

7591

4962/1

22/10/2020

23/10/20



INDIA NON JUDICIAL

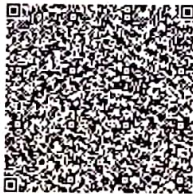
Government of National Capital Territory of Delhi

e-Stamp

सत्यमेव जयते

Certificate No.	: IN-DL94870137227251S
Certificate Issued Date	: 19-Oct-2020 01:24 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP GKAILASH/ DL-DLH
Unique Doc. Reference	: SUBIN-DLDL-CORPBK96630491330709S
Purchased by	: PAWAN KUMAR GARG
Description of Document	: Article 35(v) Lease upto 30 years
Property Description	: KHASRA NO 45/25/3 AND 45/25/4 SITUATED IN REVENUE ESTATE OF VILLAGE DEVLI NEW DELHI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PAWAN KUMAR GARG
Second Party	: ANUPAM EDUCATIONAL SOCIETY REGD
Stamp Duty Paid By	: PAWAN KUMAR GARG
Stamp Duty Amount(Rs.)	: 16,300 (Sixteen Thousand Three Hundred only)

e-Stamp LOCKED



Please write or type below this line

PAWAN KUMAR GARG.
AD: 7965-0155-4639.
PAN: ARXPK3199G.

PAWAN KUMAR GARG.
AD: 7965 0155 4639
PAN: AAAAA8972A



SR 0006857519

Statutory Alert

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

LEASE-DEED

This Lease Deed is executed at New Delhi on this 22nd day of October 2020, by

Shri Pawan Kumar Garg S/O Shri Late Shri Mahavir Parsad R/O B-115, Duggal Colony, Khanpur, New Delhi-110080, (which term shall include his heirs, successors, representatives, administrators, assignees, successors-in-interest, representatives-in-interest, as the case may be), (hereinafter called the first party) of the first part.

IN FAVOUR OF

ANUPAM EDUCATIONAL SOCIETY REGD. Vide Regd. No.14225/84, having its Office at B-115, Duggal Colony, Devli Road Khanpur, New Delhi-110080, through its Secretary Shri Pawan Kumar Garg S/O Shri Late Shri Mahavir Parsad R/O B-115, Duggal Colony, Khanpur, New Delhi-110080, (which term shall include its heirs, successors, representatives, administrators, assignees, successors-in-interest, representatives-in-interest, as the case may be), (hereinafter called the Second Party) of the other part.

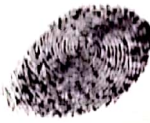
WHEREAS the first party is the absolute owner and in possession of Built-up Property of land measuring 970 sq. yds, (i.e. 811.017sq.mtrs), in Khasra No.45/25/3 & 45/25/4, Situated in revenue estate of Village Devli, Tehsil Hauz Khas (Mehrauli) now Tehsil Saket, New Delhi-110080.

The said part of land is not notified u/s 4 & 6 of land acquisition Act. 1894, and has not been acquired by the Government for any public purpose. There is no contravention of Delhi Land Reforms Act.

Contd.p/2.



hemus



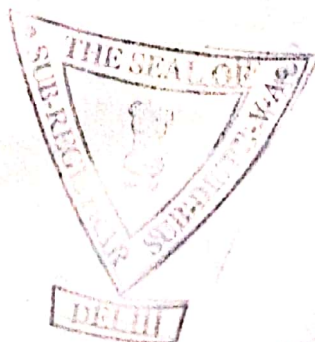
hemus



hemus



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WHEREAS the second party has approached the first party to let out the above said property to use the said premises running the MODERN NEW DELHI PUBLIC SCHOOL (MNDP) L-1/133, Sangam Vihar, New Delhi-110080.

AND WHEREAS THE first party agreed to give the above said property on lease to the second party for a sum of Rs. 15,000/- (Rupees. Fifteen Thousand Only) per month for a period of 30 years, commencing from 25/10/2020 on the following terms and conditions: -

THIS AGREEMENT WITNESSES AS UNDER: -

That the monthly rent in respect of the said building shall be Rs. 15,000/- (Rupees. Fifteen Thousand Only), which the second party shall pay to the first party on or before the 5th of each calendar month.

That the second party shall pay the electricity bill directly to the BSES Rajdhani Power Ltd., as per the meter reading and as per the electricity bill.

That all the taxes including property tax as levied at present on the aforesaid property shall be paid by the second party.

That the lease agreement between the first party and second party is concluded for a period mentioned above and renewed further if mutually agreed by both the parties.

That the second party shall not sublet, assign or otherwise part with possession of the whole or part of the said property or allow its use by any other person.

That the second party can make any additions or alteration in the said property for which the first party will have no objection.

That the second party shall permit the first party or his authorized agent to enter upon the said property for inspection or to carry out repairs as and when required.

Contd.p/3.



S No. 7591

Date 22/10/2020 12:55:39PM

Deed Related Detail

Deed Name **LEASE**

LEASE UPTO 30 YEARS

Land Detail

Tehsil/Sub Tehsil **SR V A Hauz Khas**

Village/City **Devli**

Place (Segment) **Devli**

Property Type **Institutional**

Building Type

Property Address House No.: P NO.45/25/3 & 45/25/4, KH NO.45/25/3 & 45/25/4, Road No.:

Area of Property 970.00 Sq.Yard 0.00 0.00

Money Related Detail

Consideration Amount 15,000.00 Rupees

Stamp Duty Paid 16,300.00 Rupees

Value of Registration Fee 1000.00 Rupees

Pasting Fee 100.00 Rupees

This document of **LEASE**

LEASE UPTO 30 YEARS

Presented by:

PAWAN KUMAR

S/o, W/o

R/o

LT. SH. PAHAVIR PARSAD

B-115, DUGGAL COLONY KHANPUR, ND

in the office of the Sub Registrar, Delhi this 22/10/2020 12:52:27PM day Thursday between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

Execution admitted by the said: Shri / Ms.

PAWAN KUMAR GARG

and Shri / Ms.

ANUPAM EDUCATIONAL SOCIETY REGD TH SECRETARY PAWAN KUMAR GARG

Who is/are identified by Shri/Smt/Km. HARISH KUMAR WADHWA S/o W/o D/o SH. J P WADHWA R/o 178, DEVL I VILLAGE, ND

and Shri/Smt./Km. MANOJ KUMAR S/o W/o D/o SH. NARESH BABU SHARMA R/o L-204/7, SANGAM VIHAR, ND

(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 22/10/2020 13:10:56

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

That the second party shall abide by all the laws, rules and regulations of DDA, Municipal Corporation of Delhi and any other authority and in case of breach the second party shall be fully responsible for the consequences including financial implications.

That the second party will not store any contraband or explosives in the said premises which may cause any hindrance, nuisances or embarrassment to others or may be objected to by the local authority.

That both the parties shall observe and agreed to the terms and conditions contained herein above.

IN WITNESSES WHEREOF the parties hereto set their respective hands on this deed on the date, month and year above written in the presence of the following witnesses.

WITNESSES:

1. DLNO: 0320010543833(P)

Harish Kumar Wadhwa
90 Latesh J.P. Wadhwa,
70178, Devli Village,
New Delhi.

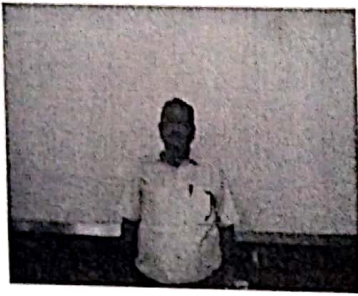
FIRST PARTY

2. DLNO: 0320100137132 (P)

Manoj Kumar
90 Sh. Naresh Babu Sharma,
90 L-204/7, Sangam Vihar,
New Delhi.

SECOND PARTY

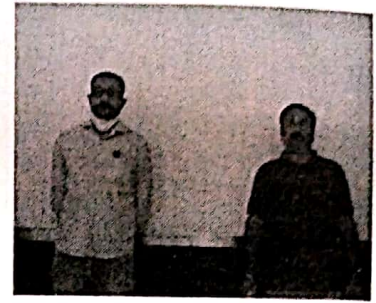
Reg. No. 4968 Reg. Year 2020-2021 Book No. 1



Ist Party



IInd Party



Witness

Ist Party PAWAN KUMAR GARG

IInd Party ANUPAM EDUCATIONAL SOCIETY REGD TH SECRETARY PAWAN KUMAR GARG

Witness HARISH KUMAR WADHWA, MANOJ KUMAR

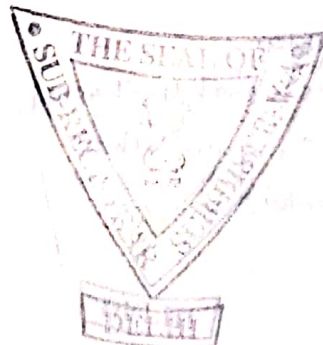
Certificate (Section 60)

Registration No.4,968 in Book No.1 Vol No 3,517
on page 27 to 31 on this date 23/10/2020 4:23:48PM day Friday
and left thumb impressions has/have been taken in my presence.

Date 23/10/2020 16:38:11



Sub Registrar
SR V A Hauz Khas
New Delhi/Delhi



209783324968



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1052572969018
Issue Date 22-OCT-2020 10:48
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL94870137227251S
Purchased By PAWAN KUMAR GARG
Registration Fees Paid By PAWAN KUMAR GARG
Property Description KHASRA NO 45/25/3 AND 45/25/4 SITUATED IN REVENUE ESTATE OF VILLAGE DEVL I NEW DELHI
Purpose Article 35(v) Lease upto 30 years

Particulars	Amount (Rs.)
Registration Fee	₹ 1,000.00
Copying Fees	₹ 100.00
Service Charges	₹ 15.00
CGST @ 9 % *	₹ 1.00
SGST @ 9 % *	₹ 1.00
Total Amount	₹ 1,117.00

(Rupees One Thousand One Hundred Seventeen Only)

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be be verified at website i.e.
<https://www.shcilestamp.com/Registration/> .



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 998599

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

[Handwritten Signature]



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL63241804866311R
 Certificate Issued Date : 27-Mar-2019 03:33 PM
 Account Reference : NONACC (BK)/ dlcb/bk02/ NEHRU/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDCBIBK0231543410095692R
 Purchased by : ANUPAM EDUCATIONAL SOCIETY REGD.
 Description of Document : Article 35(v) Lease upto 30 years
 Property Description : KHASRA NO.45/25/2, 45/25/3 AND 45/25/4, SITUATED AT VILLAGE
 DEVLI, NEW DELHI-110080
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : PAWAN KUMAR GARG
 Second Party : ANUPAM EDUCATIONAL SOCIETY REGD
 Stamp Duty Paid By : ANUPAM EDUCATIONAL SOCIETY REGD
 Stamp Duty Amount(Rs.) : 44,950
 (Forty Four Thousand Nine Hundred And Fifty only)

e-Stamp LOCKED



PAWAN KUMAR GARG.
 ADI. 7965 0155 4639.
 (DOB. 20/09/1966)

Please write or type below this line.
 PAWAN KUMAR GARG.
 ADI. 7965 0155 4639.
 (DOB. 20/09/1966)



TQ 0007264110

Statutory Declaration
 1. The authenticity of this Stamp Certificate should be verified at the website available on the web. If it is found to be invalid, it is invalid.
 2. The onus of ensuring the authenticity is on the users of the certificate.

Warning

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

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



LEASE-DEED

This Lease Deed is executed at New Delhi on this 29th day of March 2019, by

Shri Pawan Kumar Garg S/O Shri Late Shri Mahavir Parsad R/O B-115, Duggal Colony, Khanpur, New Delhi-110080, (which term shall include his heirs, successors, representatives, administrators, assignees, successors-in-interest, representatives-in-interest, as the case may be), (hereinafter called the first party) of the first part.

IN FAVOUR OF

ANUPAM EDUCATIONAL SOCIETY REGD. Vide Regd. No.14225/84, having its Office at B-115, Duggal Colony, Devli Road Khanpur, New Delhi-110080, through its Secretary Shri Pawan Kumar Garg S/O Shri Late Shri Mahavir Parsad R/O B-115, Duggal Colony, Khanpur, New Delhi-110080, (which term shall include its heirs, successors, representatives, administrators, assignees, successors-in-interest, representatives-in-interest, as the case may be), (hereinafter called the Second Party) of the other part.

WHEREAS the first party is the absolute owner and in possession of Built-up Property of land measuring 2883 sq. yds, (i.e. 2410 sq.mtrs), in Khasra No. 45/25/2, 45/25/3 & 45/25/4, Situated in revenue estate of Village Devli, Tehsil Hauz Khas (Mehrauli) now Tehsil Saket, New Delhi-110080.

The said part of land is not notified u/s 4 & 6 of land acquisition Act. 1894, and has not been acquired by the Government for any public purpose. There is no contravention of Delhi Land Reforms Act.

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WHEREAS the second party has approached the first party to let out the above said property to use the said premises running the MODERN NEW DELHI PUBLIC SCHOOL (MNDP) L-I/133, Sangam Vihar, New Delhi-110080.

AND WHEREAS THE first party agreed to give the above said property on lease to the second party for a sum of Rs. 41,500/- (Rupees. Forty-One Thousand Only) per month for a period of 30 years, commencing from 01/04/2017 on the following terms and conditions: -

THIS AGREEMENT WITNESSES AS UNDER: -

That the monthly rent in respect of the said building shall be Rs. 41,500/- (Rupees. Forty-One Thousand Only), which the second party shall pay to the first party on or before the 5th of each calendar month.

That the second party shall pay the electricity bill directly to the BSES Rajdhani Power Ltd., as per the meter reading and as per the electricity bill.

That all the taxes including property tax as levied at present on the aforesaid property shall be paid by the second party.

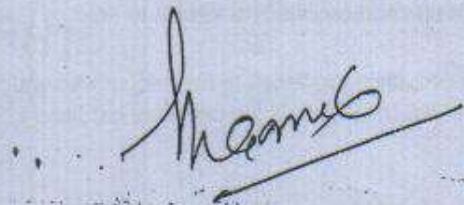
That the lease agreement between the first party and second party is concluded for a period mentioned above and renewed further if mutually agreed by both the parties.

That the second party shall not sublet, assign or otherwise part with possession of the whole or part of the said property or allow its use by any other person.

That the second party can make any additions or alteration in the said property for which the first party will have no objection.

That the second party shall permit the first party or his authorized agent to enter upon the said property for inspection or to carry out repairs as and when required.

Contd.p/3.



S No. 3296

Date 29/03/2019 2:26:38PM

Deed Related Detail

Deed Name LEASE

LEASE UPTO 30 YEARS

Land Detail

Tehsil/Sub Tehsil SR V A Hauz Khas

Village/City Devli

Building Type

Place (Segment) Devli

Property Type Institutional

Property Address House No., Road No.,

Area of Property 2,883.00 Sq. Yard

0.00

Money Related Detail

Consideration Amount 41,500.00 Rupees

Stamp Duty Paid 44,950.00 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.

S/o, W/o

R/o

PAWAN KUMAR GARG

LATE MAHAVIR PARSAD

B-115 DUGGAL COLONY KHANPUR ND

in the office of the Sub Registrar, Delhi this 29/03/2019 12:00:00 AM day Friday

between the hours of

Signature of Presenter

Executed and admitted by the said: Shri / Ms.

PAWAN KUMAR GARG

and Shri / Ms.

ANUPAM EDUCATIONAL SOCIETY REGD TH PAWAN KUMAR GARG

Who is/are identified by Shri/Smt/Km. BITTO S/o W/o D/o RAJBEER R/o L-1/2061/9 SANGAM VIHAR ND

and Shri/Smt/Km HARISH KR WADHWAR S/o W/o D/o LATE J P WADHWA R/o 178 DEVI ND

(Marginal Witness). Witness No. II is known to me.

THROUGH HIS I.D.

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 and thumb impression of the executant has been affixed in my presence.

Date 29/03/2019

Registrar/Sub Registrar
SR V A Hauz Khas
Delhi/New Delhi

That the second party shall abide by all the laws, rules and regulations of DDA, Municipal Corporation of Delhi and any other authority and in case of breach the second party shall be fully responsible for the consequences including financial implications.

That the second party will not store any contraband or explosives in the said premises which may cause any hindrance, nuisances or embarrassment to others or may be objected to by the local authority.

That both the parties shall observe and agreed to the terms and conditions contained herein above.

IN WITNESSES WHEREOF the parties hereto set their respective hands on this deed on the date, month and year above written in the presence of the following witnesses.

WITNESSES:

बिट्टू

1. ADI-9854 5279 4740 .

Bitto

Sps. Rajbeer

90L-1/206L/9, Sangam Vihar,
New Delhi.

2.

DLNO: 0320010543833 (D)

Harish Kumar Wadhwa.

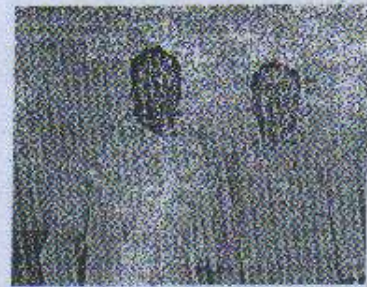
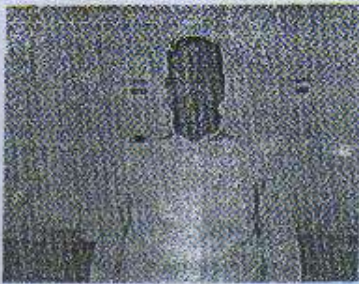
90 Late Sh. J.P. Wadhwa.

90178, Derli Village,
New Delhi.

FIRST PARTY

SECOND PARTY

Reg. No. 2076 Reg. Year 2019-2020 Book No. 1



Ist Party

IInd Party

Witness

Ist Party

PAWAN KUMAR GARG

IInd Party

ANUPAM EDUCATIONAL SOCIETY REGD TH PAWAN KUMAR GARG

Witness

BITTO, HARSH K WADHWAR

Certificate (Section 60)

Registration No. 2,076 in Book No. 1 Vol No 2,747

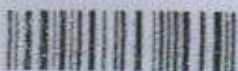
on page 72 to 76 on this date 30/03/2019 2:23:36PM

day Saturday

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

Sub Registrar
SR V A Hauz Khas
New Delhi/Delhi

Date 30/03/2019 14:28:57



199763272076



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1828391903334
Issue Date 28-MAR-2019 18:39
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL63241804866311R
Purchased By ANUPAM EDUCATIONAL SOCIETY REGD
Registration Fees Paid By ANUPAM EDUCATIONAL SOCIETY REGD
Property Description KHASRA NO.45/25/2, 45/25/3 AND 45/25/4, SITUATED AT
VILLAGE DEVL, NEW DELHI-110080
Purpose Article 35(v) Lease upto 30 years

Particulars	Amount (Rs.)
Registration Fee	₹1,000.00
Copying Fees	₹100.00
Service Charges	₹15.00
CGST @ 9 % *	₹1
SGST @ 9 % *	₹1
Total Amount	₹1,117.00
(Rupees One Thousand One Hundred Seventeen Only)	

e-Stamp LOCKED

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



*GSTIN Number : 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 9985

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

[Signature]

[Signature]