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INDIA NON JUDICIAL

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16/08/2019

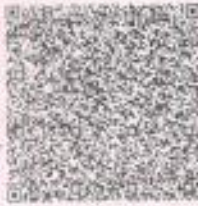
Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL38995238501977R
 Certificate Issued Date : 14-Aug-2019 05:50 PM
 Account Reference : NONACC (BK)/ dlcibik02/ ROHINI/ DL-DLH
 Unique Doc. Reference : SUBIN-DL DLCBIBK0281989660912790R
 Purchased by : AKASH EDUCATIONAL SOCIETY
 Description of Document : Article 35(v) Lease with security upto 30 years
 Property Description : KH.NO.17/24 ETC. VILLAGE NITHARI DELHI
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : SANJEEV KUMAR AND OTHERS
 Second Party : AKASH EDUCATIONAL SOCIETY
 Stamp Duty Paid By : AKASH EDUCATIONAL SOCIETY
 Stamp Duty Amount(Rs.) : 5,40,100
 (Five Lakh Forty Thousand One Hundred only)

R3447/1

e-Stamp Certificate
Verified & Locked



7/6/1978

22/12/2007

9/12/1996

307911383923

12/12/1958

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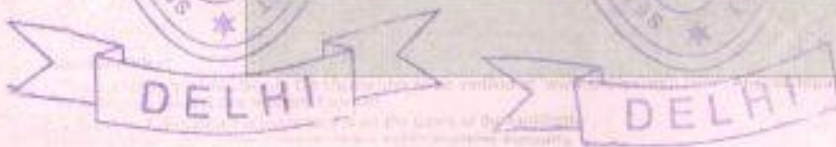


Sanjeev Kumar

Akash Vijay

Sanjeev Kumar

SR-0001299734
Akash Educational Society
Village Nithari Delhi-110086



DELHI

DELHI

LEASE DEED

Lease Amount	:	Rs.5,00,000/- Per Month for 30 Years
Security (If Any)	:	Rs.5,00,000/-
Rent Period	:	30 (Thirty) Years
Stamp Duty @ 9% on Average annual rent	:	Rs.5,40,000/-
Stamp duty paid on Security	:	Rs.100/-
Total Stamp duty paid	:	Rs.5,40,100/-


This LEASE DEED is made and executed at Delhi on this 16th day of August, 2019 between (1) SH SANJEEV KUMAR S/O SH OM PARKASH, (2) AAKASH VIJAYRAN AND (3) SH ISHANT VIJAYRAN BOTH SS/O SH SANJEEV KUMAR ALL R/O HOUSE NO 21, VILLAGE NITHARI, DELHI-110086 (hereinafter called the Land Owner(s) / First Party).

---AND---

AKASH EDUCATIONAL SOCIETY, HAVING ITS REGISTERED OFFICE AT PLOT NO 51/52, KHASRA NO 319, 321 AND 322, VILLAGE NITAHRI, DELHI-110086 THROUGH ITS PRESIDENT SH AJIT SINGH S/O SH SUBE SINGH R/O H No 100, VILLAGE NITHARI, DELHI-110086 (hereinafter called the Tenant / Second Party).

WHEREAS, the expressions of the above said Parties No.1 & 2 wherever they occur in the body of this agreement shall mean and include, their Legal Heirs, Successors, Representators, Executors and Assigns etc. etc.








Akash Educational Society
Village Nithari, Delhi-110086

Deed Related Detail

Deed Name LEASE LEASE WITH SECURITY UPTO 30 YEARS

Land Detail

Tehsil/Sub Tehsil S R VID Rohini
Village/City Nithari Building Type
Place (Segment) Nithari
Property Type Commercial
Property Address House No.:KH NO-17/24 AND 17/25/1, Road No.: Nithari
Area of Property 4,840.00 Sq.Yard 0.00 0.00

Money Related Detail

Consideration Amount 500,000.00 Rupees Stamp Duty Paid 540,100.00 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
SANJEEV KUMAR OM-PARKASH H NO-21 VILLAGE NITHARI DELHI
AAKASH VIJAYRAN SANJEEV KUMAR H NO-21 VILLAGE NITHARI DELHI
ISHANT VIJAYRAN SANJEEV KUMAR H NO-21 VILLAGE NITHARI DELHI

in the office of the Sub Registrar, Delhi this 16/08/2019 12:03:01PM day Friday between the hours of

Registrar/Sub Registrar
S R VID Rohini
Delhi/New Delhi

Signature of Presenter

Execution admitted by the said: Shri / Ms.
SANJEEV KUMAR, AAKASH VIJAYRAN, ISHANT VIJAYRAN

and Shri / Ms.
AAKASH EDUCATIONAL SOCIETY THR ITS AJIT SINGH
Who is/are identified by Shri/Smt/Km. DEVENDER S/o W/o D/o PREM SWAROOP R/o H NO-28 VILLAGE NITHARI DELHI
and Shri/Smt/Km. PARVINDER S/o W/o D/o JAGDISH R/o 367 VILLAGE RANI KHERA 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 16/08/2019 16:58:46

Registrar/Sub Registrar
S R VID Rohini
Delhi/New Delhi

Revenue Department NCT of Delhi

DORIS

NIC-DSU

AAKASH EDUCATIONAL SOCIETY
Village Nithari, Delhi-110028

AND WHEREAS, the above said Lessors are co-owners, occupiers and in peaceful physical of **BUILT-UP PROPERTY MEASURING 4840 SQ YARDS, FALLS IN KHASRA NO. 17/24 AND 17/25/1, SITUATED AT BALJEET VIHAR, IN THE ABADI OF VILLAGE NITHARI, DELHI 110086** with absolute right to let out the above said property thereof on such terms and conditions as they may think fit.

The said premise is bounded as under:-


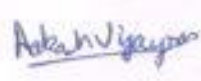

EAST : Road 25 Feet Wide
WEST : Khasra No 17/24 and Road 25 Feet Wide
NORTH : Gali 10 Feet Wide
SOUTH : Gali 15 Feet Wide

(hereinafter called the Property / Premises).

AND WHEREAS, the above said Second Party is running a School under the name and style of **AKASH MODEL SCHOOL** in the above said built-up property i.e. **BUILT-UP PROPERTY MEASURING 4840 SQ YARDS, FALLS IN KHASRA NO. 17/24 AND 17/25/1, SITUATED AT BALJEET VIHAR, IN THE ABADI OF VILLAGE NITHARI, DELHI 110086.**

NOW THIS LEASE DEED IS WITNESSTH AS FOLLOWS:-

1. That the LESSEE shall pay to the LESSORS during the period of this agreement a monthly rent at the rate of Rs.5,00,000/- (Rupees Five Lakh only) regularly as per ratio mentioned below.
 - i. Sh Sanjeev Kumar (40% Share) i.e. Rs.2,00,000/- PM
 - ii. Sh Aakash Vijayran (30% Share) i.e. Rs.1,50,000/- PM
 - iii. Sh Ishant Vijayran (30% Share) i.e. Rs.1,50,000/- PM
2. That period of lease granted by LESSORS to the LESSEE for the demised premises has been agreed to be 30 Years (360 Months) which could be extended for a further period with mutually agreed period on the terms and conditions therein.
3. That the LESSORS shall give NOC for installing electricity connection and for any other legal activities to the said LESSEE for running the said school.


Akash Model Society
Village Nithari, Delhi-110086

4. That the charges for electricity and water shall be paid by the LESSEE to the concerned authorities as per bills to be received from time to time.
5. That LESSEE shall use the said premises for the purpose of running a School under the name and style of AKASH MODEL SCHOOL only.
6. That the LESSEE shall be free to make any structural additions or alterations in the demised premises or any part thereof with the prior sweet consent of the LESSORS as per requirement for the said school.
7. That the Second Party shall be liable and responsible for all or any type of damage, breakage or losses in the said premises and shall keep the premises in good, clean and smooth condition during the tenancy period.
8. That the LESSEE will not use the property for any dangerous, noxious manufacture or occupation or for any illegal or immoral act or purpose in any manner under any pressure.
9. That all rules, regulations and by-laws of the Municipal, RWA and other authority having jurisdiction over the premises shall be strictly compiled by the LESSEE.
10. That the lease deed is being executed at Delhi and any dispute arising out of this lease will be subjected to the jurisdiction of Courts of Delhi only.
11. That the LESSEE shall be liable / responsible for any illegal / irregularity committed with respect to the violation of Local Bye Laws included in regard to the demise premises.
12. That the lease period of this Lease Deed will start w.e.f. 01st day of July, 2019 and will be continued upto 30 (Thirty) years.
13. That the monthly rent will be paid by the LESSEE to the LESSORS of the demised property in advance w.e.f 01st day of July, 2019 on or before every 07th day of each English calendar month by the LESSEE to the LESSORS.
14. That both parties have mutually agreed that both the parties will serve **one year** notice to each other for vacate the physical possession of the said premises


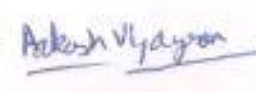









Akash Education Society
Village Kithari, Delhi-110086

15. That both the parties have strictly agreed that the Second Party shall not theft the electricity for his personal use in the said premises through out of order in any manner under any circumstance and in case the Second Party will theft of the electricity in the said premises out of order then the Second Party will also fully liable for the same.
16. That the LESSEE shall be free to include any partner(s) in AKASH EDUCATIONAL SOCIETY and the LESSORS shall have no objection for the same.
17. That the LESSEE shall be free to alter the premises for suiting to its requirement and the LESSORS shall have no objection.
18. That the LESSEE shall be free to further associate with any other Group, Associates, Firm, Company, School, Institute, Society or any other legal entity for the purpose of utilizing the premises as the LESSEE shall be investing lots of money in it.
19. That the Second Party has paid a sum of **Rs.5,00,000/- (Rupees Five Lakh only)** in advance as security amount to the 1st party at the time of execution of this agreement, which will be refunded by the 1st party to the Second Party without any interest at the time of vacation of the said premises.
20. That the First Party or his/her representatives will be fully entitled to inspect the said demised premises as and when required within suitable time.
21. That both the parties have mutually and amicably agreed that they will abide by all the terms and conditions of this Lease Deed for using the said demised premises.
22. That this Lease Deed is prepared / drafted under the instructions of both the parties mentioned above and all the contents of this document have been explained before them in their own vernacular language and they have also admitting and have understood the meaning, implications and contents upon being satisfied in all respects.


Akash Educational Society
Village Nithari, Delhi-11008

In witnesses whereof the parties hereto have set their respective hands on the present on the day, month and year herein above first mentioned in the presence of the following witnesses:-

WITNESSES:-

- Devender*
- 1 Sh Devender S/o Sh Prem Swaroop R/o H No 28, Village Nithari, Delhi-110086, Aadhar No 3841-5330-4234

- Parvinder*
- 2 Sh Parvinder S/o Sh Jagdish R/o H No 367, Village Rani Khera, Delhi-110081, Aadhar No 3229-1135-1703

Sanjay

Aakash

Jishnu

OWNER / FIRST PARTY

AKES

TENANT / SECOND PARTY

Akash Educational Society
Village Nithari, Delhi-110086

Reg. No.
3447

Reg. Year
2019-2020

Book No.
1



Ist Party



IInd Party



Witness

Ist Party SANJEEV KUMAR , AAKASH VIJAYRAN , ISHANT VIJAYRAN

IInd Party AKASH EDUCATIONAL SOCIETY THR ITS AJIT SINGH

Witness DEVENDER, PARVINDER

Certificate (Section 60)

Registration No.3,447 in Book No.1 Vol No 1,354
on page 143 to 148 on this date **19/08/2019 11:59:25AM**
and left thumb impressions has/have been taken in my presence.

day Monday

Date 19/08/2019 11:58:53



Sub Registrar
S R VI D Rohini
New Delhi/Delhi

