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INDIA NON JUDICIAL

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26/12/22

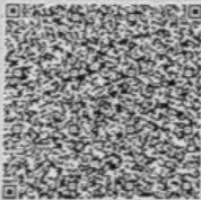
Government of National Capital Territory of Delhi

₹10,800

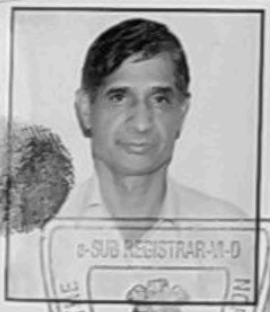
e-Stamp

Certificate No. : IN-DL35382146148553U
 Certificate Issued Date : 22-Dec-2022 12:58 PM
 Account Reference : NONACC (BK)/ dlunboi02/ GUJRANWALA TOWN/ DL-DLH
 Unique Doc. Reference : SUBIN-DLIDLUNBOI0244607727361898U
 Purchased by : ISHWAR SINGH YADAV
 Description of Document : Article 35(v) Lease upto 30 years
 Property Description : PROP NO. 43/1, VILLAGE BEGUMPUR, ABADI KNOWN AS BEGUMPUR EXTN. DELHI
 Consideration Price (Rs.) : 0 (Zero)
 First Party : ISHWAR SINGH YADAV
 Second Party : PUNARVAS KALYAN SAMITI DELHI REGD
 Stamp Duty Paid By : ISHWAR SINGH YADAV
 Stamp Duty Amount(Rs.) : 10,800 (Ten Thousand Eight Hundred only)

e-Stamp Certificate Verified & Locked



Please write or type below this line



Adhar No. 232013320479



Adhar No. 836888522993

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at www.subestamp.com or using e-Stamp Mobile app of Stamp Holding Agency discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Compliant Authority

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ISHWAR SINGH YADAV SUB REGISTRAR M-D



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LEASE DEED FOR 30 YEARS

This LEASE DEED is made and executed at Delhi, on this 26.12.2022, between SHRI ISHWAR SINGH YADAV SON OF SHRI BAKHTAWAR SINGH R/O VILLAGE & P.O. BEGUMPUR, DELHI-110086, (hereinafter called the LANDLORD/FIRST PARTY.

..... A N D.....

PUNARVAS KALYAN SAMITI (DELHI) REGD. THROUGH ITS PRESIDENT SHRI JAI BHAGWAN YADAV Office at 219, VILLAGE BEGUMPUR, DELHI-110086, (hereinafter called the TENANT/SECOND PARTY).

The expression of first party and second party both shall mean and include their heirs, successors, representative's executors and assigns.

Whereas the first party is owner and his/her agreed to let out of his/her BUILT UP PROPERTY NO.43/1, LAND AREA MEASURING 1500 SQ. YDS., OUT OF KHASRA NO.12/9, 12/10, 12/11, 12/12, SITUATED IN THE AREA OF VILLAGE BEGUMPUR, AND ABADI KNOWN AS BEGUMPUR EXTN., DELHI-110086, with the free hold rights of the land under the said property (hereinafter called and referred to as the said property).

Contd... P/3..



Deed Related Detail

Deed Name LEASE LEASE UPTO 30 YEARS

Land Detail

Tehsil/Sub Tehsil S R VI D Rohini
 Village/City Begumpur Building Type
 Place (Segment) Begumpur
 Property Type Residential
 Property Address House No. 43/1, Road No.: Begumpur
 Area of Property 0.00 0.00 0.00

Money Related Detail

Consideration Value 10,000.00 Rupees Stamp Duty Paid 10,800.00 Rupees
 Value of Registration Fee 1,000.00 Pasting Fee 100.00 Ruppess
 Transfer Duty 0 Rupees Government Duty 10800 Rupees

This document of LEASE LEASE UPTO 30 YEARS

Presented by: Sh/Smt. ISHWAR SINGH YADAV S/o, W/o BAKHTAWAR SINGH R/o VPO BEGUMPUR DELHI

in the office of the Sub Registrar, Delhi on 26/12/2022 12:00:00AM day Monday between the hours of

Euliani

Registrar/Sub Registrar
 S R VI D Rohini
 Delhi/New Delhi

Signature of Presenter

Execution admitted by the said Shri / Ms.

ISHWAR SINGH YADAV

and Shri / Ms.

PUNARVAS KALYAN SAMITI DELHI REGD THRU JAI BHAGWAN YADAV

Who is/are identified by Shri SUKHBIR SINGH YADAV S/o W/o D/o R R YADAV R/o 349 BEGUMPUR VILL DL

and Shri/Smt./K.m MANDEEP D/o KUMAR R/o 12/99 SEC-22 DELHI

(Marginal Witness). It is known to

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

Handwritten signature

Registrar/Sub Registrar
 S R VI D Rohini
 Delhi/New Delhi

Euliani

Date 27/12/2022 :37



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E-Stamp Certificate No.IN-DL35382146148553U

And Whereas the Shri Ishwar Singh Yadav has executed a Plot of land measuring 4864 sq. yds., out of Khasra No.43/1, situated at Village Begumpur, Delhi, vide Regd. No.9315, on Book No. I, Vol. No.4455, on Pages 89 to 97, on dated 02.04.2004, in the office of Sub Registrar VIA. Pitampura. Delhi.

AND WHEREAS on the humble request of the Lessee/Second Party the LESSOR/First Party 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 **INDRAPRASTHA CONVENT SCHOOL**, and the lessee have also agreed to run the above said school in the said property.

AND WHEREAS above said education society is running the school under the name of style of **PUNARVAS KALYAN SAMITI (DELHI) REGD.** at the above said premises.

THE TERMS AND CONDITIONS OF THE LEASE ARE AS UNDER :-

1. That That monthly rent reserved shall be **Rs.10,000/- (Rupees Ten Thousand only)** which shall be payable in advance or before the seventh day of Every English Calander month by way of Cheque or cash in the name of the LESSOR.
2. That the rent LESSOR hereby agree and the Lessee hereby accepts the LEASE of premises herein above mentioned and the Lease period of the said premises will commenced 01.04.2022 to 01.04.2052.

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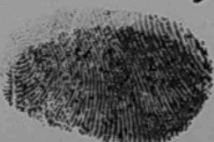
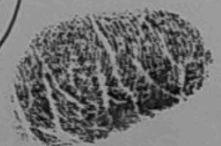
3. That the second party pay water and electricity charges of the said property hereby demised over and above the rent hereinafter reserved to the authorities concerned through the first party but the second party shall not be liable to pay any existing property tax or any other dues of the said property .
4. That the Lessee shall not assign, sub let or party with the said property or any part thereof.
5. That the Lessee/second party shall not make any structural additions or alterations in the said property
6. That the Lessee/second party shall allow the first party or her agent at convenient time during the day to enter into the said property to inspect the condition or to leave notices of all defects to be repaired.
7. That the Lessee/second party is already in actual physical possession of the said property as tenant and hereinafter the second party can peaceably and quietly hold, possess and enjoy the said property as Lessee/Second Party without any interruption and disturbance by the LESSOR/first party or any other person (s) claiming through or under the LESSOR/first party but subject to the terms and conditions of this agreement.

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8. That is case of non payment of rent or on breach of any condition mentioned herein above the LESSOR/first party can get the above said property vacated from the second party before the expiry of the tenancy.
9. That in case the second party wants to vacate the said property before the expiry of the stipulated period the Lessee/second party can do so by giving two month notice or two month rent in lieu thereof similarly the first party.
10. That during the period of tenancy the Lessee/second party shall not ask for any fitting, fixtures white washing, painting etc. in the said property and the Lessee/second party can arrange the above at its own legal for which the second party shall bear all the expenses.
11. That the Lessee/second party shall be liable to repair any minor and tear in the above property at its own costs and expenses.
12. That the Lessee/second party has clearly understood that the tenancy between him and the LESSOR/first party is not covered under the provision of the Delhi Rent Control Act and the Lessee/second party shall have to vacate the said demised property after expiry of the tenancy without any further notice from the LESSOR/first party.
13. That in case the Lessee/second party consumes the electricity in violation of the rules and regulation of the DVB/TPDDL. He shall be liable and responsible for the same and at the same time indemnify the LESSOR/first party for all losses, damages, litigation, proceedings etc. suffered by the LESSOR/first party in this regard.

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E-Stamp Certificate No.IN- DL35382146148553U

14. That the first party is alive and executant of the Lease Deed is still his lawful General Attorney.

15. That the Shri Ishwar Singh Yadav has executed a Plot of land area measuring 6364 Sq. Yds., out of Khasra No. 43/1, 12/9, 12/10, 12/11, 12/12, the above said land/Property.

IN WITNESSES WHERE OF the both parties hereto have set their hands on this LEASE DEED on the day, month and year first written above in the presence of the following witnesses.

WITNESSES :-

1. सुकुबिर सिंह यादव

Sh. Sukubir Singh Yadav
S/o Sh. Rati Ram Yadav
R/o H.No. 349 Main Road
Begunpur Village, Delhi
2. Adhar No. 670004352640

LESSOR/FIRST PARTY

मन्दीप

Sh. Mandeeep
S/o Sh. Ajit Kumar
R/o 99, PKT-12 se-22 Rohini
Delhi
Adhar No. 413684273338

LESSEE/SECOND PARTY

Reg. No.

Reg. Year

Book No.

5919

2022-2023

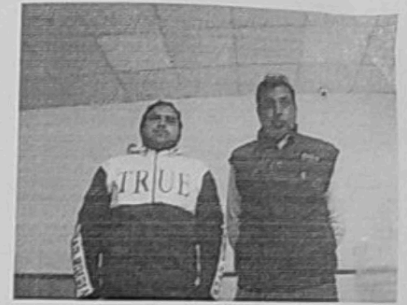
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Ist Party



IInd Party



Witness

Ist Party ISHWAR SINGH YADAV

IInd Party PUNARVAS KALYAN SAMITI DELHI REGD THRU JAI BHAGWAN YADAV

Witness SUKHBIR SINGH YADAV, MANDEEP

Certificate (Section 60)

Registration No.5,919 in Book No.1 Vol No.2,255

on page 69 to 74 on this date 26/12/2022 5:15:14PM

day Monday

and left thumb impressions has/have been taken in my presence.

Date 27/12/2022 18:08:02



Suliani

Sub Registrar
S R VI D Rohini
New Delhi/Delhi



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