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e-Stamp

Certificate No.	: IN-DL83252249918512R
Certificate Issued Date	: 04 May 2019 04:55 PM
Account Reference	: NONACC (BK) / dlcbibk02 / DWARKA / DL-DLH
Unique Doc. Reference	: SUBIN-DLDCBIBK0271600086743704R
Purchased by	: NAVEEN SHOKEEN
Description of Document	: Article 35(v) Lease upto 30 years
Property Description	: PROPERTY AT VILLAGE CHHAWLA NEW DELHI
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NAVEEN SHOKEEN
Second Party	: NAVEEN QUBOOL SINGH EDU AND SOCIAL WELFARE SOCIETY
Stamp Duty Paid By	: NAVEEN SHOKEEN
Stamp Duty Amount (Rs.)	: 13,000 (Thirteen Thousand Only)

LOCKEL

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Secretary, Naveen Qubool Singh Educational & Social Welfare Society

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(2)

Being part of e-stamp

LEASE DEED

LEASE PERIOD	30 YEARS
MONTHLY RENT	Rs. 12,000/-
STAMP DUTY @ 9%	Rs. 12,960/-
TOTAL STAMP DUTY PAID IN ROUNDED	Rs. 13,000/-

This LEASE DEED is made and executed at New Delhi on this 7th day of May 2019 between SH. NAVEEN SHOKEEN S/o Late Naresh Kumar R/o H.No-B-143, Gali Kaba, Village & Po Chhawla, New Delhi -110071 (herein after called the First party/landlord).

AND

NAVEEN QUBOOL SINGH EDUCATIONAL & SOCIAL WELFARE SOCIETY (Registration No. S-56750/2006) a society duly registered under the Societies Registration Act XXI of 1860, having its registered office at flat No.-4, Pkt-1, Sector-23, Dwarka, New Delhi represented through its secretary Sh. DEEPAK SHOKEEN duly authorized vide Resolution passed at the Governing Body Meeting of the society held on 01 April 2019. (here in after called the second party/tenant).

Whereas the expression of the First party/landlord and Second party /tenant both shall mean and include their legal heirs, executors, administrators, successors, nominees, legal representative, and permitted assigns etc. etc.

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Secretary
Naveen Qubool Singh Educational
& Social Welfare Society

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And whereas the first party/landlord is the absolute recorded owner and in the possession of land total area measuring 21 Bigha, 18 Biswa=21,900 Sq. Yards, i.e. 18,310.59 Sq. mts. out of Kh. No. 31//15/3 (1-2), 32//11/2 (3-4), 12/2 (3-4), 13/2 (3-4), 14/2 (3-4), 15/2 (0-13), 26 (0-4), 31//14 (4-10), 15/1 (2-8), 28 (0-5) situated in the revenue estate of Village Chhawla, Tehsil Kapashera, District South West, New Delhi and also consisting of Builtup property with boundary wall constructed thereon with electric & water connection.

And whereas the first party/landlord is fully authorized and entitled to self transfer / rent out/ lease the said property.

Now the second party/tenant has approached the first party/landlord and has expressed the wish to take the above said property on lease basis and the first party/landlord has also agreed to provide the said property on the following terms and conditions.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That the deed of lease is effected from 01/04/2019 and this agreement is for 30 years only w.e.f. 01/04/2019 to 31/03/2049 thereafter the renewal /extension of Lease deed can be made for further period subject to mutual consent of both the parties.
2. That the said property has been provided on a monthly rental amount of Rs. 12,000/- (Rupees Twelve Thousand only) which shall be payable in advance or before the 5th day of each month of English Calendar.
3. That the second party/tenant has paid Rs. 36,000/- (Rupees Thirty Six Thousand only) through Cheque No. 029012, dated 01/04/2019 drawn on Syndicate Bank, Chhawla, New Delhi as a three month's advance rent to the first party/landlord.

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4. That the second party/tenant will keep the said premises neat and clean and the first party/landlord shall have the right to inspect the said premises during the reasonable time period.
5. On the non payment of the regular rent of the said premises the second party/tenant will be liable for ejection from the said premises without any further delay.
6. That after execution of this Lease Deed, the Second party/tenant has taken over the vacant physical possession of the said premises from the First party/landlord. And after expiry of the said period of thirty years, the second party/tenant will be bound to hand over the vacant physical possession of the said premises to the First party/landlord without any hitch and objection immediately.
7. That the second party/tenant shall be responsible for leaving the building with the fitting and fixtures in the same position.
8. That all the repairs, white- wash etc. will be done by the second party/tenant at his / its own cost during the tenancy period.
9. That the electricity and water charges shall be paid and borne by the second party/tenant in addition to the rent as per meter reading.
10. That this Lease Deed shall be reviewed after every three years.
11. That the First party/landlord has agreed to allow the second party/tenant to run the Educational Institution in the name and style of SHOKEEN INTERNATIONAL SCHOOL at Chhawla - Dwarka Road, Dwarka Phase -II, New Delhi-110071.
12. The First party/landlord has provided the said property to the Second Party/tenant and authorized to run any educational institution/courses on the said premises.
13. That the second party/tenant shall not make any addition / alteration in the original structure of the above said property without the written consent of the first party/landlord.
14. That the name of the trade shall not be changed without the written consent of the first party/landlord.

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Naveen Shokeen

Deepak
Secretary
Naveen Qubool Singh Educational
& Social Welfare Society

NAVEEN QUBOOL SINGH EDUCATIONAL & SOCIAL WELFARE SOCIETY

Regd. Off.: Flat No. 4, Pkt-1, Sector-23, Dwarka, New Delhi.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF MEMBER OF NAVEEN QUBOOL SINGH EDUCATIONAL & SOCIAL WELFARE SOCIETY HELD ON 01-04-2019 AT THE REGISTERED OFFICE OF THE SOCIETY AT FLAT NO.4 PKT -1 SECTOR-23,DWARKA,NEWDELHI

"RESOLVED THAT Mr. Deepak Shokeen (Secretary) of the Society is hereby authorized to Registered Lease Deed of Land Total Area Measuring 21 Bigha 18 Biswa =21,900 Sq. Yards, i.e.18,310.59 Sq. mts. Out of Khasra No-31//15/3,(1-2), 32//11/2,(3-4) 12/2 (3-4), 13/2 (3-4), 14/2 (3-4), 15/2 (0-13), 26 (0-4), 31//14 (4-10), 15/1 (2-8), 28 (0-5),Situating in the Revenue Estate of Village Chhawla Tehsil Kapashera New Delhi form Naveen Shokeen S/o Late Naresh Kumar R/o H.No-B-143,Gali Kaba, VPO Chhawla , New Delhi 110071. Deepak Shokeen (Secretary) is authorized to Registered Lease Deed and the other Related Documents to be Required for this Purpose.

"RESOLVED THAT Mr.Deepak Shokeen (Secretary) of the Society is hereby authorized to sign. All related documents for and on behalf of the society. The Act done and documents shall be binding on the society.

Certified to be True Copy

Naveen Shokeen

President

Naveen Qubool Singh Educational
& Social Welfare Society

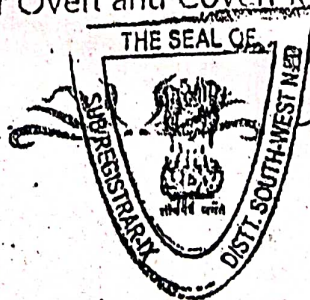
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