



सत्यमेव जयते

INDIA NON JUDICIAL

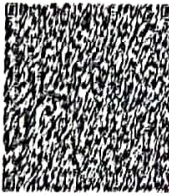
Government of National Capital Territory of Delhi

e-Stamp

7767 9935
SUB REGISTRY
7767 NIT 91
123011-190 New Indraprastha

Certificate No. : IN-DL41385278028486U
 Certificate Issued Date : 02-Jun-2022 04:35 PM
 Account Reference : NONACC (BK)/dlbobbk02/ SHAHDRA DL-6L4
 Unique Doc. Reference : SUBIN-DL DLBOBBK0267518565964277U
 Purchased by : DEEPA BAJAJ
 Description of Document : Article 35(v) Lease upto 30 years
 Property Description : 2120/2, PREM NAGAR NEW DELHI-110008
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : DEEPA BAJAJ
 Second Party : BAJAJ EDUCATIONAL SOCIAL AND CULTURE SOCIETY REGD
 Stamp Duty Paid By : DEEPA BAJAJ
 Stamp Duty Amount(Rs.) : 38,000
 (Thirty Eight Thousand only)

LOCKED



Mob.No: 9818106002

UID No → 6794-7555-0405
DOB → 05-06-1952

Please write or type below this line

UID No → 3914-7309-8153
DOB → 21-06-1983



THE SEAL OF
SUB REGISTRY
DL-6L4
NEW DELHI



BAJAJ EDUCATIONAL SOCIAL &
CULTURE SOCIETY (REGD)
STREET NO. 2, PREM NAGAR,
NEW DELHI-110008
0002600869
Sub Registry
DL-6L4
NEW DELHI

1. The authenticity of a stamp electronically stored is verified at www.shikhatamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the fields on this Certificate and its credits to the valuable / Mobile App renders it invalid.
 2. The area of checking the authenticity is on the users of the certificate.
 3. In case of any discrepancy please inform the Competent Authority.



P/2

e-STAMP CERTIFICATE NO. IN-DL41385278028465U

LEASE DEED

Stamp Duty Rs. 38,000/-

THIS LEASE DEED is made and executed at Delhi on this 15 day of June, 2022, between SMT. DEEPA BAJAJ WIFE OF SHRI MADAN MOHAN BAJAJ, Resident of 2126/2, Gali No. 4, Prem Nagar, New Delhi-110008, hereinafter called the Lessor/Landlady/first party.

A N D

BAJAJ EDUCATIONAL SOCIAL & CULTURE SOCIETY (REGD.) at Street No. 4, Prem Nagar, New Delhi-110008, through its GENERAL SECRETARY SMT. NIDHI MEHTA WIFE OF SHRI HIMANSHU MEHTA, Resident of House No. 475, Sarvhit Apartments, DDA Flats, Pocket-A, Sector-17, Dwarka, Sector-6, South West Delhi, Delhi-110075, who has the necessary authority to do, act and perform in the name and on behalf of the Lessee/Second Party School, including authority to sign and execute this Lease Deed on behalf of the Lessee/Second Party School, hereinafter called the Lessee/second party.

THE EXPRESSIONS of both the parties shall unless mean and include their legal heirs, representatives, administrators and assigns.

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BAJAJ EDUCATIONAL SOCIAL & CULTURE SOCIETY (REGD.)
STREET NO. 4, PREM NAGAR,
NEW DELHI-110008



P/3

WHEREAS the Lessor is the Lawful General Attorney and in physical possession of a Built-up Property, constructed whatsoever thereon according to site, alongwith all rights to construction upto the last storey, Plot of land measuring area 1950 sq. yds., out of Khasra No. 1124, and Khatoni No. 32/106, bearing Property No. 2126/2, Situated in the area of Village Basai Darapur, in the abadi of Prem Nagar, New Delhi-110008, and on the request of the Lessee, the Lessor has agreed to let out the above said whole of the property @ Rs. 35,000/- only (Rupees Thirty Five Thousand only) per month, for the period of 30 years, (Thirty years) w.e.f. 01.04.2022 to 31.03.2052, (EXCLUDING ELECTRICITY AND WATER CHARGES) to the Lessee/Second Party, hereinafter called the said Property.

AND WHEREAS the Lessor is the General Attorney of Shri Man Mohan Bajaj son of late Shri Inderjeet, vide G.P.A. alongwith Agreement to sell, duly attested by Notary Public, dated 10.04.2000, at Delhi.

AND WHEREAS the Lessor is desirous is taking on Lease and the Lessee has agreed to Lease out the said premises together with fixtures and appurtenants thereto at a monthly rent of Rs. 35,000/- only (Rupees Thirty Five Thousand only) for the period of 30 years, (Thirty years) w.e.f. 01.04.2022 to 31.03.2052, for the purpose of Running the School.

AND WHEREAS the Lessor consideration of the Monthly Lease reserved and of the Lessee/second party covenants and conditions to be observed and performed by it as hereinafter expressly stated, the Lessor to hereby Lease out the said Premises to the Lessee, together with appurtenants TO USE AND ENJOY the same, on the following terms and conditions:-

BAJAJ EDUCATIONAL SOCIAL &
CULTURAL SOCIETY (REGD) Co.
STREET NO.4, PREM NAGAR
NEW DELHI-110008

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S No. 9935

Date 15/06/2022 2:21:41PM

Deed Related Detail

Document

LEASE

LEASE UPTO 30 YEARS

Land Detail

Tehsil/Sub Tehsil SR II Basai Darapur

Village/City Shadi Pur

Building Type

Place (Segment) Shadi Pur

Property Type Commercial

Property Address House No.:2126/2 PREM NAGAR NEW DELHI, Road No., Shadi Pur

Area of Property 1,950.00 Sq.Yard 0.00 0.00

Money Related Detail

Consideration Amount 35,000.00 Rupees

Stamp Duty Paid 38,000.00 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

DEEPA BAJAJ

SHRI MADAN MOHAN BAJAJ

2126/2 GALI NO.4 PREM NAGAR NEW DELHI

in the office of the Sub Registrar, Delhi this 15/06/2022 1:58:00 on Wednesday between the hours of

Signature of Presenter

Registrar/Sub Registrar
SR II Basai Darapur
Delhi/New Delhi

Execution admitted by the said: Shri / Ms.

DEEPA BAJAJ

and Shri / Ms.

BAJAJ EDUCATIONAL SOCIAL AND CULTURE SOCIETY REGD THROUGH ITS SMT. NIDHI MEHTA

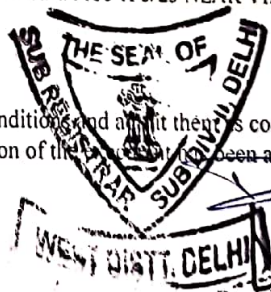
Who is/are identified by Shri/Smt/Km. SHREY BAJAJ S/o W/o D/o MADAN MOHAN BAJAJ R/o 21 26/2 ST. NO.4 PREM NAGAR PATEL NAGAR ND

and Shri/Smt./Km DHARAMVEER SHARMA S/o W/o D/o GYAN CHAND SHARMA R/o K-5/23 NEAR VIKRANT CHOWK MOHAN GARDEN 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 parties has been affixed in my presence.

Date 15/06/2022 14:30:11



Registrar/Sub Registrar
SR II Basai Darapur
Delhi/New Delhi

NOW THIS LEASE DEED WITNESSETH AS UNDER:-

1. That the Lessee shall pay to the Lessor monthly Rent of Rs. 35,000/- only (Rupees Thirty Five Thousand only) per month excluding Electricity and water charges always in advance to be paid by the 1st of each English Calendar month in Cash or by Account payee Cheque, for which the Lessor shall give receipt of the amount of Lease Received.
2. That the Property hereby rented out shall be used by the Lessee for the purpose of Running School only.
3. That the Lessee shall not sublet, assign or part-with the whole or the part of the possession of the premises hereby let out to any person(s) institution or society whatsoever.
4. That the premises hereby let out is in good inhabitable condition, duly painted, polished and white-washed to the satisfaction of the Lessee and the Lessee hereby covenants that the possession of the premises in question shall be handover to the Lessor in its original condition on the expiry of the Lease.
5. That the Lessee shall not do or cause to be done any damage or loss to the premises hereby let out and in such a case, the Lessor shall have rights to recover the damages/losses from the Lessee.

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BAJAJ EDUCATIONAL SOCIETY (REGD)
CULTURAL SOCIETY (REGD)
FLAT NO.4, PREM NAGAR
NEW DELHI-110008

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6. That the Lessee shall not make or cause to be done any structural additions or alterations in the premises hereby let out without prior consent of the Lessor in writing, but the Lessee may install Electrical appliances/articles which may be required for the purpose of using the said premises for School purposes. However, on the expiry/termination of the Lease, the premises let out shall be restored into its original condition before handing over the possession of the same to the Lessor.
7. That the Lease period for the period of 30 years, (Thirty years) w.e.f. 01.04.2022 to 31.03.2052.
8. That the Lessor or his authorized representatives may enter into the premises hereby let-out during the period of sunset and sunrise to carryout inspection or repair of the premises with prior intimation to the Lessee.
9. That the all minor repairs, renovations, white wash, paintings etc., shall be carried out by the Lessee at its own expenses and the Lessor shall not be held responsible for the same in this regard. However, major repairs and replacements not caused due to negligence or misuse of the premises by the tenant, shall be carried out by Lessor.

10/1/22



BAJAJ EDUCATIONAL SOCIAL
CULTURAL SOCIETY (Regd.)
Contd... P/6
STATION PREM NAGAR
NEW DELHI-110003

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10. That the Terms of the Lease Deed is 30 Years, (Thirty years), to be effective from w.e.f. 01.04.2022 to 31.03.2052, the date of its commencement. The Lease, shall automatically cease to exist on the expiry of the Rent period and the Lease shall be obliged to handover the peaceful and vacant possession of the premises in its original condition to the Lessor. However the Lease, may further be extended for any further period and upon such terms and conditions as may be agreed upon from time to time between the parties in writing.
11. That the Lessee has already taken possession of the said premises from the Lessor/Landlord and the Lessee has been running the school in the said premises.
12. That the Lease may be terminated in case the Lessee fails to fulfill any of the conditions of this Lease Deed. In such a condition, the Lessee shall be obliged to vacate the said premises and handover the peaceful vacant physical possession of the same in its original condition to the Lessor.
13. That the premises Lease-out has Electricity and Water connections with meters installed in the premises and the Lessee shall be liable to directly pay Electricity and water charges/bills being raised by the concerned departments/authorities from time to time during the occupancy of the premises. The Lessor shall have the rights to demand and receive the original paid Electricity and water bills from the Lessee for their satisfaction and Records.
14. That the Lessor shall pay from time to time House Tax, Ground Lease or any other taxes/levy in respect of the premises hereby lease-out to the concerned authority.


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BAJAJ EDUCATIONAL SOCIAL &
CULTURAL SOCIETY (Regd.)
STREET NO.4, PREM NAGAR
NEW DELHI-110008

15. That the parties to this Lease Deed shall be entitled to give one month notice in writing to vacate the premises before expiry of the tenancy period. The Lease shall then be deemed to expired/terminated on the expiry of the notice period. Both the parties shall settle their outstanding claims before the date of vacation of the premises by the Lessee.
16. That the Lessee shall use the premises only for Running the School and not for any other purposes. It shall be the duty and responsibility of the Lessee to evict the premises and handover the peaceful vacant physical possession of the same to the Lessor on the expiry of the Lease or on its termination, whichever occurs earlier.
17. That the Lessee shall not commit any illegal acts or conduct and if in any case infringements, agents, employee/s or any other person/s, the same shall be the responsibility of the Lessee, and the Lessor shall not be held responsible for any acts, committed by the Lessee or his dependents/agents or servants.
18. That if the Lease remains in arrears for three consecutive months or if the Lessee omits to perform or observe any of the covenants or conditions herein mentioned, then in that case, it shall be lawful for the Lessor/Landlord to terminate this Lease forthwith without prejudice to any claim or rights they may have. In such a case, the Lease shall be deemed to have been terminated and the Lessor shall have the rights to enter upon the premises and the Lessee shall handover the peaceful physical vacant possession of the premises immediately.

12/5/09


CONFIDENTIAL &
SOCIETY (Regd.)
PREM NAGAR
NEW DELHI-110008
Nishu Mehta


19. Only Delhi Courts shall be the Jurisdiction to try and entertain any dispute/differences between the parties.

IN WITNESSES whereof the both parties to this Lease Deed have signed on this date month and year first above mentioned in the presence of the following witnesses.

WITNESSES:-

1. SHREY BAJAJ
s/o MADAN MOHAN BAJAJ
No. 2126/2, St. No. 4, PREM
NAGAR, PATEL NAGAR,
DELHI - 110008.
UID No. → 9566-1081-6957

LESSOR

DEEPA BAJAJ

LESSEE
BAJAJ EDUCATIONAL SOCIAL &
CULTURAL SOCIETY (REGD.)
STREET NO. 4, PREM NAGAR
NEW DELHI-110008

BAJAJ EDUCATIONAL SOCIAL &
CULTURE SOCIETY (REGD.) through
its GENERAL SECRETARY SMT. NIDHI
MEHTA.

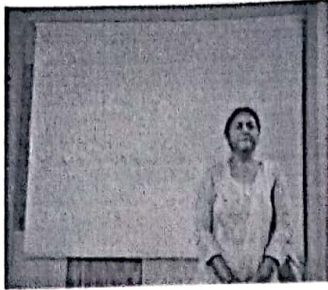
2. SHARANVEER SHARMA
s/o GYAN CHAND SHARMA
No. K-5/23, Near Vikrant
Chowk, Mohan Garden,
D.K MOHAN GARDEN,
DELHI - 110059.

UID No. → 8326-1928-1341.

Reg. No.
7767

Reg. Year
2022-2023

Book No.
1



Ist Party



IInd Party



Witness

Ist Party

DEEPA BAJAJ

IInd Party

BAJAJ EDUCATIONAL SOCIAL AND CULTURE SOCIETY REGD THROUGH ITS SMT. NIDHI MEHTA

Witness

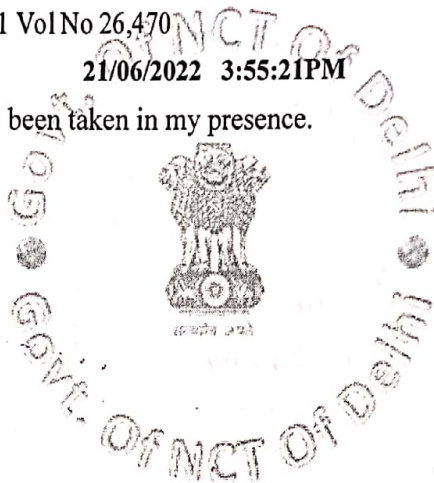
SHREY BAJAJ, DHARAMVEER SHARMA

Certificate (Section 60)

Registration No.7,767 in Book No.1 Vol No 26,470
on page 188 to 195 on this date 21/06/2022 3:55:21PM
and left thumb impressions has/have been taken in my presence.

day Tuesday

Date 21/06/2022 16:01:03




Sub Registrar
SR II Basai Darapur
New Delhi/Delhi



2289152107767