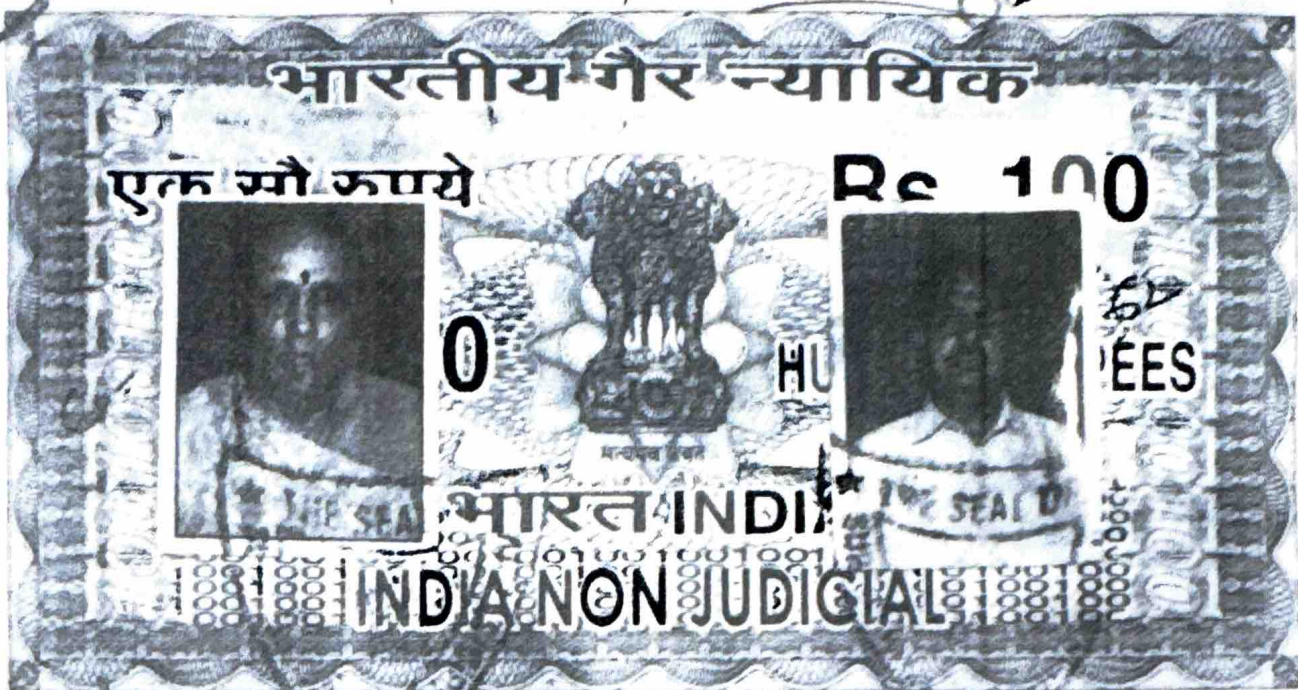


174 463/22-2-10



दिल्ली DELHI
WAM 0303230

REGISTRATION RENT DEED
STAMP DUTY RS. 100/-

K 526364

NORTH EAST

WAM 0303222

This deed is executed by **Sh. Pushpa Devi** (Kumar Nirbhay & Sh. Vinod Kumar Sharma R/O B-3/193, B-Block, Yamuna Vihar Delhi-110053, being an Indian National, hereinafter called the first party/Lessor.

AND

Bhagirathi Shiksha Samiti (Regd.) running at Bhagirathi Bal Shiksha Sadan at D-7/53, Dayal Pur Delhi, through its President **Sh. Vinod Kumar Nirbhay** Son of **Sh. G. B. Kumar Nirbhay** R/O B-3/193, B-Block, Yamuna Vihar Shahadra Delhi-110053, being an Indian National, hereinafter called the Lessee/Second party.

That the expression of the first party/Lessor and the second party/ Lessee shall mean and include their respective heirs, executors, successors and legal representatives assigns.

Whereas by a Deed of Lease/Rent dt. 20/3/2003, and made between the same persons as are parties hereto and in the same order and the principal deed has been registered as document NO. 728, Book NO. I, Vol No. 3457 at pages 27 to 33 duly regd. with S.R.IV Seelampur Delhi on dt. 20/3/2003 at Delhi,

And whereas certain mistake have accidentally crept in the principal deed which the parties have now agreed to rectify in the manner hereinafter appearing.

Bhagwati

Principal

Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E.
D-Block, Coll No 7 Dayalpur Extn
Delhi-110054

विनोद कुमार शर्मा

पुष्पा देवी

Bhagwati

Manager

Bhagirathi Bal Shiksha Sadan Sec. Sch
Recognised & Affiliated to C.B.S.E.
D-Block, Coll No 7 Dayalpur Extn
Delhi-110054

Deed Related Detail

Deed Name RECTIFICATION DEED

RECTIFICATION DEED IMMOVABLE

Land Detail

Tehsil/Sub Tehsil SR IV - SEELAMPUR
Village/City Dayal Pur Vill & Extn
Place (Segment) Dayal Pur Vill & Extn
Property Type Residential
Area of Property 1220.70 नि. मीटर 0.00

102781
Area of Building
NO. Building Type
Sold to Building Type
For... Through...
B.P. VERMA, Stamp Agent
Seelampur Court, Delhi
No. 104
J-144,
Kastur
npr.

Money Related Detail

Consideration Value

Stamp Duty Paid 100.00 Rupees

Value of Registration Fee 100.00 Rupees

Pasting Fee 100.00 Rupees

This document of RECTIFICATION DEED

RECTIFICATION DEED IMMOVABLE

Presented by: Sh/Smt.

S/o, W/o

R/o

Smt. Pushpa Devi

Vinod Kumar Nirbhay

B-3/193, Yamuna Vihar, Delhi

in the office of the Sub Registrar, Delhi this 22/02/2010 day Monday
between the hours of

Signature

Executed and presented by Shri/Ms. Smt. Pushpa Devi

and Shri Bhagirathi Shiksha samiti (Regd.) through its President Sh. Vinod Kumar Nirbhay

Who is/are identified by Shri/Smt/Km. Naresh Kumar Sharma S/o W/o D/o Vinod Kumar Nirbhay R/o B-3/193, B Block Yamuna Vihar Delhi
and Shri/Smt/Km Dev Nayak Sharma S/o W/o D/o R.P. Sharma R/o B-3/40, B-3 Block Yamuna Vihar Delhi

(Marginal Witness). Witness No. It is known to me.

Contents of the document explained to the parties and they have read the conditions and admit them as correct.

Certified that the left (or Right, as the case may be) expression of the executant has been made in the presence of

Date 22/02/2010

Sub Registrar
SR IV - SEELAMPUR
Delhi/New Delhi



Principal
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No. 7, Dayalpur Extn
Delhi-110094

Manager
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No. 7, Dayalpur Extn
Delhi-110094

Reg. No.
174

Reg. Year
2010-2011

Book No.
1



1st Party

प्रथम पक्ष



2nd Party

द्वितीय पक्ष



Witness

1st Party

2nd Party

1st Party

प्रथम पक्ष

Smt. Pushpa Devi

2nd Party - Bhagirathi Shiksha Sadan (Regd.) through its President Sh. Vinod Kumar Nehru
Witness - Naresh Kumar Sharma, Dev Navak Sharma

Certificate (Section 60)

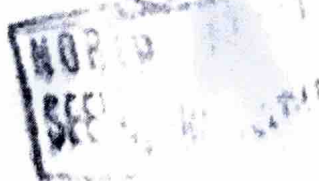
Registration No 174 in additional Book No I Vol No 4,226

on page 5 to 53 on this date 22/02/2010 day Monday
and left hand impressions has/have been taken in my presence.

Sub Registrar

SR IV - SEELAMPUR

New Delhi/Delhi



P. Sharma

Principal
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

P. Sharma

Manager
Bhagirathi Bal Shiksha Sadan Sec. Sch
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

-2-

NOW THESE PRESENTS WITNESSES and the parties hereto hereby agree as follows:-

1. That at the time of execution of the principal deed, Rent deed has mentioned in the principal deed instead of lease deed.

2. That as rectified and modified as aforesaid the principal deed shall remain in full force and effect.

IN WITNESSES WHEREOF, The both parties have signed on this deed on dt and place first above mentioned in the presence of the following marginal witnesses:-

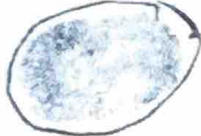
WITNESSES:


Sh. Narain Kumar Sharma
40 B-3/193 B-Block
Yamuna Nagar Dist

EW
NRN 0303248


Sh. Dev Nayak Sharma
40 R-P-Sharma 40 B-3/40
B-3 Block, Yamuna Nagar Dist

DIC
DL-05199604887(P)

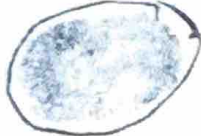

P. Sharma

Principal
Bhagirathi Bai Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094


FIRST PARTY

SECOND PARTY


DRAFTED BY
SURAJ SHARMA
Advocate


Manager
Bhagirathi Bai Shiksha Sadan Sec. Sch
Recognised & Affiliated to C.B.S.E
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

93
12/3/03

728

बी० नार०
वी० ५० ६३

5000Rs



INDIA NON JUDICIAL

००००

000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

L.C. No C 86011862

93
12/3/03
Stamp duty Rs. 7200/-

050/222455

Stamp duty Rs. 7200/-

RENT DEED

पुष्पा देवी

This Rent- Deed is executed at Delhi on this 19th day of March Two Thousand Three Between Smt. Pushpa Devi wife of Shri V.K.Sharma resident of J-144, Kartar Nagar, Delhi-53 hereinafter called the **First Party** of the one part.

पुष्पा देवी

AND

Shri Kishan Chand Sharma son of Shri Sandhi Ram resident of 583, Kucha Peti, Ram, Bazar Seeta Ram, Delhi-06.

President of Bhagirathi Shiksha Samiti (Regd.) running at Bhagirathi Bal Shiksha Sadan, D7/53, Dayalpur, Delhi-94 hereinafter called the **Second Party** of the other part.

पुष्पा देवी

contd...2

पुष्पा देवी

Pshamy

Prathomy

Principal
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E
D-Block, Call No 7 Dayalpur Extn
Delhi-110094

Manager
Bhagirathi Bal Shiksha Sadan Sec. Sch
Recognised & Affiliated to C.B.S.E
D-Block, Call No 7 Dayalpur Extn
Delhi-110094

73019

12/3/03

Pushpa

W/o Vinod Sharma

No. J-144

Delhi

100041
100042
10072

7200

55%

Recd. Dated

15/3/03

Smt. Pushpa Devi W/o

V to Sharma

P-5-144 Panch
my.

93

13/3/03

15
16

पुष्पा देवी

15/3/03

77C

64%

728

27-33

I-3457

पुष्पा देवी

Sh. Kishan Chand Sharma

W/o Sankhi Ram P-583

Khoka Pafi Ram
Bazar Saket Ram
Delhi-6

Principals CM/19

Nannur

207

15/3/03

Pshamy

Pshamy

Principal
Bhagrathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to CBSE
D-Block, Gali No. 7, Dayalpur Extn.
Delhi-110094

Manager
Bhagrathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to CBSE
D-Block, Gali No. 7, Dayalpur Extn.
Delhi-110094





page.....2..

पुष्पादेवी

The expression of the terms **P.Party** and the **S.Party** wherever they occur in the body of this Agreement shall mean and include their respective heirs, survivor, executors, administrators and assigns unless and until it is repugnant to the context or meaning thereof.

पुष्पादेवी

Whereas the first party is the ~~owner~~ of One builtup property bearing No.D-7/53, area measuring 1460 Sq. Yds., consisting seven rooms (15' x 20' each room), Two room (11' x 20') each, four rooms (17' x 18') each, One room 19'.6" x 16'.3", One store room 17' x 18', One hall 24' x 20', & one hall 36' x 17', four toilets, & open space, situated at Dayal Pur, Delhi.

contd....3..

पुष्पादेवी

P. K. Sharma

Principal
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No 7 Dayalpur Extn
Delhi-110094

P. K. Sharma

Manager
Bhagirathi Bal Shiksha Sadan Sec. Sch
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No 7 Dayalpur Extn
Delhi-110094



page.....3..

And whereas the Tenant, has requested and approached the F.Party for permission to use the said property.

पुष्पादेवी

And whereas the F.Party has accepted the request of the Tenant and authorised him to use the foresaid property for a period of 30 years w.e.f. 01.04.2002 on a monthly rent of Rs.2500/- (Rupees Two thousand and Five hundred only) excluding charges for the consumption of water & electricity on the following terms and conditions of this agreement :-

NOW IT IS HEREBY AGREED BETWEEN THE PARTIES AS UNDER :

पुष्पादेवी

1. That the S.Party has agreed to pay a sum of Rs.2500/- (Rupees Two thousand and Five hundred only) as rent charges per month to the F.Party on or before the 7th of english calender month, always in advance.

पुष्पादेवी

contd....4. *पुष्पादेवी*

P. Sharma

Principal
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110054

Abh. Sharma

Manager
Bhagirathi Bal Shiksha Sadan Sec. Sch
Recognised & Affiliated to C.B.S.E
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

7/3/19

21/2/03

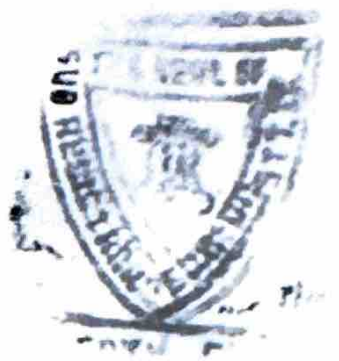
u

P. Sharma

Principal
 Bhagirathi Bal Shiksha Sadan Sec. School
 Recognised & Affiliated to C.B.S.E
 D-Block, Gali No. 7 Dayapur Extn
 Delhi-110094

A. Sharma

Manager
 Bhagirathi Bal Shiksha Sadan Sec. Sch
 Recognised & Affiliated to C.B.S.E
 D-Block, Gali No. 7 Dayapur Extn
 Delhi-110094





page....4..

2. That the said premises hereby mentioned shall be used for running the School purpose.

3. That in case of default of non-payment of the rent, the *पुष्पादेवी* F-Party will have the sole option to either terminate this agreement or to realise the rent through proper court of law, under specific performance of contract at the cost, risk and responsibility of the Second Party.

4. That the Tenant can neither make additions/ alteration in the said premises without the written consent of the Owner, nor the *पुष्पादेवी* S-Party can sublet part or entire premises to any person(s), firm(s), company(s), and if it is ever found out to be so, this agreement whold stand terminated forthwith and the Owner will take into his possession the said premises.

contd....5. *पुष्पादेवी*

Pshanny

Principal
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

Alshemy

Manager
Bhagirathi Bal Shiksha Sadan Sec. Sch
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

73019 / 311/3103
[Stamp]
[Signature]

[Signature]

Principal
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

[Signature]

Manager
Bhagirathi Bal Shiksha Sadan Sec. Sch
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094





page....5

5. That taxes which are now payable by the **F. Party** such as land revenue, as well as all insurance premia on the building to be constructed on the land hereby devised shall be paid by the **F. Party** but all other taxes which may hereafter be levied by any authority whatsoever as payable in respect of the said land or building thereon by the **F. Party** or by the **S. Party** or the occupier thereof shall be paid by the **Second Party**.

6. That the **S. Party** to pay for and discharge and satisfy all Municipal rates, taxes, assessments and imposition which are now or during the said term and other liabilities and outgoings as may be hereafter imposed or assessed on the said premises, or on the **F. Party** in respect thereof, by any public or statutory body or authority and keep the **F. Party** indemnified against all loss damages etc. suffered or costs charges and expenses incurred on that account.

contd....5.

Bhagwati

Principal

Bhagrathi Bai Shiksha Sadan Sec. School
Recognised & Affiliated to C B S E
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

Bhagwati

Manager

Bhagrathi Bai Shiksha Sadan Sec. Sch.
Recognised & Affiliated to C B S E
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

2304P / 11/12/2003

Bhambur

Principal
Bhagirathi Bai Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

Abhinav

Manager
Bhagirathi Bai Shiksha Sadan Sec. Sch
Recognised & Affiliated to C.B.S.E
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094



page.....6..

पुष्पादेवी

7. That the F.Party will be liable to keep the building and the structures erected on the said demises land in a good state of repairs and wind and watertight condition and shall restore any damage or injury caused thereto except such damage as may be caused by ordinary and reasonable wear and tear.

8. That both parties further declare that the charges of electricity & water, other & all charges of M.C.D. in the said fixed period shall be payable by the S.Party on time without any delay on the requirement of the authority concerned.

पुष्पादेवी

9. That either party can terminate this agreement by serving one months notice in advance.

10. That all minor repairs will be done by the Tenant while major repairs etc. if any, will be done by the First Party.

पुष्पादेवी

11. That the F.Party can make any construction in the said property any time and the S.Party will not raise any objection.

पुष्पादेवी

12. That the S.Party shall permit the F.Party or their duly authorised agent or agents to enter the premises at all convenient times for periodical inspection of the same except when any show or function is being held therein.

पुष्पादेवी

पुष्पादेवी

contd.....7. *पुष्पादेवी*

P. Sharma

Principal
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C B S E
D-Block, Gali No 7 Dayalpur Extn
Delhi-110094

Ashwini

Manager
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C B S E
D-Block, Gali No 7 Dayalpur Extn
Delhi-110094

P. Shrivastava

Principal
Bhagirathi Bal Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No. 7 Dayalpur Extn.
Delhi-110094

P. Shrivastava

Manager
Bhagirathi Bal Shiksha Sadan Sec. Sch.
Recognised & Affiliated to C.B.S.E.
D-Block, Gali No. 7 Dayalpur Extn.
Delhi-110094



page.....7. *पुष्पादेवी*

13. That the **S. Party** shall not use the said property for any illegal and unfair purpose.

पुष्पादेवी

14. That the **P. Party** shall not give any kind of surety/ security against the said permises.

15. That in case, after the expiry of this agreement, if it is not renewed, the **S. Party** will *पुष्पादेवी* hand over the vacant physical possession of the said property to the **First party**.

पुष्पादेवी

In Witnesses whereof the both parties have signed on this agreement in the presnce of the following witnesses :

WITNESSES :

1. *Sh. Raj Kumar Sh. Renu*
R- P-42 Kadi - 17 Brahmapuri
Delhi - 53

2.

पुष्पादेवी

FIRST PARTY

SECOND PARTY

BANNU MAL
Advocate
Delhi Court
Delhi

Pshany

Principal
Bhagirathi Bai Shiksha Sadan Sec. School
Recognised & Affiliated to C.B.S.E
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

Prashany

Manager
Bhagirathi Bai Shiksha Sadan Sec. Sch
Recognised & Affiliated to C.B.S.E
D-Block, Gali No. 7 Dayalpur Extn
Delhi-110094

BANNU MAL
Advocate