

16 JUN 2015

INDIA NON JUDICIAL

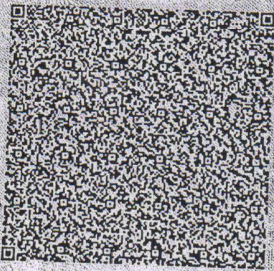
Government of National Capital Territory of Delhi

e-Stamp



सत्यमेव जयते

Certificate No. : IN-DL20329322732192N
Certificate Issued Date : 26-Jun-2015 10:26 AM
Account Reference : NONACC (BK)/ dl-corp/bk/ CORP GUJRAN/ DL-DLH
Unique Doc. Reference : SUBIN-DL DL-CORPBK37727712734248N
Purchased by : KAVITA
Description of Document : Article 35(v) Lease upto 30 years
Property Description : KH NO 56/1/10 VILL SALEMPUR MAJRA BURARI DELHI
Consideration Price (Rs.) : 0
(Zero)
First Party : KAVITA
Second Party : MESSERS LITTLE STAR EDUCATIONAL SOCIETY
Stamp Duty Paid By : KAVITA
Stamp Duty Amount(Rs.) : 5,000
(Five Thousand only)



PRINCIPAL

LITTLE STAR CONVENT SCHOOL
(AFFILIATED TO C.B.S.E.)
PARASRAM ENCLAVE, BURARI, DELHI-84

A No. 867928461471

Please write or type below this line.

A No. 814285659161



PRINCIPAL
LITTLE STAR CONVENT SCHOOL
(AFFILIATED TO C.B.S.E.)
PARASRAM ENCLAVE, BURARI, DELHI-84

MANAGER

LITTLE STAR CONVENT SCHOOL
(AFFILIATED TO C.B.S.E.)



XM 0002282313

Kavita

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Little Star Educational Society (Regd.)
Paras Ram Enclave, Burari, Delhi-110084

SHCIL

 Warning

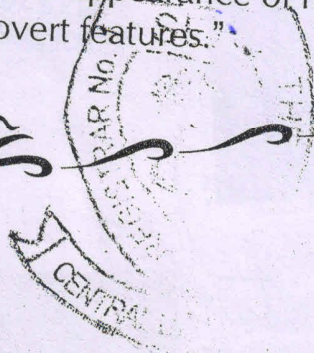
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e-Stamp certificate No.IN-DL20329322732192N, Dt.26.06.2015,

RENT RS.....RS.2,500/-

STAMP DUTY.... RS.5,000/-

LEASE-DEED

This Deed of Lease Deed is made at Delhi on this 26.06.2015, between SMT. KAVITA WIFE OF SHRI ANIL KUMAR TYAGI RESIDENT OF VILLAGE & POST OFFICE BURARI, DELHI-110084, as General Attorney (in spouse case) of Shri Anil Kumar Tyagi S/o Late Shri Parasram Tyagi R/o Khasra No.146, Village & Post Office Burari, Delhi, vide GPA document Regd. No.1886, in Addl. Book No.IV, Volume No.3342, on Pages 176 to 179, Dt.25.06.2015, duly Regd. in the office of the Sub-Registrar-I, Delhi, (hereinafter called the LANDLADY/FIRST PARTY).

AND

M/S LITTLE STAR EDUCATIONAL SOCIETY REGD. NO.42281 at PARASRAM ENCLAVE, BURARI, DELHI-110084, through its President SHRI ANIL TYAGI SON OF LATE SHRI PARASRAM TYAGI RESIDENT OF H.NO.146, VILLAGE BURARI, DELHI-110084, (hereinafter called the TENANT/SECOND PARTY).

The expression of the First Party and the Second Party wherever the context so required shall mean and include their respective successors, legal representatives, administrators, etc.

Whereas the landlady is the owner and agreed to let out her PLOT OF LAND AREA MEASURING 2700 SQ. YDS., PART OF KHASRA NO.56/1/10, SITUATED IN THE AREA OF VILLAGE SALEMPUR MAJRA BURARI, ABADI KNOWN AS PARASRAM ENCLAVE, DELHI-110084, which is bounded as under:-

East : Rasta

West : Other's Property

North : Rasta

South : Other's Property

hereinafter called the demised premises for terms of 30 YRS., commencing from 26.06.2015 to 25.06.2045, on the monthly rent of Rs.2,500/- (Rupees Two Thousand Five Hundred Only).

Anil Tyagi
President

LITTLE STAR EDUCATIONAL SOCIETY (Regd.)
Parasram Enclave, Burari, Delhi-110084

Anil Tyagi
PRINCIPAL

LITTLE STAR CONVENT SCHOOL Contd...P/3
(AFFILIATED TO C.B.S.E.)
PARASRAM ENCLAVE, BURARI, DELHI

Anil Tyagi
MANAGER

LITTLE STAR CONVENT SCHOOL
(AFFILIATED TO C.B.S.E)

Kavita

Deed Related Detail

Date 26/06/2015 15:07

Deed Name LEASE

LEASE UPTO 30 YEARS

Land Detail

Tehsil/Sub Tehsil Sub Registrar I

Village/City Village Burari

Building Type

Place (Segment) Village Burari

Property Type Residential

Property Address House No.: Road No.: Vill Salempur Majra, Village Burari

Area of Property 2.700.00 Sq.Yard 0.00 0.00

Money Related Detail

Consideration Value 2,500.00 Rupees

Stamp Duty Paid 5,000.00 Rupees

Value of Registration Fee 1,000.00

Pasting Fee 100.00 Rupees

Transfer Duty 0 Rupees

Government Duty 5000 Rupees

This document *Kavita*

LEASE UPTO 30 YEARS

Presented by: Sh/Smt.

S/o, W/o

Anil Kumar Tyagi

R/o

Vill & Post Office Burari Delhi

in the office of Registrar, Delhi this 26/06/2015 12:28:19

day Friday between the hours of

Signature of Presenter

Execution admitted by Shri / Ms.
Kavita

and Shri / Ms.

M/s Little Star Educational Society thru Anil Tyagi

Who is identified by Shri/Smt/Km. Ram Avtar S/o W/o D/o Parasram R/o N-253 Burari Delhi

and Shri/Smt/Km Abhishek Tyagi S/o W/o D/o Anil Kumar Tyagi R/o kh no 146 Brahman Pada Burari 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 *President* (Regd) may be) hand thumb impression of the executant has been affixed in my presence

1419 Star Delhi-110084

Date 26/06/2015 17:13:23

Registrar/Sub Registrar

Sub Registrar I

Delhi/New Delhi



a-Stamp certificate No.IN-DL20329322732192N, Dt.26.06.2015,

NOW THIS LEASE AGREEMENT WITNESSETH AS UNDER:-

1. That on the request of the Second party, first party have agreed to letout the said property to the second party on monthly rent basis which is fixed at Rs.2,500/- (Rupees Two Thousand Five Hundred Only), and both the parties have agreed for the same.
2. That the first party have given the vacant physical possession of the said property to the lessee.
3. That the first party shall hand over the vacant physical possession of the said property to the second party or his heirs nominees, representatives as it is at the time of vacating the said premises and all dues and demands, liabilities shall be cleared by the tenant during the tenancy period.
4. That the tenancy is fixed for the period of 30 Years w.e.f.26.06.2015.
5. That the tenant/second party shall not create any kind of nuisance in the said locality.
6. That the second party shall pay the monthly rent regularly on or before every 30th day of English Calander month of the year.
7. That the tenant/second party shall not store any hazardous material in the rented property and shall not create any kind of nuisance in the said locality shall be abide by the rules and regulations and bye-laws of the concerned authority.
8. That the second party/tenant shall not sublet the said property or any part of the said property to any person.
9. That if the tenant/second party fails to pay the rent of two months consecutively or even otherwise, the landlady has right to get the said property evicted from tenancy from the tenant/second party by serving one months notice to the tenant/second party and the landlady has right to realise/recover all the agreement arrears.

Prud Tjw
President

Star Educational Society (Regd.)
Parasram Enclave, Burari, Delhi 110044

Shygan
PRINCIPAL

LITTLE STAR CONVENT SCHOOL
(AFFILIATED TO C.B.S.E) C/O. No. 4
PARASRAM ENCLAVE, BURARI, DELHI

Shygan
MANAGER

LITTLE STAR CONVENT SCHOOL
(AFFILIATED TO C.B.S.E)

Karuta



Kavita

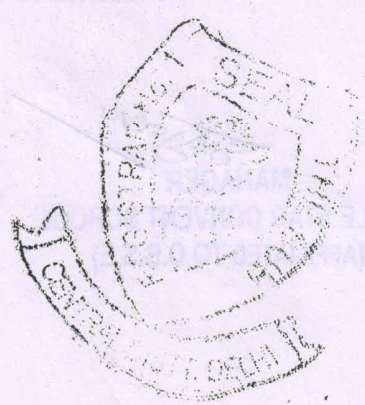


Mul. 18

राम सवत/12



Little Star Education Society (Regd.)
B-1, 1st Floor, E-Block, Sector-11, Connaught Place, New Delhi-110086



Shreshth



a-Stamp certificate No.IN-DL20329322732192N, Dt.26.06.2015,

10. That the tenant/second party shall has no objection if the landlady or his/her representatives inspects the property after reasonable time in the presence of the tenant/second party.

11. That in case any disputes arises regarding the terms and conditions of this agreement and the landlady suffers any loss from this transaction, the tenant shall be liable and responsible to bear the cost, damage of suit to be filed by the landlady for the eviction of rented premises, and the cost of suit shall also be borne and paid by the tenant to the landlady.

12. That this agreement is not providing any types of licence of Govt. for the sales promotion to the tenant and the premises is not liable for the type of Govt. of the public dues to be accured by the tenant.

13. That the abovesaid property shall be used by the tenant for Commercial/School Purpose.

14. That the tenancy period further be extended for further period the tenant shall be liable to vacate the rented premises imidatately and handover the vacant physical possession to the landlady.

15. That in case after the expiry of tenancy period, the tenant fails to vacate the rented premises or handover peaceful physical possession of the rented premises to the landlady, the landlady shall have right to withdraw the facilities/amenties as given by the landlady to the tenant.

16. That in case if the the tenant does not vacate the said premises after the 30 Years then First party shall charged double amount per months.

Amul Tyagi
President
Little Star Educational Society (Regd.)
Paras Ram Enclave, Delhi-110024

Satyajit
PRINCIPAL
LITTLE STAR CONVENT SCHOOL
(AFFILIATED TO C.B.S.E.)
PARASRAM ENCLAVE, BURARI, DELHI

Contd...P/5

Kavita
Satyajit
MANAGER
LITTLE STAR CONVENT SCHOOL
(AFFILIATED TO C.B.S.E.)

e-Stamp certificate No.IN-DL20329322732192N, Dt.26.06.2015,

17. That the electricity and water bills of the said premises shall be paid by the tenant to the landlady/appropriate authority, according to meter/sub-meter reading, during the tenancy period.

18. That the rent amount will be increase @ 20% after expiry of every Five Years.

IN WITNESSES WHEREOF, both the parties have signed this Lease Deed at Delhi on 26.06.2015, in the presence of the following witnesses.

WITNESSES:-

1. 27/3/12

SHRI RAM AVTAR
S/O SHRI PARASRAM
R/O H.NO.N-253, BURARI,
DELHI-110084,
ADHAR CARD NO.562855249427

Kavita

LESSOR/LANDLADY

Abhishek

2.
SHRI ABHISHEK TYAGI
S/O SHRI ANIL KUMAR TYAGI
R/O KHASRA NO.146, BRAHMAN PADA,
BURARI, DELHI-110084,
DL. NO.DL-0120120154772 (P)

Anil Tyagi
President
Little Star Educational Society (Regd.)
LESSEE/TENANT
Paras Ram Enclave, Burari, Delhi-110084

Drafted by:-

Kavita

Shyam
PRINCIPAL
LITTLE STAR CONVENT SCHOOL
(AFFILIATED TO C.B.S.E.)
PARASRAM ENCLAVE, BURARI, DELHI

Shyam
MANAGER
LITTLE STAR CONVENT SCHOOL
(AFFILIATED TO C.B.S.E.)

Reg. No. 5725 Reg. Year 2015-2016 Book No. 1



Ist Party



IInd Party



Witness

Ist Party Kavita

IInd Party M/s Little Star Educational Society thru Anil Tyagi

Witness Ram Avtar, Abhishek Tyagi

Certificate (Section 60)

Registration No. 5725 in Book No. 1 Vol No 5,817
on page 178 to 182 on this date 26/06/2015 16:50:09
and left thumb impressions has/have been taken in my presence.

day Friday

Date 26/06/2015 17:13:37


Sub Registrar
Sub Registrar I
New Delhi/Delhi

