



Stamp Paper No.: IN-DL23666713153048T  
**CERTIFIED/TRUE COPY**

Registration No. 10417 In Addl. Book No. 1 Volume No. 4,486  
On Pages 29-38 On This Date 22-06-2011 Day Of Wednesday

**Sub Registrar VI  
North West I**

Date Of Application 17-09-2021  
Calculated Fee 100  
Fee Paid Rs. 100 Vide Slip No. 49,244  
Date Of Payment 17-09-2021  
Date when Copy Is Ready 17-09-2021  
Copy prepared By: NISHAT  
Copy Checked By: NISHAT  
Certified to be true copy LEASE

12

Record Keeper  
NISHAT

Reader  
NISHAT

Sub Registrar VI  
North West I



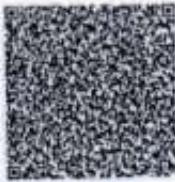
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL23666713153048T
Certificate Issued Date	: 15-Sep-2021 12:37 PM
Account Reference	: IMPACC (IV)/ dl955303/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL95530343556433084498T
Purchased by	: PRASOON LATA ADV
Description of Document	: Article 25 Additional Copy of document
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: PRASOON LATA ADV
Second Party	: Not Applicable
Stamp Duty Paid By	: PRASOON LATA ADV
Stamp Duty Amount(Rs.)	: 10 (Ten only)



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#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcstamp.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.





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15871  
9/6/11  
INDIA NON JUDICIAL

# Government of National Capital Territory of Delhi

e-Stamp VERIFIED  
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LOCKED

Base Certificate No. : IN-DL05247548317403J  
Rectified Certificate No. : IN-DL05319638820276J  
Certificate Issued Date : 08-Jun-2011 03:36 PM  
Account Reference : NONACC (BK)/ dl-corpbk/ CORP PUBAGH/ DL-DLH  
Unique Doc. Reference : SUBIN-DLDL-CORPBK10759001938367J  
Purchased by : JAGAT OVERSEAS  
Description of Document : Article 35(iii) Lease with security upto 10 years  
Property Description : UNIT NO-324 3RD FLOOR D-MALL SEC-10 ROHINI DELHI  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : JAGAT OVERSEAS  
Second Party : NATIONAL EDUCATION DEVELOPMENT INSTITUTE  
Stamp Duty Paid By : JAGAT OVERSEAS  
Stamp Duty Amount(Rs.) : 22,400  
(Twenty Two Thousand Four Hundred only)



Please write or type below this line

For JAGAT OVERSEAS

*Sanjay*  
Partner

No.

Education

*Dr. G. R.*  
Chairman

Dr. G. R.

Certified True Copy







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## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No.	: IN-DL05247548317403J
Certificate Issued Date	: 28-May-2011 01:05 PM
Account Reference	: NONACC (BK)/ dl-corpbk/ CORP PUBAGH/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL-CORPBK10610155738735J
Purchased by	: JAGAT OVERSEAS
Description of Document	: Article 35(iii) Lease with security upto 10 years
Property Description	: UNIT NO-324 3RD FLOOR D-MALL SEC-10 ROHINI DELHI
Consideration Price (Rs.)	: 0
	(Zero)
First Party	: JAGAT OVERSEAS
Second Party	: NATIONAL EDUCATION INSTITUTE
Stamp Duty Paid By	: JAGAT OVERSEAS
Stamp Duty Amount(Rs.)	: 22,400
	(Twenty Two Thousand Four Hundred only)



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For JAGAT OVERSEAS

Partner

For N DI College of Education

Manager

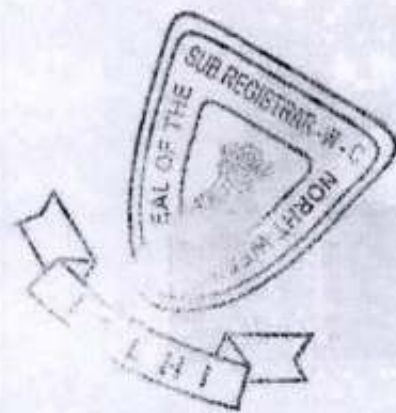
Chairman



Certified True Copy

D.I. No. P08092004406038

D.I. No. DL0420090025531(E)





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ONE YEAR AVERAGE RENT : RS.7,41,452/-  
SECURITY AMOUNT : RS.1,60,100/-  
TIME PERIOD : NINE YEARS  
STAMP DUTY : RS.22,400/-

#### LEASE AGREEMENT

THIS LEASE AGREEMENT made at Delhi this 09/6/2011 between M/s. Jagat Overseas having its regd. office at 5586, on Third Floor, Lahori Gate, Naya Bazar, Delhi, through its Partner Shri Sant Lal Aggarwal Son of Shri C.N. Aggarwal Resident of D-31, Pushpanjali Enclave, Pitampura, Delhi, hereinafter referred to as Lessor (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART;

AND

National Education Development Institute (NEDI College of Education) through its Director Shri Munib Kumar Son of Shri Ram Narayan Resident of C-89, Rajdhani Park, Nangloi, Delhi-110041, vide Resolution dated 20-05-2011 passed by Board of Director meeting, to sign this Lease Agreement, hereinafter referred to as Lessee (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors, nominees, heirs) of the OTHER PART:

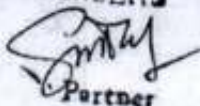
WHEREAS:-

A. The Lessor is the owner of the Premises/Unit No.324, on Third Floor, Situated at D-Mall, Plot No.1B-5, Sector-10, Rohini Delhi-110085, (hereinafter referred to as "the said Premises"). The Lessor has represented and assured the Lessee that the said Premises have been constructed and approved to be used for commercial purpose and there is no bar or restriction on such use of any portion.

B. Lessor represents that it is fully entitled and authorised to put up the Project in the manner mentioned herein and is fully competent and authorised to execute this agreement and provide the rights to Lessee as contained herein.

C. The parties hereto are desirous of recording the terms and conditions agreed between them:-

For JAGAT OVERSEAS

  
Partner

For NEDI College of Education

Manager

Chairman

..3..

Certified True Copy



RegNo. 10417

Date 09/06/2011

Deed Related Detail

Deed Name LEASE		LEASE WITH SECURITY UPTO 10 YEARS	
Land Detail			
Tehsil/Sub Tehsil	Sub Registrar VI	Area of Building 0	वर्ग फुट
Village/City	Rohini Sector-10	Building Type	
Place (Segment)	Rohini Sector-10		
Property Type	Residential		
Area of Property	0.00	0.00	0.00
Consideration Value 61,687.00 Rupees		Money Related Detail	
Value of Registration 1,000.00 Rupees		Stamp Duty Paid 22,400.00 Rupees	
This document of LEASE		Passing Fee 100.00 Rupees	

Presented by: Sh/Smt.

S/o, W/o

R/o

Jagat Overseas

n/a

For NED College of Education, Lahori Gate Naya Bazar Delhi

in the office of the Sub Registrar, Delhi this 09/06/2011 day Thursday  
between the hours of

Manager

Chairman

Signature of Presenter

Sub Registrar VI  
Delhi/New Delhi

Executed and presented by Shri /Ms. Jagat Overseas

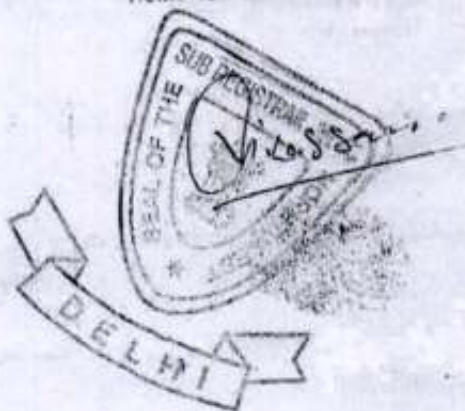
and Shri / Ms. Munib Khan

Who is/are identified by Shri/Smt/Km. Vikas Soni S/o Shri D. Suresh Soni R/o F-2/161 Sec-11 Rohini Delhi  
and Shri/Smt./Km. Vinod Gupta S/o W/o Dr. Tara Chand, Flat No. 40 Venus Apprt. Sec-9 Rohini Delhi

(Marginal Witness). Witness No. II is known to me  
Contents of the document explained to the parties who understand the conditions and admit them as correct.  
Certified that the left (or Right, as the case may be) hand of the executant has been affixed in my presence

Date 25/06/2011

Registrar Sub Registrar  
Sub Registrar VI  
Delhi/New Delhi





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NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS FOLLOWS:-

1. Scope

Lessor hereby agrees to permit Lessee to put up and operate its Shop in the name & style "National Education Development Institute (NEDI College of Education)" at the said Premises as more clearly hereinafter described, on the terms and conditions herein contained and in the Agreement's to be executed between them.

2. Term

The term of the Agreement's shall be for a period of Max. 9 years commencing from 15th May 2011.

3. Area

The total built up area of the Shop is approximately 628 Sq.ft. Covered Area. The Lessee will not make any structure temporary or permanent in nature in the said Premises.

That the Lessor has handed over the fitted Light, Ceiling Fan, Flooring, Glassis AHU, Fire Points of the said property to the lessee at the time of handover the vacant possession and the lessee shall be bound to handover the above said items to the lessor in the running conditions then the any item some damage the lessor will be recovered from the lessee.

4. Rent

Lessee shall pay in consideration of being permitted to operate its Retail Outlet, to Lessor a monthly:-

- a) Rent of Rs.53,380/- (Rupees Fifty Three Thousand Three Hundred Eighty Only) per month.
- b) Rent shall be increased by 15% on the last rent paid after every three years. Lessee shall pay and/or reimburse all amounts payable as per this Agreement to Lessor and/or its nominees in advance on or before the 20th (Twenty) day of each English Calendar month.

For JAGAT OVERSEAS

Partner

...4..

Certified True Copy  
For NEDI College of Education  
Manager  
ET GIK  
Chairman





5. Maintenance Charges:

Lessee shall pay the maintenance charges to the Lessor or any of its nominees each month for said Premises at the rate of Rs.30 per sq.ft., on the Covered area basis.

In case Lessor/Mall Maintenance agency increases the maintenance charges for all the other occupants in the Mall, then Lessee shall also be liable to bear the increase in the same proportion to the area occupied by it over the last maintenance charges paid by lessee.

6. Signage

Lessee shall be permitted to put up its signage within the Said Premises in such manner as deemed appropriate by Lessor at no additional cost. Lessee shall obtain all municipal and other approvals and bear and pay the costs taxes, rates, cess, and levies including operating costs for signage. There will be no restriction whatsoever by Lessor for Lessee to put up its signage/posters inside the said Premises. Lessee's signage of specific size, and length to width ratio shall be given due cognizance at the time of allotting the Said Premises.

7. Insurance

Lessee shall be responsible for insuring all its products, stocks, workmen, visitors and customers against all risks.

8. Rates and Taxes

Lessor shall promptly pay all property tax, cess rates whatsoever in connection with the Said Premises and shall hold Lessee free and harmless against any such liabilities at all times. However, Service Tax on rent and CAM shall be borne by Lessee only.

Sale Tax and all other taxes, charges payable with regard to the buiness conducted by Lessee shall be borne and paid by Lessee.

9. Interest Free Security Deposit/Advance Rental

Lessee shall be liable to pay a interest free Security Deposit to Lessor a sum of Rs.1,60,140/- (Rs.One Lakh Sixty Thousand One Hundred Fourty Only) equivalent to 3 months rent (interest free) (hereinafter referred to as "the Security Deposit") towards due performance of Lessee's obligations, terms and conditions. Lessee shall pay the Security Deposit to Lessor at the time of signing this Agreement. If the lessee vacant the said premises before 3 years the security will be forfeited.

For JAGAT OVER EAS

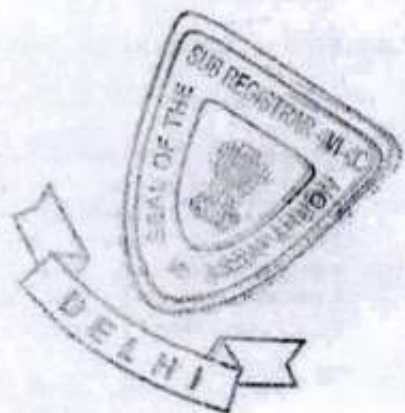
  
Partner

For N D College of Education

Manager

  
Chairman

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10. Power

10.1 Lessee shall make monthly payment on account of consumption of electricity to NDPL directly at time of vacating the premises Lessee will provide NDC to Lessor.

11. Period:

This Agreement shall be valid for a period of 9 years from the date when Rent becomes payable as under this Agreement.

12. Termination

12.1 On expiry or sooner determination after a minimum lock-in-period of Three Years from the commencement date of the Agreement/s to be executed between Lessor and Lessee, it is agreed that:-

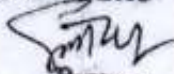
(a) Lessee shall hand over the Premises to Lessor on expiry of lease term or earlier in case if Lessee fails to pay the Monthly Rent.

(b) Lessee shall fails to pay the monthly rent to the lessor. The lessee shall vacant the said premises and handover the vacant possession to the lessor without hitch or delay within one month.

(c) In the event if Lessee is ready and willing to vacate the said premises the Lessee shall give one months notice to the Lessor intimating the date for giving possession to Lessor and in both circumstances the Lessor shall refund the aforesaid security amount after deduction of permissible amounts on the date of receiving possession of the said premises. In case Lessor fails to refund the Security amount the Lessee shall be entitled to retain the possession of the said Premises free of charge for such time as the Security amount is refunded by Lessor along with interest on such security amount at the bank Rate or 2% p.m. whichever is higher for the period from the date of notice for vacation and expiry or sooner determination upto date of payment of the Security amount to the Lessee. The lessee does not handover the vacant possession of the said premises on the one months notice, the lessee shall pay Rs.3,000/- (Rs. Three Thousand Only) per day penalty to the lessor.

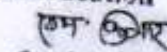
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For JAGAT OVERSEAS

  
Partner

For N DI College of Education

Manager

  
Chairman





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12.2 Not with standing the foregoing provisions, Lessor shall be entitled to deduct from the security deposit, arrears and all amounts, if any, which may have become due and payable by Lessee to Lessor at the expiry or sooner determination of the Agreement/s.

13. Compliance

Lessee shall, at its own costs, make all necessary applications for permissions, approvals and/or or sanctions as may be necessary or required for the purpose of conducting the business of Shopping Mall in the said Premises. Lessor shall provide copies of such documents in respect of the said premises as may be required by any competent authority for the purpose of granting such permission/approval sought for by Lessee.

14. Right in Premises

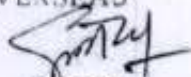
Lessor is entitled to sell, mortgage, gift, assign, transfer the Said Premises to any person and shall ensure that in such an event during the period of This Agreement the rights conferred to Lessee as per this Agreement are not affected in any manner whatsoever and shall further ensure that in case of sale of the Premises the prospective purchaser execute an Agreement with Lessee on the same terms and conditions contained herein. Similarly if Lessee is transferring/hiring off its business.

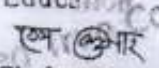
15. Repairs

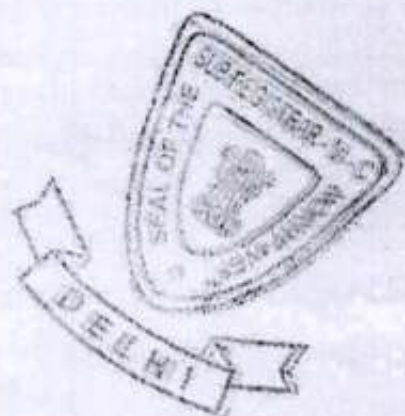
Lessee shall be responsible for carrying out all minor repairs inside the Said Premises during the period of this Agreement and for any other damages caused on account of any act of willful commission or negligence on the part of Lessee. Lessee shall not make any structural additions or alterations in the Said Premises and/or the Mall Lessor shall be responsible for carrying out all structural repairs in the Said Premises. All the interior work shall be done by the Lessee at its own cost and shall return back the premises in the original condition at the expiry of the Lease term.

..7..

For JAGAT OVERSEAS

  
Partner

For N DI College of Education  
  
Manager Certified Copy  
Chairman





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16. Functioning of The Shopping Mall and Timings <sup>As per Mall Manager</sup>

Both parties agree that Lessee shall be receiving loads of its stocks in the morning commencing from 10 AM and the Business will be operational upto 10 pm every day. Lessor/any agency involved in the Mall maintenance shall not in any manner whatsoever interfere with the free movement of the loads/suppliers/ customers/employees/any other visitor or representative of Lessee to and from the Said Premises. Lessee shall prescribe its own code of conduct for its employees, concessionaires, house keeping persons and/or any other person visiting the Said Premises Lessee shall take care while forming such code of conduct to ensure that the persons who will be so visiting the Said Premises does not in any manner whatsoever affect the cleanliness, ambience, functioning of the Mall.

Lessee hereby undertakes that the Said Premises shall function in accordance with license/permit from concerned authorities, and in conformity with the rules of the Mall that may be framed by SPML.

17. The parties shall be entitled to insist on specific performance of this Agreement.

18. All disputes and differences between the parties hereto regarding the interpretation scope of any of the terms and conditions herein contained or in any way touching or concerning these presents shall be referred to a Sole Arbitrator appointed by mutual consent of Lessor and the Lessee and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act 1996 or any other statutory re-enactment or modification thereto for the time being in force. The Venue of such Arbitration shall be DELHI. The courts at DELHI shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents.

All the cost and expense for registration of the Lease Agreement will be paid equally by both the party.

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For JAGAT OVERSEAS

*[Signature]*  
Partner

For A DI College of Education  
Certified True COPY  
*[Signature]*  
Manager Chairman





..9..

SIGNED AND DELIVERED by the within  
named National Education Development  
Institute (NEDI College of Education)  
through its Director Shri Munib Kumar  
in the presence of following witnesses.

For N DI College of Education

Manager

Chairman

WITNESSES:-

1.

*Dehassoni*  
Vikas Soni S/o  
Sh. Surender Soni  
R/o F-2/161-162,  
Sector-11, Rohini Delhi  
D.L.No.P08012006469477

For J. C. A. T. O.

*Soni*  
Part 1st

2.

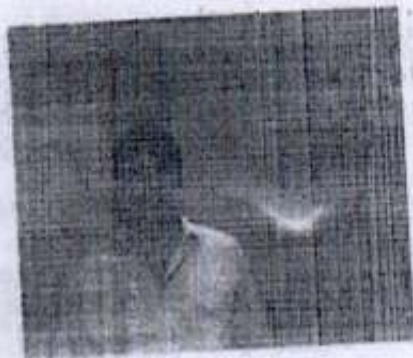
*Vinod*  
Vinod Gupta S/o  
Sh. Tara Chand Gupta  
R/o 40, Venus Apts.,  
Sector-9, Rohini  
Delhi-110085  
P.A.No.AADPG8085F

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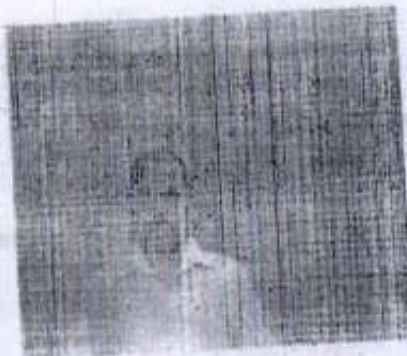
Reg. No.  
10417

Reg. Year  
2011-2012

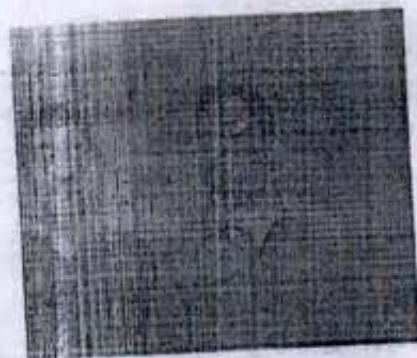
Book No.  
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Ist Party पट्टा देने वाला



IInd Party पट्टा लेने वाला



Witness गवाह

Ist Party

IInd Party

Ist Party पट्टा देने वाला Jagat Overseas

IInd Party पट्टा लेने वाला Munib Kumar

Witness गवाह Vikas soni, Vinod Gupta

Certificate (Section 60)

Registration No.10,417 in Book No.1 Vol No 4486

on page 29 to 38 on date

25/06/2011

day Wednesday

and left thumb impressions has/have been taken in my presence.

Date 25/06/2011

Sub Registrar  
Sub Registrar VI  
New Delhi/Delhi

