



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Signature:

ACC Name: MONESH KUMAR SHARMA, ACC Code: UP14001904
ACC Add: Sub-Registrar, Gr. Noida, Mob. 8920136031
License No: 13712, Tehsil & Distt. - Dadri, G.B. Nagar, UP

Certificate No. : IN-UP79365498304224T
Certificate Issued Date : 24-Dec-2021 12:26 PM
Account Reference : NEWIMPACC (SV)/ up14001904/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400190448732955222052T
Purchased by : SUSHIL KUMAR
Description of Document : Article 35 Lease
Property Description : VILLAGE- CHOTPUR, NOIDA, G. B. NAGAR
Consideration Price (Rs.) :
First Party : SUSHIL KUMAR
Second Party : ORIENTAL EDUCATIONAL SOCIAL DEVELOPEMENT SOCIETY
Stamp Duty Paid By : SUSHIL KUMAR
Stamp Duty Amount(Rs.) : 8,700
(Eight Thousand Seven Hundred only)



Please write or type below this line.



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Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shoestamp.com or using e-Stamp Mobile App of Stock Holding.
- Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

RENT AGREEMENT

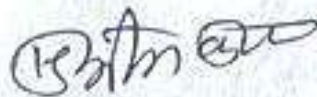
Rent Period : 30 Years
Rent per Month : Rs. 6,000/-
Total Rent : Rs. 43,2000/-
Stamp Duty @ 2% : Rs. 8,700/-

This **RENT AGREEMENT** is made and executed at NOIDA on this ____ day of December, 2021, between **MR. SUSHIL KUMAR S/O SH. ATAR SINGH R/O H.NO-PKB-10, VILLAGE PARTHALA KHANJARPUR, SECTOR-122, NOIDA, DISTT: GAUTAM BUDH NAGAR, U.P.-201301 (PAN-BFCPK5310K, AADHARNO. 2591 5412 6283)** of the one part, hereinafter called THE LESSOR.

AND

M/S ORIENTAL EDUCATIONAL SOCIAL DEVELOPEMENT SOCIETY (PAN-AAAAO1132E) Registered in India having its office at VILLAGE PARTHALA KHANJARPUR, SECTOR-122, NOIDA, DISTT: GAUTAM BUDH NAGAR, U.P.-201301, duly Represented by **MR. BADAL YADAV S/O SH. SUSHIL YADAV R/O VILLAGE PARTHALA KHANJARPUR, SECTOR-122, NOIDA, DISTT: GAUTAM BUDH NAGAR, U.P.-201301 (AADHARNO. 6931 7236 5030)** of the second part, hereinafter called the LESSEE.

(The expression and words of the Lessor and the lessee shall mean and includes their legal heirs, nominees, executors, administrators, assigns, and all legal representatives respectively).





(2)





WHEREAS the Lessor is absolute seized and possessed of Property comprised in Khasra No 316, 317, 315, Situated in **VILLAGE CHOTPUR, TEHSIL DADRI, DISTT. GAUTAM BUDH NAGAR (U.P.)**, total plot area measuring 8428 Sq meters along with a building constructed thereon, having a built up area of 4898 Sq meters.

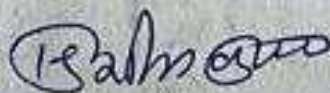
AND WHEREAS based on the representations of the Lessor as defined in this agreement the Lessee due to its needs and requirement has agreed to enter into the lease agreement for taking on lease from the Lessor the above mentioned premises comprising of 40 Rooms and 20 Toilets along with an open courtyard covering an area of approx 418 SQ, hereinafter collectively referred to as the "Demised Premises."

AND WHEREAS the lessor has agreed to let-out the above said property, to the lessee on the request/approach of the lessee for the fixed monthly rent of Rs. 6,000/- (Rupees SIX THOUSAND only), for a period of 30 years commencing from 12-11-2021 TO 11-11-2051.

AND WHEREAS the lessee is educational organization and the lessee have agreed as aforesaid to take said property on lease for the period of 30 years only to run educational institution(s).

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER :

1. That the monthly rent for the aforesaid premises has been settled as Rs.6,000/- (Rupees SIX THOUSAND only), in between both the parties.
2. That the water, Electricity charges shall be paid by the Lessee directly to authorities concerned as per the meter installed therein.
3. That the maintenance charge and whitewash of the said premises shall be paid and borne by the Lessor.
4. That the Lessee shall pay the rent advance by 10TH day of every English calendar in the account of the lessor.
5. That the lessee shall at reasonable times during the tenancy period, permit the lessor, the agents/ to enter the demised premises to inspect and view the state and condition thereof.
6. That the Lessee shall not carry out any permanent or temporary structural additions or alterations to the building layout, fitting & fixtures without the prior consent of the Lessor.



(3)



वर्ष: 2021

बही सं०: 1

रजिस्ट्रेशन सं०: 7412

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पट्टा दाता: 1

श्री सुशील कुमार, पुत्र श्री अतर सिंह

निवासी: ग्राम परथला खंजरपुर, नौएडा

व्यवसाय: अन्य

पट्टा गृहीता: 1



श्री मै० ओरयण्टल एजुकेशनल सोशल डेवलपमेंट सोसायटी के द्वारा बादल यादव, पुत्र श्री सुशील यादव

निवासी: ग्राम परथला खंजरपुर, नौएडा

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री योगराज सिंह, पुत्र श्री रामपत

निवासी: ग्राम परथला खंजरपुर, नौएडा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री विकास यादव, पुत्र श्री श्याम सिंह

निवासी: ग्राम बहलोलपुर, नौएडा

व्यवसाय: अन्य



ने की। प्रत्यक्षतः मद्रास सरकार के निशान अंगठ नियमानुसार लिए गए हैं।
टिप्पणी:

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

ओमकार वर्मा (प्रभारी)

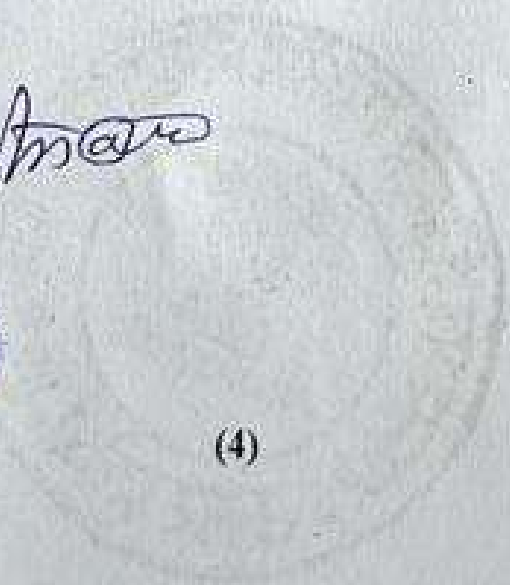
उप निबंधक: सदर द्वितीय

गौतम बुद्ध नगर

विवेक शर्मा

निबंधक लिपिक

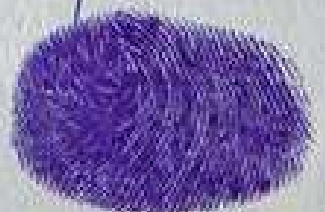
7. That the lessor shall effect all major repairs such as leakage in electricity, water pipes or cracks etc., at their own cost immediately upon such defects being notified to her/him by the lessee and all minor repairs will be done by the Lessee at his own cost.
8. That the lessee shall comply with all rules, regulations, laws and by-laws of the local authorities, whatsoever with regard to the above premises.
9. That the lessee shall not carry out any structural changes, additions and alterations to the said demised premises without the consent of the lessor in writing, which shall be restored at the time of surrender of the above said premises to the lessor. Any change to be made will be with the prior consent of the lessor.
10. That the lessee undertakes to hand over vacant peaceful possession of the said premises to the lessor with all fittings, fixtures intact in good working conditions excepting with normal wear and tear after expiry of tenancy period.
11. That notwithstanding anything herein before contained, it is expressly agreed between parties hereto that in the event of default of any of the conditions herein referred at before, the lessor shall be entitled to and shall always have granted at his absolute discretion and/or keep the said premises without subjecting himself to any liability on that account and in such an event the lessee shall surrender the above premises and deliver the possession of the same to the lessor.
12. That the Lessee had agreed that he not sub-let, transfer, assign mortgage or otherwise part with the possession of the premises or part thereof in any way whatsoever. That it has also been specifically agreed that the lessee shall not use the premises for any other purpose other than for educational/institutional purpose as mentioned herein before.


Bhatar



(4)

Bhatar



पृष्ठ सं०: 1

रजिस्ट्रेशन सं०: 7412

प्रतिफल- 0 स्टाम्प शुल्क- 8700 बाजारी मूल्य - 0 पंजीकरण शुल्क - 4350 प्रतिलिपिकरण शुल्क - 60 योग - 4410

श्री जै० ओरयण्टल एजुकेशनल सोशल डेवलपमेंट सोसायटी द्वारा
बादल यादव अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सुशील यादव
व्यवसाय : अन्य
निवासी: ग्राम परयला खंजरपुर, नौएडा



श्री, जै० ओरयण्टल एजुकेशनल सोशल डेवलपमेंट बादल यादव अधिकृत
सोसायटी द्वारा पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
24/12/2021 एवं 03:03:24 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ओमकार वर्मा (प्रभारी)
उप निबंधक : सदर द्वितीय
गौतम बुद्ध नगर
24/12/2021
विवेक शर्मा
निबंधक लिपिक



13. That the lessee shall not create any right of interest of the said, fixture and fittings which are adverse to the lessor.
14. That the lessor/lessee shall be entitled to terminate the lease at any time upon serving one month previous notice in writing in advance.
15. That the Lessee will use the said premises only for educational Purpose.
16. That Jurisdiction shall be that of Gautam Budh Nagar Court Only.
17. That in case the lease period is extended, then a fresh lease deed will be executed and registered in the office of sub-registrar concerned on the fresh stamp duty payable and the expenses for the fresh lease deed will be paid and borne by the lessee and the lessor has right to accept/reject for renewal of lease period.
18. That all the expenses of this rent agreement i.e. stamp duty and registration fees etc. has been paid by the lessee.
19. That this document has been drafted by the Advocate/Deed Writer on the basis and light of documentary evidence, which was provided by the LESSOR/LESSEE to the Advocate/Deed Writer, under the verbal statement of the LESSOR/LESSE, and for which all liabilities and responsibility shall be of both the parties, and Advocate/Deed Writer has not inspected the property, and shall not have any kind of liabilities and responsibility in this RENT AGREEMENT.









आवेदन सं०: 202100743071811

बही संख्या 1 जिल्द संख्या 12435 के पृष्ठ 393 से 412 तक
क्रमांक 7412 पर दिनांक 24/12/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ओमकार वर्मा (प्रभारी)

उप निबंधक : सदर द्वितीय

गौतम बुद्ध नगर

24/12/2021

प्रिंट करें



G.B. Nagar
Sector - 33, NoIDA
Advocate
SANJEEV SHARMA

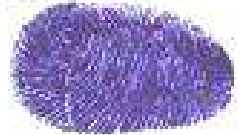
IN WITNESS WHEREOF:- the Lessor and the Lessee have set their respective hands on this Rent Agreement at Noida, on the day month and the year first above written in the presence of the following witnesses.

WITNESSES :-

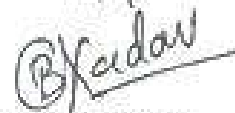
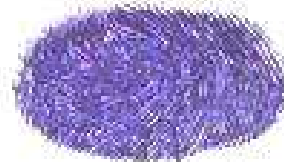
1.



LESSOR/OWNER

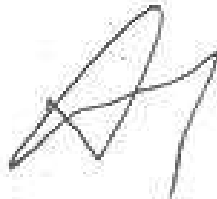


YOGARAJ SINGH 
S/O SHRI RAMPAT
R/O VILLAGE PARTHALA KHANJARPUR, NOIDA
(Aadhaar NO. XXXXXXXX4844)



LESSEE/TENANT

2.



VIKAS YADAV
S/O SHRI SHYAM SINGH
R/O VILLAGE BAHLOLPUR, NOIDA
(Aadhaar NO. XXXXXXXX4824)

SANJEEV SHARMA
Advocate
Sector - 33, Noida
G.B. Nagar