 Book No. 1



Ist Party



IInd Party



Witness

Ist Party Naresh Kumar Gaur

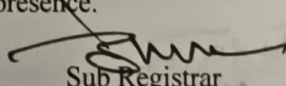
IInd Party Dal Chand Memorial Educational Society through its Sunil Kumar Gaur

Witness Pradeep Kumar, Ashish Khan

Certificate (Section 60)

Registration No.8,097 in Book No.1 Vol No 7,213
on page 149 to 152 on this date 19/07/2013 11:21:16 day Friday
and left thumb impressions has/have been taken in my presence.

Date 19/07/2013 11:24:19


Sub Registrar
Sub Registrar IX
New Delhi/Delhi

