



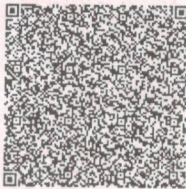
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL66863935803468R
 Certificate Issued Date : 10-Oct-2019 05:15 PM
 Account Reference : NONACC (BK)/ dlbobbk02/ SHAHDRA/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDLBOBBK0242208240344684R
 Purchased by : MAHENDER SACHDEVA
 Description of Document : Article 35(v) Lease upto 30 years
 Property Description : PLOT/PROP. NO. 87 AND 88 SANGAM VIHAR JAGATPUR ROAD CHOWK DELHI-84
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : MAHENDER SACHDEVA
 Second Party : SACHDEVA EDUCATIONAL AND SOCIAL WELFARE SOCIETY
 Stamp Duty Paid By : MAHENDER SACHDEVA
 Stamp Duty Amount(Rs.) : 17,300
 (Seventeen Thousand Three Hundred only)



LOCKED

Sachdevaashu17@gmail.com

MOR. No. 2 9899023465

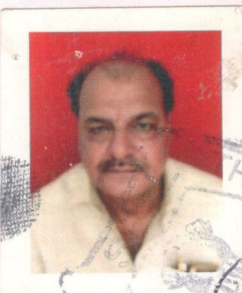
2199-4843-8697

17/04/1980

2505-8719-6669

25/09/1959

Please write or type below this line



For Sachdeva Convent School
 Manager



0001224794

Ashu

Statutory Alert:

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Warning

The contents of this certificate can be verified and authenticated world-wide by members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

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P/2

e-STAMP CERTIFICATE NO. IN-DL66863935803468R

LEASE DEED

Stamp Duty @ Rs. 9% = Rs. 16,280/-
Excess Stamp Duty Rs. 20/-
Stamp Duty Rs. 17,300/-

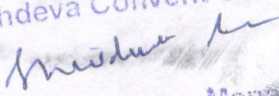
THIS LEASE DEED is made and executed at Delhi on this ____ day of October, 2019, between SHRI MAHENDER SACHDEVA SON OF SHRI MULAKH RAJ, Resident of House No. B-3/97, Yamuna Vihar, Delhi-110053, hereinafter called the first party/owner of the Property.


A N D

SACHDEVA EDUCATIONAL & SOCIAL WELFARE SOCIETY, at Gali No. 5, Sangam Vihar, Delhi-110084, through its Manager MR. ASHU SACHDEVA SON OF SHRI MAHENDER SACHDEVA, Resident of House No. B-3/97, Yamuna Vihar, Delhi-110053, who has the necessary authority to do act and perform in the name and on behalf of the Tenant School, including authority to sign and execute this Lease Deed on behalf of the Tenant School, hereinafter called the Second Party/Tenant.

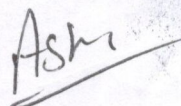
The Expression of the both parties shall unless mean and include their legal heirs, representatives, administrators and assigns.

WHEREAS the first party is the absolute owner and in physical possession of a DOUBLE STORIED BUILT-UP PROPERTY, Constructed whatsoever thereon according to site, Plot of land measuring area 1205 sq. yds., bearing Plot/Property No. 87 and 88, out of Khasra No. 5/1, Situated in the Revenue Estate of Village Wazirabad, in the abadi of Sangam Vihar, Jagatpur Road Chowk, Delhi-110084, and bounded as under:-

For Sachdeva Convent School

Manager



Contd.. P/3



Deed Related Detail

Deed Name LEASE		LEASE UPTO 30 YEARS	
Land Detail			
Tehsil/Sub Tehsil Sub Registrar I		Building Type	
Village/City	Village Jagatpur		
Place (Segment)	Village Jagatpur		
Property Type			
Property Address	House No.: 87 AND 88, Road No.: , Village Jagatpur		
Area of Property	1.00 Sq. Meter	0.00	0.00
Money Related Detail			
Consideration Value	16,000.00 Rupees	Stamp Duty Paid	17,300.00 Rupees
Value of Registration Fee	1,000.00 Rupees	Pasting Fee	100.00 Rupees
Transfer Duty	0 Rupees	Government Duty	17300 Rupees

This document of **LEASE****LEASE UPTO 30 YEARS****Presented by: Sh/Smt.****S/o, W/o****R/o**

MAHENDER SACHDEVA

MULAKH RAJ

B-3/97 YAMUNA VIHAR DELHI

in the office of the Sub Registrar, Delhi this 15/10/2019 14:41:01 day Tuesday between the hours of

Signature of Presenter

Registrar/Sub Registrar
Sub Registrar I
Delhi/New Delhi

Execution admitted by the said Shri / Ms.

MAHENDER SACHDEVA

and Shri / Ms.

SACHDEVA EDUCATIONAL AND SOCIAL WELFARE SOCIETY THRU ASHU SACHDEVA

Who is/are identified by Shri/Smt/Km. ANIL S/o W/o D/o SUNHARI R/o 112 BHAJANPURA DL

and Shri/Smt./Km AFSAR ALI S/o W/o D/o MD ASHIQUE ALI R/o 113 WAZIRABAD 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 I
Delhi/New Delhi

Date 23/10/2019 10:53:07

Anil

P/3

East : Property of others
West : Road 20 ft. wide
North : Property of others
South : Road 25 ft. wide

AND WHEREAS the First Party having purchased the said property from Shri Doonger son of Shri Chhajju, by virtue of Agreement to sell, alongwith G.P.A., and Receipt, duly attested by Notary Public, dated 15.05.1990, at Delhi.

ANDWHEREAS the Tenant is desirous is taking on Rent and the Landlord has agreed to rent out the said premises together with fixtures and appurtenants thereto at a Monthly Rent of Rs. 16,000/- pm. (Rupees Sixteen Thousand only) per month for the period of Thirty Years, w.e.f. 01.10.2019 to 30.09.2049, for the purpose of Running the School.


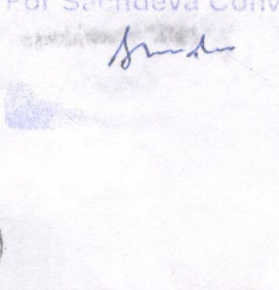

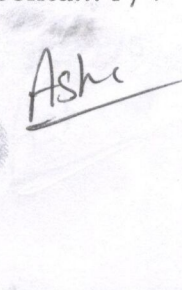
ANDWHEREAS the Landlord in consideration of the Monthly Rent reserved and of the Tenant covenants' and conditions to be observed and performed by it as hereinafter expressly stated, the Landlord to hereby Rent out the said Premises to the Tenant, together with appurtenants TO USE AND ENJOY the same, on the following terms and conditions:-

NOW THIS LEASE DEED WITNESSETH AS UNDER:-

1. That the Second party shall pay to the first party a monthly Rent of Rs. 16,000/- (Rupees Sixteen Thousand only) per month excluding Electricity and water charges always in advance to be paid by the 1st day of Each Calendar month in Cash or by Account Payee Cheque, for which the landlord shall give receipt of the amount on Rent Received.
2. That the Property hereby rent out shall be used by the Tenant for the purpose of Running School only.

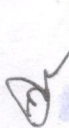
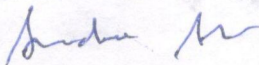
For Sachdeva Convent School

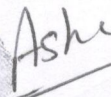
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3. That the Tenant shall not sublet, assign or part with the whole or part of the Premises hereby let out to any person(s) institution or society whatsoever.
4. That the Premises hereby let-out is in good inhabitable condition, duly painted, polished and white-washed to the satisfaction of the Tenant and the Tenant hereby covenants' that the possession of the premises in question shall be handover to the Landlord in its original condition on the expiry of the tenancy.
5. That the Tenant shall not do or cause to be done any damage or loss to the premises hereby let out and in such a case, the Landlord shall have right to recover the damages/losses from the tenant.
6. That the Tenant shall not make or cause to be done any structural additions or alterations in the premises hereby let out without prior consent of the landlord in writing, but the tenant may install Electrical applicants/articles which may be required for the purpose of using the said premises for School purposes. However, on the expiry/termination of the tenancy, the premises let out shall be restore into its original condition before handover the possession of the same to the landlord.
7. That the Tenancy period for the Thirty Years w.e.f. 01.10.2019 to 30.09.2049.
8. That the Landlord or his/their authorised representatives may enter into the premises hereby let out during the period of sunset and sunrise to carryout inspection or repair of the premises with prior intimation to the tenant.


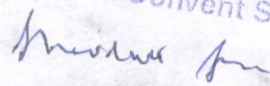

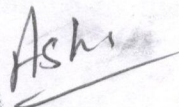

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Manager



9. That the all minor repairs, renovations, white wash, painting etc. shall be carried out by the tenant at its own expenses and the landlord shall not be held responsible for the same in this regard. However, major repairs and replacements not caused due to negligence or misuse of the premises by the tenant, shall be carried out by the Landlord.
10. That the Terms of the Rented period is Thirty years to be effective from 1st day of September, 2019, the date of its commencement. The Tenancy shall automatically cease to exist on the expiry of the Rented period and the tenant shall be obliged to handover the peaceful and vacant possession of the premises in its original conditions to the landlord. However the tenancy may further be extended for the further period and upon such terms and conditions as may be agreed upon from time to time between the parties in writing.
11. That the Tenant has already taken possession of the said rented premises from the landlord and the tenant has been running the school in the said premises.
12. That the Tenancy may be terminated in case the tenant fails to fulfil any of the condition of this Rent Agreement. In such a condition, the tenant shall be obliged to vacate the said premises and handover the peaceful vacant physical possession of the same in its original condition to the landlord.

Contd... P/6

For Sachdeva Convent School






P/6

13. That the premises let out has Electricity and Water connections with meters installed in the premises and the tenant shall be liable to directly pay Electricity and water charges/bills being raised by the concerned department/authorities from time to time during the occupancy of the premises. The Landlord shall have the rights to demand and receive the original paid Electricity and water bills from the tenant for their satisfaction and Records.
14. That the Landlord shall pay from time to time House Tax, Ground rent or any other taxes/levy in respect of the premises hereby let-out to the concerned authority.
15. That the parties to this Lease Deed shall be entitled to give Six Month notice in writing to vacate the premises before expiry of the tenancy period. The Tenancy shall then be deemed to expiry/terminated on the expiry of the notice period. Both the parties shall settle their outstanding claims before the date of vacation of the premises by the tenant.
16. That the Tenant shall use the premises only for Running the School and not for any other purposes. It shall be the duty and responsibility of the tenant to vacate the premises and handover the peaceful vacant physical possession of the same to the Landlord on the expiry of the tenancy or on its termination, whichever occurs earlier.
17. That the Tenant shall not commit any illegal acts or conduct and if in any case infringements, agents, employee/s or any other person/s, the same shall be the responsibility of the tenant, and the landlord shall not be held responsible for any acts, committed by the tenant or his dependents/agents or servants.

For Sachdeva Convent School

Shridhar

Manager

Contd... P/7

Ashu

18. That if the Rent remains in arrears for three consecutive months or if the tenant omits to perform or observe any of the covenants or conditions herein mentioned, then in that case, it shall be lawful for the Landlord to terminate this tenancy forthwith without prejudice to any claim or rights they may have. In such a case, the tenancy shall be deemed to have been terminated and the Landlord shall have the rights to enter upon and premises and the tenant shall handover the peaceful physical vacant possession of the premises immediately.
19. Only Delhi Courts shall be the Jurisdiction to try and entertain any dispute/differences between the parties.

In witnesses whereof both the parties have set their hands to this Rent Agreement on the date, month and year first above mentioned in the presence of the following witnesses.

WITNESSES:-

4786-4572-8251

1. ANIL

S/o Smt. SUNHARI

Ro 112, St. No-11,

Garki Mendu, Bhajanpura
D-53.

FIRST PARTY/OWNER

2.

2436-0353-9469

AFSAR ALI

S/o MAND. ASHIQUE ALI

Ro Plot No-113, C. Area

C. No-5, WAZIRABAD,
BURARI, D-04,

SECOND PARTY/TENANT

For Sachdeva Convent School

Manager

Reg. No.
10749

Reg. Year
2019-2020

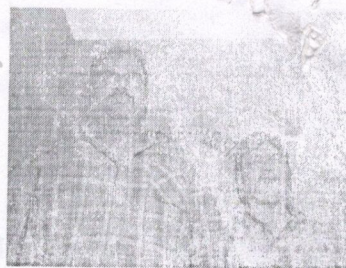
Book No.
1



Ist Party



IInd Party



Witness

Ist Party MAHENDER SACHDEVA

IInd Party SACHDEVA EDUCATIONAL AND SOCIAL WELFARE SOCIETY THRU ASHU SACHDEVA

Witness ANIL, AFSAR ALI

Certificate (Section 60)

Registration No.10,749 in Book No.1 Vol No 7,869
on page 1 to 7 on this date 23/10/2019 09:41:19
and left thumb impressions has/have been taken in my presence.

day Wednesday



Sub Registrar

Sub Registrar I

New Delhi/Delhi

Date 23/10/2019 10:53:29

