

Non Judicial



Indian-Non Judicial Stamp
Haryana Government



Date : 01/04/2021

Certificate No. LCA2021D23



Stamp Duty Paid : ₹ 144000
(Rs. Only)

GRN No. 75949382



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Mukesh Goel And others
H.No/Floor : N Sector/Ward : N LandMark : N
City/Village : Ambala District : Ambala State : Haryana
Phone: 89*****87 Others : Sahil gupta and others



Buyer / Second Party Detail

Name : Shri nath ji Educational society
H.No/Floor : N Sector/Ward : N LandMark : N
City/Village: Ambala cantt District : Ambala State : Haryana
Phone : 89*****87 Others : N

Purpose : LEASE DEED

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

AGREEMENT TO LEASE FOR 99 years w.e.f. 01-04-2021

Lease Deed of Rs. 1200000.00(Twelve lacs only) Per year for a period of 99 years w.e.f. 01-04-2021

Stamp for Rs. 1,44,000.00(One Lacs Forty four thousand only deposited online vide GRN Number 75949382, Certificate Number LCA2021D23 dated 1.4.2021

AGREEMENT TO LEASE is made at Shahabad Tehsil Shahabad Distt.Kurukshetra Haryana on this 1stDay of April 2021 between 1- Mukesh Goel-15/100 share (Adhar Number 5416 9829 5188) son of Sh. Prabhu Dayal son of Sh. Ram Sarup, 2- Ritesh Goel-5/100 share (Adhar Number 4601 9202 1933) son of Sh. Prabhu Dayal son of Sh. Ram Sarup, 3- Aditya Goel-10/100 share (Adhar Number 4810 9879 4269) son of Sh. Ritesh Goel son of Sh. Prabhu Dayal, 4- Rimmi Goyal-10/100 share (Adhar Number 9929 9278 1105) wife of Sh. Mukesh Goyal son of

Ankit Jain
Mukesh Goel
Sahil Gupta
Reeta Goel
Shreya Gupta
Kirti Jain
Rimmi Goyal
Aditya
Talwinder
Signature/L.T./R.T.I. of Lessors



Satish Kumar
Signature/L.T./R.T.I. of Lessee
Contt...2.....

प्रलेख नं 7

दिनांक: 01-04-2021

डीड संबंधी विवरण	
डीड का नाम LEASE	
लक्ष्मीनारायण-लक्ष्मीनारायण शाहाबाद	गांव/शहर जन्धेही जन्धेही जन्धेही स्थित कृषि भूमि
शहरी - इन्फुनिटिपल क्षेत्र सीमा के बाहर पता : Jandheri	अन्य क्षेत्र
भवन का विवरण	
कृषि पट्टी	34 Kanal 15 Marla
खेत नम्बर - 183/1, 262/1, 320	
धन संबंधी विवरण	
राशि 1200000 रुपये	कुल स्टाम्प ड्यूटी की राशि 144000 रुपये
स्टाम्प नं : lca2021d23	स्टाम्प की राशि 144000 रुपये
रजिस्ट्रेशन फीस की राशि 25000 रुपये	EChallan 75957106
	पेस्टिंग शुल्क 3 रुपये
Drafted By: VINIET GULATI	Service Charge 200

यह प्रलेख आज दिनांक 01-04-2021 दिन गुरुवार समय 3:43:00 PM बजे श्री/श्रीमती/कुमारी शिल्पा पत्नी साहिल साहिल पुत्र सुशील कीर्ति पत्नी अमित अमित पुत्र सतीश कुमार रीटा पत्नी रितेश रिम्मी पत्नी मुकेश आदित्य पुत्र रितेश रितेश पुत्र प्रभु दयाल मुकेश पुत्र प्रभु दयाल निवास द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (शाहाबाद)

हस्ताक्षर प्रस्तुतकर्ता

शिल्पा साहिल कीर्ति अमित रीटा रिम्मी आदित्य रितेश मुकेश

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7-ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 01-04-2021

शिल्पा साहिल कीर्ति अमित रीटा रिम्मी आदित्य रितेश मुकेश

उप/संयुक्त पंजीयन अधिकारी (शाहाबाद)

उपरोक्त पट्टा लेने वाला श्री/श्रीमती/कुमारी Shri Nath Ji Educational Society द्वारा सतीश कुमार पुत्र . हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0 रुपये की राशि पट्टा लेने वाला ने भेरे समक्ष पट्टा देने वाला को अदा की तथा प्रलेख में वर्णित अधिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी ब्रह्मदत्त नम्बरदार पिता — निवासी शाहाबाद व श्री/श्रीमती/कुमारी दविन्द्र कुमार नम्बरदार पिता — निवासी शाहाबाद ने की। साक्षी नं:1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है।

दिनांक 01-04-2021

उप/संयुक्त पंजीयन अधिकारी (शाहाबाद)

Sh. Prabhu Dayal, 5- Reeta Goel-10/100 share (Adhar Number 8381 6769 6601) wife of Sh. Ritesh Goel son of Sh. Prabhu Dayal residents of House Number 1258, Sector-10, HUDA, Ambala City Tehsil & Distt. Ambala, 6- Amit Jain-5/100 share (Adhar Number 3315 6777 4571) son of Sh. Satish Kumar Jain son of Sh. Padam Parshad, 7- Kirti Jain-20/100 share (Adhar Number 9908 6000 9742) wife of Sh. Amit Jain son of Sh. Satish Kumar Jain residents of House Number 345, Sector-1, HUDA, Shahabad (M.) Tehsil Shahabad (M.) Distt. Kurukshetra, 8- Sahil Gupta-25/200 share (Adhar Number 3955 6106 4127) son of Sh. Sushil Gupta son of Sh. Madan Lal Gupta, 9- Shilpa Gupta-25/200 share (Adhar Number 8954 9482 8608) wife of Sh. Sahil Gupta son of Sh. Sushil Gupta residents of House Number 1668, Kacha Bazar, Ambala Cantt. Distt. Ambala, hereinafter referred to as the Lessors of the One Part and Shri Nath Ji Educational Society, First Floor, 1668, Kacha Bazar, Ambala Cantt. Tehsil & Distt. Ambala, Registration Number of Society is HR-002-2021-00620 and PAN Number is ABNAS4443A, hereinafter referred to as the 'Lessee' of the Other Part.

WHEREAS the Lessors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece of land measuring 34 Kanal 15 Marla situated at Village Jandheri Tehsil Shahabad, Distt Kurukshetra, Haryana and more particularly described in the Schedule hereunder written.

Schedule & Brief Description of Property/Land measuring 34 Kanal 15 Marla is as under :-

Land measuring 10 Kanal 7 Marla comprising in Khewat Number 193 Min, Khatoni Number 245 Min, Khasra Number 60//22(7-17), 23/2(2-10), Kittas 2, whole area

Land measuring 17Kanal 7 Marla comprising in Khewat Number 262 Min, Khatoni Number 349 Min, Khasra Number 60//17/2(5-7), 18/2(4-0), 19(8-0)Kittas3, whole area

Land measuring 7 Kanal1 Marla comprising in Khewat Number 320, Khatoni Number 418,Khasra Number 60//24(4-4) &Khatoni Number 419, Khasra Number 60//23/1(2-17)Kittas 2, whole area

That aforesaid Khewats total area is 34 Kanal 15 Marla and we are owners of aforesaid land as per Mutation Number 2955 and Jamabandi for the year 2019-2020.

Amit Jain
Mukesh Goyal
Sahil Jain
Reeta goel
Shilpa gupta
Kirti Jain
Rishi Goyal
Aditya
 Signature/L.T./R.T.I. of Lessors



Satish Kumar

Signature/L.T./R.T.I. of Lessee

Contt...3.....

Reg. No.

Reg. Year

Book No.

7

2021-2022

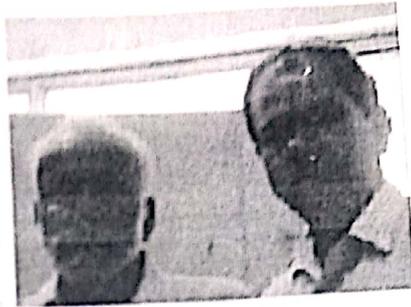
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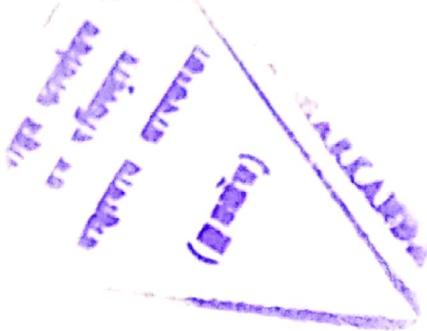
पट्टा देने वाला



पट्टा लेने वाला



गवाह



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उप/सयुक्त पंजीयन अधिकारी

पट्टा देने वाला :- शिल्पा साहिल कीर्ति अमित रीटा रिम्मी आदित्य रितेश
मुकेश Shilpa Sahil Kirati Amit Reta Rimmi Aditya Ritesh Mukesh Shilpa Sahil Kirati Amit Reta Rimmi Aditya Ritesh
पट्टा लेने वाला :- Shri Nath Ji Educational Society द्वारा सतीश
कुमार Satish Kumar
गवाह 1 :- ब्रह्मदत्त नम्बरदार Bhramadatt
गवाह 2 :- दविन्द्र कुमार नम्बरदार Davindr Kumar

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 7 आज दिनांक 01-04-2021 को बही नं 1 जिल्द नं 0 के पृष्ठ नं 1.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 0 के पृष्ठ संख्या 19 से 21 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

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उप/सयुक्त पंजीयन अधिकारी(शाहाबाद)

दिनांक 01-04-2021

AND WHEREAS the Lessee has approached the Lessors with a request to grant a long lease of the said land with a view to construct a building or other structure thereon either for letting out the same or any part thereof or for carrying on business therein and which the Lessor has agreed to do on the following terms and conditions agreed to between the parties.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Lessors agrees to demise to the Lessee and the Lessee agrees to take on lease the said piece of land situated at Village Jandheri Tehsil Shahabad Distt.Kurukshetra, Haryana and more particularly described in the Schedule hereunder written for a period of 99 (Ninty nine) years commencing from the date of the deed of lease to be executed as hereinafter mentioned at the yearly rent of 1200000.00(Twelve Lacs only) to be paid after 2 years from the commencement of the lease without any deductions subject to TDS and GST as applicable.
2. The rent will be paid to lessors as per their share in land.
3. The lease amount will be increased by 10% every year.
4. The lease amount will be reviewed after every 10 years. Majority rule will be followed at the time of review of lease amount with the mutual consent of lessor and lessee.
5. The rent shall be exclusive of the taxes, assessments, dues and duties payable in respect of the said land and the building or buildings to be constructed thereon, to the Government or the Municipal Corporation or any other local authority or public body and which taxes etc. will be payable by the Lessee as and when they become due and payable.
6. The Lessor shall make out a marketable title to the said piece of land free from all encumbrances and claims or reasonable doubts.
7. On the Lessor making out a marketable title as aforesaid or the Lessee accepting the title, but not otherwise, the Lessor shall grant a lease of the said piece of land by executing a Deed of lease in duplicate for the said period and at the said rent.
8. The Deed of Lease will contain usual covenants to be given by the Lessee and Lessors and other usual terms and conditions provided that there will be no restriction on the Lessee's right to assign the lease and the Deed of Lease will also contain a condition that on the determination of the Lease by efflux of time or otherwise, the Lessee will surrender the land to the lessor along-with the building or buildings standing thereon without any compensation.

Admit Jain

Mohd Singh

Jai Lal

Pradeep

Shilpa Gupta

Signature/L.T./R.T.I. of Lessors

Kimmi Goyal

Aditya

Kirti Jain



Satish Kumar

Signature/L.T./R.T.I. of Lessee

Contt...4.....

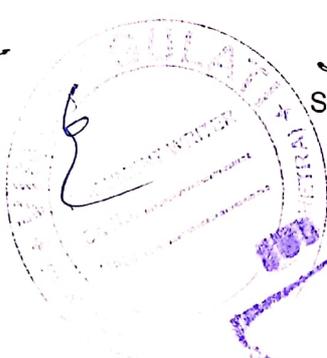
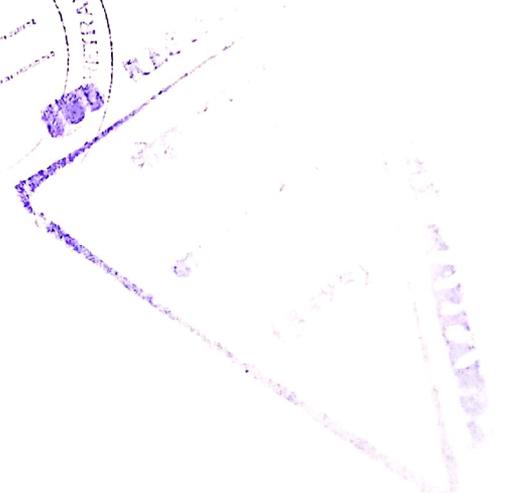
9. The Lessors shall give complete vacant possession of the land to the Lessee on the date of completion and until then he will not allow anybody to commit encroachment or trespass thereon.
10. All the taxes and other outgoing in respect of the said land upto the date of completion of the lease will be paid by the Lessor.
11. The Lessor declares that the said land is not subject to any reservation or any Intended acquisition or requisition and there are no building restrictions on the land.
12. The Lessee will be at liberty to construct a building or buildings thereon with all requisite and proper sewers, drains and other conveniences and the building or buildings will be constructed as per plans that will be sanctioned by the municipal corporation and/or other local authority or public body as may be required and he will conform to all rules and regulations in that behalf.
13. Nothing in this agreement shall be construed as a present demise of the said land or any part thereof.
14. If any permission or No Objection Certificate is required to be obtained from any authority for granting a lease of the said land as aforesaid the Lessor shall obtain the same at his own costs as a condition precedent to the execution of the Deed of Lease.
15. If the Lessor fails to complete the transaction as herein provided, the Lessee will have the option either to cancel this agreement by fifteen days prior notice to the Lessors to that effect or to sue for specific performance and or damages. If the Lessee fails to complete the transaction, on the Lessor making out a marketable title, the Lessors will have the option to cancel this agreement by fifteen days' prior notice to the Lessee to that effect or to sue for specific performance and/or damages.

IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written.

Adit Jain
Aditya
Shri Gopal
Sanu Goyal
Rishi Goyal
Rishi Goyal
Shri Gopal
Shri Gopal
Kirti Jain
 Signature/L.T./R.T.I. of Lessors

THE SCHEDULE ABOVE REFERRED TO

Satish Kumar
 Signature/L.T./R.T.I. of Lessee

Witnesses: -

1. *Devinder Kumar*
 Devinder Kumar
 Numberdar
 Jhamsara, Shahabad (M.)
2. *Brahma Dutt*
 BRAHAM DUTT
 NUMBERDAR
 Shahabad M. (KKR)

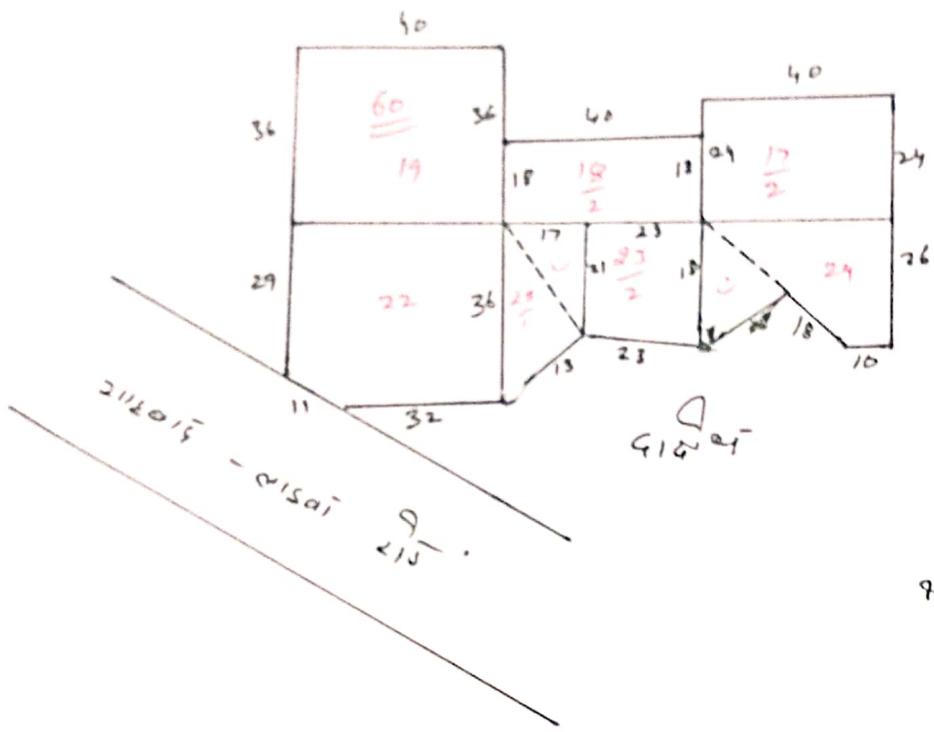
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ନିମ୍ନ ଆକାରୀ ଲକ୍ଷ୍ୟ ଲକ୍ଷ୍ୟ ଲକ୍ଷ୍ୟ ଲକ୍ଷ୍ୟ

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