

## CERTIFICATE OF LAND

File No. : 63139

Dated: 19/09/2024

Certified that the land measuring ~6688 Sq. mtrs bearing Kh. Nos.84//5/2 (4-5), 84//6/1min (3-10), 84//7/1min (0-17) situated in Revenue Estate of Village Mitraon.

It is further certified (on the basis of report submitted by Halka Patwari concerned) that main part of 'Aryaman Public School' is situated at Kh. Nos.84//5/2 (4-5), 84//6/1min (3-10), 84//7/1min (0-17) situated in Revenue Estate of Village Mitraon is recorded in the name of 'Balwant Singh-Desh Raj-Jai Bhgawan ss/o Ram Prasad by way of Khata/Khatauni year 2012-13 (copy enclosed) and leased to "Gyanwati Education Society" for a period of 30 years from 01/10/2010 to 30/09/2040. (copy enclosed).

It is certified that the said entire land comprise of a single contiguous plot of land measuring ~6688 Sq. mtrs bearing Kh. Nos.84//5/2 (4-5), 84//6/1min (3-10), 84//7/1min (0-17). It is further certified that 'Aryaman Public School' Village Mitraon is situated at land bearing Kh. Nos.84//5/2 (4-5), 84//6/1min (3-10), 84//7/1min (0-17) situated in Revenue Estate of Village Mitraon.

## THE SCHEDULED OF LAND ABOVE REFERRED TO

All that piece and parcel of land measuring ~6688 Sq. mtrs bearing Kh. Nos.84//5/2 (4-5), 84//6/1min (3-10), 84//7/1min (0-17) situated in Revenue Estate of Village Mitraon and bounded as follows:

North : Private Land  
 East : Private Land  
 West : Private Land  
 South : Rasta/Road

DM/ ADM/ SDM/ TEHSILDAR/ NAIB TEHSILDAR/ REGISTRAR/ SUB- REGISTRAR/EQUIVALENT LAND AUTHORITY

Sharma  
 19/09/24

NAIB TEHSILDAR (NAJAFGARH)  
 SDM OFFICE, NAJAFGARH  
 NAJAFGARH, NEW DELHI

\* The filled up certificate should be either in Hindi or English. If it is issued in vernacular language, translated notarized version in English be uploaded along with the original vernacular certificate as a single pdf.

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi



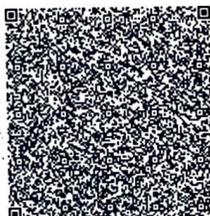
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e-Stamp

22346  
08/10/10

Certificate No.	: IN-DL038692337233571
Certificate Issued Date	: 25-Sep-2010 12:57 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP NAJAF/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK078474501702671
Purchased by	: GYANWATI EDUCATION SOCIETY
Description of Document	: Article 35(v) Lease upto 30 years
Property Description	: KH. NO. 84/5/2 ETC. VILLAGE MITRAON , N.D
Consideration Price (Rs.)	: 0
	(Zero)
First Party	: BALWANT SINGH AND OTHERS
Second Party	: GYANWATI EDUCATION SOCIETY
Stamp Duty Paid By	: GYANWATI EDUCATION SOCIETY
Stamp Duty Amount(Rs.)	: 1,200
	(One Thousand Two Hundred only)



# LOCKED

Please write or type below this line.....

Pit no E7491573

Handwritten notes: V.H. B.S., ESO (initials) 85

ECN No. VSP 1585643



### Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified by using the Self-Collection Centres (ACCs), SHCIL Offices and Sub-regional Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the website [www.shcil.e-stamp.com](http://www.shcil.e-stamp.com)

Handwritten signatures and notes: Balwant Singh, ESO, ECN No. 101089922, Manoj

LEASE DEED

This Lease Deed is executed at Delhi on this 8/10/10.

BETWEEN

S/Shri Balwant Singh, Deshraj & Jai Bhagwan all Ss/o. Late Shri Ram Prasad R/o. Vill. & PO: Khaira, Najafgarh, New Delhi-110043, hereinafter called the Lessor, which expression shall wherever the context permits, be deemed to include his/her heirs, successors legal representatives and assigns on the one part.

AND

Gyanwati Education Society, Plot No. 2, Gopal Nagar, Khaira More, Najafgarh, New Delhi-110043 through its President Smt. Manju hereinafter called the Lessee (which expression shall wherever the context permits be deemed to include their successors and assigns) of the other part.

Whereas the Lessors are the absolute owners and in possession of a plot of land bearing Plot Nos. 127, 127-A, 127-B, 127-C, 127-D, 127-E, 127-F, 127-G, 127-G total area measuring 8000 Sq.Yds. (6688.8 Sq.Mtrs.), Constructed School Building & Play Ground upon the said land, out of Khasra No. 84/5/2, 6/1 & 7/1, situated in the revenue estate of Vill. Mitraon, Delhi State, Delhi abadi known as 'KRISHNA VIHAR WEST', Najafgarh, New Delhi-110043.

NOW THIS DEED OF AGREEMENT WITNESS AS FOLLOWS:-

1. That the Lessors is in possession of the above said property for renting and Lessee is agreed to accept the same for the school purpose only.

Contd..3..

अमर-दीप  
Jai Raj

Jai Bhagwan  
Jai Bhag

Manju

Deed Related Detail

Deed Name LEASE LEASE UPTO 30 YEARS

**Land Detail**

Tehsil/Sub Tehsil Sub Registrar IX  
 Village/City Mitraon Area of Building- 0  
 Place (Segment) Mitraon Building Type वंग फुट  
 Property Type Commercial  
 Area of Property 6,688.80 वंग मीटर 0.00 0.00

**Money Related Detail**

Consideration Value 1,000.00 Rupees  
 Stamp Duty Paid 1,200.00 Rupees  
 Value of Registration Fee 1,000.00 Rupees  
 Passing Fee 100.00 Rupees

This document of LEASE

Presented by: Sh/Smt. Balwant Singh S/o, W/o  
 S/o, W/o R/o

Sh Ram Prasad  
 Ram Prasad  
 Ram Prasad

Vpo Khaira Najafgarh N.D.  
 Khaira Najafgarh N.D.  
 VPo Khaira Najafgarh N.D.

in the office of Registrar in the year 2010 day Friday

Signature of Presenter

Executed and presented by Shri. Ms. Balwant Singh, Dshraj, Jai Bhagwan  
 and Shri. Ms. Gyanwati Education Society Through MR Manju

*Manj*  
 KUN 8411/512 6/1, 7/1  
 Registrar Sub Registrar  
 Sub Registrar IX  
 Delhi/New Delhi

Who is/are identified by Shri/Smt/Km. Pravin Sharam S/o W/o D/o Krishna Dutt Sharma R/o 28 Krishna Vihar East Najafgarh N.D.  
 and Shri/Smt./Km Mahesh Kumar S/o W/o D/o Amrit Singh R/o 253 Khaira Najafgarh N.D.

(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 15/10/2010

*Jai Bhagwan*

NT/ka  
*Lagan*  
 25/09/10

Registrar Sub Registrar  
 Sub Registrar IX  
 Delhi/New Delhi

*Pravin Sharam*

*Mahesh Kumar*

*Amrit Kumar*

2. The period of renting in first instance is with effect of 01-10-2010.

3. The rent as per mutual agreement is Rs. 1,000/- (Rupees One Thousand only).

क मुताबिक बरबा न... का L.R. काजस्टर वका बका  
 दिनांक... No... U/S... MS  
 दिनांक... No... U/S... MS  
 अधिनियम 1984 के अन्तर्गत निष्काशित है। परन्तु सशर्त है।

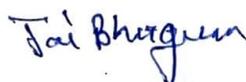
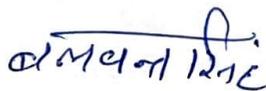
Per L.R. U/S 496 दर्ज नहीं है

25/9/10

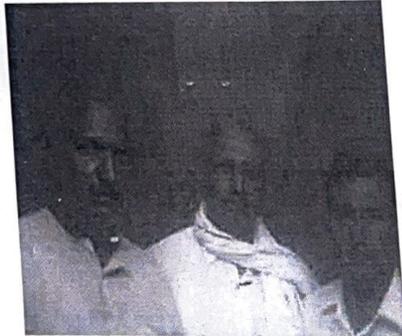
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2. The period of renting agreed to by both the parties in the first instance is with effect from 01-10-2010 to 30-09-2040 (30 Years w.e.f. 01-10-2010). The period of both the parties in writing.
3. The rent as per mutual settlement of the parties is fixed Rs.1,000/- (Rupees One Thousand only) per month.
4. The rented premises shall be used by Lessee only for school purpose.
5. Lessee shall not sub-let any portion of the rented premises to any one else, Lessee is also not permitted to part with any portion of the rented premises to any one else by way of partnership etc..
6. Lessee shall keep the rented premises in good sanitary condition and the same shall be used after keeping in view the prevailing rules/regulations/bye-laws of Delhi Municipal Corporation/N.D.M.C. etc.
7. All major repairs to the rented portion will be carried out by Lessor at his own cost. However, all minor repairs will be got done by Lessee at his own cost.
8. Any additions/alterations of any kind will be done in the rented portion by Lessee.
9. One month before the expire of the above said period of tenancy Lessee shall serve Lessor with a written notice for vacation of the rented premises, on expire of the period of notice, it will be obligatory for Lessor, to collect possession of the rented premises from Lessee.
10. The above said rental of Rs. 1000/- (Rupees One Thousand only) per month without electricity and water charges.

Contd..4..



Reg. No. 12761 Reg. Year 2010-2011 Book No. 1



Ist Party पट्टा देने वाला



IInd Party पट्टा लेने वाला



Witness गवाह

Ist Party

IInd Party

Ist Party पट्टा देने वाला :- Balwant Singh, Deshraj, Jai Bhagwan

IInd Party पट्टा लेने वाला :- Gyanwati Education Society Through MR Manju

Witness गवाह Pravin Sharam, Mahesh Kumar

**Certificate (Section 60)**

Registration No.12,761 in Book No.1 Vol No 5,581

on page 72 to 75 on this date 15/10/2010 day Friday

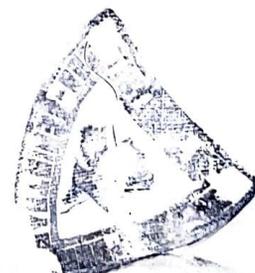
and left thumb impressions has/have been taken in my presence.

Sub Registrar

Sub Registrar IX

New Delhi/Delhi

Date 15/10/2010



This Lease Deed have presence of witnesses given

WITNESSES

This Lease Deed have been signed by Lessor and Lessee in the presence of witnessess given below:-

WITNESSES

1.

*Ravin Sharma*

Ravin Sharma  
S/o. Shri Krishan Dutt Sharma  
R/o. 29, Krishna Vihar East,  
Najafgarh New Delhi - 110043  
E.C. No. - DL/03/028/090 256

*01/04/2012*

*Jai Bhagwan*

*Dee Raj*

LESSOR

2.

*Mahesh Kumar*

*01/04/2012*

*Mans*

LESSEE

*Mahesh Kumar*

*Mans*

*Jai Bhagwan*

S/o. Shri Anvita Singh  
R/o. 232, VPO: Khaira,  
Najafgarh, New Delhi - 43

*Dee Raj*

E.C.No. - H/3C0975730

*Sumit Kumar*

*Shri Sumit Vro Anveer*

*R/o VPO. Khaira  
New Delhi-43*

*E.C.No. 10/01 15447*

2

*M*

*Anil Kumar Shik Chakr Ramesh*  
*R/o R2. UDA beam Nagar*  
*Najafgarh New Delhi-43*  
*DL No DL-09200300 82826*