

THE LESSEE hereby agrees with the lessor as follows: -

- (a) To pay the said rent, free and clear of all deductions, on the 15th day of every current month in advance during the term of the lease; such payment shall be made at the address of the lessor as aforesaid & the aforesaid rent would be increased by 15% after every three year from the date of such lease agreement.
- (b) To pay for and discharge and satisfy all rates, taxes, assessments and impositions which are now or during the said term be hereafter imposed or assessed on the said premises, or the lessor or the lessee in respect thereof, by the authority of Government or otherwise.
- (c) At all times during the term of the lease to keep and maintain the premises clean, tidy, healthy, wind and watertight in all seasons and further in good and substantial repair, reasonable wear and tear and damage by fire or storm excepted.
- (d) To replace all broken fittings and fixtures by equally good or better substitutes and not to make any structural additions or alterations to the demised premises without the consent of the lessor first had and obtained in writing.
- (e) To permit the lessor, his servants and agents at all reasonable hours to enter into the property to inspect the condition or to leave notice of all defects to be repaired.
- (f) At all times during the said term to use and occupy the demised property as a school Building & School Playground and any lawful or essential purpose for school activities only and not to keep any paying guests or share accommodation with outsiders etc. nor to carry on or permit to be carried on any offensive or prohibited trade or business in the said premises.
- (g) Without the consent in writing of the lessor, not to assign or part with his leasehold estate or interest in the said premises created under these presents nor sublet the same or any part thereof to any person or persons whomsoever, or make any structural addition or alteration therein.

Signature

Signature

आज दिनांक 30 माह June सन् 2006 को 10:00 बजे
श्री/श्रीमती/सुश्री RAMDEV SINGH पुत्र/पुत्री/पत्नी श्री JITARAM
उम्र 62 वर्ष, जाति JAT व्यवसाय AGRI
निवासी NAYASAR
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

रिना ०६

शुभ

हस्ताक्षर प्रस्तुतकर्ता हस्ताक्षर उप पंजीयक, JHUNJHUNU
(2006002153)
(Lease Deed [Rent](< 20 Years) Commr and Others)

रसीद नं० 2006001948 दिनांक 30/06/2006
पंजीयन शुल्क रू० 2400/-
प्रतिलिपि शुल्क रू० 100/-
पृष्ठांकन शुल्क रू० 0/-
अन्य शुल्क रू० 0/-
कमी स्टाम्प शुल्क रू० 4700/-
कुल योग रू० 7200/-

(2006002153) उप पंजीयक, JHUNJHUNU
(Lease Deed [Rent](< 20 Years) Commr and Others)



(h) On the expiration or earlier determination of the lease to yield and deliver peaceful vacant possession of the premises thereto without any claim for compensation on that account but lease period can be extended on such terms & conditions as may be agreed by both of the parties.

2. That the lessee, paying the rent hereby reserved and observing and performing the conditions and covenants herein contained, shall quietly and peaceably hold, possess and enjoy the said premises during the said term without any interruption and disturbance by the lessor or any person claiming under or in trust for him: Provided, however, and it is expressly agreed and declared by and between the parties hereto that in case of non-payment of rent for any month beyond 2 days or in the event of breach of any of the conditions and covenants to be observed and performed by the lessee, the lease may at the option of the lessor stand determined when and in such an event the lessor shall be entitled to re-enter into the property and repossess the same as his former estate without prejudice to his right to recover all arrear's of rent and any damages for breach of such conditions and covenants.

IN WITNESS, etc.

① *Ajay Somra*
Near G.L. School Kisan colony, Ghunghuna

② *Ved Kumar*
Village Khidarsar Post Chandwa
Dist- Ghunghuna

Signed, Sealed and delivered



Sh Ram Dev Singh
Sh Ram Dev Singh
Kaswan (Lessor)

Umesh Kaswan
Umesh Kaswan
Chairman
Jai Public
School (Lessee)

Umesh Kaswan

हस्ताक्षर

फोटो

अंगूठा

उक्त श्री/श्रीमती/सुश्री (Executant)
1-RAMDEV SINGH/JITARAM
Age:62, Caste-JAT
Ocu.-AGRI
R/O-NAYASAR

Ramdev Singh



(And Claimant)
1-UMESH KASWAN/RAMDEV SINGH
Age:36, Caste-JAT
Ocu.-BUSI
R/O-NAYASAR

Umesh Kaswan



ने लेख्यपत्र Lease Deed [Rent](< 20 Years) Commr and Others
को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान

1. श्री/श्रीमती/सुश्री AJAI SOMRA
पुत्र/पुत्री/पत्नी श्री KRAN SINGH SOMRA उम्र 39 वर्ष
जाति JAT व्यवसाय SER
निवासी JJN

Ajai Somra



2. श्री/श्रीमती/सुश्री VED KUMAR
पुत्र/पुत्री/पत्नी श्री RAMDEV उम्र 32 वर्ष
जाति JAT व्यवसाय SER
निवासी KHIDARSAR ने की है जिनके

Ved Kumar




समस्त हस्ताक्षर एवं अंगूठा के निशान मेरे समक्ष लिये गये हैं।

(2006002153)
(Lease Deed [Rent](< 20 Years) Commr and Others)


उप पंजीयक, JHUNJHUNU



धारा 54 के तहत प्रमाण-पत्र
प्रमाणित किया जाता है कि इस विक्रय पत्र
की मालियत रूपये 240000
मानते हुए इस पर देय कमी मुद्रांक
राशि 4700 पर कमी पंजीयन शुल्क
रूपये 2400 कुल रूपये 7200
जरिये रसीद संख्या 2006001948 दिनांक 30/06/2006
में जमा किये गये हैं।
अतः दस्तावेज को रूपये 4800
के मुद्रांकों पर निष्पादित माना जाता है।


(2006002153) उप पंजीयक, JHUNJHUNU
(Lease Deed [Rent](< 20 Years) Commr and Others)

आज दिनांक 30/06/2006 को
पुस्तक संख्या 1 जिल्द संख्या 201
में पृष्ठ संख्या 105 क्रम संख्या 2006001363 पर
पंजिबद्ध किया गया तथा अतिरिक्त
पुस्तक संख्या 1 जिल्द संख्या 508
के पृष्ठ संख्या 30 से 35 पर
चस्पा किया गया।


(2006002153) उप पंजीयक, JHUNJHUNU
(Lease Deed [Rent](< 20 Years) Commr and Others)



CERTIFICATE OF LAND

File No. : _____

Date : 30-06-06

Certified that land measuring 11160 Sq. mtr situated in 1467 Khasra No. (s) at Jhunjhunu, Rajasthan fully described in the schedule mentioned herein after is, ~~owned~~^{leased} by Jai Public School in terms of Lease deed dated 29.06.2006 executed by Ramdev Singh duly registered on 29.6.06 at serial no. 2006001363. in book no ..01..... volume no. ...201..... on page ...30..... to ...35..... in the office of Sub Registrar. it is certified that the said entire land comprises of a single plot of land.

It is further certified that the owner of the land has leased the said land to Jai Public School vide lease deed dated 29.6.06 duly registered on 29.6.06 at Serial No. ²⁰⁰⁶⁰⁰¹³⁶³..... in book no ...01... volume no ...201..... on page ...30..... to ...35..... in the office of Sub Registrar and the land is still in possession of the lessee.

It is further certifies that Jai Public School, Jeet Nagar, Basant Vihar, is located on the said plot of land.

THE SCHEDULE OF LAND ABOVE REFERRED TO


All that piece and parcel of land measuring 11160 Sq.mtr. situated in 1467 Khasra no (s) at Jeet Nagar, Basant Vihar, Jhunjhunu and bounded as follows:

North : 124 mtr

East : 90 mtr

West : 90 mtr

South : 124 mtr


DISTRICT MAGISTRATE/REGISTERING AUTHORITY
WITH DESIGNATION

(Name of Officer) : Sh. Shubhkaran Beniwal
(Name of District) : JHUNJHUNU