



हिमाचल प्रदेश HIMACHAL PRADESH

220102

LEASE DEED

Period of lease stipulated	99 years
Annual Rent Reserved	Rs. 15000.00
Step up provision after every 10 years	05.00%
Total rent payable for 99 years	1863450.00
Average rent reserved for one year	18922.72
Rent stipulated for purpose of stamp duty	10000.00
N.J. Stamps	Rs. 2380.00
Kitta	

This DEED OF LEASE made this seventeenth day of August in the year two thousand and eleven (17-08-2011) between Shri Baljit Singh, aged 38 years, son of Shri Swarn Singh, son of Shri Jaswant Singh, r/o Village Surajpur, Ukhla P.O. Surajpur, Tehsil Indora, District Kangra, HP (hereinafter referred to as 'the lessor' which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, successors, executors, administrators, representatives and assignees) of the ONE PART and GREENLAND EDUCATIONAL SOCIETY, Surajpur, Tehsil Indora, District Kangra, HP, a society registered under the Societies Registration Act 1860 (Act No. XXI of 1860) vide No. 81/SDN-CA dated 05-09-2003 through its Chairman Shri Ranbir Singh, son of Late Shri Ujagar Singh, r/o V & P.O. Mohali, Tehsil Indora, District Kangra, HP (hereinafter referred to as the 'lessee' which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-office, administrators, representatives and assignees) of the OTHER PART.



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Green Land Public School
Surajpur (H.P.)

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2 JUN 2020

1000 + 100 + 20 = 2180/-

जिला: कांगड़ा

18-08-2011 Balyeet Singh & Sauri. - 9-570
Reference No. 244/2011

Chander Teh Indora - Educational Society Indora

Photographs



Party Name and Address

Finger Prints and Signatures

Lessee

1. Sh Balji Singh & Sh Sawarn Singh & / Village Chmour Teh Indora

Balji
Signatures

Lessor

1. Sh Ranbir Singh & Sh Ujagar Singh & / Village Saripur Jikla Teh Indora

Ranbir Singh
Signatures

Witness

1. Sh Anil Shashi & Sh Hari Chand & / Village Indora



Anil Shashi
Signatures

Identifier

1. Sh Chain Singh N/Dar Kirsan & / & / Advocates License No. /

Chain Singh
Signatures

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17-08-2011
(सही सही)



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WHEREAS the lessor is owner of land & Building comprised in (i) Khata No. 75, Khatuni No. 161, Khasra No. 1180/192, 910, 1216/911, 918, 1218/919 plots-5, measuring 0-34-04 HM, (ii) Khata No. 16, Khatauni No. 29, 30, Khasra No. 890, 893, 1223/922, 986, 987, 988, 1232/989, 1257/1208/889 plots-8, measuring 0-68-35 HM to the extent of its 1718/6827 share being 0-17-20 HM (iii) Khata No. 17, Khatauni No. 31, Khasra No. 1209/889 & 892 plots-2, measuring 0-17-12 HM to the extent of its 1/2 share being 0-08-56 HM total area being 0-59-80 HM situated in Mohal & Mauza Surajpur Jhikla, (HB 14), Tehsil Indora, District Kangra, HP vide copy of Jamabandi for the year 2009-10, free from any encumbrances, charge or lien whatsoever.

AND WHEREAS the lessee is running an educational institution housed in the building existing on the said land and using the remaining land as play-ground for the students. As such the lessee has approached the lessor to grant lease of the above land & the existing building required by the lessee initially for the purpose of educational institution as well as activities subsidiary to education whatsoever, adopted or undertaken by the educational institution at any time or from time to time, with an option to allow the lessee to purchase the same anytime by due process of law during the continuity of the lease period,



Signature

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Signature
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Signature
Chairman
Green Land Public School

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE

रु. 100

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permission to the lessee for assigning his lease-hold rights in the said land in favour of any Scheduled/Bank, Co-operative Bank/or other FI to secure repayment of any principal loan amount with interest and other charges etc., for the period till the lease in respect of the said land subsists in favour of the lessee.

AND WHEREAS the parties hereto have mutually agreed that the rent reserved for the said land will be Rs. 15000/- (Rupees fifteen thousand only) per annum which will be enhanced by 5% cumulative rate of rent after every ten years. The rent thus reserved will be payable in advance on or before 31st July each year. The period of lease in the first instance will be ninety-nine years (99) with effect from 16th August 2011, which will be further renewable on such terms and conditions as may be stipulated by and between the parties hereto from time to time. However the lease shall not liable to be terminated during the pendency of any loan raised as above.

AND WHEREAS it is specifically agreed to by & between the parties hereto that in the event of lessee desiring to buy the said piece of land anytime during the continuity of the lease period stipulated supra the lessee

The lessee hereby covenants with the lessor as follows: -

- A) That the lessee during the subsistence of lease pay to the lessor annual rent amounting to ₹ 15000/- (Rupees fifteen thousand only) every year

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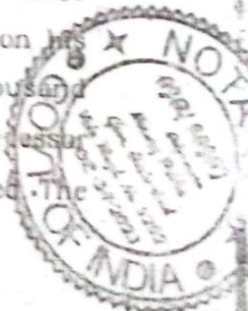
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rent amounting to ₹ 15000/- (Rupees fifteen thousand only) every year with 5% cumulative increase therein after every ten years on or before the 31st July till the tenancy subsists.

B) That on expiry of the term herein fixed or after the expiry of the extended period of lease, if there be any extension, surrender vacant possession of the land to the lessor.

2 The lessor hereby covenants with the lessee as follows: -

That on lessee paying annual rent hereinabove reserved every year on or before the 31st July during the subsistence of lease, the lessee shall be entitled to hold and enjoy the demised premises (land & building detailed and described supra) during the said term of ninety-nine years or for extended period if the lease is renewed, after efflux of the period of lease without any interruption on the part of the lessor or any person on his behalf. The lessee has paid a sum of Rs. 15000/- (Rupees fifteen thousand only) to the lessor being rent for the first year, the receipt whereof the lessor hereby acknowledges, which constitutes the consideration of this deed. The



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possession on the spot is already with the lessee, which the lessor hereby acknowledges and admits.

The lessor hereby agrees that the lessee will be entitled to transfer his rights of lease in the said land in favour of any Bank/financing institution for securing the repayment of loan & interest thereon, if the lessee procures loan from such institution. In the event of Bank/Financing Institution exercising its rights under the Law, it can further transfer the leasehold rights of the lessee in favour of such person to whom the land, building, and other infrastructure raised on the premises is transferred by the Bank/Financing Institution. In such event such transferee from the Bank/financing institution shall have rights and liabilities of the lessee incorporated herein this deed.

That the lessor shall have no objection if the lessee makes any type of construction, additions, alterations, repairs, maintenance, renovations whatsoever as per his sweet will, in the building and/or over the land hereby leased or makes any changes or extensions therein and shall be at liberty to carry on any kind of activities there which are within the ambit of, and not contrary to any law.

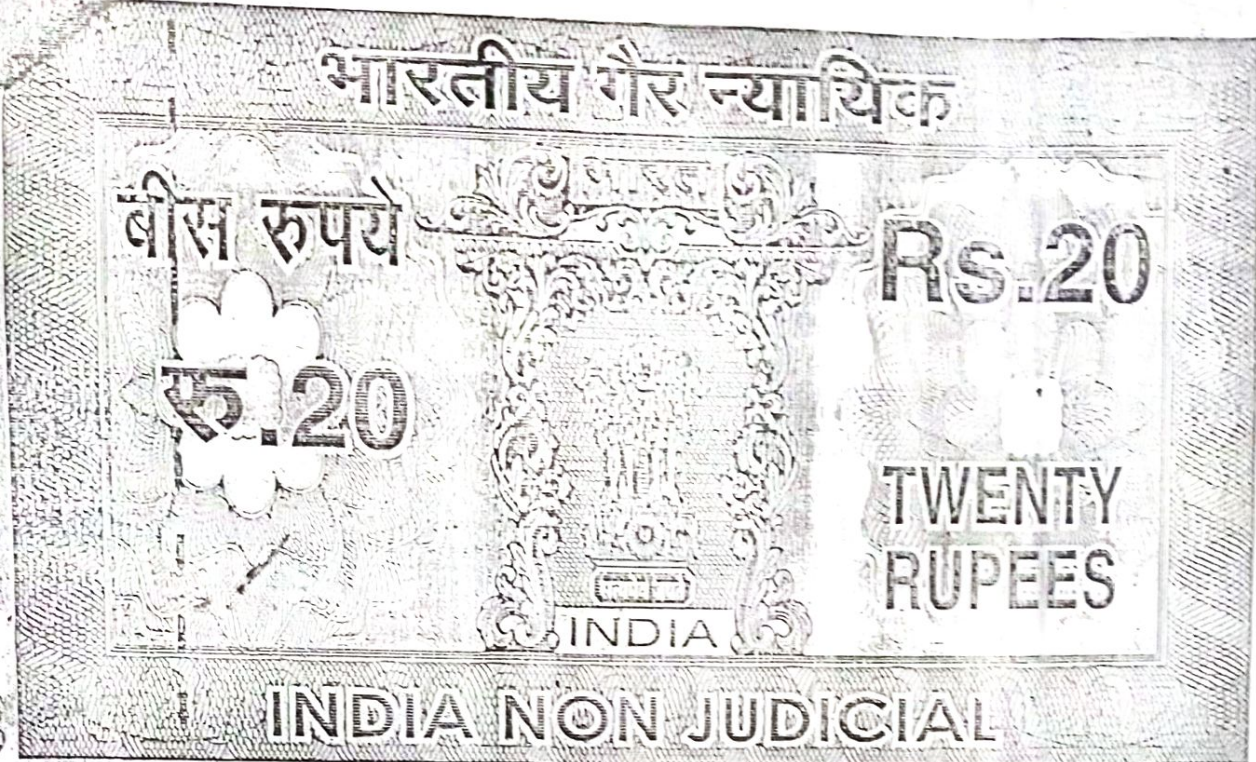
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Ranjit Singh

Chairman
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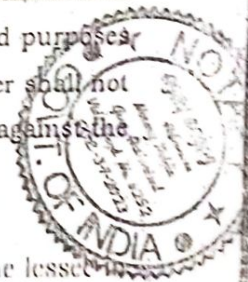
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d) That the lessee shall have the option to buy the demised premises at any time in whole or from time to time in part or parts thereof as per his free will at rates negotiable at such time or times and in such event the lessor hereby binds himself and undertakes to render full assistance to the lessee for lawful transfer of premises - land and building - in favour of the lessee and to execute all types of documents at the request, cost and expense of the lessee in connection therewith or incidental thereto.

e) That in the event of transfer of ownership of the demised premises in favour of the lessee the lease hereby executed shall suo moto stand terminated in the eyes of law and shall become in-operative for all intents and purposes whatsoever without any further process or proceedings and either shall not have any right to invoke any of the provisions of these presents against the other in any manner and for any cause or purpose whatsoever.

f) That no action of any kind shall be filed by the lessor against the lessee in any court of law without informing the Bank/Financing institution from whom any loan or loans are obtained to finance the project, during the pendency of such loan and making it as a Proforma Party in any such legal matter. The lessor and lessee will not be entitled to change the terms and



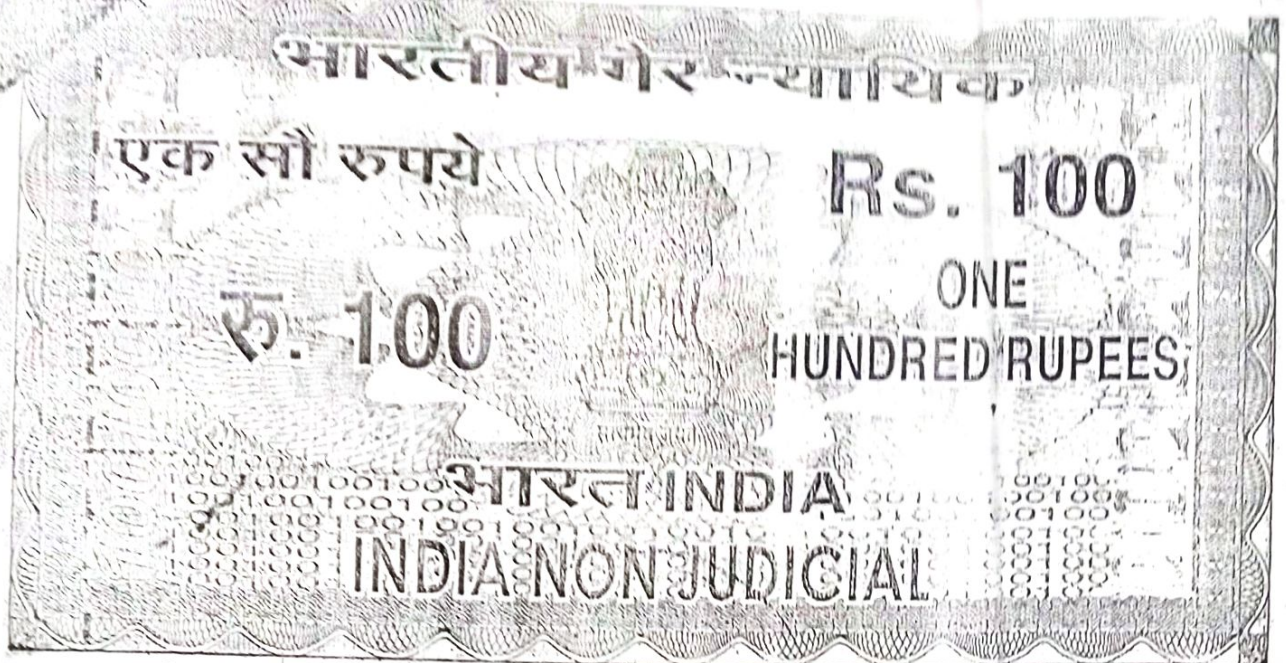
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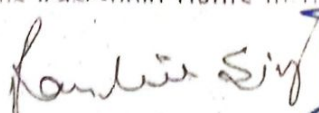
AND WHEREAS the lessee may have to avail financial assistance from any Scheduled/Bank, Co-operative Bank/or other FI etc. for construction, repair, renovations of; additions to and alterations etc. in the buildings, purchase of infrastructure etc., as the case may be, at any time or from time to time.

AND WHEREAS for securing the repayment of loan to be obtained from any one or more of the sources mentioned above and interest thereon, the lessee has to assign his rights of lease in the aforesaid land in favour of the lending institution for which consent of the lessor—landlord is also necessary.

AND WHEREAS the lessor—landlord has agreed to give the said land & building on lease as also to give the requisite permission to the lessee for exercising the option to purchase the premises at a price consideration to be decided by and between the lessor and the lessee at appropriate time. In such even the lessor hereby agrees, assures and undertakes to execute any kind of document(s) at the request, cost and expense of the lessee and render full assistance to the lessee which may be necessary for obtaining permission from the State Government and transfer of above described land in favour of the lessee lawfully.

AND WHEREAS the lessor—landlord has further agreed to give permission to the lessee for assigning his lease-hold rights in the said land.


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conditions of the lease Deed without the prior written consent of the Bank/Financing institution funding the project. The lessee will also not be entitled to surrender whole or any part of leased property without the prior written consent of the financing Bank/Institution.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day and year first above written in presence of undersigned witnesses.

Witnesses

1. Chetan Singh Lambadar
Kusum Bazar Indora,
District Kangra, (HP)

BALJIT SINGH
Lessor

For GREENLAND EDUCATIONAL SOCIETY
(Lessee)

2. Shri Anil Shashi
r/o Shri Hari Chand,
r/o Indora (Kangra) HP

Ranbir Singh
Ranbir Singh Chairman

Drafted by:
Sh. P. P. SINGH,
Advocate, Indora (Kga)

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