



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP57162994431597W

e-Stamp

Signature

Acc Name : SHIV KUMAR GOYAL

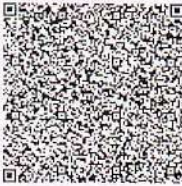
ACC Code : UP14003404

Sub-Registrar, Noida

Mob.: 9871428774

Lic. No. : 102/2000, Noida, U.P.

Certificate No. : IN-UP57162994431597W
 Certificate Issued Date : 23-Aug-2024 03:15 PM
 Account Reference : NEWIMPACC (SV)/ up14003404/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400340411019920002557W
 Purchased by : DEVENDRA TYAGI
 Description of Document : Article 35 Lease
 Property Description : VILLAGE-BHANGEL BEGUMPUR, NOIDA, G.B. NAGAR, UP KHASRA NO. 93MI
 Consideration Price (Rs.) :
 First Party : DEVENDRA TYAGI
 Second Party : AAKASH PUBLIC SCHOOL
 Stamp Duty Paid By : DEVENDRA TYAGI
 Stamp Duty Amount(Rs.) : 11,600.
 (Eleven Thousand Six Hundred only)



Please write or type below this line

IN-UP57162994431597W

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QE 0015480427

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ahcilestamp.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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



RENT AGREEMENT

Rent per Month	: Rs. 8,000/-
Period of Lease	: 25 years
Increase	: NIL
Total Rent of 25 years	: Rs. 24,00,000/-
Average yearly rent	: Rs. 96,000/-
Rent 6 years	: Rs. 5,76,000/-
Security	: NIL
Stamp Duty @ 2%	: Rs. 11,600/-

e-stamp no.: IN-UP57162994431597W

This Rent Agreement is made and executed at Noida, (U.P.) on 23
day of August 2024 Between-

SH. DEVENDRA TYAGI (Aadhar No. XXXXXXXX 9512 & PAN: AIQPD7309H) S/o Sh. Chunni R/o H. No. 139, Village-Bhangel Begumpur, Noida, Distt. Gautam Buddh Nagar, U.P., on the first part, hereinafter called the LESSOR/ LAND LORD.

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AND

AAKASH PUBLIC SCHOOL, at Village-Bhangel Begumpur, Noida, Distt. Gautam Buddh Nagar, U.P. through its Director **MR. AKASH SINGH** (Aadhar No. XXXXXXXXX 3827 & PAN: COOPS5574P) S/o Sh. Ranveer Singh R/o, Village- Hazipur, Sector-104, Noida, Distt. Gautam Buddh Nagar, U.P. of the second part, hereinafter called the LESSEE/TENANT.

(The expression and words of the first party/lessor shall mean and include their legal heirs, nominees, executors, successors, assignees, administrators and legal representatives respectively).

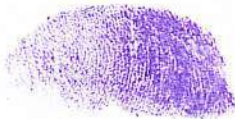
WHEREAS the first party/lessor is the absolute owner and in possession of **Plot comprising in Khasra No. 93MI** situated in **Village- Bhangel Begumpur, Paragna & Tehsil Dadri, Distt. Gautam Budh Nagar, UP, area 3185 sq. mtrs. (14 Rooms)** (hereinafter called the Property).

Whereas the first party is desirous to let out the said property in favour of the second party at monthly rent of **Rs. 8,000/-** (Rupees Eight Thousand only) and the second party has also agreed to take the said property on monthly rent for the period of **25 years** with effect from **01-04-2024 to 31-03-2049**.

NOW THIS RENT AGREEMENT WITNESSETH AS UNDER:-

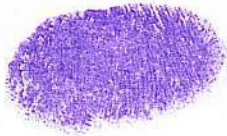
1. That the monthly rent of the above said premises has been settled between both the parties at a sum of **Rs. 8,000/-** (Rupees Eight Thousand only) in advance.
2. That the lease is for a period of **25 years** w.e.f. **01-04-2024 to 31-03-2049**.

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3. That in case of renewal of lease a new and fresh agreement will be registered. The rent for the premises will be mutually decided at the time of such renewal and the right to accept or reject the proposal of lessee for renewal of lease will be with lessor only.
4. That the second party shall pay monthly rent to the first party latest by **07th day** of each English Calendar month in advance.
5. That the lessee shall not give or sub-let the said property to any other person or persons.
6. That the lessee shall permit the lessor or its authorized agent to enter upon the premises for inspection at reasonable time and whenever necessary during reasonable hours at daytime on due notice being given to the second party in order to examine the condition of the tenanted premises.

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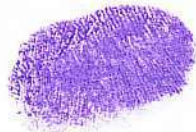
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7. That the lessee shall not make any additions, alterations and structural changes during said period in the said premises without consent of the lessor.
8. That the lessee shall use the said property for **SCHOOL PURPOSE** only, and not for other use.
9. That the lessee aforesaid shall be liable to pay any damage to the property, caused by the lessee during his tenancy. All natural wear and tear during the tenancy period of the said property is acceptable by the first party.
10. That the lessor shall effect all major repairs such as leakages in electricity, water pipes or cracks etc. at his own cost immediately upon such defects being notified to his/her by the lessee. All the minor repairs shall be done by the lessee.
11. That the lessee shall be bound to pay electricity and water bill per month to the concerned department, as per actual reading of meter/ uses.
12. That the lessor shall be entitled to terminate the lease at any time by serving **three months** previous notice in writing in case monthly rent is not given on time to time.
13. That the lessee shall hand over the actual and vacant physical possession of the said property after expiry of the LEASE period or **three months** notice period, whatever applicable, to the first party only after paying the rent of 03 months.

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14. That in case the lessee does not vacate the premises on receipt of **three months** notice by the first party or on completion of this Deed/ Agreement period (whichever applicable) legal action may be initiated against him by the lessor/ landlord.
15. Agreement can be cancelled with 24 hour notice to vacate the premises if lessee found to be indulge in any criminal or illegal activity.
16. That the lessee will have to abide by all the rules and regulation framed by the Noida Authority/concerned authority.
17. That in case of any dispute between the parties, the District courts at GAUTAM BUDH NAGAR, U.P., shall have the jurisdiction to entertain the same.



देवेंद्र साहू



IN WITNESS WHEREOF both the parties have set their respective hands on this Rent Agreement at Noida on the date, month and year above written in the presence of the following witnesses.

WITNESSES:-

1.

Kashyap

LESSOR/FIRST PARTY

KASHYAP TYAGI
S/o Sh. Devendra Tyagi
R/o H. No. 139, Gali No. 2, Village-Bhangel
Begumpur, Noida,
Aadhar No. XXXXXXXXXX 5025

कश्यप ट्यागी



2.

Sachin

LESSEE/ SECOND PARTY

SACHIN KUMAR
S/o Sh. Azad Singh
R/o Kulipura, Salempur Gurjer, Greater Noida
Aadhar No. XXXXXXXXXX 7264

Sachin



Kapil Sharma (Advocate)

Cop No. UP L 06743/19

Sub-Registrar Office Compound

Sector-33, Noida G. B. Nagar UP.

Mobile No. 9891808111

Kapil Sharma

आवेदन सं०: 202400743063854

बही संख्या 1 जिल्द संख्या 10114 के पृष्ठ 377 से 394 तक क्रमांक
5447 पर दिनांक 23/08/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



शैली चौधरी .

उप निबंधक : नोएडा तृतीय

गौतम बुद्ध नगर

23/08/2024

प्रिंट करें



बही सं०: 1

रजिस्ट्रेशन सं०: 5447

वर्ष: 2024

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

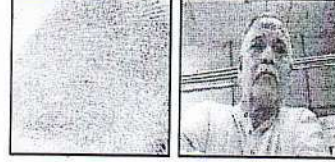
श्री देवेन्द्र त्यागी, पुत्र श्री चुन्नी

निवासी: 139, भंगेल बेगमपुर नोएडा

व्यवसाय: अन्य

देवेन्द्र त्यागी

पदटा गृहीता: 1



श्री आकाश पब्लिक स्कूल के द्वारा आकाश सिंह, पुत्र श्री रणवीर सिंह

निवासी: विलेज हाजीपुर सेक्टर-104, नोएडा

व्यवसाय: अन्य

रूपे



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री कश्यप त्यागी, पुत्र श्री देवेन्द्र त्यागी

निवासी: मकान न०- 139, गली न०-2, भंगेल बेगमपुर नोएडा

व्यवसाय: अन्य

Kashyap

पहचानकर्ता: 2



श्री सचिन कुमार, पुत्र श्री आजाद सिंह

निवासी: कुलीपुर सैलमपुर गुर्जर, जी बी नगर

व्यवसाय: अन्य

Sachin



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैली चौधरी

उप निबंधक : नोएडा तृतीय

गौतम बुद्ध नगर

23/08/2024

राजीव कुमार बरोलिया

निबंधक-लिपिक गौतम बुद्ध नगर

23/08/2024

प्रिंट करें

आवेदन सं०: 202400743063854

पट्टा विलेख/ कबूलियतनामा

बही सं०: 1

रजिस्ट्रेशन सं०: 5447

वर्ष: 2024

प्रतिफल- 0 स्टाम्प शुल्क- 11600 बाजारी मूल्य - 0 पंजीकरण शुल्क - 5760 प्रतिलिपिकरण शुल्क - 60 योग : 5820

श्री देवेन्द्र त्यागी,
पुत्र श्री चुन्नी
व्यवसाय : अन्य
निवासी: 139, भंगेल बेगमपुर नोएडा

देवेन्द्र त्यागी



ने यह लेखपत्र इस कार्यालय में दिनांक 23/08/2024 एवं 04:06:51 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैली चौधरी,
उप निबंधक : नोएडा तृतीय
गौतम बुद्ध नगर
23/08/2024
राजीव कुमार बरोलिया
निबंधक लिपिक
23/08/2024

प्रिंट करें

