

6829/2024

SANDEEP KUMAR GARG  
Advocate (M.A.L.L.B.)  
Ch. No. 1-A, Reg. No. 5138/05  
Civil Court, DEOBAND (SR)



उत्तर प्रदेश UTTAR PRADESH

BS 573122



## LEASE DEED

Lease Period 29 years 11 Months,

Stamp Duty paid: Rs. 1500-00

Rent Rs. 500-00 per month

THIS LEASE is made at Deoband this 30<sup>th</sup> day of May, 2024  
between (1) **Nathi Ram** (Aadhar No. xxxx xxxx 2727, PAN No.  
BDOPR0534A) S/O Shankar Singh R/O 801 Sarai Maliyan, Deoband  
Tehsil Deoband Distt. Saharanpur (U.P.) & (2) **Neeraj Kumar** (Aadhar No.  
xxxx xxxx 7308, PAN No. EUCPK5420A) S/O Phool Singh R/O H.No. 940  
Sarai Maliyan, Deoband Tehsil Deoband Distt. Saharanpur (U.P.)

Contd.....2

नाथीराम

नीरज कुमार

37/01/2024/2



उत्तर प्रदेश UTTAR PRADESH

AG 896672

(2)

(hereinafter called the "Lessor" which expression shall mean and include their heirs, executors, administrators and assigns) of the one part, and Sunrise Academy, G.T.Road Sarai Maliyan, Deoband Distt. Saharanpur/Deeksha Educational Society, Mohalla Sarai Maliyan Deoband Tehsil Deoband Distt. Saharanpur (U.P.) Through its President **Anil Kumar** (Aadhar No. xxxx xxxx 5180, PAN No. BMEPK8848K) S/O Jagadeesh R/O Mohalla Pathanpura Deoband Tehsil Deoband Distt. Saharanpur (U.P.) (hereinafter called the "Lessee" which expression shall mean and include its successors and assigns) of the other part.

Contd.....3

*नाला राम*  
  
*नाला राम*  
  
*अनिल कुमार*  


319

क्रम सं 30 दिनांक 30/5/24 मुद्रा 500/- प्रमाण 500/-  
 नाम अनिल कुमार बाजारी वास  
 निवासी ५/६० महाल कुमार स्टाम्प लिलाला देवबन्द अन्नपूर्णा देवबन्द



आवेदन सं: 202400704008062

पट्टा अनुबंध विलेख

बही सं: 1

रजिस्ट्रेशन सं: 6829

वर्ष: 2024

प्रतिफल- ० स्टाम्प शुल्क- 1500 बाजारी मूल्य - ० पंजीकरण शुल्क - 360 प्रतिलिपिकरण शुल्क - 40 योग : 400

श्री अनिल कुमार,  
 पुत्र श्री जगदीश  
 व्यवसाय: अन्य  
 निवासी: मौहल्ला पठानपुरा देवबन्द जिला सहारनपुर

अनिल कुमार



ने यह लेखपत्र इस कार्यालय में दिनांक 01/06/2024 एवं 12:42:26 PM बजे  
 निवंधन हेतु पेश किया।



मिट करें

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर  
 मौजूदा आसक प्रभारी  
 उप निवंधक देवबन्द  
 सहारनपुर  
 01/06/2024

देवबन्द सहारनपुर लिपिक  
 निवंधक लिपिक  
 01/06/2024

## WITNESSETH

THAT in consideration of the rent herein reserved and of the covenants on the part of lessee hereinafter contained, the Lessor demises unto the Lessee West Facing Plot having area 5231 Sq. Meters in respect of Khasra No. 894/1 & Khasra No. 894/2 owned by Nathi Ram and 869 Sq. Meters in respect of Khasra No. 898, 902, 903, 905, 906 & 1066/1 owned by Neeraj Kumar, total area **6100 Sq. Meters** situated in Sarai Maliyan, G.T. Road Deoband Pargana and Tehsil Deoband Distt. Saharanpur bounded as follows:

EAST: Property of Tejpal & others,

WEST: G.T. Road,

NORTH: Sarvodaya Gyan Public School & Property of Baljeet,

SOUTH: Property of heirs of Raghuraj Swaroop Gupta & Property of Sahrendra.

With appurtenances belonging to it for the term of **29 years 11 months** (**Twenty nine Years Eleven Months**) from **01.03.2023 to 31.01.2053** paying during such period of monthly rent at the rate of Rs. 500/- (Rupees Five Hundred only) payable on 01<sup>st</sup> day of every month.

It is agreed between the parties as follows:

- (i) That the period fixed for the lease is **29 years 11 months** (**Twenty nine years Eleven Months**) from **01.03.2023 to 31.01.2053**.
- (ii) That all rates and taxes of Municipal Board or Zila Panchayat or Government chargeable or payable at present or in future of the property hereby demised shall be payable by the Lessee and the Lessee undertake to pay the same including composition fee, penalty for misuse, payable to any statutory body(ies) in respect of the above property and will ensure timely payment thereof to the concerned body.

Contd.....4

*Atul Kumar*  


*Nangi Ram*  


*31/Jan/2023*  


आवेदन सं.: 202400704008062

बही सं.: 1

रजिस्ट्रेशन सं.: 6829

वर्ष: 2024

निष्पादन लेखपत्र याद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पट्टा दाता: ।

श्री नाथी राम, पुत्र श्री शंकर सिंह

निवासी: 801 सराय मालियान देवबन्द जिला  
सहारनपुर

व्यवसाय: कृषि

पट्टा दाता: 2



श्री नीरज कुमार, पुत्र श्री फूल सिंह

निवासी: म०नं० 940 सराय मालियान देवबन्द जिला  
सहारनपुर

व्यवसाय: कृषि

पट्टा गृहीता: ।



श्री अनिल कुमार, पुत्र श्री जगदीश

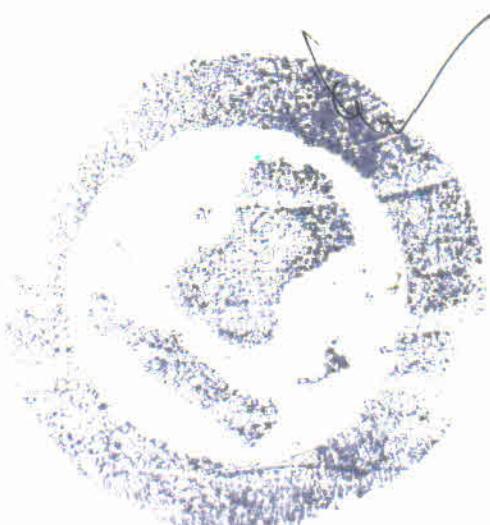
निवासी: मौहल्ला पठानपुरा देवबन्द जिला सहारनपुर

व्यवसाय: अन्य

अनिल कृष्ण/२



ने निष्पादन स्वीकार किया । जिनकी पहचान



(4)

(iii) That during the period of this tenancy, the Lessee shall occupy the premises without any hindrance from the lessor or any other person claiming under him and shall also enjoy quiet and peaceful possession thereof.

(iv) That the Lessee shall be entitled to use the premises for Construction of School Building and running of "Sunrise Academy". All temporary things and articles shall continue to remain the property of the Lessee. The Lessee shall be entitled to remove at any time the various articles installed and fixed up by it in and on the demised premises at any time at his own cost.

Contd....5.



Himanshu Saini

**SANDEEP KUMAR GARG**  
Advocate (M.A.L.L.B.)  
Ch. No. 1-A, Reg. No.-5138/05  
Civil Court, DEOBAND (SRE)



**MAHENDRA KUMAR GUPTA**  
Advocate (M.A.L.L.B.)  
Ch. No. 1-A, Reg. No.-5138/05  
Civil Court, DEOBAND (SRE)

WITNESSES PHOTO:-

1. **Himanshu Saini** S/O Nathiram  
Saini R/O Sarai Maliyan Deoband  
Distt. Saharanpur

2. **Mahendra Kumar Gupta** S/O  
Baburam Gupta R/O Chhimpiwara  
Deoband Distt. Saharanpur

पहचानकर्ता : 1

श्री हिमांशु सैनी, पुत्र श्री नाथीराम सैनी

निवासी: सराय मालियान देवबन्द जिला सहारनपुर

व्यवसाय: अन्य



पहचानकर्ता : 2 *Himanshu Saini*

श्री महेन्द्र कुमार गुप्ता, पुत्र श्री बाबूराम गुप्ता

निवासी: छिम्पीयाडा देवबन्द जिला सहारनपुर

व्यवसाय: अन्य

*MG*



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे  
नियमानुसार लिए गए हैं।  
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मौ० आसिफ प्रभारी

उप निवंधक : देवबन्द  
सहारनपुर

01/06/2024

देवबन्द सहारनपुर लिपिक

निवंधक लिपिक सहारनपुर

01/06/2024

प्रिंट करें



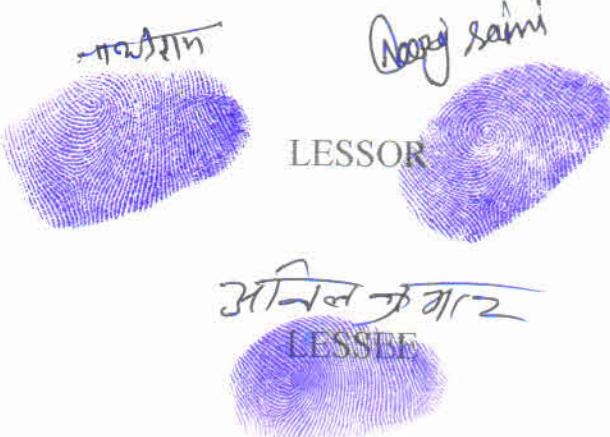
(5)

(v) The electric energy and water consumption charges & Water tax shall, however, be paid by the lessee.

(vi) The Lessee shall have the right to Mortgage this property to any Bank/Financial Institution for availing of any loan from Bank/ Financial Institution during the currency of Lease.

(vii) That 869 Sq. Meters area in respect of Khasra Nos. 898, 902, 903, 905, 906 & 1066/1 owned by Neeraj Kumar will be use for School's play ground only.

In witness whereof, the lease deed is executed on the day, month and year above mentioned.

  
LESSOR   
Neeraj Saini   
LESSSEE 

Witnesses:

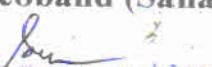
1. **Himanshu Saini** S/O Nathiram Saini  
R/O Sarai Maliyan Deoband  
Distt. Saharanpur (U.P.)

2. **Mahendra Kumar Gupta**  
S/O Baburam Gupta R/O Chhimpiwara  
Deoband Distt. Saharanpur

Typed by:- Mahendra Kumar Gupta  
Typist, Deoband.

  
महेन्द्र कुमार गुप्ता  
टाइपिस्ट, देवबन्द

Drafted by:- **Sandeep Kumar Garg, Advocate**  
**Civil Court Deoband (Saharanpur)**

  
**SANDEEP KUMAR GARG**  
Advocate (M.A.L.L.B.)  
Ch. No. 1-A, Reg. No.-5138/05  
Civil Court, DEOBAND (SRE)

आवेदन सं.: 202400704008062

बही संख्या 1 जिल्द संख्या 9057 के पृष्ठ 1 से 10 तक क्रमांक 6829 पर दिनांक 01/06/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मौ० आसिफ प्रभारी  
उप निबंधक : देवबन्द

सहारनपुर  
01/06/2024

प्रिंट कर