

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

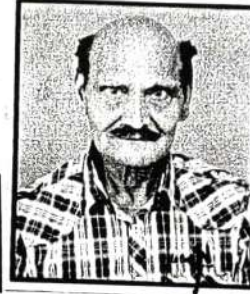
FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

CB 220026

07 JUN 2017



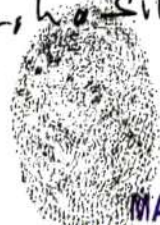
LEASE DEED OF LAND

This DEED OF LEASE made at Pilibhit this 22nd day of June, 2017 between Smt. Ravneet Kaur W/o Sri Harmeeek Singh Bedi D/o S. Rajendra Singh Chhabra R/o H.No. 97, Phase VI Mohali District SAS Nagar, Punjab and also resident of House No. 81, Ashok Colony, Bye Pass Road, Pilibhit (U.P.), through S. Rajendra Singh Chhabra S/o Late S. Gyan Singh Chhabra R/o H.No. 81, Ashok Colony, Bye Pass Road, Pilibhit (U.P.), who is also my father in the capacity of holder of Power of Attorney executed by me on 23rd December, 2010 and was duly registered at the office of Sub Registrar SAS Nagar, Punjab, at Vasika No. 1351, Zaid Bahi 4, Jild No. 0 Safa No. 0 on 23/12/2010 and my attorney is duly authorized to execute and get registered this lease deed on my behalf.....hereinafter called "the lessor" of the One Part.

AND

Rajendra Singh Chhabra

Ravneet Singh



Ravneet Singh

MANAGING DIRECTOR
GYAN INTERNATIONAL SCHOOL
PILIBHIT

Principal
GYAN INTERNATIONAL SCHOOL

20-6-2017

ਦਿਵਾਲੀ ਸੰਦੇਸ਼

ਸ਼੍ਰੀ

ਸ਼੍ਰੀ

ਦੇਵੇਂਦ ਸਿੰਘ ਦਾਸ (ਮੇਨੇਜਿੰਗ ਡਾਇਰੈਕਟਰ)

ਸ਼੍ਰੀ ਆਰ. ਰੁਪੇਂਦ ਸਿੰਘ ਦਾਸ ਟੀ. ਐਸ. ਆਰ. ਆਰ.

ਭਾਗੀਰਥੀ ਕਾਲਜ ਰੋਡ - ਮੁਕਤਸਰ, ਪੰਜਾਬ

Surender Singh
Director

GYAN INTERNATIONAL SCHOOL

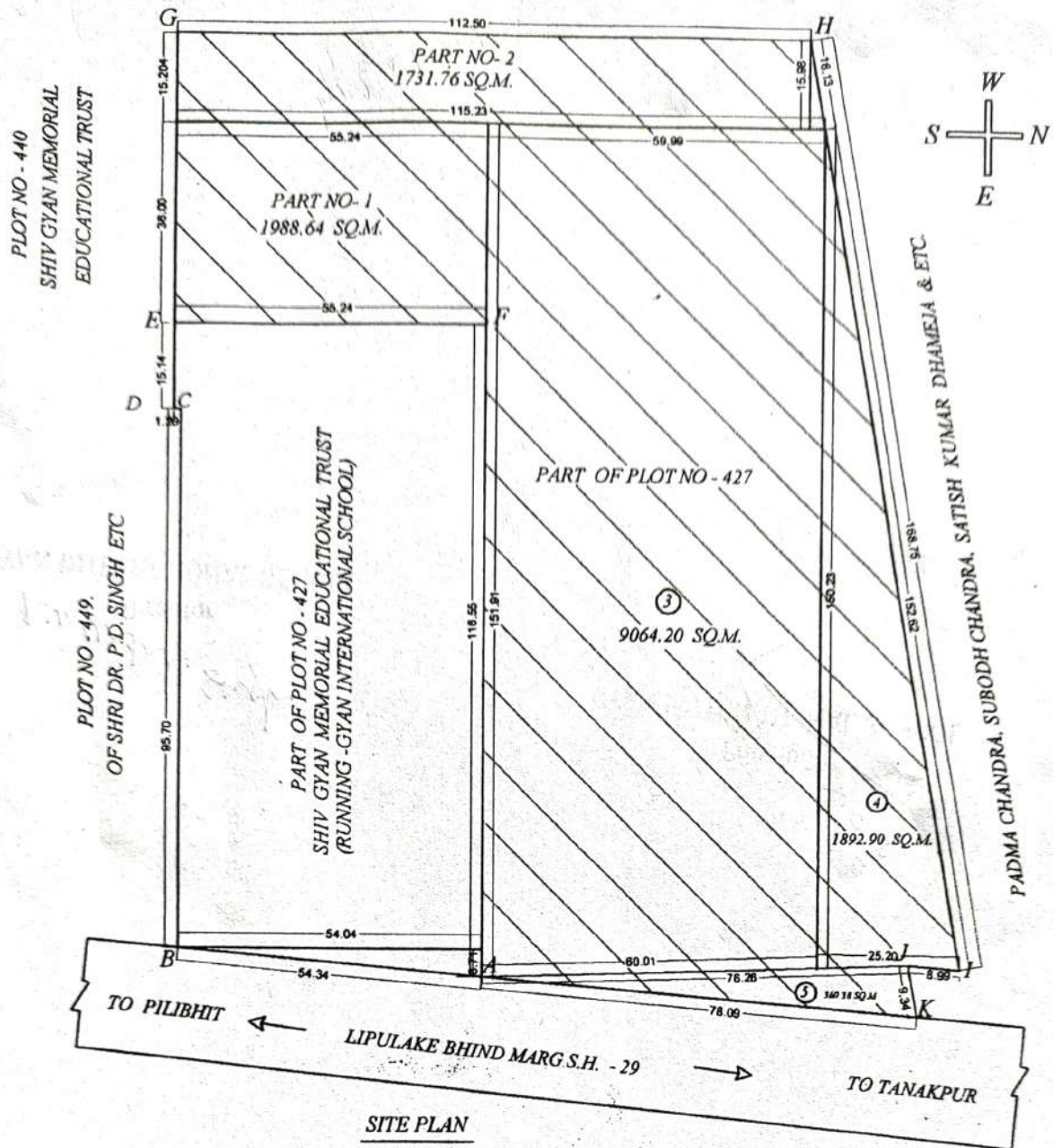


Principal
Principal

GYAN INTERNATIONAL SCHOOL

Principal
GYAN INTERNATIONAL SCHOOL

MANAGING DIRECTOR
GYAN INTERNATIONAL SCHOOL



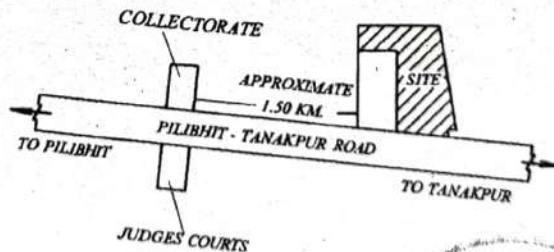
SITE SITUATED AT - PART OF KHASRA NO - 427,
 VILL- PILIBHIT KOHNA, TEH - & DISTT.- PILIBHIT.

AREA STATEMENT

1-TOTAT PLOT AREA=(1)1988.64 +(2)1731.76+(3) 9064.20+
 (4)1892.90 + (5) 360.38 + = 15037.76 Sq mtr

OR =3.72 Acres OR 1.5038 Hectare

NOTE - ALL DIMENSION IN MTR.

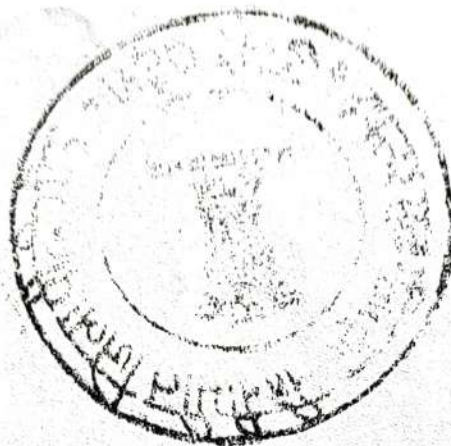


Rajendra Singh
 SING OF LESSEE
 Principal
 GYAN INTERNATIONAL SCHOOL

Rajendra Singh
 SING OF LESSEE

MANAGING DIRECTOR
 GYAN INTERNATIONAL SCHOOL
 PILIBHIT





Sunder Singh
Director
GYAN INTERNATIONAL SCHOOL

[Signature]
Principal
GYAN INTERNATIONAL SCHOOL

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

AX 327578

7 JUN 2017

SHIV GYAN MEMORIAL EDUCATIONAL TRUST which is running a school/college in the name of GYAN INTERNATIONAL SCHOOL or any other name chosen by trustees through Mr. Devendra Singh Chhabra (Managing Trustee) S/o S. Rajendra Singh Chhabra, resident of 81, Ashok Colony, Bye Pass Road, Pilibhit (U.P.), hereinafter referred to as "The Lessee" of the OTHER PART.

WHEREAS

1. The lessor is the exclusive owner of piece of land bearing Plot No. 427 area 2.120 Hectare, situated at Village Pilibhit Kohna, Tehsil and District Pilibhit, which has been declared as non-agricultural land u/s143 ZA&LR Act vide order of S.D.O. Pilibhit in case no. 53/11-12 dated 22.03.2012, more particularly described in the Schedule A hereinafter referred to as the demised premises and the lessor has agreed to lease 1.5038 Hectare (3.72 Acres) of land to the lessee of plot no. 427 from North Side which is described in the site plan by letter AFEGHIJK.

Rajendra Singh

Devendra Singh
MANAGING DIRECTOR
GYAN INTERNATIONAL SCHOOL
PILIBHIT



Devendra Singh



Principal
GYAN INTERNATIONAL SCHOOL

206-211)
2614
2615
ਮੇਰਾ ਸਕੂਲ ਮੰਗਲੀਕਾ
ਮੇਰਾ ਸਕੂਲ ਮੰਗਲੀਕਾ

Shweta Singh
Director
GYAN INTERNATIONAL SCHOOL

Shweta Singh
Principal
GYAN INTERNATIONAL SCHOOL



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

AX 327579

7 JUN 2017

2. The lessor has agreed to grant to the lessee a lease in respect of the said premises for a period of 30 yrs. i.e. from 22-06-2017 to 21-06-2047 subject to terms and conditions laid down in this deed..

3. The lessor has made out his marketable title to the demised premises free from all encumbrances, claims or reasonable doubts.

NOW THIS DEED WITNESSETH AS FOLLOWS :

The lessor covenants as follows:-

1. In pursuance of the said agreement and in consideration of the rent hereby granted and the lessee's covenants hereinafter mentioned, the lessor hereby demise unto the lessee the demised premise, to hold the demised premises unto the lessee (and his heirs, executors, administrators and assigns) for a period of 30 years commencing from the 22-06-2017 at a yearly rent of Rs. 35,000/- payable in advance every year on 21st June.

a. The Lessee may construct structures in the demised premises on the whole or part of it for running educational institution which shall be in conformity with the rules of local concerned authorities and also use the land for playground or any purpose connected with the objective of Trust.

Deendra Singh
MANAGING DIRECTOR
GYAN INTERNATIONAL SCHOOL
PILIBHIT

Deendra Singh

Principal
Principal
GYAN INTERNATIONAL SCHOOL

20.6.2017
2014
2016
R

Devendra Singh
Director
GYAN INTERNATIONAL SCHOOL

Principal
Principal
GYAN INTERNATIONAL SCHOOL



GYAN INTERNATIONAL SCHOOL

GYAN INTERNATIONAL SCHOOL

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

उत्तर प्रदेश UTTAR PRADESH

AX 327580

2. The Lessee hereby agree to the following covenants.
- To pay rent hereby reserved on the day and in the manner aforesaid to the lessor.
 - To pay all the taxes, cess, impositions, assessments, dues and duties payable in respect of the demised premises and the building to be constructed thereon to the Government or the Municipal Corporation or any other local authority or public body.
 - Not to sub-let the demised premises or the building constructed on the demised premises without the consent of the lessor in writing.
 - To keep the building constructed on the demised premises in good and tenable condition.
 - To permit the lessor or his duly authorized agent or agents to enter the demised premises at all convenient times for inspection of building.
 - To use the demised premises for construction of building or otherwise which will be used for educational purpose only.

Surendra Singh
MANAGING DIRECTOR
GYAN INTERNATIONAL SCHOOL
PILIBHIT



Surendra Singh



Rajendra Chhabra
Principal
GYAN INTERNATIONAL SCHOOL

20-6-2017

2014

2012

re

Duranda Singh

Director

GYAN INTERNATIONAL SCHOOL



Principal

GYAN INTERNATIONAL SCHOOL



g. Not to use the demised premises or the building constructed or any part thereof for any illegal purpose.

3. It is hereby agreed that if default is made by the lessee in payment of the rent for any three years, or in observance and performance of any of the covenants and stipulations herein contained and on the part to be observed and performed by the lessee, then on each such default, the lessor shall be entitled in addition to or in the alternative to any other remedy that may be available to her at her discretion, to terminate the lease and eject the lessee from the premises demised and from the building, that may have been constructed thereon; and to take possession thereof as full and absolute owner thereof, provided that a notice in writing shall be given by the lessor to the lessee of his intention to terminate the lease and to take possession of the demised premises but if the arrears of rent are paid or the lessee comply with or carry out the covenants and conditions or stipulations, within fifteen days from the service of such notice, then the lessor shall not be entitled to take possession of the said premises and building.

Suresh Singh
MANAGING DIRECTOR
GYAN INTERNATIONAL SCHOOL
PILIBHIT

Rajendra Singh

Suresh Singh



Principal
GYAN INTERNATIONAL SCHOOL
Rajendra Singh

दिनांक 20.6.2017
 पृष्ठ 1 पृष्ठ 2014
 पृष्ठ 2018
 जिला चण्ड जंगल
 जिला जिला 2018 1 2018 जिला

पट्टा विलेख (0 वर्ष)
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 प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग पृष्ठों की संख्या

श्री एस0 राजेन्द्र सिंह छाबडा बहै0मु0आ0 रवनीत कौर
 पुत्र श्री एस0 ज्ञान सिंह छाबडा

व्यवसाय अन्य

निवासी ग्यांग नि0म0न0 81 अशोक कालोनी जिला पीलीभीत
 अस्थायी पना

ने यह लेखपत्र इस कार्यालय में दिनांक 22/6/2017 समय 4:29PM

वज्र निवन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस0बी0 मिश्र
 उपनिवन्धक

पीलीभीत सदर

22/6/2017

निष्पादन लेखपत्र वाद यनन व समझन मजमून व पाप धनगति रु. पलेखानुसार उक्त

पट्टा दाता

पट्टा गृहीता

श्री एस0 राजेन्द्र सिंह छाबडा बहै0मु0आ0 रवनीत कौर
 पुत्र श्री एस0 ज्ञान सिंह छाबडा

पेशा अन्य

निवासी नि0म0न0 81 अशोक कालोनी जिला पीलीभीत

श्री देवेन्द्र सिंह छाबडा

पुत्र श्री एस0 राजेन्द्र सिंह छाबडा

पेशा अन्य

निवासी नि0म0न0 81 अशोक कालोनी जिला पीलीभीत

ने निष्पादन स्वीकार किया।

जिनकी पहचान मदन पाल सिंह

चन्द्र पाल सिंह

पेशा अन्य

निवासी 35 बेनी चौधरी जिला पीलीभीत

व देवेन्द्र कुमार शर्मा
 मोहन लाल शर्मा

पेशा अन्य

निवासी 79 तखान जिला पीलीभीत

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं।

प्रथम पक्ष राजेन्द्र सिंह छाबडा का आ0न0- 7574-3877-0598

पृष्ठांकनकर्ता नि0लि0 विजय कुमार सिंह के हस्ता0

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस0बी0 मिश्र
 उपनिवन्धक
 पीलीभीत सदर

22/6/2017

Director
 GYAN INTERNATIONAL SCHOOL

Principal
 GYAN INTERNATIONAL SCHOOL



उत्तर प्रदेश UTTAR PRADESH

BM 333173

4. AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

- a. On the expiry of the term hereby created and subject to the observance and performance of the covenants, conditions and stipulations herein contained and on his part to be observed and performed, the lessee will have the option to seek renewal of the lease of the demised premises for a further period of 30 years, provided lessee gives a notice to the effect in writing by registered post to the lessor of his intention to do so at least three calendar months before the termination of the present lease; provided that the rent payable by the lessee to lessor during the extended time of the lease shall be decided mutually and fresh lease deed shall be executed for renewed term.
- b. On the expiry of the term hereby created or earlier determination under the provisions hereof, the lessee will hand over the peaceful and vacant possession of the demised premises to the lessor in the same condition in which it was leased.

Shweta Singh
MANAGING DIRECTOR
GYAN INTERNATIONAL SCHOOL
PILIBHIT

Shweta Singh
Principal
GYAN INTERNATIONAL SCHOOL

20-6-2017
दिनांक 20/6/2017
पृष्ठ संख्या 2017
कक्षा 8
विषय गणित
विद्यार्थी का नाम राजेश चन्द

पट्टा दाता

Registration No.: 4287

Year : 2017

Book No. : 1

0101 एस0 राजेन्द्र सिंह छाबडा बहे0मु0आ0 रवनीत कौर

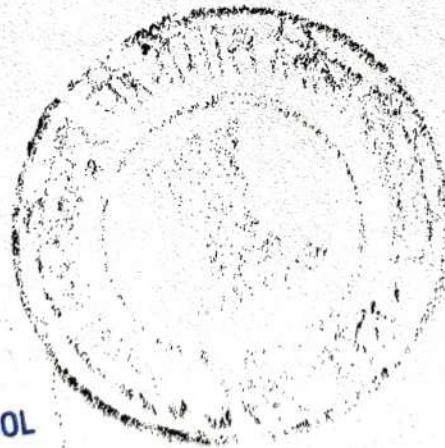
एस0 ज्ञान सिंह छाबडा

नि0म0न0 81 अशोक कालोनी जिला पीलीभीत

अन्य



Dinesh Singh
Director
GYAN INTERNATIONAL SCHOOL



[Signature]
Principal
GYAN INTERNATIONAL SCHOOL



उत्तर प्रदेश UTTAR PRADESH

35AA 972027

5. That lessee shall have the right to mortgage, take loan from the Bank on the lease rights of the whole lease plot or any part thereof without any further permission from the lessor.

6. For purposes of payment of stamps duty the valuation of this deed is determined as Rs.2,10,000/- on which a stamps duty of Rs.8,600/- is being paid.

7. The stamp duty and all other expenses in respect of this Lease Deed shall be borne and paid by the lessee.

This Lease Deed is duly executed by parties and IN WITNESS WHEREOF, the lessor through her attorney and the lessee have put their respective hands on the original this 22nd day of June, 2017.

Shweta Singh
MANAGING DIRECTOR
GYAN INTERNATIONAL SCHOOL
PILIBHIT

Rajendra Singh


Shweta Singh



Principal
Principal
GYAN INTERNATIONAL SCHOOL

20-6-2017
2014
2020
राजेश चन्द गंजीवार
हस्ताक्षर दिनांक 08/08/2017

पट्टा गृहीता

Registration No. : 4287

Year : 2017

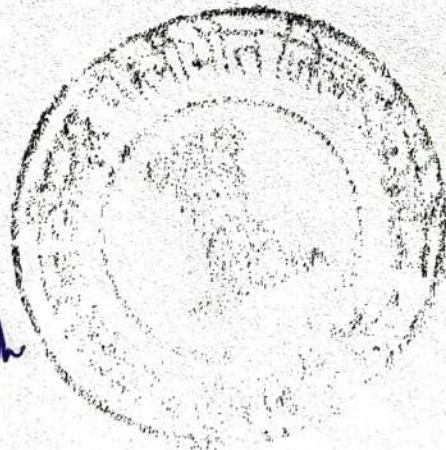
Book No. : 1

0201 देवेन्द्र सिंह छाबड़ा

एस0 राजेन्द्र सिंह छाबड़ा

नि0म0न0 81 अशोक कालोनी जिला पीलीभीत

अन्य



Devesha Singh
Director
GYAN INTERNATIONAL SCHOOL

Pradeep Chhabra
Principal
GYAN INTERNATIONAL SCHOOL



उत्तर प्रदेश UTTAR PRADESH

35AA 972028

SCHEDULE A OF PROPERTY DEMISED

Khasra Number
Part of 427

Area
1.5038 Hectare (3.72 acres)
from North Side.

BOUNDRIES OF DEMISED PREMISES

East - Tanakpur Road
West - Land of Sri Dal Chand and Chote Lal etc.
North - Land of Padma Chandra, Subodh Chandra,
Satish Kumar Dhameja & etc.
South - Land of Lessor earlier leased to Shiv Gyan Memorial
Educational Trust

The demised property is shown by letter AFEGHIJK in the site plan annexed with this Deed.

Dhirendra Singh
MANAGING DIRECTOR
GYAN INTERNATIONAL SCHOOL
PILIBHIT

Dhirendra Singh



Principal
GYAN INTERNATIONAL SCHOOL
chheby

Principal
GYAN INTERNATIONAL SCHOOL



उत्तर प्रदेश UTTAR PRADESH

17AD 221990

Signature of Lessors

Devendra Kumar Sharma

Signature of Lessee

Devendra Singh

WITNESS

1.

Devendra Kumar Sharma

Devendra Kumar Sharma S/o Late Sri Mohan Lal Sharma

2. 79, Takray Pilibhit

महेश चंद्र

महेश चंद्र / स/o लाल चंद्र / पति / 35 वर्षीय - व. 5/1 - पिलीभीत

Devendra Singh

Drafted by
Typed by

- Devendra Singh Chhabra
- Devendra Singh Chhabra

Devendra Singh
Devendra Singh

Principal

MANAGING DIRECTOR
GYAN INTERNATIONAL SCHOOL
PILIBHIT

Date: 22-06-2017

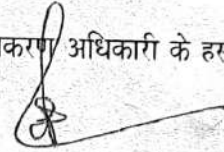
GYAN INTERNATIONAL SCHOOL

chhabra

20-6-2017
पृष्ठ सं. 1
जिल्द सं. 2614
पृष्ठ सं. 319
पर कमांक 4287

आज दिनांक 22/06/2017 को
वही सं. 1 जिल्द सं. 7554
पृष्ठ सं. 319 से 338 पर कमांक 4287
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



एस0बी0 मिश्र
उपनिबन्धक
पीलीभीत सदर
22/6/2017




Director
GYAN INTERNATIONAL SCHOOL


Principal
GYAN INTERNATIONAL SCHOOL