

78/20

LEASE DEED

Lease Amount	Rs. 1000/- Per Annum
Period of Lease	29 years
Stamp Duty	Rs. 150/-
No. of Stamp Sheets.	e-stamp
Main Location	Library, Mussoorie.
Schedule of property	All that <u>three storeyed building</u> with appurtenant total area 98.03 sq. mtrs. in which <u>covered area</u> is 89.86 sq. mtrs., bearing Municipal Numbers <u>17-18-19/1, 17-18-19/2 'A' and 'B' and 17/1</u> consisting of <u>shops and rooms</u> situated at <u>Gandhi Chowk, Mussoorie.</u>
Name and address of the ESSOR	Sri NAIN SINGH S/o Sri BHOPAL SINGH, Resident of Gandhi Chowk, Mussoorie, Distt. Dehradun. <u>PAN: CKRPS9074F.</u>
Name and address of the LESSEE	Sri RISHABH PANWAR, Son of Sri NAIN SINGH, Resident of Gandhi Chowk, Mussoorie, Distt. Dehradun Adhar No. <u>677930911224</u>

Nain Singh

Rishabh

78/20



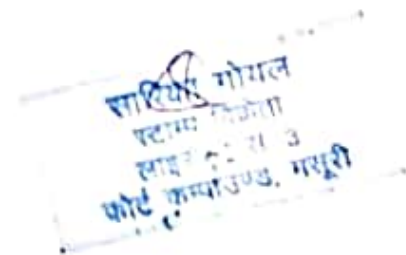
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttarakhand

e-Stamp

Certificate No. : IN-UK84826982346598S
Certificate Issued Date : 05-Sep-2020 07:45 PM
Account Reference : NONACC (SV)/ uk1213804/ MUSSORIE/ UK-DH
Unique Doc. Reference : SUBIN-UKUK121380472643072883047S
Purchased by : SRI RISHABH PANWAR SON OF SRI NAIN SINGH
Description of Document : Article 35 Lease
Property Description : ALL THAT THREE STOREYED BUILDING WITH TOTAL AREA 98.03 SQ MTRS SITUATED AT GANDHI CHOWK MUSSOORIE
Consideration Price (Rs.) : 1,000
(One Thousand only)
First Party : SRI NAIN SINGH SON OF SRI BHOPAL SINGH
Second Party : SRI RISHABH PANWAR SON OF SRI NAIN SINGH
Stamp Duty Paid By : SRI RISHABH PANWAR SON OF SRI NAIN SINGH
Stamp Duty Amount(Rs.) : 150
(One Hundred And Fifty only)



Please write or type below this line

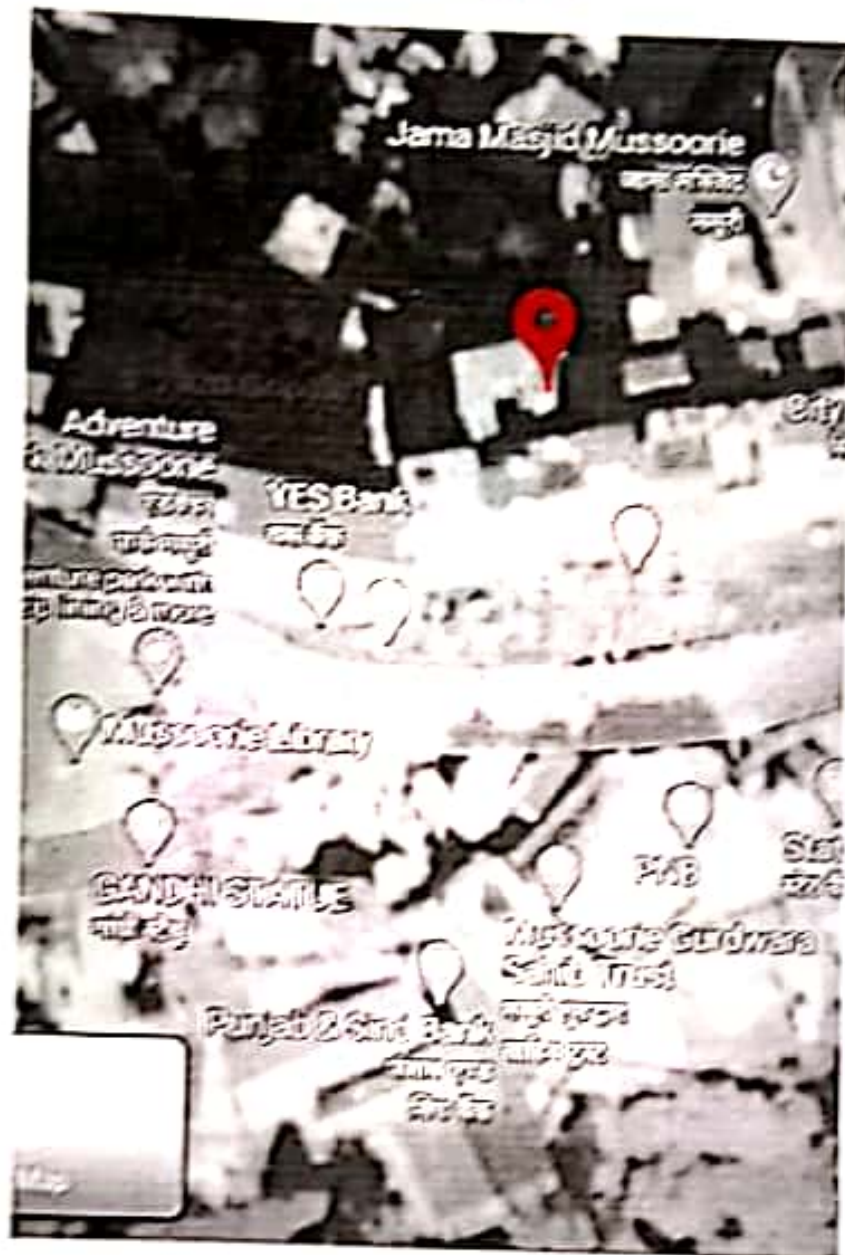
Nain Singh

Rishabh

Statutory Alert

1. The authenticity of the Stamp Certificate should be verified at www.uttarakhand.gov.in. Any discrepancy in the details on the Certificate and as available on the website renders it invalid.
2. The duty of checking the legitimacy lies on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

PART of Municipal numbers 17 , 18, 19
with their sub numbers 17-18-19/1, 17-18-19/2,
A and B and 17/1 situated at Gandhi Chowk ,
Mussoorie.



Haim Singh

SIGN OF SELLER

Latitude , Longitude
30.45011 , 78.064714

Rohit

SIGN OF PURCHASER

All that three storeyed building with appurtenant total area 98.03 sq. mtrs. in which covered area is 89.86 sq. mtrs., bearing Municipal Numbers 17-18-19/1, 17-18-19/2 'A' and 'B' and 17/1 consisting of shops and rooms situated at Gandhi Chowk, Mussoorie



Harendra Singh

Rubab

particularly described and delineated in the site and building plan Gandhi Chowk, Mussoorie. Sri Bhopal Singh expired on 31.07.2014 leaving behind his only son Sri Nain Singh who inherited the said property. The lessor is owner in possession of the said property and he has right and authority to lease or transfer the said property or any part thereof. Name of Sri Nain Singh has been entered in the record of Nagar Palika Parishad, Mussoorie in demand no. 705/IV.

WHEREAS the lessor is willing to give the said property on lease to the lessee situated at Gandhi Chowk, Mussoorie for 29 years.

AND WHEREAS the Lessor and lessee have agreed to lease the said property and on the terms and conditions mentioned after this.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That in consideration of the sum of Rs. 1,000/- the average annual lease amount paid by the lessee to the lessor and the receipt of which has been acknowledged and admitted by the lessor.
2. That the lease rent will be paid by the lessee in advance in the month of January each year.
3. That after completion of the lease period the lessor will take over possession of the said property without giving any notice. In case of extension the fresh lease deed will be executed on the fresh terms and conditions.
4. That it is hereby agreed between the parties hereto that the terms of the lease shall be only for 29 years from the date of execution of the Lease.

Nain Singh

Rishabh

5. The lease deed will be duly registered and the registration expenses will be borne by the lessee.
6. That the Lessee shall be entitled to peacefully and quietly enjoy the said premises during the period of the Lease, without any eviction, disturbance or interruption, save as provided herein, by the Lessor or any person or persons claiming through or under it, whatsoever.
7. That possession of the said property has been handed over to the lessee. The lease period shall be effective from today.
8. That the lessee will have right to develop the said property and take loan from the bank against the property under lease.
9. That said property under lease is not covered by the Order No. 40/40310-2016 dated 23/01/2016 of the Learned District Magistrate, Dehradun.
10. That the lessor and lessee are under an obligation to obey and follow all rules and regulation as framed by the local authority.

That average rent of the premises and stamp duty thereon has been calculated as under:

	1000×6	=	Rs. 6000/-
2 % of the same comes to			Rs. 120/-
And as such stamp duty has been paid			Rs. 150/-
The Lessor and Lessee are <u>Indian</u> .			

11. The Latitude and Longitude of the said Property are 30.46011 and 78.064714 respectively.

Haim Singh

Futabh

LEASE DEED

This Deed of Lease is made on this the 7th Day of SEPTEMBER 2020,
at Mussoorie, District Dehradun, UTTARAKHAND;

BY

Shri NAIN SINGH, S/o Sh. BHOPAL SINGH, R/o Gandhi Chowk,
Mussoorie, Distt. Dehradun, U.K. (hereinafter called the "LESSOR") of
the first part;

AND

Mr. RISHABH PANWAR, S/o Sh. NAIN SINGH, R/o Gandhi Chowk,
Mussoorie (hereinafter called the "LESSEE") of the other part.

All the terms, the Lessor, Lessee unless repugnant to the context
hereunder, shall include their respective heirs, legal representatives,
administrators, successors-in-interest and assigns.

WHEREAS Sri Bhopal Singh purchased the property known as all
that three storeyed building with appurtenant open land
bearing Municipal numbers 17-18-19/1, 17-18-19/2 'A' and 'B'
and 17/1 consisting of shops and rooms morefully delineated in the
annexed site plan with registered sale deed dated 31.05.76 as
document No. 22, in the book no.1, vol. 81 & 82, on pages 96/100
& No. 1 to 2 on 15.06.1976 in the office Sub Registrar, Mussoorie.

WHEREAS the lesser is the owner of all that three storeyed
building with appurtenant total area 98.03 sq. mtrs. in which
covered area is 89.86 sq. mtrs., bearing Municipal Numbers
17-18- 19/1, 17-18-19/2 'A' and 'B' and 17/1 consisting of shops
and rooms situated at Gandhi Chowk, Mussoorie, and more

Page 2

Nain Singh

Rishabh

SCHEDULE OF PROPERTY: -

All that three storeyed building with appurtenant total area 98.03 sq. mtrs. in which covered area is 89.86 sq. mtrs., bearing Municipal Numbers 17-18-19/1, 17-18-19/2 'A' and 'B' and 17/1 consisting of shops and rooms situated at Gandhi Chowk, Mussoorie and more particularly described and delineated in the site and building plan, which is bounded and butted as under:-

EAST- Stairs,
WEST- Property of others,
NORTH- Property of others,
SOUTH- Common passage,

(Leased property has been shown in the red riband in the annexed map to this deed)

Name & Address of the LESSOR – Shri NAIN SINGH, S/o Sh. BHOPAL SINGH, R/o Gandhi Chowk, Mussoorie.

Left Hand Fingers Impressions



Right Hand Fingers Impressions



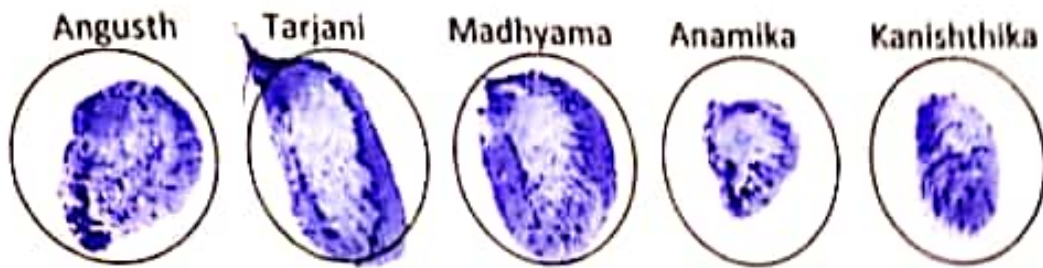
Nain Singh
LESSOR

Nain Singh

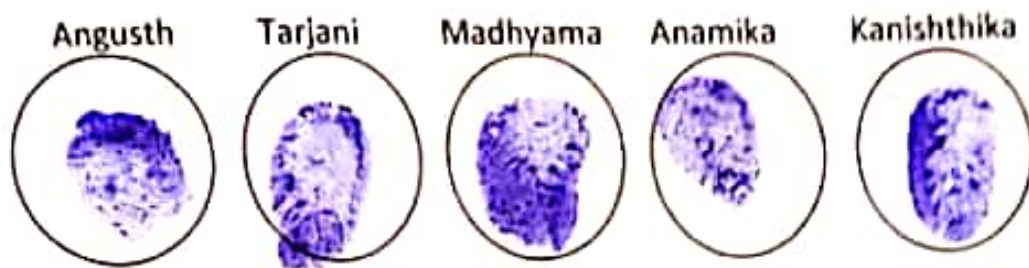
Rishabh

Name & Address of the LESSEE- Mr. RISHABH PANWAR, S/o Sh. NAIN SINGH, R/o Gandhi Chowk, Mussoorie.

Left Hand Fingers Impressions

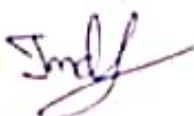


Right Hand Fingers Impressions



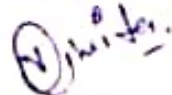
Rishabh
LESSEE

IN WITNESS WHEREOF both the Lessor, Lessee have put their signatures to this deed on the day, month and year first above mentioned in the presence of the witnesses mentioned hereinbelow.

WITNESSES: 

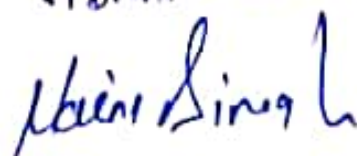
1. Indira Panwar wife of Nain Singh

H/o Gandhi Chowk Mussoorie
PDHARNO-5442 17168522



2. Vinita Tomar D/o Late- Dhingra Singh Tomar.

Vill & P.O. Kahi Dist. D.Dun.
ADHARN-502625545347.



Drafted and typed in my office under
instructions of the Lessor and lessee.
ARVIND SINGH
ADVOCATE

Rishabh

PART Site Plan of Municipal numbers 17 , 18, 19
with their sub numbers 17-18-19/1, 17-18-19/2,
A and B and 17/1 situated at Gandhi Chowk ,
Mussoorie.

Leaser :- Nain Singh S/o Bhopal Singh

Lessee :- Rishabh Panwar S/o Nain Singh

Area of Land - 98.03 Sqmtr or 1055.14 Sqft

Covered Area = 89.86 Sqmtr or 967.25 Sqft

Note the boundary of the sold portion is marked in Red

