

STATE BANK OF INDIA

Sl. No. 131509

GSR / 002

RECEIPT

STATE BANK OF INDIA

Mehrauli Road, Gurgaon (01565)

Branch

Code No.

Received a sum of ₹ 20,700/-

(Rupees) Twenty thousand seven hundred only

from Smt. / Shri Harish Chander

s/o, d/o, w/o Pt. Sree Ram

residing at Gurgaon

STATE BANK OF INDIA

for credit to Government of Haryana

account towards Stamp Duty.

Date 21 APR 2014
Place GURGAON



(Signatures of Authorised Officer)

LEASE AGREEMENT

LEASE PERIOD : 30 YEARS
RENT : 12,000/- PER MONTH
STAMP DUTY : 20,700/-
STAMP NO./DATE: GSR/002:131509/21-4-2014
STAMP ISSUED BY: SBI, GURGAON

THIS LEASE DEED IS MADE AT GURGAON ON THIS 14 DAY OF April 2014, BETWEEN:

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प्रलेख नः 2740

दिनांक 06/05/2014

डीड संबंधी विवरण

डीड का नाम LEASE
तहसील/सब-तहसील गुडगांवा
गांव/शहर अक्लीमपुर

धन संबंधी विवरण

राशि जिस पर स्टाम्प ड्यूटी लगाई 229,484.00 रुपये	स्टाम्प ड्यूटी की राशि 20,700.00 रुपये
रजिस्ट्रेशन फीस की राशि 5,000.00 रुपये	पेस्टिंग शुल्क 2.00 रुपये

Drafted By: एस.सी.अरोडा,वकील

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 06/05/2014 दिन मंगलवार समय 12:11:00PM बजे श्री/श्रीमती/कुमारी हरीश चन्दर पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी श्री राम निवासी गांव अक्लीमपुर द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता

श्री हरीश चन्दर

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

उपरोक्त पट्टा देने वाला व श्री/श्रीमती/कुमारी बजरिये-रणदीप भारद्वाज पट्टा लेने वाला हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी एस.सी.अरोडा पुत्र/पुत्री/पत्नी श्री निवासी वकील गुडगांव व श्री/श्रीमती/कुमारी औमदत्त पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी श्रीराम निवासी गांव अक्लीमपुर ने की।
साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 06/05/2014

उप/संयुक्त पंजीयन अधिकारी
गुडगांवा

Sh. Harish Chander son of Sh. Sree Ram resident of Village Aklimpur Tehsil and District Gurgaon Haryana (HEREINAFTER CALLED THE LESSOR) of the ONE PART.

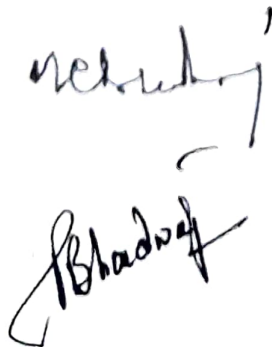
AND

Pt. Sree Ram Educational Society Aklimpur Tehsil and District Gurgaon Haryana through its Secretary Sh. Randeep Bhardwaj S/o Mr. Harish Chander resident of Village Aklimpur Tehsil and District Gurgaon Haryana (HEREINAFTER CALLED THE LESSEE) of the OTHER PART.

THE EXPRESSION LESSOR and LESSEE shall mean and include their respective heirs, successors, representatives and assigns etc.

NOW THIS LEASE AGREEMENT WITNESSETH AS UNDER:

In consideration of the rent hereinafter reserved and all the contents and conditions hereinafter to be observed and performed on the other part of the lessee, the lessor does hereby rent out the **Building Comprising of twenty Eight Rooms of different sizes for the purpose of Class Room, Library, Computer Lab, Science Lab, Admin Block, Staff Room, with verandah of 10 Ft., and adequate number of Toilets for Staff, Boys and Girls with Garage and submersible pump, Constructed on the land measuring 12 KANAL 12 MARLAS** surrounded by 5ft. high Boundary wall comprised in Khewat/Khata No. 89/91, Mustatil/Khasra No. 23 Killa No. 21/2 Mustatil/Khasra No. 28 Killa No. 2/1, 9/2, 10 Mustatil/Khasra No. 22 Killa No. 24/2, 25/2 Mustatil/Khasra No. 28 Killa 1, 10, Mustatil/Khasra No. 29 Killa No. 5 total land measuring 37 Kanal 6 Marla out of which 12 Kanal 2 Marla situated in the Revenue Estate of Village Aklimpur, Tehsil and





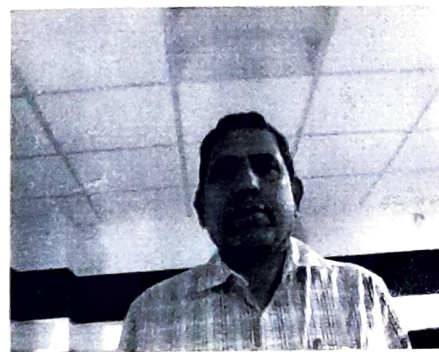
पट्टा देने वाला



पट्टा लेने वाला



गवाह



उप / सयुक्त पंजीयन अधिकारी

पट्टा देने वाला

हरीश चन्दर



Handwritten signature of Hari Singh Chander

पट्टा लेने वाला

बजरिये-रणदीप भारद्वाज



गवाह

एस.सी अरोडा



Handwritten signature of S.S. Arora

गवाह

ओमदत्त

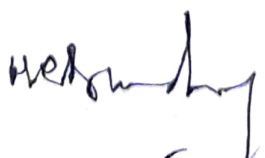



Handwritten signature of Om Dutt

District Gurgaon Haryana (Hereinafter Called the Demised Property) by way of lease of which the lessor is entitled in law to execute this deed, together with the appurtenant, the rights to make use of entrances, passages, and other easements belonging and pertaining to the said Property unto and to the use of the lessee for a period of **30 years from 1-4-2014 to 31-3-2044** paying unto the lessor during the said period rent of **Rs. 12,000/- (Rupees Twelve Thousand only)** per Month to the following conditions.

a) The lessee hereby covenants with the lessor as follows:

1. That the lessee has agreed to take the said property on monthly lease to run the Educational Institution namely **Udeya Bharati Public School**.
2. That the Lessee shall hand over peace full vacant possession of the demised property after expiry of the lease period.
3. That the Lessee shall pay to the Lessor for the above said Property the rent of **Rs. 12,000/- (Rupees Twelve Thousand only)** per Month in advance on or before 7th day of every English Calendar month. However the rent shall be enhanced by 10% after every three years on the last paid rent.
4. That the Lessee shall use the Building exclusively for the purpose of School teaching and Land for Play Ground etc. and shall not sublet the property without the written permission of the Lessor.
5. That the lessee shall pay electricity charges according to consumption of electricity units as per Meter at prescribed rates of Dakshin Haryana Bijli Vitaran Nigam Ltd. every month to the concerned authorities.
6. That the Lessee shall pay for water, security, cleaning regulatory charges on basis of the bills from the appropriate authorities.
7. That the Lessee shall comply with all the rules and regulations of the local authorities whatsoever in relation to the said property.

Reg. No.

2,740

Reg. Year

2014-2015


Book No.

1

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,740 आज दिनांक 06/05/2014 को बही न: 1 जिल्द न: 13,075 के पृष्ठ न: 88 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 3,559 के पृष्ठ सख्या 45 से 46 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये हैं ।

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8. That the Lessor is liable to construct further additions or alterations to the building layout, fittings and fixtures as and when required by the lessee.
9. That day today repairs such as fuses, leakage of water taps etc. have to be done by the Lessee at his own costs.
10. That the Lessee shall deliver the said premises to the lessor on the expiry or earlier termination of the lease together with the Lessor's fittings and fixtures, convents and conditions herein contained.
11. That if the Lessee fails to pay the arrears of rent for more than two months, the Lessor shall revoke the Agreement and the Lessee will not have the right to enjoy the tenancy after the termination of the Agreement.
12. That the Lease Deed is for **30 years** and shall be renewed with consent of both parties:

b) The Lessor hereby covenants with the Lessee as follows:

- a) That the Lessor shall pay all taxes, rates, licence fees, ground rent and charges of whatsoever character assessed levied, charges and imposed by or payable to any Lawful authority in respect of the demised premises and if the Lessor fails to or neglects to pay the same, the Lessee may make such payment on behalf of the Lessor and deduct the same with interest at the rate of 12% from the rent or otherwise recover from the Lessor as per the Law.
- b) That the lessor shall make all the major repairs such as electricity, leakage in sanitary fittings, water pipes or other at his/her own cost immediately upon such defects being notified to him/her by the Lessee and the Lessor fails or neglects to make such repairs the Lessee may cause the same done and deduct the expenses of such repairs with

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interest at the rate of 12% per annum from the rent of otherwise recover it from the rent or otherwise recover it from the Lessor.


- c) That the Lessee shall arrange to distemper and polish the demised premises as and when required at his own cost.
- d) That the Lessee shall peacefully and quietly enjoy the demised premises during the lease period without any interruption or disturbance by the Lessor.
- e) That the Lessor, his/her authorised agents acknowledge and give valid stamped receipt for each and every payment made by the Lessee and such receipt should be conclusive proof of such payments.

IN WITNESS WHEREOF THE OWNER AND THE TENANT HAVE SET THEIR RESPECTIVE HAND AND SEALS ON THE DAY AND YEAR AND FIRST ABOVE WRITTEN.

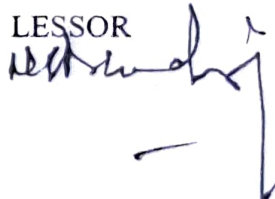
WITNESSES

1.



S. C. Arora
Advocate
District Courts, Gurgaon


Drafted by me
S. C. ARORA
Advocate
Distt. Courts, Gurgaon

LESSOR



2.


(Om Dutt Gosh. Shri Ram)
vill Akalempur P.O. Tikli
Distt. GGN

LESSEE

