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INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

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Certificate No.	: IN-DL73515497291848V
Certificate Issued Date	: 10-Mar-2023 10:44 AM
Account Reference	: SELFPRINT (PU)/ dl-self/ NEHRU/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-SELF19070479583831V
Purchased by	: KUSUM LATA
Description of Document	: Article 35(v) Lease upto 30 years
Property Description	: VILLAGE POOTH KHURD DELHI-110039
Consideration Price (Rs.)	: 0 (Zero)
First Party	: KUSUM LATA AND OTHERS
Second Party	: GUNJAN DEVI EDUCATIONAL TRUST
Stamp Duty Paid By	: KUSUM LATA AND OTHERS
Stamp Duty Amount(Rs.)	: 2,200 (Two Thousand Two Hundred only)

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₹2,200



SELF PRINTED CERTIFICATE TO BE  
VERIFIED BY THE RECIPIENT AT  
WWW.SHCIESTAMP.COM

IN-DL73515497291848V

Please write or type below this line



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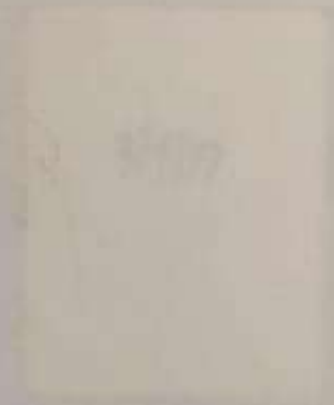
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Statutory Alert

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using a-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority

1808





Certf. No. IN-DL73515497291848V  
Issued Dt. 10.03.2023

Location : Pooth Khurd, Delhi-39.  
Rent : Rs. 2,000/-  
Period : 30 Years  
Stamp Duty Paid: Rs. 2,200/-

LEASE DEED/AGREEMENT FOR 30 YEARS

This Lease Agreement is made and executed at Delhi on this 25.04.2023 by and between:- (1) SMT. KUSUM LATA WIFE OF SHRI ASHISH KUMAR & (2) SHRI RAMASHISH PANDEY SON OF SHRI RAMKRIPAL PANDEY BOTH RESIDENTS OF A-3/141-142, UPPER GROUND FLOOR, SECTOR-11, ROHINI, DELHI-110085, (Hereinafter called the First Party/LESSOR)

.....AND.....

M/s GUNJAN DEVI EDUCATIONAL TRUST (Minority Buddhist Trust) Having its Regd. office at Jai Hind Public School, Village Pooth Khurd, Delhi-110039, Through its Trustee Shri Pankaj Kumar S/o Shri Attarpal Singh R/o H.No.402, Village Shahbad Daulatpur, Delhi-110042, (Hereinafter called the Second Party/LESSEE).

The expression of the LESSOR and LESSEE shall mean and include their legal heirs, successors, executors, administrators and assignees.

WHEREAS the Lessor is the absolute and legal owner, occupier and in absolute physical possession of PLOT OF LAND MEASURING 3846 SQ.YDS. (i.e. 3215 Sq.Mtrs.), OUT OF KHASRA No.154/470 (1-01), 154/471 (2-02), 154/472 (0-13-09), SITUATED IN THE EXTENDED LAL DORA ABADI OF VILLAGE POOTH KHURD, DELHI-110039, (hereinafter called the rented Premises), and the Lessee has approached to the Lessor for asking the said property monthly Rent of Rs. 2,000/- (Rupees Two Thousand Only), per Month.

NOW THIS LEASE DEED WITNESSES AS UNDER:-

1. That the Lease has already commenced from 01.03.2023 and shall stand terminated at the expiry of the period of 30 Years.
2. That the Lessee shall pay rent of Rs. 2,000/- (Rupees Two Thousand Only) per month and the rent shall be payable by the 10th day of each English calendar Month in advance.
3. That the land area of the said property is given strictly use of instituion/School under the name and style of JAI HIND PUBLIC SCHOOL.

Contd... P/3



S No. 3794

**Deed Related Detail**

LEASE UPTO 30 YEARS

Deed Name LEASE

**Land Detail**

Tehsil/Sub Tehsil Sub Registrar VI B  
 Village/City Puth Khurd Building Type House Class H  
 Place (Segment) Puth Khurd  
 Property Type Residential  
 Property Address House No., Road No., Puth Khurd  
 Area of Property 3,846.00 Sq.Yard 0.00 0.00

**Money Related Detail**

Consideration Amount 2,000.00 Rupees Stamp Duty Paid 2,200.00 Rupees  
 Value of Registration Fee 1,000.00 Rupees Pasting Fee 100.00 Rupees

This document of LEASE LEASE UPTO 30 YEARS

Presented by: Sh/Smt. KUSUM LATA, RAMASHISH PANDEY S/o, W/o ASHISH KUMAR, RAMKRIPAL PANDEY R/o A3/141-142 UGF SEC-11 ROHINI DEHLI, A3/141-142 UGF SEC-11 ROHINI DEHLI

in the office of the Sub Registrar, Delhi this 25/04/2023 12:41:54 day Tuesday between the hours of

Signature of Presenter  

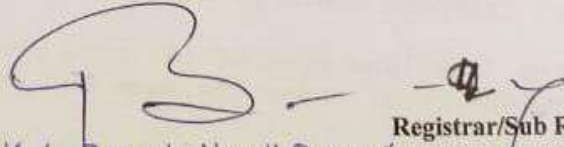

Registrar/Sub Registrar  
 Sub Registrar VI B  
 Delhi/New Delhi

Execution admitted by the said: Shri / Ms. KUSUM LATA, RAMASHISH PANDEY and Shri / Ms. GUNJAN DEVI EDUCATIONAL TRUST THROUGH ITS TRUSTEE SH PANKAJ KUMAR Who is/are identified by Shri/Smt/Km. HARISH CHANDRA S/o W/o D/o SANTRAM R/o VILLAGE NATHU KA DERA KULPAHAR MAHOGA UP and Shri/Smt./Km BKL DAS S/o W/o D/o NANDI PRASAD R/o D-436/002 HIGH COURT 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.

Date 25/04/2023 17:46:43

  
 B. K. L. Das s/o Nandi Prasad Registrar/Sub Registrar  
 Advocate (B.A.L.L.B) Sub Registrar VI B  
 D-436/002, High Court Delhi Delhi/New Delhi  
 Adhar No. 440447879720  
 R/o S-24, Sharma Colony,  
 Budh Vihar. Ph -II. Delhi-110086

4. That the determination of the premi original condit  
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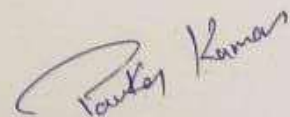




Certif. No. IN-DL73515497291848V

4. That the tenant at the expiry of the said terms of tenancy or sooner determination of the tenancy he shall surrender the vacant possession of the premises or said property to the landlord/second party in original conditions subject of the normal wear and tear.
5. That the party of the first party agrees that they will not store any explosive or highly inflammable articles or goods in the said property without ensuring the same.
6. That the second party shall not sublet the above above said premises to any other person.
7. That all minor repairs and white wash of the said premises shall be done by the second party.
8. That the second party shall not be permitted for any permanent addition, alteration in the said premises without written consent of the first party.
9. That all electricity meter and water bills shall be paid by the second party to first party.
10. That the tenant shall not contravene any laws, bye-laws Rules and Regulations made there under of the local body, viz NDMC, DJB/TPDDL and other local authorities including the co-society, in case of any violation deviation or misuse of the tenanted premises, he/she shall be fully responsible for the same and the Landlord shall have no concern whatsoever of any sort with the same.
11. That the Lessee shall not do any illegal work in the above tenanted property and the Lessee is not allowed or activities contrary to existing any laws.
12. That the Lessee shall make any additions or alteration in the premises and the possession of the premises shall be handed over back to the lessor in the same condition in which is/was letout at the existing any laws.
13. That the Lessee shall be liable to pay all the Electric charges etc. excluding of the monthly rent.
14. That the Lessor or his/her authorized representatives or agents have a rights to inspect the said premises at reasonable hours as and when required.

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Certif. No. IN-DL73515497291848V

IN WITNESSESS WHEREOF, Both the parties have signed this Lease Deed after fully understanding the contents thereof with their free will without any pressure from any corner on the day, month and year above year above first written in the presence of the following witnesses:-

WITNESSES:-

1. Harishchandra

(Harish Chandra)  
S/o Shri Santram  
R/o Village Nathu Ka dera  
R/o Kulpahar, Mahoba,  
Uttar Pradesh-210426.  
Aadhaar No. 6295-7361-1801.

LESSOR

2.

B. K. L. Das s/o Nandi Prasad  
Advocate (B.A.L.L.B)  
D-436/002, High Court Delhi  
Adhar No. 448447879720  
R/o S-24, Sharma Colony,  
Budh Vihar Ph -II, Delhi-110086

LESSEE



Reg. No. 2435 Reg. Year 2023-2024 Book No. 1



Ist Party



IInd Party



Witness

Ist Party KUSUM LATA , RAMASHISH PANDEY

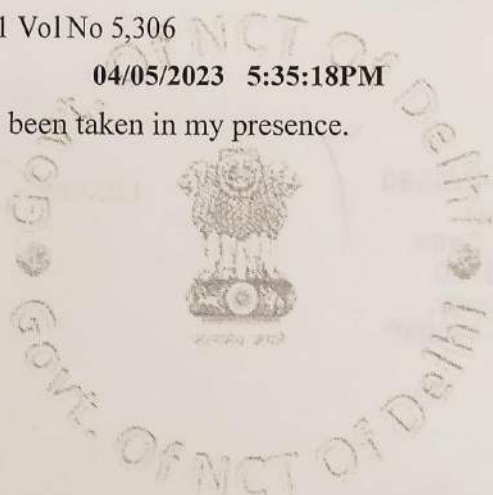
IInd Party GUNJAN DEVI EDUCATIONAL TRUST THROUGH ITS TRUSTEE SH PANKAJ KUMAR

Witness HARISH CHANDRA, BKL DAS

**Certificate (Section 60)**

Registration No.2,435 in Book No.1 Vol No 5,306  
on page 157 to 160 on this date 04/05/2023 5:35:18PM day Thursday  
and left thumb impressions has/have been taken in my presence.

Date 04/05/2023 17:42:53



*[Handwritten Signature]*

Sub Registrar  
Sub Registrar VI B  
New Delhi/Delhi



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