SUB REGISTRAR VI-E

SEAL OF THE SUB DIV.

Warning

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Nomo
6574
10-11-25

सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

R-3865

e-Stamp

Certificate No.	:	IN-DL89373778382570X
Certificate Issued Date	:	07-Nov-2025 01:00 PM
Account Reference	:	NONACC (BK)/ dlunboi02/ NARELA/ DL-NRD
Unique Doc. Reference	:	SUBIN-DLDLUNBOI0206876488390960X
Purchased by	:	NARESH KUMAR
Description of Document	:	Article 35(v) Lease upto 30 years
Property Description	:	VILLAGE ALIPUR DELHI
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	NARESH KUMAR
Second Party	:	NIRMALA DEVI EDUCATIONAL AND CHARITABLE TRUST
Stamp Duty Paid By	:	NARESH KUMAR
Stamp Duty Amount(Rs.)	:	21,600 (Twenty One Thousand Six Hundred only)

PRINCIPAL
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036

MANAGER
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036

Please write or type below this line

PAN.No- AAETN8189R



Voter ID XUX0431824
D.O.B 26/07/1968



Voter ID XUX3616612
D.O.B 11/04/2002

PF 0018970530

PRESIDENT
NIRMALA DEVI EDUCATIONAL AND CHARITABLE TRUST
H. NO. 1598, DUNIYA COLONY,
ALIPUR DELHI-110036

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2. The onus of checking the legitimacy is on the users of the certificate.

Proofing Number : 2025/20/6574

Deed Related Details

Deed Name :- Lease Deed - 35(LEASE UPTO 30 YEARS) .

Property Description :- BUILT-UP PROPERTY BEARING LAND AREA MEASURING 4,187 SQ. YARDS, OUT OF KHASRA NO. 282 MIN, 283 MIN, 284 MIN, SITUATED IN THE EXTENDED LAL DORA OF VILLAGE ALIPUR, KHAL-ALIPUR, DISTT-NORTH, DELHI-110036

Money Related Details

Consideration Value :- Rs.0/- ,Copying Fee :- Rs.100/- ,Registration Fee :- Rs.1000/- ,Stamp Duty :- Rs.21600/-

This Document Of :- Lease Deed - 35 LEASE UPTO 30 YEARS

Presented by: SH/Smt

	S/o,W/o	R/o
NARESH KUMAR		H. NO. 1598, DULIYA LAKHMI CHAND COLONY, VILLAGE ALIPUR, DELHI-110036

The Office Of Sub-Registrar,Delhi this 10-11-2025 11:23:15 day,Monday,between the hours of

SEAL OF SUB REGISTRAR V-C SUB DIV DISTT :: NORTH ::

Registrar/Sub Registrar
North Libaspur

Execution admitted by the said Shri/Ms

SHIVAM MANN

and Shri/Ms

NARESH KUMAR

Who is/are identified by Shri/Smt/Km AMAR SINGH S/o W/o D/o RANVIR SINGH R/o 53 NEAR CHOTA SHIV MANDIR VILLAGE ALIPUR, DELHI-110036 and LAXMAN RAM S/o W/o D/o BIHARI RAM R/o I-203, MATA WALI GALI, VILLAGE BAKHTAWAR PUR DELHI

Content of the documents 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

Registrar/Sub Registrar
North Libaspur

10/11/2025 11:25:33

CERTIFICATE NO. IN-DL89373778382570X, ON DT. 07.11.2025

RENT PER MONTH	:	RS. 20,000/-
SECURITY	:	NILL.
DURATION	:	30 YEARS.
STAMP DUTY PAID	:	RS. 21,600/-

LEASE DEED FOR 30 YEARS

This Lease Deed is made at Delhi, on this Day of November 7, 2025 Executed by and between. **SHRI NARESH KUMAR** SON OF SHRI LAKHMI CHAND RESIDENT OF H.NO. 1598 DULIYA COLONY VILLAGE ALIPUR DELHI-110036, (PAN NO. ALTPK2905N), (hereinafter called the Lessor.)

AND

NIRMALA DEVI EDUCATIONAL AND CHARITABLE TRUST Regd. at H.NO. 1598, DULIYA COLONY, VILLAGE ALIPUR, DELHI-110036, through its Founder/President **SHRI SHIVAM MANN** SON OF SHRI NARESH KUMAR RESIDENT OF H.NO. 1598, DULIYA COLONY, VILLAGE ALIPUR DELHI-110036, (PAN NO. GLJPM9604L), (hereinafter called the Lessee)

The expression Lessor & Lessee shall mean and include the parties, their respective heirs, successors, executors, administrators' legal representatives and assigns.

WHEREAS, the Lessor is the owner of **BUILT-UP PROPERTY BEARING LAND AREA MEASURING 4,187 SQ. YARDS, OUT OF KHASRA NO. 281, 282 MIN, 283 MIN, 284 MIN, SITUATED IN THE EXTENDED LAL DORA OF VILLAGE ALIPUR, TEHSIL-ALIPUR, DISTT.-NORTH, DELHI-110036,** with the free hold rights of the land under the said property, (hereinafter called the property) by virtue of Sale Deed document registered as No. 2024/20/I/3030 in Addl. Book No. I, Volume No. 1103 on pages 51 to 68 dated 22.11.2024, duly registered in the office of Sub-Registrar, Sub-Distt. VI(B), New Delhi, read with Sale Deed document registered as No. 2024/20/I/2898 in Addl. Book No. I, Volume No. 1091 on pages 69 to 88 dated 05.11.2024, duly registered in the office of Sub-Registrar, Sub-Distt. VI(B), New Delhi, read with Sale Deed document registered as No. 2024/20/I/3031 in Addl. Book No. I, Volume No. 1103 on pages 69 to 84 dated 22.11.2024, duly registered in the office of Sub-Registrar, Sub-Distt. VI(B), New Delhi.

MANAGER
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036

PRESIDENT
NIRMALA DEVI EDUCATIONAL AND CHARITABLE TRUST
H. NO. 1598, DULIYA COLONY,
ALIPUR, DELHI-110036

PRINCIPAL
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036

Document Registration Summary 2

Print Date :- 10-Nov-2025

Proofing Number : 2025/20/6

Type Of Deed Lease Deed - 35

Sr.NO	Party Name and Address	Party Type	Photo	FingerPrint	Signature
1	SHIVAM MANN NIRMALA DEVI EDUCATIONAL AND CHARITABLE TRUST , , , Delhi, - ,Pan No: ,Age	LESSEE			
2	NARESH KUMAR H. NO. 1598, DULIYA COLONY, VILLAGE ALIPUR, DELHI-110036 , , , Delhi, PAN- ALTPK2905N ,Pan No: ,Age57	LESSOR			

SUB REGISTRAR VI-E

The Executants Have Admitted The Execution

Stamp No. 3 at On Dated 10-Nov-2025 11:24:55 am

Witness

Sr.NO	Witness Name	Witness Photo	Witness Thumb	Witness Signature
1	LAXMAN RAM S/o/D/o :-BIHARI RAM Address :-I-203, MATA WALI GALI, VILLAGE BAKHTAWAR PUR DELHI			
2	AMAR SINGH S/o/D/o :-RANVIR SINGH Address :-53 NEAR CHOTA SHIV MANDIR VILLAGE ALIPUR, DELHI-110036			

Stamp No. 4 at 10-Nov-2025 11:25:29 am

North Libaspur

CERTIFICATE NO. IN-DL893737783825 70X, ON DT. 07.11.2025

And WHEREAS The Lessee has requested to the Lessor to give on rent/ lease and the said property and the Lessor has agreed for the same on the following terms and conditions.

NOW THIS LEASE DEED WITNESSESTH AS UNDER

1. That the Lessor has let out the aforesaid property to the Lessee for a period of 30 years w.e.f. 01.08.2025

2. That the Lessee shall regularly pay Rs. 20,000/- (Rupees Twenty Thousand only) per month as rent of the property to the Lessor.

3. That the Lessee shall pay the rent per month in advance to the Lessor before 5th day of each English calendar month.

4. That the Lessor handed over physical and peaceful possession of the said property to the Lessee on 01.08.2025 together with all fixtures and fitting of electric, water, wooden etc. The said property use only for educational purpose.

5. That the Lessee will not sublet, assign or otherwise part with the possession to anybody else without the written consent of the Lessor.

6. That the Lessee shall not make any additions and alterations in the said property without written consent of the Lessor.

7. That the Lessee shall always keep the surrounding area neat and clean and the Lessor and / or his / her authorized representatives shall be entitled and visit the said property for inspection and they will not raise any objection.

8. That the Lessee shall not do or cause to be done any illegal and unlawful thing in the premises.

PRESIDENT
NIRMALA DEVI EDUCATIONAL AND CHARITABLE TRUST
H. NO. 1508, DUNIYA COLONY
ALIPUR, DELHI-110036

MANAGER
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036

PRINCIPAL
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036


SUB REGISTRAR VI-E
SUB DIV.

CERTIFICATE NO. IN-DL89373778382570X, ON DT. 07.11.2025

9. That the Lessee will abide by all the rules and regulations of the revenue department / concerned Government department / M.C.D. / D.D.A. etc.

10. That the Lessee shall pay electricity and water charges / bills consumed in the demised property during the tenancy period, according to the bills of the local authorities of Delhi Vidut Board/ NDPL, DJB, and also will be fully liable for any penalty against misuse of electricity.

11. That the Lessee shall use the above said property for running the school/Educational purpose and the Lessor shall not use the demised premises for any other purpose.

12. That the Lessee is bound to handover the physical and peaceful possession of the above said demised premises with all fittings and fixtures in good and working condition after expiry of tenancy period to the Lessor.

13. That the Lessee shall pay all the government dues/house tax, development charges etc. present or future to the concerned authorities.

14. That the lease deed is valid for 30 years and can be further extended with the mutual consent of Lessor and Lessee

Counted..P/5..

PRESIDENT
NIRMALA DEVI EDUCATIONAL AND CHARITABLE TRUST
H. NO. 1598, DUNIYA COLONY,
ALIPUR, DELHI-110036

MANAGER
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036

PRINCIPAL
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036

Proofing Number: 2025/20/6574
Presenter Name: NARESH KUMAR

Certificate (Section 60)

Office of the North Libaspur

Registration No: **2025/20/I/3865** in Book No : **I**,Volume No : **1488**,

Page No. on page **111** to **120** on this date **14-Nov-2025** day **Friday.**

Date:- **14-Nov-2025**

Registering Officer
North Libaspur

DISTT. [illegible]

MANAGER
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036

PRINCIPAL
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036

CERTIFICATE NO. IN-DL89373778382570X, ON DT. 07.11.2025

IN WITNESS WHEREOF the parties have set their hands to this LEASE DEED on day month and year above first written in the presence of the following witness.

WITNESSES:-

LESSOR

SHRI AMAR SINGH
S/O SHRI RANVIR SINGH
R/O 53 NEAR CHOTA SHIV MANDIR
VILLAGE ALIPUR, DELHI-110036

VOTER ID NO. JDJ1251396

PRESIDENT
KIRMALA DEVI EDUCATIONAL AND CHARITABLE TRUST
H. NO. 1598,DUNIYA COLONY,
ALIPUR,DELHI-110036

LESSEE

SH. LAXMAN RAM
S/O SH. BIHARI RAM
R/O I-203 MATA WALI GALI, VILLAGE
BAKHTAWAR PUR DELHI

DL NO. DL-1119960021069

PRINCIPAL
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036

MANAGER
SHIVSHAKTI VIDYAPEETH
LAKHMI ENCLAVE Extd. LAL DORA
ALIPUR , DELHI-110036